

**DAWSON COUNTY BOARD OF COMMISSIONERS
VOTING SESSION AGENDA – THURSDAY, JULY 20, 2023
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 July 6, 2023
2. Minutes of the Voting Session held on July 6, 2023

E. APPROVAL OF AGENDA

F. PUBLIC COMMENT

G. ZONINGS

1. ZA 23-02 - Albert Anderson on behalf of Red Oak Sanitation requests to rezone TMP 106-079, 106-060-001, 106-076 and 106-077 from RA (Residential Agriculture) and CHB (Commercial Highway Business) to CIR (Commercial Industrial Restricted) for the purpose of a transfer station (Evans Circle) (*Tabled from the June 15, 2023, Voting Session, at which time a public hearing was held*).
2. ZA 23-04 - Keith Mulkey on behalf of Gladys Voyles requests to rezone 3.18 acres of TMP 039-011 from RA (Residential Agriculture) to RSR (Residential Sub-Rural) (Kelly Bridge Road).
3. ZA 23-05 - Jim King requests to rezone 8.322 acres of TMP 106-057-002 from RA (Residential Agriculture) to CHB (Commercial Highway Business) (Dawson Forest Road).

H. NEW BUSINESS

1. Consideration of Board Appointment:
 - a. Long Range Planning Committee**
 - i. Mya Thomae- *replacing Hugh Stowers*
2. Ratification of Emergency Purchase for Salt Quonset Building Slab, Walls and Assembly for Recycling Center Retrofit Project

I. PUBLIC COMMENT

J. 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, JULY 6, 2023
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; County Manager Joey Leverette; County Attorney Angela Davis; County Clerk Kristen Cloud; and interested citizens of Dawson County. District 4 Commissioner Emory Dooley was not present.

PUBLIC HEARING

1. 2023 Millage Rate and Property Tax (*1st of 3 hearings; 2nd hearing will be held at 4 p.m. July 20, 2023, and 3rd hearing will be held at 6 p.m. August 3, 2023*)

Chairman Thurmond made a presentation concerning the 2023 Millage Rate and Property Tax.

Chairman Thurmond opened the hearing by asking if there was anyone present who wished to be heard on the 2023 Millage Rate and Property Tax.

The following spoke on the 2023 Millage Rate and Property Tax:

Dan Dorfeld, Dawsonville, Georgia, said he and other citizens have formed a working group called the ‘Tax Accountability Steering Committee’ to focus on “the runaway property tax train that is rolling along in the county.” Dorfeld mentioned several goals that he said he would like to see achieved alongside the Board of Commissioners, including: a complete rollback of 2023 valuations pending a reassessment of all of the county’s parcels - residential, agricultural and commercial; a county-wide professional and impartial reassessment of property valuations; and a modification to age-based exemptions. “This has evolved over many years, and we know that the current Board of Commissioners inherited this mess,” said Dorfeld. “It became painfully obvious in last month’s BOC meeting when over 15 residents urged you to take action. We recognize that involves the state of Georgia, so we’re not blaming you, but we’re asking you to help support legislative action that would be formulated. Senior citizens in the county are getting crushed, particularly those on fixed incomes. They’re unfairly carrying the taxation burden compared to other counties. This has been greatly exasperated by the recent massive and non-uniform state spike in evaluations by the Tax Assessor’s office. While the BOC can help the millage rates, we know it doesn’t impact the Board of Education’s millage rate, which you stated constitutes two-thirds of residential tax bills ... Therefore, our ask is that both the county and the Board of Education, who we’ll be meeting with, appoint representatives to work with this task force to achieve a reasonable outcome ... We ask that you take this task force seriously and work with us on the important issue that impacts 100% of the citizens that are your constituents.” Dorfeld said the group also expects to meet with the state and utilize social media in its efforts.

Bryan Roy, Dawsonville, Georgia, said he has lived in Dawson County for 20 years and served 24 years in the military before he retired. “I live in a very small home in a

subdivision, so I am well under 2,000 square feet. I am one of the people that this has impacted the most. My valuation in the last three years on my assessment has gone up 73 percent and, for somebody who lives on a military retirement, that is a staggering amount of money that they have collected. He mentioned unfair exemptions and assessments, adding, "...on average, my house, on the lower end, went up 51 percent just this year. If I looked at all the wealthy houses in this county, they only went up about 30 percent. So the Assessor really hit the low end more than they hit the upper end."

Chairman Thurmond asked if there was anyone else present who wished to speak on the 2023 Millage Rate and Property Tax and, hearing none, closed the hearing.

The next public hearing concerning the 2023 Millage Rate and Property Tax will be held at the July 20, 2023, Work Session.

NEW BUSINESS

1. Presentation of Board Appointment:
 - a. **Long Range Planning Committee**
 - i. Mya Thomae- *replacing Hugh Stowers*
This item will be placed on the July 20, 2023, Voting Session Agenda.
2. County Manager Report
This item was for information only.
3. County Attorney Report
County Attorney Davis had no information to report and requested an Executive Session.

APPROVE:

ATTEST:

Billy Thurmond, Chairman

Kristen Cloud, County Clerk

**DAWSON COUNTY BOARD OF COMMISSIONERS
VOTING SESSION MINUTES – THURSDAY, JULY 6, 2023
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; County Manager Joey Leverette; County Attorney Angela Davis; County Clerk Kristen Cloud; and interested citizens of Dawson County. District 4 Commissioner Emory Dooley was not present.

INVOCATION AND PLEDGE OF ALLEGIANCE: Chairman Thurmond

ANNOUNCEMENTS:

None

APPROVAL OF MINUTES:

Motion passed 3-1 to approve the Minutes of the Work Session held on June 15, 2023. Stowers/Bruce- Commissioner Gaines abstained

Motion passed 3-1 to approve the Minutes of the Voting Session held on June 15, 2023. Stowers/Bruce- Commissioner Gaines abstained

APPROVAL OF AGENDA:

Motion passed 3-0 to approve the agenda as presented. Gaines/Stowers

PUBLIC COMMENT:

Janes Graves, Dawsonville, Georgia, said she was making a statement on behalf of the local Park Cove neighborhood: "...It feels rather like 2004, except it's the county and not developers who have incurred nearly \$125,000 for a War Hill Park master development plan, which includes an environmental assessment for this Corps of Engineers. This assessment is already under way by the plan's consultant prior to any approval by the BOC. Potentially millions more in capital expenditure will follow to bring water, electricity and a dump station to the park when our peninsula community isn't even on sewer service." She said these "underserved lakeside properties are still assessed for astronomical property taxes for their postage stamp-sized land parcels, soon to be devalued by this intense recreational development." Graves added, "What's the rush to turn War Hill Park into a Shady Grove that's operated by outside vendors? Please vote to table this plan to allow it to reflect the community's needs in our county rather than those from outside lobbyists and corporations. While this peninsula community is served by winding, precipitous and, quite frankly, a dangerous road ... the only other provided service is water and that reaches us through a six-inch water main, too small to supply sufficient pressure to douse a house fire let alone a forest fire in dry conditions like the ones we experienced in 2007, i.e. the fire hydrants are just decorative. Plus, you're also proposing to chop down acres of mature, old woodlands to accommodate 16 pioneer campsites, a comfort station, [as well as] car parking, a pavilion and a commercial kayak rental store on what is currently an undeveloped part of the park." Graves said, "If there are dangers of dumping in the woods or burning them down with an ill-tended campfire, here is an open invitation to these disasters, which will also compromise the safety of the

neighboring properties. Providing a dump station will not only encourage larger RVs to use the park and stay longer, but it will also draw in RV and motor home thru-traffic from 53 and 400 just to dump their effluent, exponentially increasing the large vehicle traffic on War Hill Park Road, a one-way-in and one-way-out route.”

UNFINISHED BUSINESS:

Consideration of Request to Purchase Two Pierce Fire Engines Using Special Purpose Local Option Sales Tax VII Funds (Tabled from the June 15, 2023, Voting Session)

Motion passed 3-0 to approve the Purchase of Three Pierce Fire Engines in the amount of \$2,092,839 Using Special Purpose Local Option Sales Tax VII Funds. Stowers/Bruce

NEW BUSINESS:

Consideration of War Hill Park Master Plan Update

Motion passed 3-0 to table a War Hill Park Master Plan Update until additional information is gathered and another public hearing is held. Gaines/Stowers

Consideration of Request to Change Full-Time GIS Position to a Part-Time Position

No action was taken on this item as the county’s GIS position is under contract for the time being.

PUBLIC COMMENT:

None

ADJOURNMENT:

EXECUTIVE SESSION:

Motion passed 3-0 to enter into Executive Session to discuss litigation. Stowers/Bruce

Motion passed 3-0 to come out of Executive Session. Stowers/Bruce

APPROVE:

ATTEST:

Billy Thurmond, Chairman

Kristen Cloud, County Clerk

Dawson County
Rezoning Application
(AMENDMENT TO LAND USE MAP)

APPLICANT INFORMATION (or Authorized Representative)

If applicant is other than owner, the Property Owner Authorization form must be completed.

Printed Name: Albert Anderson

Address: _____

Phone (Listed only please) _____

Email (Business/Personal): _____

Status: Owner Authorized Agent Lessee Option to purchase

I have / have not participated in a pre-application meeting with Planning Staff.

If not, I agree / disagree to schedule a meeting the week following the submittal deadline.

Meeting Date: _____ Applicant Signature: _____

REQUESTED ACTION & DETAILS OF PROPOSED USE

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

Proposed Use:

Existing Utilities: Water Sewer Gas Electric

Proposed Utilities: Water Sewer Gas Electric

RESIDENTIAL

No. of Lots: 4 *Note: All 4 lots to be combined to make 8.304 Acres total* Minimum Lot Size: _____ (acres) No. of Units: _____

Minimum Heated Floor Area: 1,500. sq. ft. Density/Acre: 8.304

Type: Apartments Condominiums Townhomes Single-family Other

Type of Amenity: _____ Amount of Open Space: 3.72 Acres

COMMERCIAL & RESTRICTED INDUSTRIAL:

Building area: 18,900 sq ft. No. of Parking Spaces: 34

Property Owner/
Property Information

Z Question

Name: Evans Garbage

Street Address of Property being rezoned: 27 Evans Circle

Rezoning from: C-HB-RA to: C-IR Total acreage being rezoned: 8.304 ACRES

Directions to Property (if no address):

[Empty box for directions]

Subdivision Name (if applicable): Mansie Park Lot(s) #: 4

Current Use of Property: Waste Handling / Transfer Station

Does this proposal reach DRI thresholds? Yes If yes, the application will require submittal of a transportation study. DRIs require an in depth review by County agencies, and regional impact review by the Georgia Mountains Regional Planning staff. This adds several weeks to processing; additionally, the applicant is responsible for the expense of third party review of the required technical studies associated with the project.

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

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

SURROUNDING PROPERTY ZONING CLASSIFICATION:

North C-CB South C-PBD East C-HB West C-HB

Future Land Use Map Designation: _____

Access to the development will be provided from:

Road Name: DAWSON Forest Road Type of Surface: Asphalt

Applicant Certification

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

I understand that the Planning & Development staff may either accept or reject my request upon review. My request will be rejected if all the necessary data is not presented. The staff will send notices to adjacent property owners advising of the request and proposed use prior to the public hearing.

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

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

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

Signature Albert Anderson Date FEB. 15 2023
Witness Virginia E. Barlett Date February 15, 2023

Property Owner Authorization

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

Street Address of Property being rezoned:

TMP#:

as shown in the tax maps and/or deed records of Dawson County, Georgia, and which parcel or parcels will be affected by this request.

I hereby authorize the person named below to act as the applicant or agent in pursuit of the rezoning requested on this property. I understand that any rezone granted, and/or conditions or stipulations placed on the property will be binding upon the property regardless of ownership. The under signer below is authorized to make this application. The under signer is aware that no application or reapplication affecting the same land shall be acted upon within six (6) months from the date of the last action by the Board of Commissioners.

Printed Name of applicant or agent: Virginia Baskett

Signature of applicant or agent: Virginia Baskett Date: 2-23-23

Printed Name of Owner(s): JEFF EVANS

Signature of Owner(s): Jeff Evans Date: 2-23-2023

Mailing address: _____

City, State, Zip. _____

Phone (Listed/Unlisted): _____

Sworn and subscribed before me this 23rd day of February, 2023.

{Notary Seal}

[Signature]
Notary Public

My Commission Expires: May 5th 2023

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

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

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

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

This notice and acknowledgment shall be public record.

Applicant Signature: _____

Applicant Printed Name: _____

Date Signed: _____

Sworn and subscribed before me

this ____ day of _____, 20____.

Notary Public

My Commission Expires: _____

{Notary Seal}

Application Number (by staff): _____

?

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

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

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

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

_____ N/A _____

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

Amount \$ _____ Date: _____

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

Signature of Applicant/Representative of Applicant

Date

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

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

A & A Construction Mgmt, LLC

P.O. Box 505
Gainesville, Ga 30503
Albert Anderson
678-776-7020

February 15, 2023

LETTER OF INTENT

Applicant:	Red Oak Sanitation
Subject Property:	8.304 Acres with frontage on Dawson Forest Road
Current Zoning:	C-HB/RA/C-PCD
Proposed Zoning:	C-IR
Proposed Use:	Transfer Station
Application:	Rezoning from RA to C-IR
ROW Access:	Direct access to Dawson Forest Road

PROPOSED USE:

Red Oak Sanitation proposes to purchase the property from Evans Garbage at 27 Evans Circle, Dawsonville, Ga. and not change the current operation of the business as a Transfer Station, but completely clean up the property, remove all mobile homes and existing structures that do not comply with the operation. We are requesting to add to the front of the Transfer Station building so that all loading & unloading is inside. (A Transfer Station is not a holding facility. It is used to move from a small truck to a big truck, then hauled to the landfill.)

Red Oak wants to add a new metal structure building for routine maintenance, keeping equipment inside the building, doing basic repairs and maintenance. The structure will be to the back side, lower property from the main road. Building will be no higher than 20', bathroom with small office/breakroom. 36 onsite parking spaces.

In addition, increase parking for the trucks and employees to get the trucks to go on route, then bring trucks back at the end of the day. 2 parking per driver to allow driver personal parking and truck parking.

Water, Septic Tank & Electricity are available to the Subject Property. Provided by Etowah Water & Sewer Authority. Increase usage on power and water will be minimal. Also, NO OUTSIDE STORAGE.

Approximately 20 employees. Everything will be landscaped to meet county requirements. There will be a full-time employee to maintain the property, cut the grass, add & remove plants, etc..

Official Tax Receipt
Nicole Stewart
DAWSON COUNTY Tax Commissioner

25 Justice Way Suite 1222
 Dawsonville, GA 30534

Trans No	Property ID/District Description	Original Due	Interest & Penalty	Prev Paid	Amount Due	Amount Paid	Transaction Balance
15425 Year-Bill No 2022 - 14867	106 079 / 001 LT 6 7 8 SLATON S/D FMV: \$362,770.00	3,108.57	0.00 Fees 0.00	0.00	3,108.57	3,108.57	0.00
						Paid Date 11/16/2022 10:56:38	Current Due 0.00
Transactions:	15418 - 15426 Totals	3,108.57	0.00	0.00	3,108.57	3,108.57	0.00

Paid By :

EVANS JEFFREY CHARLES
 27 EVANS CIRCLE
 DAWSONVILLE, GA 30534

EVANS GARBAGE SERVICE
 INC
 27 EVANS CIRCLE
 DAWSONVILLE, GA 30534
 706-216-4232

Cash Amt:	0.00
Check Amt:	0.00
Charge Amt:	0.00
Change Amt:	0.00
Refund Amt:	0.00
Overpay Amt:	0.00

2022 Property Tax Statement

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

MAKE CHECK OR MONEY ORDER PAYABLE TO:
 Dawson County Tax Commissioner

EVANS JEFFREY CHARLES
 27 EVANS CIRCLE
 DAWSONVILLE, GA 30534

RETURN THIS PORTION WITH PAYMENT

(Interest will be added per month if not paid by due date)

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

Bill No.	Due Date	TOTAL DUE
2022-14867		.00

Map : 106 079
 Last payment made on: 11/16/2022
 Location: 27 EVANS CIR
 Printed: 02/23/2023

Dear Taxpayer,
 This is your current year Ad Valorem Property Tax Statement. This bill must be paid in full by December 1st in order to avoid interest and penalty charges. If payment is made after the due date, please call the office for the current amount due. State law requires all bills to be mailed to the owner of record as of January 1st of the tax year. If you have sold this property, please forward this bill to the NEW OWNER and notify our office.
 Thank you for the privilege of serving you as your Tax Commissioner.
 Nicole Stewart



Tax Payer: EVANS JEFFREY CHARLES
Map Code: 106 079 REAL
Description: LT 6 7 8 SLATON S/D
Location: 27 EVANS CIR
Bill No: 2022-14867
District: 001 DAWSON COUNTY UNINCORPORATE

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

Building Value	Land Value	Acres	Fair Market Value	Due Date	Billing Date	Payment Good Through	Exemptions	
61,770	301,000	3.0100	362,770					
Entity	Adjusted FMV	Net Assessment	Exemptions	Taxable Value	Millage Rate	Gross Tax	Credit	Net Tax
STATE TAX	362,770	145,108		145,108	.0000			.00
COUNTY M&O	362,770	145,108		145,108	12.3455	1,791.43		1,048.04
SALES TAX ROLLBACK				145,108	-5.1230		-743.39	
SCHOOL M&O	362,770	145,108		145,108	14.2000	2,060.53		2,060.53
TOTALS					21.4225	3,851.96	-743.39	3,108.57

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

You can pay your bill in person, by mail, by phone (706-701-2576), online at www.dawsoncountytax.com, or at the drop box in front of the courthouse at the crosswalk. If Postmarked after December 1st, interest at a rate prescribed by law will be added monthly. An additional penalty as prescribed by law will be added every 120 days. If the bill is marked appealed, then this bill is only 85% of the total bill pending.

NO PAYMENT CONTRACTS WILL BE ALLOWED. \$35.00 FEE FOR RETURNED CHECKS

Current Due	3,108.57
Penalty	0.00
Interest	0.00
Other Fees	0.00
Previous Payments	3,108.57
Back taxes	0.00
TOTAL DUE	.00

25 Justice Way Suite 1222
Dawsonville, GA 30534

Trans No	Property ID/District Description	Original Due	Interest & Penalty	Prev Paid	Amount Due	Amount Paid	Transaction Balance
15425 Year-Bill No 2022 - 14867	106 079 / 001 LT 6 7 8 SLATON S/D FMV: \$362,770.00	3,108.57	0.00 Fees 0.00	0.00	3,108.57	3,108.57	0.00
						Paid Date 11/16/2022 10:56:38	Current Due 0.00
Transactions:	15418 - 15426 Totals	3,108.57	0.00	0.00	3,108.57	3,108.57	0.00

Paid By :

EVANS JEFFREY CHARLES
27 EVANS CIRCLE
DAWSONVILLE, GA 30534

EVANS GARBAGE SERVICE
INC
27 EVANS CIRCLE
DAWSONVILLE, GA 30534
706-216-4232

Check No
Charge Acct

Cash Amt: 0.00
Check Amt: 0.00
Charge Amt: 0.00
Change Amt: 0.00
Refund Amt: 0.00
Overpay Amt: 0.00

2022 Property Tax Statement

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

MAKE CHECK OR MONEY ORDER PAYABLE TO:
 Dawson County Tax Commissioner

EVANS JEFF
 27 EVANS CIRCLE
 DAWSONVILLE, GA 30534

RETURN THIS PORTION WITH PAYMENT
 (Interest will be added per month if not paid by due date)

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

Bill No.	Due Date	TOTAL DUE
2022-14862		.00

Map : 106 060 001
 Last payment made on: 11/16/2022
 Location: 161 EVANS CIR
 Printed: 02/23/2023

Dear Taxpayer,
 This is your current year Ad Valorem Property Tax Statement. This bill must be paid in full by December 1st in order to avoid interest and penalty charges. If payment is made after the due date, please call the office for the current amount due. State law requires all bills to be mailed to the owner of record as of January 1st of the tax year. If you have sold this property, please forward this bill to the NEW OWNER and notify our office.
 Thank you for the privilege of serving you as your Tax Commissioner.
 Nicole Stewart



Tax Payer: EVANS JEFF
Map Code: 106 060 001 REAL
Description: LOTS 9 LL 370 LD 13-S
Location: 161 EVANS CIR
Bill No: 2022-14862
District: 001 DAWSON COUNTY UNINCORPORATE

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

Building Value	Land Value	Acres	Fair Market Value	Due Date	Billing Date	Payment Good Through	Exemptions	
179,200	43,800	1.9900	223,000					
Entity	Adjusted FMV	Net Assessment	Exemptions	Taxable Value	Millage Rate	Gross Tax	Credit	Net Tax
STATE TAX	223,000	89,200		89,200	.0000			.00
COUNTY M&O	223,000	89,200		89,200	12.3455	1,101.22		644.25
SALES TAX ROLLBACK				89,200	-5.1230		-456.97	
SCHOOL M&O	223,000	89,200		89,200	14.2000	1,266.64		1,266.64
TOTALS					21.4225	2,367.86	-456.97	1,910.89

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

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NO PAYMENT CONTRACTS WILL BE ALLOWED. \$35.00 FEE FOR RETURNED CHECKS

Current Due	1,910.89
Penalty	0.00
Interest	0.00
Other Fees	0.00
Previous Payments	1,910.89
Back taxes	0.00
TOTAL DUE	.00

Official Tax Receipt
Nicole Stewart
DAWSON COUNTY Tax Commissioner

25 Justice Way Suite 1222
 Dawsonville, GA 30534

Trans No	Property ID/District Description	Original Due	Interest & Penalty	Prev Paid	Amount Due	Amount Paid	Transaction Balance
15424 Year-Bill No 2022 - 14862	106 060 001 / 001 LOTS 9 LL 370 LD 13-S FMV: \$223,000.00	1,910.89	0.00 Fees 0.00	0.00	1,910.89	1,910.89	0.00
						Paid Date 11/16/2022 10:56:38	Current Due 0.00
Transactions:	15418 - 15426 Totals	1,910.89	0.00	0.00	1,910.89	1,910.89	0.00

Paid By :

EVANS JEFF
 27 EVANS CIRCLE
 DAWSONVILLE, GA 30534

EVANS GARBAGE SERVICE
 INC
 27 EVANS CIRCLE
 DAWSONVILLE, GA 30534
 706-216-4232

Check No
 Charge Acct

Cash Amt: 0.00
 Check Amt: 0.00
 Charge Amt: 0.00
 Change Amt: 0.00
 Refund Amt: 0.00
 Overpay Amt: 0.00

2022 Property Tax Statement

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

MAKE CHECK OR MONEY ORDER PAYABLE TO:
 Dawson County Tax Commissioner

EVANS JEFF C & DENISE P
 27 EVANS CR
 DAWSONVILLE, GA 30534

RETURN THIS PORTION WITH PAYMENT
 (Interest will be added per month if not paid by due date)

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

Bill No.	Due Date	TOTAL DUE
2022-14864		.00

Map : 106 076
 Last payment made on: 11/16/2022
 Location: 204 EVANS CIR
 Printed: 02/23/2023

Dear Taxpayer,
 This is your current year Ad Valorem Property Tax Statement. This bill must be paid in full by December 1st in order to avoid interest and penalty charges. If payment is made after the due date, please call the office for the current amount due. State law requires all bills to be mailed to the owner of record as of January 1st of the tax year. If you have sold this property, please forward this bill to the NEW OWNER and notify our office.
 Thank you for the privilege of serving you as your Tax Commissioner.
 Nicole Stewart



Tax Payer: EVANS JEFF C & DENISE P
Map Code: 106 076 REAL
Description: LT 11 12 PT 10
Location: 204 EVANS CIR
Bill No: 2022-14864
District: 001 DAWSON COUNTY UNINCORPORATE

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

Building Value	Land Value	Acres	Fair Market Value	Due Date	Billing Date	Payment Good Through	Exemptions	
0	45,500	2.0700	45,500					
Entity	Adjusted FMV	Net Assessment	Exemptions	Taxable Value	Millage Rate	Gross Tax	Credit	Net Tax
STATE TAX	45,500	18,200		18,200	.0000			.00
COUNTY M&O	45,500	18,200		18,200	12.3455	224.69		131.45
SALES TAX ROLLBACK				18,200	-5.1230		-93.24	
SCHOOL M&O	45,500	18,200		18,200	14.2000	258.44		258.44
TOTALS					21.4225	483.13	-93.24	389.89

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

You can pay your bill in person, by mail, by phone (706-701-2576), online at www.dawsoncountytax.com, or at the drop box in front of the courthouse at the crosswalk. If Postmarked after December 1st, interest at a rate prescribed by law will be added monthly. An additional penalty as prescribed by law will be added every 120 days. If the bill is marked appealed, then this bill is only 85% of the total bill pending.

NO PAYMENT CONTRACTS WILL BE ALLOWED. \$35.00 FEE FOR RETURNED CHECKS

Current Due	389.89
Penalty	0.00
Interest	0.00
Other Fees	0.00
Previous Payments	389.89
Back taxes	0.00
TOTAL DUE	.00

Official Tax Receipt
Nicole Stewart
DAWSON COUNTY Tax Commissioner

25 Justice Way Suite 1222
 Dawsonville, GA 30534

Trans No	Property ID/District Description	Original Due	Interest & Penalty	Prev Paid	Amount Due	Amount Paid	Transaction Balance
15423 Year-Bill No 2022 - 14864	106 076 / 001 LT 11 12 PT 10 FMV: \$45,500.00	389.89	0.00 Fees 0.00	0.00	389.89	389.89	0.00
						Paid Date 11/16/2022 10:56:38	Current Due 0.00
Transactions:	15418 - 15426 Totals	389.89	0.00	0.00	389.89	389.89	0.00

Paid By :

EVANS JEFF C & DENISE P
 27 EVANS CR
 DAWSONVILLE, GA 30534

EVANS GARBAGE SERVICE
 INC
 27 EVANS CIRCLE
 DAWSONVILLE, GA 30534
 706-216-4232

Check No
 Charge Acct

Cash Amt: 0.00
 Check Amt: 0.00
 Charge Amt: 0.00
 Change Amt: 0.00
 Refund Amt: 0.00
 Overpay Amt: 0.00

2022 Property Tax Statement

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

MAKE CHECK OR MONEY ORDER PAYABLE TO:
 Dawson County Tax Commissioner

EVANS MICHAEL WILLIAM & CRYSTAL PINION
 176 EVANS CIRCLE
 DAWSONVILLE, GA 30534

RETURN THIS PORTION WITH PAYMENT
 (Interest will be added per month if not paid by due date)

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

Bill No.	Due Date	TOTAL DUE
2022-14879		.00

Map : 106 077
 Last payment made on: 11/16/2022
 Location: 176 EVANS CIR

Printed: 02/23/2023

Dear Taxpayer,
 This is your current year Ad Valorem Property Tax Statement. This bill must be paid in full by December 1st in order to avoid interest and penalty charges. If payment is made after the due date, please call the office for the current amount due. State law requires all bills to be mailed to the owner of record as of January 1st of the tax year. If you have sold this property, please forward this bill to the NEW OWNER and notify our office.
 Thank you for the privilege of serving you as your Tax Commissioner.
 Nicole Stewart



Tax Payer: EVANS MICHAEL WILLIAM & CRYSTA
Map Code: 106 077 REAL
Description: PT LOTS 9 10 T J SLATON LL 370
Location: 176 EVANS CIR
Bill No: 2022-14879
District: 001 DAWSON COUNTY UNINCORPORATE

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

Building Value	Land Value	Acres	Fair Market Value	Due Date	Billing Date	Payment Good Through	Exemptions	
37,316	33,100	1.4900	70,416				\$1	
Entity	Adjusted FMV	Net Assessment	Exemptions	Taxable Value	Millage Rate	Gross Tax	Credit	Net Tax
STATE TAX	70,416	28,166	2,000.00	26,166	.0000			.00
COUNTY M&O	70,416	28,166	2,000.00	26,166	12.3455	323.03		188.98
SALES TAX ROLLBACK				26,166	-5.1230		-134.05	
SCHOOL M&O	70,416	28,166	2,000.00	26,166	14.2000	371.56		371.56
TOTALS					21.4225	694.59	-134.05	560.54

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

You can pay your bill in person, by mail, by phone (706-701-2576), online at www.dawsoncountytax.com, or at the drop box in front of the courthouse at the crosswalk. If Postmarked after December 1st, interest at a rate prescribed by law will be added monthly. An additional penalty as prescribed by law will be added every 120 days. If the bill is marked appealed, then this bill is only 85% of the total bill pending.

NO PAYMENT CONTRACTS WILL BE ALLOWED. \$35.00 FEE FOR RETURNED CHECKS

Current Due	560.54
Penalty	0.00
Interest	0.00
Other Fees	0.00
Previous Payments	560.54
Back taxes	0.00
TOTAL DUE	.00

Official Tax Receipt
Nicole Stewart
DAWSON COUNTY Tax Commissioner

25 Justice Way Suite 1222
 Dawsonville, GA 30534

Trans No	Property ID/District Description	Original Due	Interest & Penalty	Prev Paid	Amount Due	Amount Paid	Transaction Balance
15418 Year-Bill No 2022 - 14879	106 077 / 001 PT LOTS 9 10 T J SLATON LL 370 LD 13-S FMV: \$70,416.00	560.54	0.00 Fees 0.00	0.00	560.54	560.54	0.00
						Paid Date 11/16/2022 10:56:38	Current Due 0.00
Transactions:	15418 - 15426 Totals	560.54	0.00	0.00	560.54	560.54	0.00

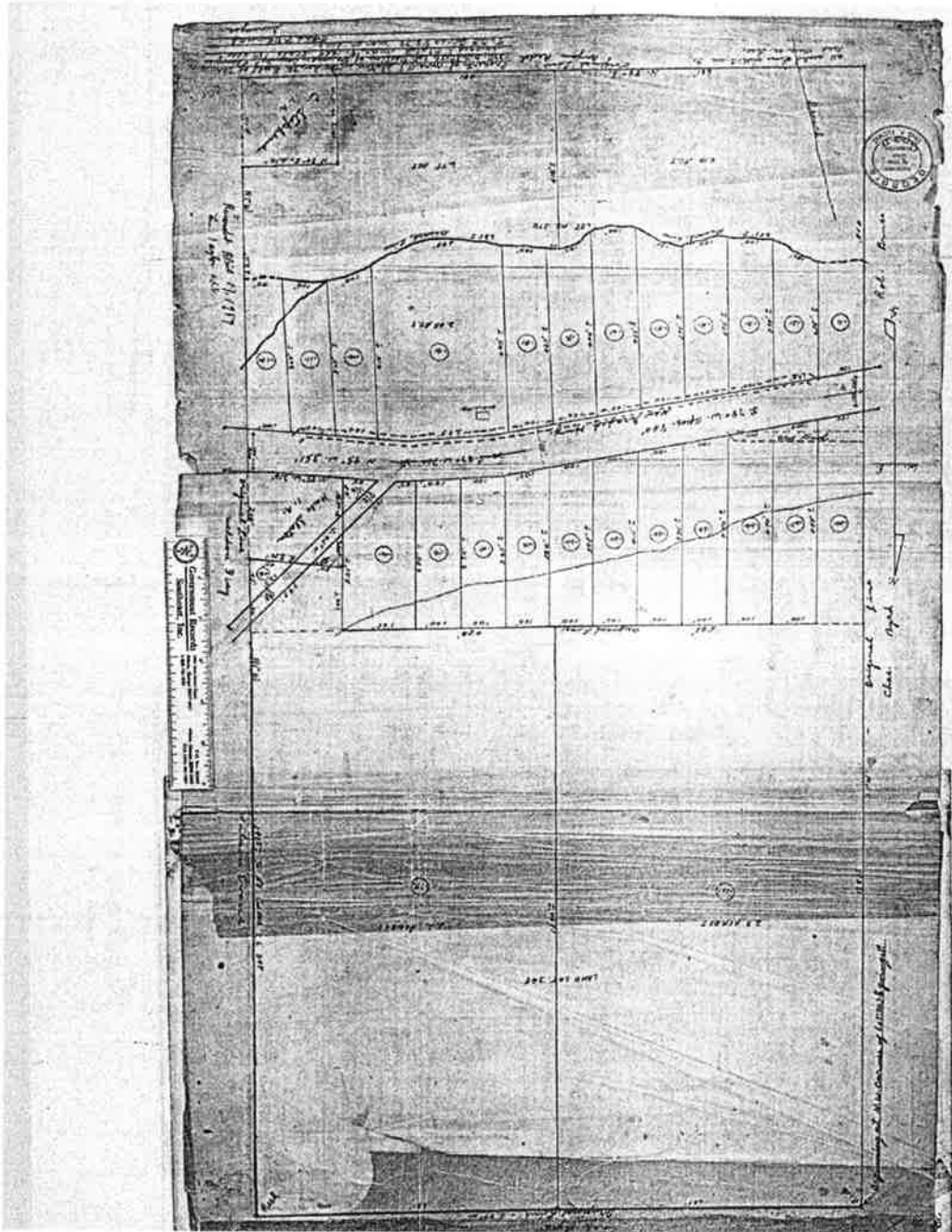
Paid By :

EVANS MICHAEL WILLIAM & CRYSTAL
 PINION
 176 EVANS CIRCLE
 DAWSONVILLE, GA 30534

EVANS GARBAGE SERVICE
 INC
 27 EVANS CIRCLE
 DAWSONVILLE, GA 30534
 706-216-4232

Check No
 Charge Acct

Cash Amt: 0.00
 Check Amt: 0.00
 Charge Amt: 0.00
 Change Amt: 0.00
 Refund Amt: 0.00
 Overpay Amt: 0.00



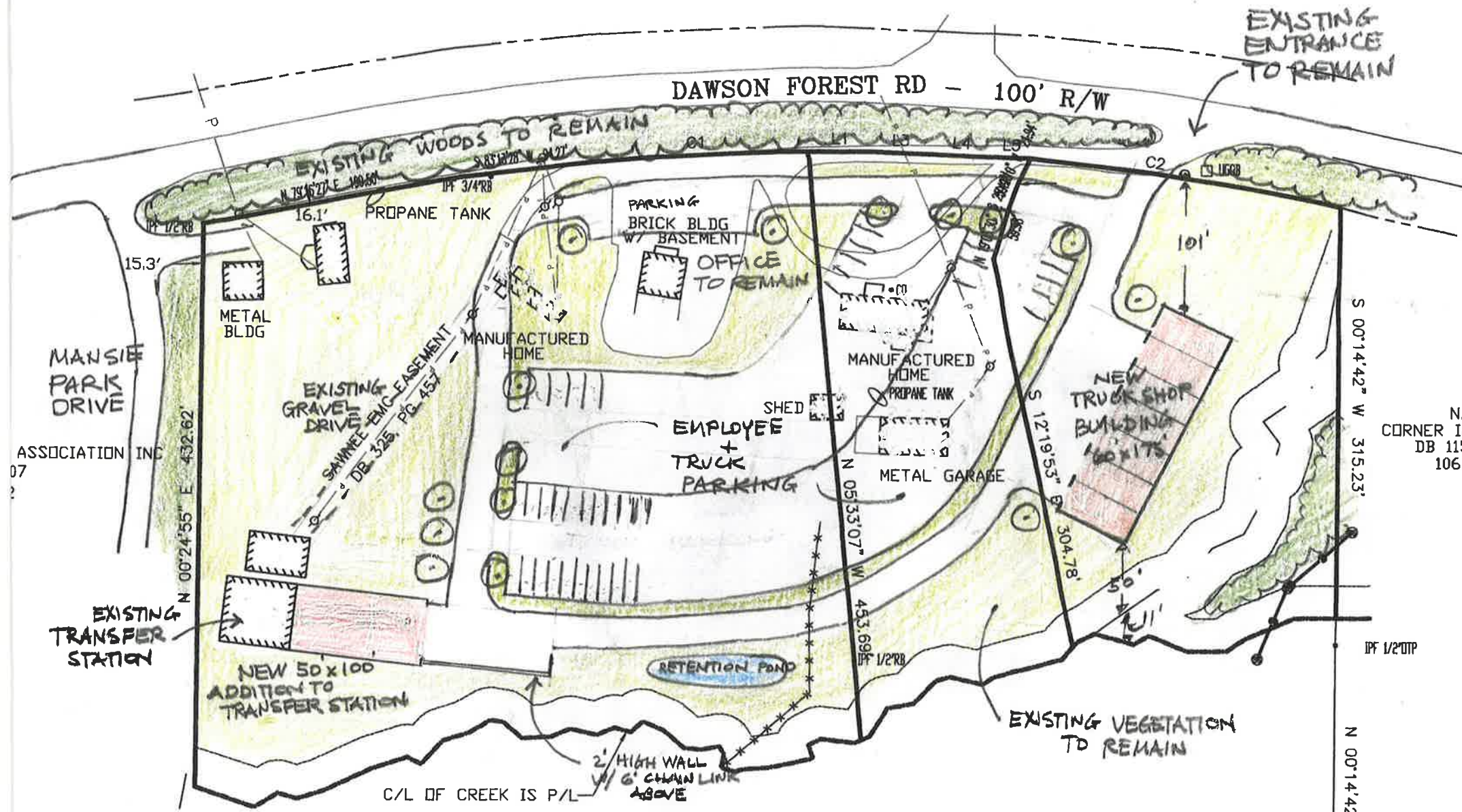
21

HAVE A MINIMUM TEN (10) FOOT BREAKING AREA NO GREATER FIVE (5) INCHES ABOVE THE CROWN OF THE STREET OR ROAD.

DUE TO THE EXISTING GRADES A DRIVEWAY PIPE WILL NOT BE REQUIRED TO ACCESS THE PROPERTY.

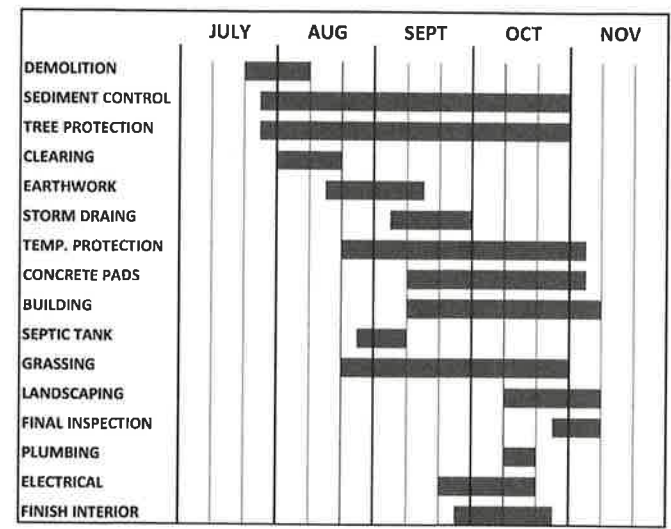
PRIVATE DEVELOPMENT DRAINAGE EASEMENTS OFF STREET RIGHT-OF-WAY SHALL BE REQUIRED TO KEEP THE EASEMENT FREE OF OBSTRUCTIONS AND WILL MAINTAIN SAME IN SUCH A WAY TO ASSURE FREE AND MAXIMUM FLOW AT ALL TIMES.

IT IS RECOMMENDED THAT POTENTIAL BUYERS/DEVELOPERS VERIFY WITH LOCAL GOVERNING AUTHORITIES REGARDING BUILDING REGULATIONS/PERMITS PRIOR TO PURCHASE.



N/F
CORNER INVESTORS LLC
DB 1151 PG 603
106 075

CONSTRUCTION SCHEDULE



COMPLETION OF ENGINEERS DRAWING & PURCHASE OF PERMITS

NOTE: IN PARKING AREA
CATCH BASINS + STORM DRAINAGE
PIPING TO RETENTION POND.

N/F
MANSIE PARK COMMUNITY ASSOCIATION INC
DB 1425 PG 207
PB 85 PG 142
106 080

CURVE	RADIUS	ARC LENGTH	CHORD LENGTH	CHORD BEARING	DELTA ANGLE
C1	1672.71'	171.24'	171.17'	S 86°31'11" W	5°51'56"
C2	2083.06'	240.95'	240.82'	S 81°27'02" E	6°37'39"

LINE	BEARING	DISTANCE
L1	N 89°40'57" E	46.86'
L3	S 88°14'27" E	47.18'
L4	N 86°50'10" W	46.80'
L5	S 86°47'06" E	29.41'

CONCEPTUAL SITE PLAN

SCALE -

1" = 100'-0"

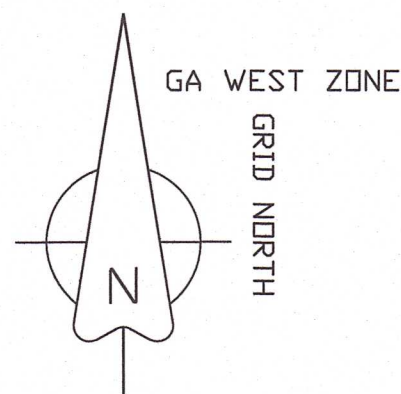


TOTAL AREA = 8.304 ACRES

THIS SURVEY WAS PREPARED IN CONFORMITY WITH THE TECHNICAL STANDARDS FOR PROPERTY SURVEYS IN GEO. AS SET FORTH IN CHAPTER 180-7 OF THE RULES OF

SURVEY NOTES:

- 1.) FIELD DATA:
AVERAGE GPS HORIZONTAL SIGNAL ACCURACY: 0.035'
- 2.) MEASUREMENTS WERE TAKEN WITH A CARLSON BRX6+ RECEIVER USING RTK METHODS PROCESSED WITH eGPS NETWORK.
- 3.) PLAT PRECISION: 1'/965,281'
- 4.) THIS PLAT HAS BEEN DONE FOR THE USE AND PURPOSE OF THE CLIENT ASCRIBED AND CONTRACTED WITH BELOW. ALL OTHER PARTIES ARE SUBSEQUENTLY PUT ON NOTICE AS TO THE LIMITED DEGREE OF RELIANCE UPON THIS PLAT BY THIRD PARTIES.
- 5.) THE PUBLIC RECORDS REFERENCED HEREON REFLECT THOSE RECORDS NECESSARY TO THE BOUNDARY OF THE SUBJECT PROPERTY. THEY DO NOT CONSTITUTE A TITLE SEARCH. PROPERTY IS SUBJECT TO ALL RIGHT OF WAYS, EASEMENTS, AND RESTRICTIONS OF RECORD.
- 6.) THE NORTH MERIDIAN SHOWN HEREON IS BASED ON GRID NORTH GA WEST ZONE OBTAINED BY GPS RTK METHODS.



NO SIDE OR REAR SETBACK MAY BE REQUIRED WHEN THE ADJACENT PROPERTY IS COMMERCIAL AND THERE IS NO FIRE HAZARD CREATED BY LACK OF SETBACK. REAR SETBACK WHEN ABUTTING A RESIDENTIAL DISTRICT IS 50 FEET. WHERE THE COMMERCIAL DISTRICT ABUTS A RESIDENTIAL DISTRICT, AN ADDITIONAL 10 FEET SETBACK MAY BE REQUIRED IN ORDER TO PROVIDE A 10 FOOT WIDE SCREEN OR BUFFER AT THE DISCRETION OF THE PLANNING COMMISSION OR BOARD OF COMMISSIONERS TO REDUCE OR ELIMINATE NOISE FACTORS, VISUAL EFFECTS OR THE POSSIBILITY OF NOXIOUS ODORS THAT MAY NEGATIVELY IMPACT THE ADJACENT RESIDENTIAL AREA. DAWSON COUNTY LAND DEVELOPMENT ORDINANCES CHAPTER 121-ARTICLE IV-SEC. 121-102.

SURVEY NOTES:

THIS PLAT HAS BEEN PREPARED FOR THE EXCLUSIVE USE AND PURPOSE OF THE PERSON, PERSONS OR ENTITY NAMED HEREON, SAID CERTIFICATION DOES NOT EXTEND TO ANY UNNAMED PERSON WITHOUT AN EXPRESS RECERTIFICATION BY THE SURVEYOR.

THIS SURVEY IS SUBJECT TO ANY AND ALL EASEMENTS, R/W's, ETC., OF RECORD OR NOT OF RECORD, ABOVE OR BELOW GROUND. ALL MATTERS OF TITLE ARE EXCEPTED.

THE PUBLIC RECORDS REFERENCED HEREON REFLECT ONLY THOSE RECORDS NECESSARY TO ESTABLISH THE BOUNDARIES SHOWN HEREON, AND REFERENCE TO THE SAME DOES NOT AND IS NOT INTENDED TO CONSTITUTE A TITLE SEARCH OR TITLE OPINION.

ACCORDING TO FIRM MAP NO. 13085C 0225C, DATED 04/04/2018, THIS PROPERTY IS NOT LOCATED WITHIN SPECIAL FLOOD HAZARD AREA.

DAWSON COUNTY SHALL NOT BE RESPONSIBLE FOR THE MAINTENANCE OF ANY PIPES, DITCHES, DETENTION PONDS OR OTHER STRUCTURES WITHIN ANY DRAINAGE EASEMENT BEYOND THE COUNTY RIGHT-OF-WAY.

NO STRUCTURES, FENCES OR OTHER OBSTRUCTIONS MAY BE LOCATED WITHIN A DRAINAGE OR ACCESS EASEMENT WITHOUT PRIOR APPROVAL BY THE DAWSON COUNTY DEPARTMENT OF ENGINEERING.

THE COMMON DRIVEWAYS IDENTIFIED AS 'PRIVATELY MAINTAINED' ARE PRIVATE WAYS AND ARE NOT MAINTAINED BY STATE, COUNTY, CITY OR OTHER PUBLIC AGENCIES.

PRIVATELY MAINTAINED COMMON DRIVEWAYS ARE INELIGIBLE FOR ADOPTION AS PUBLIC ROADS OR STREETS.

ALL DRIVEWAYS ENTERING ANY COUNTY STREET OR ROAD SHALL HAVE A MINIMUM TEN (10) FOOT BREAKING AREA NO GREATER THAN FIVE (5) INCHES ABOVE THE CROWN OF THE STREET OR ROAD.

DUE TO THE EXISTING GRADES A DRIVEWAY PIPE WILL NOT BE REQUIRED TO ACCESS THE PROPERTY.

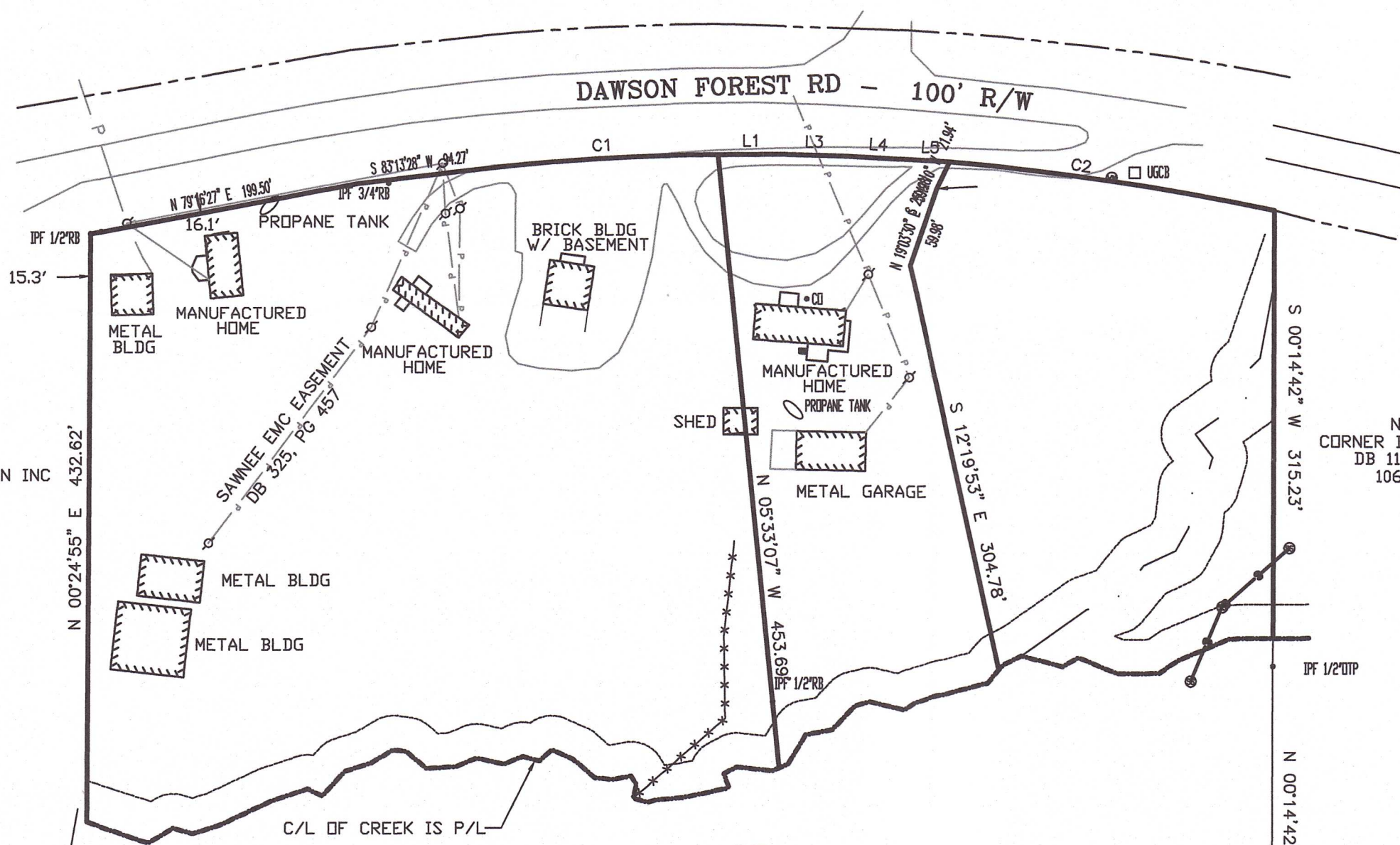
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IT IS RECOMMENDED THAT POTENTIAL BUYERS/DEVELOPERS VERIFY WITH LOCAL GOVERNING AUTHORITIES REGARDING BUILDING REGULATIONS/PERMITS PRIOR TO PURCHASE.

- LEGEND**
- I.P.F. = IRON PIN FOUND
 - I.P.S. = IRON PIN SET
 - RB = RE-BAR
 - R/W = RIGHT OF WAY
 - P/L = PROPERTY LINE
 - C.L. = CENTER LINE
 - B.L. = BUILDING LINE
 - L.L. = LAND LOT
 - L.L.L. = LAND LOT LINE
 - P.P. = POWER POLE
 - P- = POWER LINE
 - N/F = NOW OR FORMERLY
 - D.B. = DEED BOOK
 - P.B. = PLAT BOOK
 - PG. = PAGE
 - POC = POINT OF COMMENCEMENT
 - 50'UB = 50' UNDISTURBED BUFFER

- REFERENCES:**
- 1) PLAT BOOK 38, PG 47
- MAP PARCEL # 106 079
106 060 001
106 077
106 076

N/F
MANSIE PARK COMMUNITY ASSOCIATION INC
DB 1425 PG 207
PB 85 PG 142
106 080



N/F
MANSIE PARK COMMUNITY ASSOCIATION INC
DB 1425 PG 207
PB 85 PG 142
106 080

N/F
CORNER INVESTORS LLC
DB 1151 PG 603
106 075

CURVE	RADIUS	ARC LENGTH	CHORD LENGTH	CHORD BEARING	DELTA ANGLE
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LINE	BEARING	DISTANCE
L1	N 89°40'57" E	46.86'
L3	S 88°14'27" E	47.18'
L4	N 86°50'10" W	46.80'
L5	S 86°47'06" E	29.41'

TOTAL AREA = 8.304 ACRES

EXISTING CONDITIONS SURVEY:

RED OAK SANITATION

STATE	GEORGIA	SCALE	1" = 100'	JOB #	22155	FIELD DATE:	NOVEMBER 3, 2022
COUNTY	DAWSON	LAND LOT	370			PLAN DATE:	DECEMBER 1, 2022

Surveyed by:

ROBBIE HENDERSON
Surveying & Planning
2450 FREEDOM PARKWAY, SUITE 111
CUMMING, GA 30041
PH: 706-654-2015
COA LSF #001242

Thou shall not remove thy neighbor's landmark, which they or old time have set in thine inheritance, which thou shall inherit in the land that the Lord thy God giveth thee to possess it.

Deuteronomy 19:14



SH.1 of 1

THIS SURVEY WAS PREPARED IN CONFORMITY WITH THE TECHNICAL STANDARDS FOR PROPERTY SURVEYS IN GEORGIA AS SET FORTH IN CHAPTER 180-7 OF THE RULES OF THE GEORGIA BOARD OF REGISTRATION FOR PROFESSIONAL ENGINEERS AND LAND SURVEYORS AND AS SET FORTH IN THE GEORGIA PLAT ACT O.C.G.A. 15-6-67. AUTHORITY O.C.G.A. SECS. 15-6-67, 43-15-4, 43-15-6, 43-15-19, 43-15-22.



REZONING STAFF REPORT

ZA 23-02

Red Oak Sanitation

Planning Commission Meeting April 18th 2023

Board of Commission Hearing May 18th 2023

Applicant Proposal

Rezone approximately 8.3 +/- acres to Commercial Industrial Restrictive to facilitate development of a transfer station used to transfer solid waste from one transportation vehicle to another for transportation to a disposal facility or processing operation; and expand the garbage service operating on parcel 106-079 currently zoned Residential Agriculture (RA).

Applicant:	Albert Anderson obo Red Oak Sanitation
Amendment #:	ZA 23-02
Request:	Rezone three RA parcels equal to 6.23 acres; and a C-HB parcel of 2.07 acres to C-IR.
Existing Use:	Garbage Service business on Parcel 106-079 27 Evans Circle; office and residential units.
Proposed Use:	Expansion of the structure located on parcel 106-079 ; construct a maintenance building for trucks and equipment.
Current Zoning:	R-A on Parcel ID Numbers 106-077, 106-060-001, 106-079 C-HB on Parcel ID 106 076 2.07 Acres
Future Land Use:	C-HB
Acreage	8.304
Location	Evans Circle off of Dawson Forest Road
Commercial Square Footage	Proposed Truck maintenance building
Road Classification	Private (Evans Circle) & County Collector (Dawson Forest Road)
Tax Parcels	106-079, 106-060-001, 106-076, 106-077
Dawson Trail Segment	n/a
Commission District	4
DRI	No

Direction	Future Land Use	Zoning	Existing Land Use
North	C-HB & RPC	C-CB	Commercial
South	C-OI	CPCD	Residential
East	C-HB	C-HB	Vacant and Commercial
West	C-HB	CPCD C-HB	Single Family Residential Daycare facility

According to the Comprehensive Plan and Future Land Use Plan, the subject property is identified as Commercial Business. Development in this area includes developed or undeveloped land on both sides of State Road GA 400. This area includes retail centers, office and employment areas usually located on large tracts of land with campus or unified development, mixed use activity centers, multi-family development, light industrial and other associated uses.

The desired development pattern should seek to:

- Locate employment centers in areas with ample sewer capacity, with direct access to major arterials; Provide suitable transitions to surrounding residential uses
- Establish a grid pattern of public streets with block lengths between 300 and 600 feet
- Locate employment centers on land that has good access to GA 400 and other high-capacity highways, utilities and infrastructure
- Emphasize connectivity with adjacent subdivisions and/or commercial developments in the layout of new developments; Create a network of interconnected streets and parking lots
- Provide safe facilities for pedestrians, school buses, and bicyclists using the road right-of-way
- Create safe, convenient pedestrian and bicycle connections to neighborhoods and subdivisions that are adjacent to the commercial corridors; • Incorporate sidewalks, crosswalks and bike paths; Require dedicated right-of-way; Limit driveway spacing along the highway frontage and align driveways where needed to improve traffic flow
- Encourage shared driveways and inter-parcel access for adjacent commercial uses
- Require residential subdivisions accessing the highway to be interconnected and to provide at least two entrances; Encourage shared parking lots between uses
- Relate road alignment to topography; Ensure environmental protection

Land Uses : Parks, Recreation and Conservation • Urban Residential • Multi-family Residential • Office Professional • Commercial Highway • Light Industrial • Campus-style Business Park • Urban Activity Center •

Zoning Districts RMF (multi-family residential 6 units per acre density neutral) • C-OI (Office Professional) • C-HB; C-PCD (Commercial) • C-IR (Light Industrial) • Georgia 400 Corridor

COUNTY AGENCY COMMENTS:

Planning and Development: The applicant seeks to expand the industrial activities associated with Evans Garbage Service, Inc. Evans Garbage Service is an existing nonconforming use. Per the county occupational license file the activity was established in 1992 and issued a business license in September of 2008. The licensed was issued for Parcel ID 106-079. The business license is current.

The majority of the property subject to this application is zoned Residential Agriculture (RA) and is part of the Commercial Highway Business Future Land Use category. The parcel zoned Highway Business (HB) was zoned to commercial sometime after 2003 – it is depicted as commercial on the 2009 zoning map and is part of the Commercial Highway Business Future Land Use category.

The subject site has operated as a garbage service on two acres +/- and a residential structure converted for office use on parcel 106 060 001 zoned RA.

The expansion of the site to add heavy commercial vehicles and the maintenance thereof (eight acres) is not compatible with the adjacent and nearby land uses and zoning. A residential community lies to the south, and the area has developed and is developing as retail and residential.

As found on the census.gov/naics site: **562111 Solid Waste Collection**

This U.S. industry comprises establishments primarily engaged in one or more of the following: (1) collecting and/or hauling nonhazardous solid waste (i.e., garbage) within a local area; (2) operating nonhazardous solid waste transfer stations; and (3) collecting and/or hauling mixed recyclable materials within a local area.

Cross-References. Establishments primarily engaged in--

- *Long-distance trucking of waste--are classified in Industry 484230, Specialized Freight (except Used Goods) Trucking, Long-Distance;*
- *Collecting and/or hauling in combination with disposal of nonhazardous waste materials--are classified in Industry 56221, Waste Treatment and Disposal;*
- *Collecting and/or hauling hazardous waste within a local area and/or operating hazardous waste transfer stations--are classified in U.S. Industry 562112, Hazardous Waste Collection;*
- *Collecting and removing debris, such as brush or rubble, within a local area--are classified in U.S. Industry 562119, Other Waste Collection;*
- *Operating facilities for separating and sorting recyclable materials from nonhazardous waste streams (i.e., garbage) and/or for sorting commingled recyclable materials, such as paper, plastics, and metal cans, into distinct categories--are classified in Industry 562920, Materials Recovery Facilities; and*
- *Merchant wholesaling automotive, industrial, and other recyclable materials--are classified in Industry 423930, Recyclable Material Merchant Wholesalers.*

Public Works Department: Access to the site must be as close to 90 degrees as possible. Public Works prefers the access to align with G.W. Taffer Road and must be to commercial standards. Verify adequate sight distance requirements per County standards. A transportation study shall document impacts to the roadway based on the proposed use to determine if additional turn lanes or improvements will be required on Dawson Forest Road. The County shall require proof an EPD approval of a transfer station.

Environmental Health Department: No comments returned as of 4/6/2023

Emergency Services: No comments returned as of 4/6/2023

Etowah Water & Sewer Authority: No comments returned as of 4/6/2023

Photos of Parcel ID 106 079:



After reviewing all relevant information, should the Planning Commission recommend approval of this rezoning request, staff recommends the following stipulations:

Land Use.

1. A transfer station will not be a component of the garbage service business.
2. All new construction shall meet a minimum rear yard (southern) setback of 200-hundred feet.
3. A survey of the property to combine the lots and delineate the environmental constraints must be presented prior to or with the land disturbance permit application.
4. There shall be a one-hundred-foot setback from any creeks or streams.

Landscaping.

1. There shall be a minimum 25-foot-wide buffer (natural undisturbed, planted, or both) along the property line with Mansie Park neighborhood. .
2. All landscape required shall incorporate a minimum of forty percent (40%) evergreen plantings (trees, shrubs, and groundcovers).
3. Landscape plans depicting plant materials to be used to mitigate development impacts along the southern project boundary shall be submitted at the time of application for development permits. The plans shall include the required buffers necessary for screening.
4. Buffers in which vegetation is nonexistent or is inadequate to meet the screening requirements of this resolution shall be planted with supplemental plantings so as to provide an effective visual screen.

Public Works.

1. Access to the site and frontage improvements shall be subject to the approval of the Dawson County Public Works Department prior to an issuance of a Land Disturbance Permit or Business License (whichever occurs first).
2. A transportation study shall document impacts to the roadway based on the proposed use to determine if additional turn lanes or improvements will be required on Dawson Forest Road.

The Planning Commission shall make its recommendations based on the following criteria:

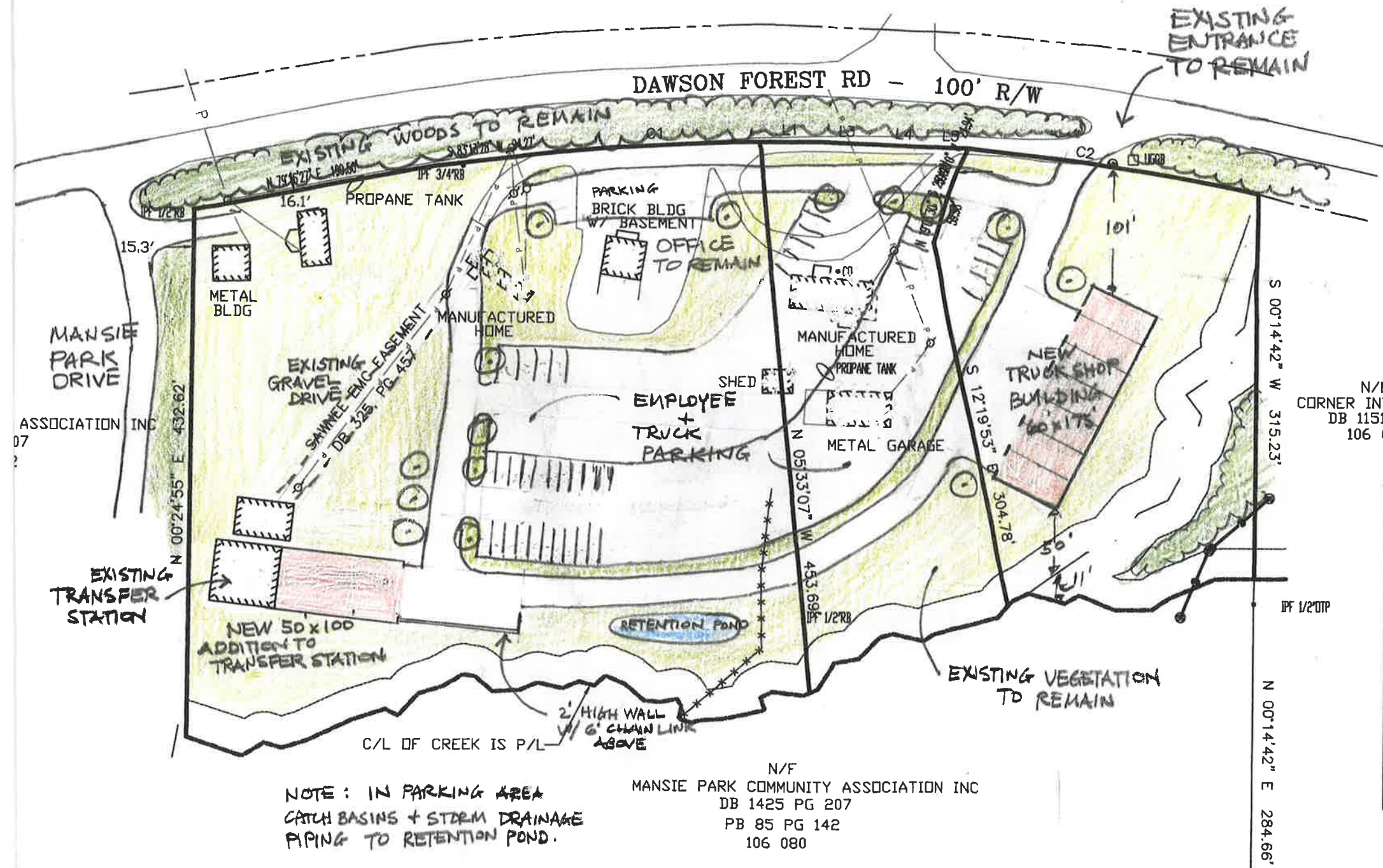
- (1) The existing uses and classification of nearby property;
- (2) The extent to which property values are diminished by the particular land use classification;
- (3) The extent to which the destruction of property values of the applicant promotes the health, safety, morals, or general welfare of the public;
- (4) The relative gain to the public, as compared to the hardship imposed upon the individual property owner;
- (5) The suitability of the subject property for the proposed land use classification;
- (6) The length of time the property has been vacant under the present classification, considered in the context of land development in the area in the vicinity of the property; and
- (7) The specific, unusual, or unique facts of each case, which give rise to special hardships, incurred by the applicant and/or surrounding property owners.

HAVE A MINIMUM TEN (10) FOOT BREAKING AREA NO GREATER FIVE (5) INCHES ABOVE THE CROWN OF THE STREET OR ROAD.

DUE TO THE EXISTING GRADES A DRIVEWAY PIPE WILL NOT BE REQUIRED TO ACCESS THE PROPERTY.

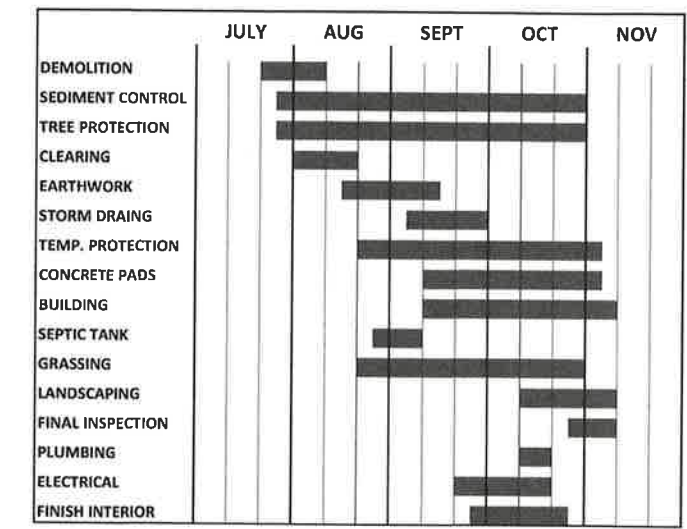
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N/F
CORNER INVESTORS LLC
DB 1151 PG 603
106 075

CONSTRUCTION SCHEDULE



COMPLETION OF ENGINEERS DRAWING & PURCHASE OF PERMITS

NOTE: IN PARKING AREA
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PIPING TO RETENTION POND.

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PB 85 PG 142
106 080

CURVE	RADIUS	ARC LENGTH	CHORD LENGTH	CHORD BEARING	DELTA ANGLE
C1	1672.71'	171.24'	171.17'	S 86°31'11" W	5°51'56"
C2	2083.06'	240.95'	240.82'	S 81°27'02" E	6°37'39"

LINE	BEARING	DISTANCE
L1	N 89°40'57" E	46.86'
L3	S 88°14'27" E	47.18'
L4	N 86°50'10" W	46.80'
L5	S 86°47'06" E	29.41'

CONCEPTUAL SITE PLAN

SCALE -

1" = 100'-0"



TOTAL AREA = 8.304 ACRES

THIS SURVEY WAS PREPARED IN CONFORMITY WITH THE TECHNICAL STANDARDS FOR PROPERTY SURVEYS IN GEO. AS SET FORTH IN CHAPTER 180-7 OF THE RULES OF

10-2-90

106 079

SEARCHED
INDEXED
SERIALIZED
OCT 2 2008
BY: [unclear]

DAWSON COUNTY BUSINESS LICENSE APPLICATION

PHONE 706-344-3651

76 HOWARD AVE. EAST, SUITE 100
DAWSONVILLE, GA 30534

FAX 706-344-3652

IN ACCORDANCE WITH RESOLUTION 89-3, ANY BUSINESS OPERATING WITHIN DAWSON COUNTY
OUTSIDE THE CITY LIMITS, MUST HAVE A DAWSON COUNTY BUSINESS LICENSE
PLEASE BE AWARE THAT YOU MAY BE SUBJECT TO INSPECTION BY
DAWSON COUNTY CODE ENFORCEMENT

OFFICE USE ONLY

LICENSE # 9-08-5743

MONTH/YEAR BUSINESS STARTED IN DAWSON 1992

TYPE OR PRINT CLEARLY

Date Applied 9/2008

C/O Number _____

CHOOSE ONE:

TMP # 106-079

HOME OFFICE

ZONED BA

HOME OCCUPATION

VERIFICATION OF ZONING

COMMERCIAL

MRedick

Groundwater

PLEASE FILL OUT - LEAVE NO BLANKS

BUSINESS NAME Evans Garbage Service, Inc.

DAWSON STREET ADDRESS 27 Evans Circle

LOCAL CITY Dawsonville STATE Ga. ZIP 30534

DAWSON PHONE () 706-216-4232 CELL/PAGER () 706-545-9266

MAILING ADDRESS 27 Evans Circle CITY Dawsonville STATE/ZIP Ga 30534

CONTACT Jeff or Denise Evans

MANAGER OR OWNER: Jeff/Denise Evans HOME PHONE () 706-216-2077

TYPE OF BUSINESS AND SERVICES(S) OFFERED - IN DETAIL:

Garbage

THE ABOVE INFORMATION IS PUBLIC AND MAY BE RELEASED UPON INQUIRY

THE INFORMATION REQUIRED BELOW IS CONFIDENTIAL AND CANNOT BE RELEASED EXCEPT AS PROVIDED FOR
BY BUSINESS RESOLUTION 48-13-15 ET SEQ.

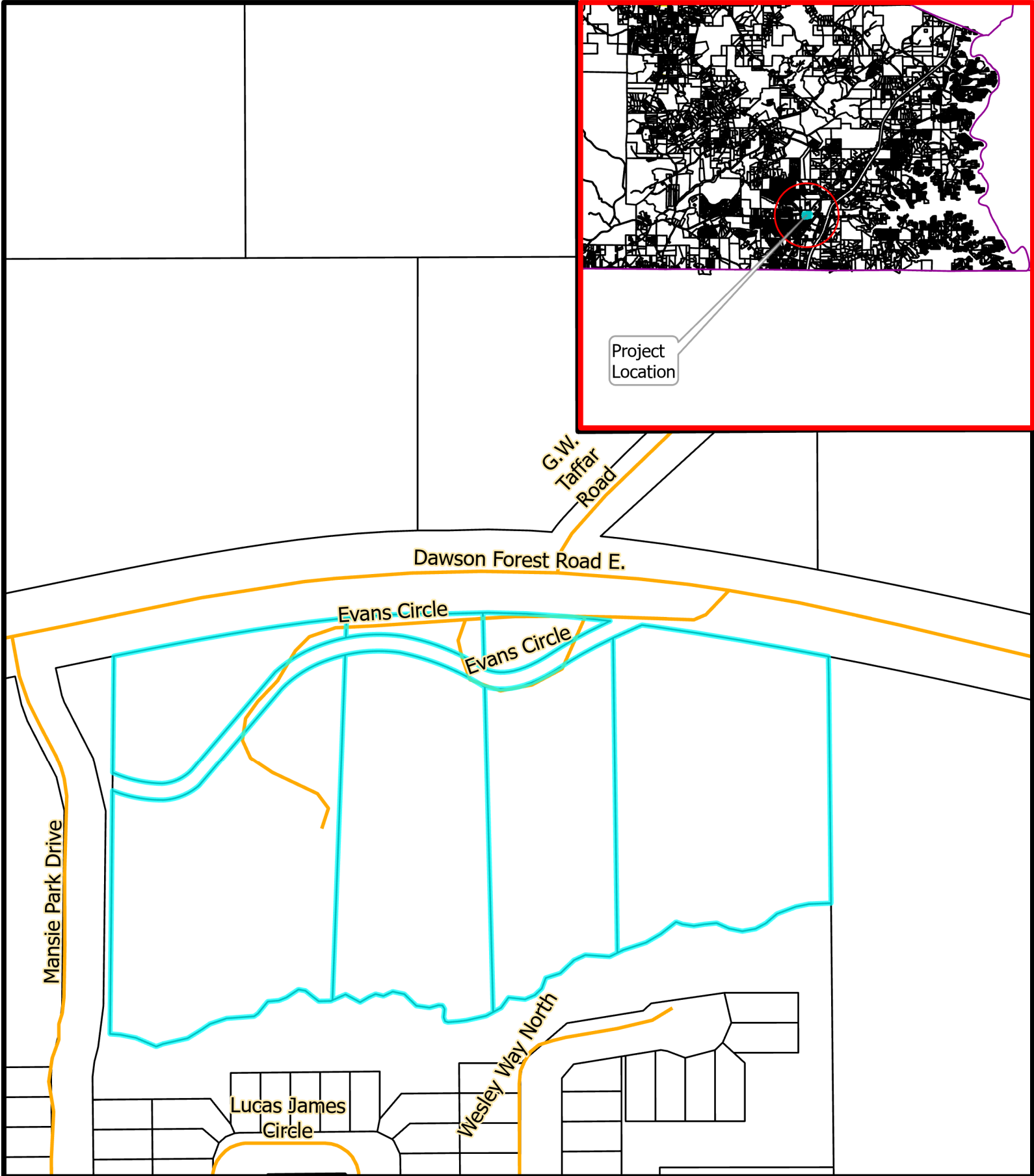
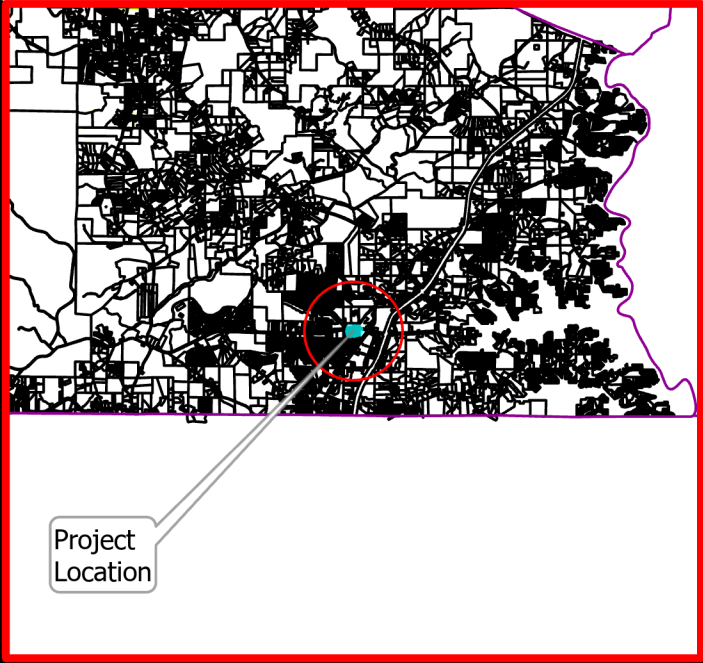
OF EMPLOYEES 7 INCLUDING OWNERS EIN # OR S/S # ~~50-22471~~ CORPORATION TYPE S

IF YOU ARE REQUIRED TO HAVE A GA LICENSE OR REGISTRATION, ATTACH A CURRENT COPY; YOUR
LICENSE WILL NOT BE PROCESSED WITHOUT A CURRENT COPY

I Denise Evans (PRINT) BEING THE: OWNER OFFICER AGENT
CERTIFY THAT ALL INFORMATION CONTAINED HEREIN IS TRUE AND CORRECT. I
UNDERSTAND THAT SUBMITTAL OF THIS APPLICATION AND FEE DOES NOT ENTITLE
THE APPLICANT TO ENGAGE IN THE BUSINESS APPLIED FOR. I ALSO UNDERSTAND
THAT IT IS THE BUSINESSES RESPONSIBILITY TO RENEW YEARLY.

SIGNED Denise Evans

MAKE YOUR CHECK PAYABLE TO DAWSON COUNTY



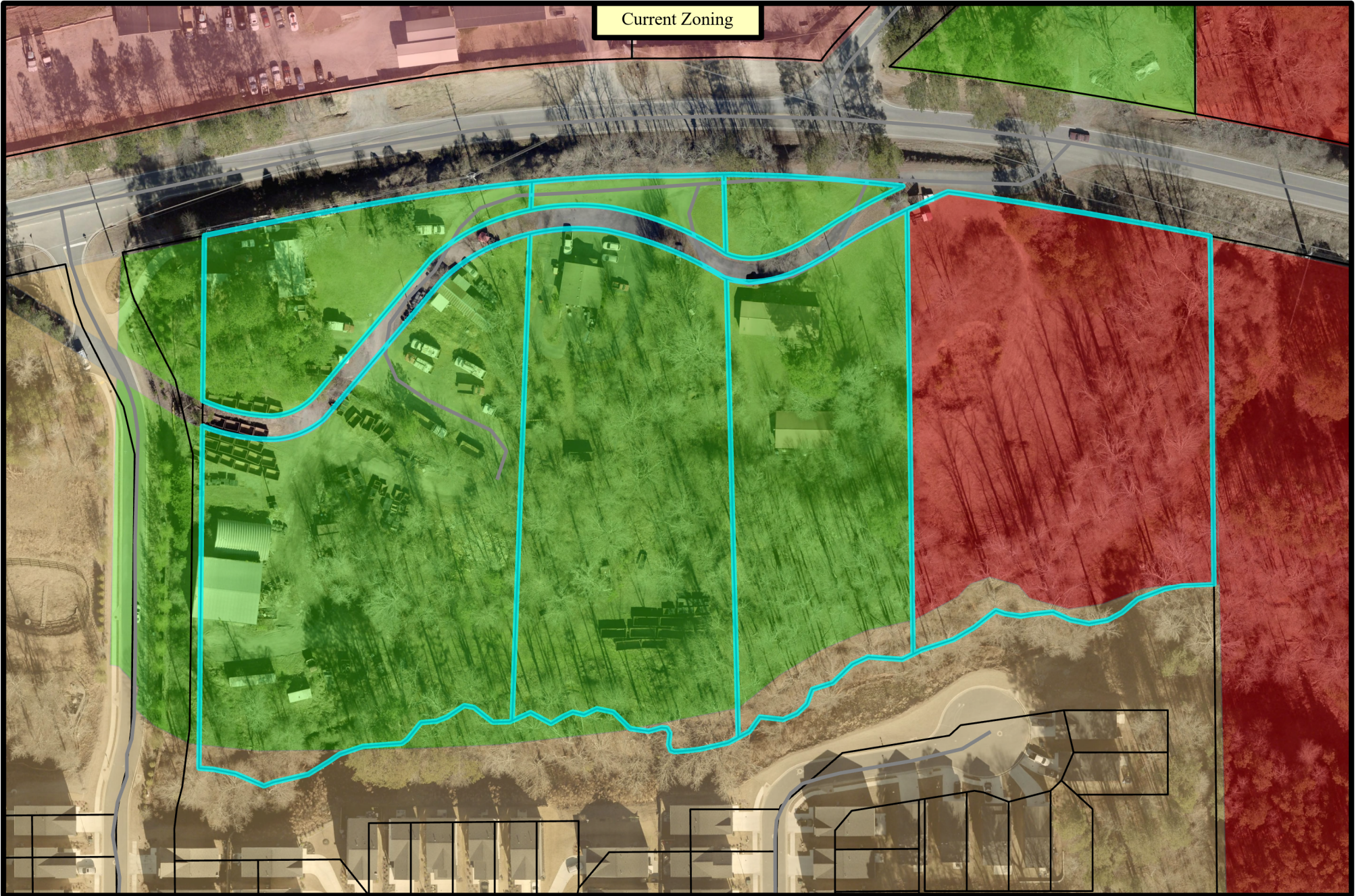
DAWSON COUNTY
DISCLAIMS ANY
RESPONSIBILITIES,
LIABILITIES OR
DAMAGES FROM THE USE
OF THIS MAP. THIS MAP
IS ONLY FOR DISPLAY
PURPOSES.



Dawson County
Planning and Development
Staff Report: Exhibit

40

Parcel#: 106-060-001, 106-076,
106-077, 106-079
Current Zoning: C-HB & RA
FLU: C-HB
Application #: ZA 23-02



Current Zoning



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N



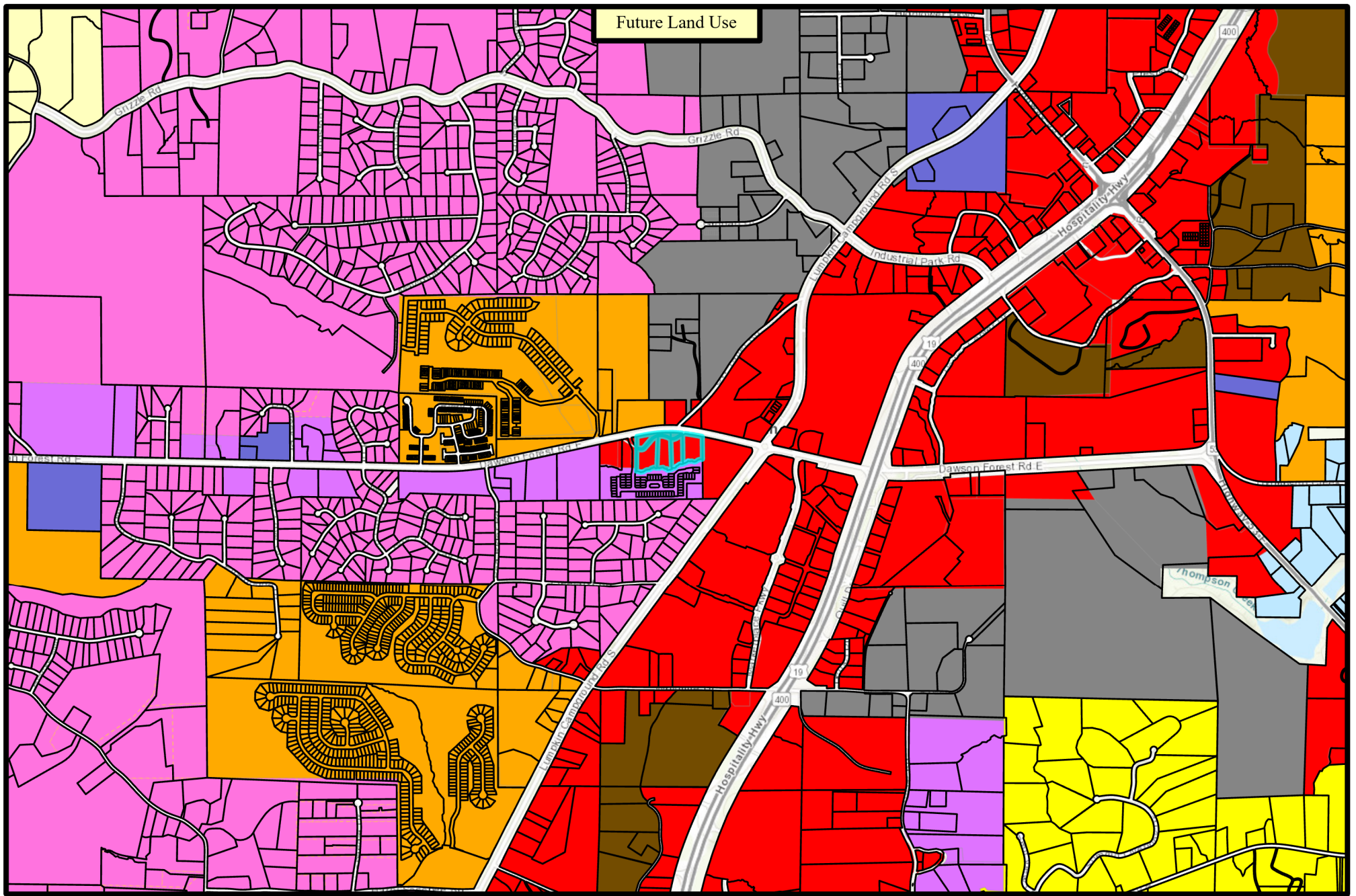
Scale: 1:1,616

Dawson County
 Planning and Development
 Staff Report

41

Legend	
■	RA
■	C-HB
■	C-CB
■	C-PCD
	Parcels

Parcel#: 106-060-001, 106-076, 106-077, 106-079
 Current Zoning: C-HB & RA
 FLU: C-HB
 Application #: ZA 23-02



Future Land Use



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N



Scale: 1:24,764

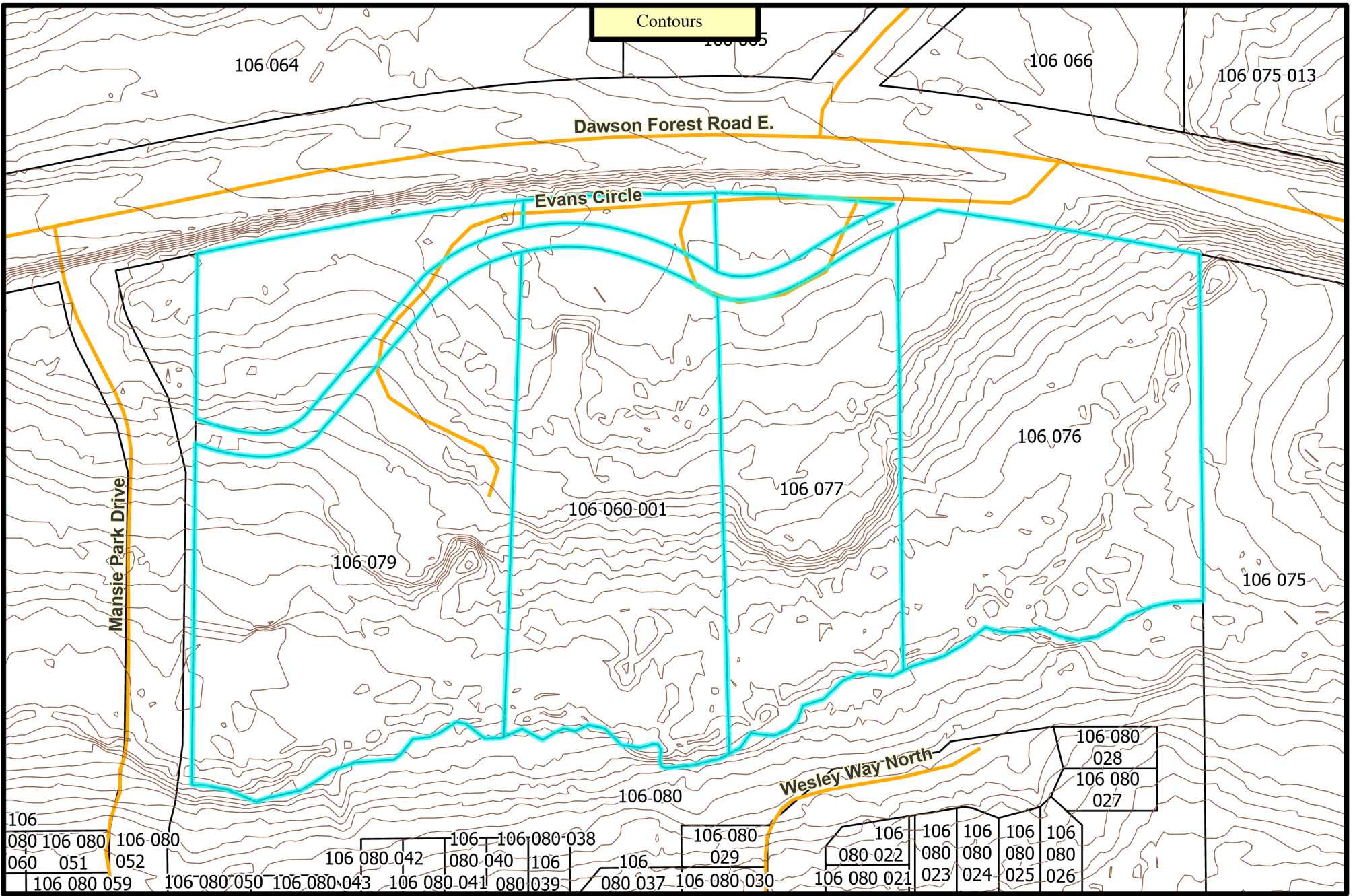
Dawson County

Planning and Development

42

Staff Report

Parcel#: 106-060-001, 106-076, 106-077, 106-079
 Current Zoning: C-HB & RA
 FLU: C-HB
 Application #: ZA 23-02



Contours

106 064

106 066

106 075-013

Dawson Forest Road E.

Evans Circle

106,076

106,077

106-060-001

106-079

106,075

Mansie Park Drive

Wesley Way North

106 080
028
106 080
027

106
080 106 080 106 080
060 051 052 106 080 042 080 040 106 080 038 106 080 029 106 080 022 080 023 106 080 024 106 080 025 106 080 026
106 080 059 106 080 050 106 080 043 106 080 041 080 039 080 037 106 080 030 106 080 021



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N
Scale: 1:1,616

Dawson County
Planning and Development
43
Staff Report

Parcel#: 106-060-001, 106-076, 106-077, 106-079
Current Zoning: C-HB & RA
FLU: C-HB
Application #: ZA 23-02

TRANSFER STATION AND COLLECTION GUIDANCE

October 2018

The purpose of this guidance document is to clarify Rule 391-3-4-.06 as it relates to the operation of solid waste transfer stations and solid waste collection operations.

Solid waste transfer stations and collection operations are regulated by the Rules for Solid Waste Management, Chapter 391-3-4. Below are excerpts from sections -.01, -.04, and -.06 as they apply to transfer station and collection operations.

391-3-4-.01 Definitions

(15) "Collector" means the person or persons as defined herein who, under agreements, verbal or written, with or without compensation does the work of collecting and/or transporting solid wastes, from industries, offices, retail outlets, businesses, institutions, and/or similar locations, or from residential dwellings, provided however, that this definition shall not include an individual collecting and/or transporting waste from his own single family dwelling unit.

(79) "Transfer Station" means a facility used to transfer solid waste from one transportation vehicle to another for transportation to a disposal facility or processing operation.

391-3-4-.04 General

(8) Asbestos Containing Waste

(a) Collection.

1. Vehicles used for the transportation of containerized asbestos waste shall have an enclosed carrying compartment or utilize a covering sufficient to contain the transported waste, prevent damage to containers, and prevent release or spillage from the vehicle.
2. Vehicles used to reduce waste volume by compaction shall not be used.
3. Vacuum trucks used to transport waste slurry must be constructed and operated to ensure that liquids do not leak from the truck.

Rule 391-3-4-.06 Permit by Rule for Collection, Transportation, Processing, and Disposal.

(1) Permit-by-Rule. Notwithstanding any other provision of these Rules, collection operations, transfer station operations, inert waste landfill operations, waste processing and thermal treatment operations, wastewater treatment and pretreatment plant sludge disposal operations, and yard trimmings waste landfill operations shall be deemed to have a solid waste handling permit if the conditions in paragraph (2) are met and the conditions in paragraph (3), for that particular category of operation are met.

(2) Notification. Within 30 days of commencing solid waste handling activities which are covered under a permit-by-Rule, notification must be made to the Director of such activity. Notification shall be made on such forms as are provided by the Director. Persons failing to notify the Director of such activities shall be deemed to be operating without a permit.

(3) Categories of Operations:

(a) Collection Operations:

1. Vehicle construction: vehicles or containers used for the collection and transportation of garbage and similar putrescible wastes, or mixtures containing such wastes, shall be covered, substantially leakproof, durable, and of easily cleanable construction.
2. Vehicle maintenance: solid waste collection and transportation vehicles shall be cleaned frequently and shall be maintained in good repair.
3. Littering and spillage: vehicles or containers used for the collection and transportation of solid waste shall be loaded and moved in such manner that the contents will not fall, leak or spill therefrom and shall be covered when necessary to prevent blowing of material from the vehicle.
4. No regulated quantities of hazardous wastes may be collected and transported except in accordance with the provisions of the Georgia Hazardous Waste Management Act, O.C.G.A. 12-8-60 et seq.
5. Local ordinances: it is the responsibility of the collector to comply with all local rules, regulations, and ordinances pertaining to operation of solid waste collection systems.
6. All wastewater from cleaning of vehicles must be handled in a manner which meets all applicable environmental laws and regulations.
7. All collected solid waste must be deposited only in a permitted solid waste handling facility authorized to receive the applicable waste types.
8. After July 1, 1992, municipal solid waste may not be transported from a jurisdiction to a municipal solid waste disposal facility located in another county unless the jurisdiction

generating the waste is actively involved in and has a strategy for meeting the state- wide goal of waste reduction by July 1, 1996.

(b) Transfer Station operations:

1. Solid Waste shall be confined to the interior of transfer stations buildings, and not allowed to scatter to the outside. Waste shall not be allowed to accumulate, and floors shall be kept clean and well drained.
2. Sewage solids shall be excluded from transfer stations.
3. Dust, odors and similar conditions resulting from transfer operations shall be controlled at all times.
4. Rodents, insects and other such pests shall be controlled.
5. Any contaminated runoff from washwater shall be discharged to a wastewater treatment system and, before final release, shall be treated in a manner approved by the Division.
6. Hazardous Waste: no person owning or operating a transfer station shall cause, suffer, allow, or permit the handling of regulated quantities of hazardous waste.
7. Liquid wastes restricted from landfill disposal by Rule 391-3-4-.04(9) shall be excluded from transfer stations. Transfer stations in existence on August 1, 2004 and in compliance with all other regulations applicable to permit by rule transfer stations may continue to handle such liquid wastes until a solid waste processing facility permit is issued or August 1, 2006, whichever occurs first.

(Note: Categories (c)-(f) are omitted from this guidance.)

General

The siting of transfer station and collection operations are subject to local zoning and land use regulations. As such, these operations may be located in or near residential areas or public facilities. The facility operator should be sensitive to the fact that this is a solid waste handling facility and continuously monitor the operation and minimize the impact the operation may have on the surrounding community.

The following sections expand on certain rules selected from the referenced section, 391-3-4-.06, for transfer stations and collection operations. These explanations aim to clarify for both operators and regulators what is meant by the Rules. This guidance is directed towards municipal solid waste and construction/demolition (C&D) waste transfer stations and collection operations. It is not intended to include other transfer stations and collection operations that may handle other types of waste such as biomedical waste.

Any operational changes required at existing facilities must be implemented by March 1, 2019. Structural changes to the facilities, including addition of or updates to enclosed structures and holding tanks, must be made by October 1, 2019.

Interpretations: Collection Operations

Applicability. An operation is considered solid waste collection and must comply with this rule if the collector, as defined in 391-3-4-.01 above, is aggregating waste from multiple individuals, or picking up solid waste from multiple locations per day. This includes house to house garbage pick-up as well as roll-off/dumpster operations.

Collection operations do not include personally owned vehicles used by individuals to transport their own wastes, or personally owned vehicles used for junk hauling that are not registered as a commercial vehicle.

Any collection operation that transports asbestos containing waste must also meet the criteria in 391-3-4-.04(8)(a) above.

1. Vehicle Construction

EPD interprets “covered” to mean that collection vehicles will be covered with a tarp or similar device when there is waste in the collection vehicle and after waste has been removed. Once the truck is cleaned after removal of waste, it is not necessary to cover until it picks up more waste.

EPD interprets “substantially leakproof” to mean that only intermittent drops of liquid can escape the collection vehicle. If the amount of liquid escaping is a steady stream then the collection vehicle is not considered substantially leakproof. If the rate of liquid release would, in the opinion of an enforcement officer, equal a significant release over the duration of the collection route, the vehicle is not substantially leakproof.

2. Vehicle Maintenance

Collection vehicles will be visually inspected for cleanliness at least daily, or more frequently when necessary. Cleaning efforts must remove litter that remains within trucks, trailers and other containers, or that is stuck to the exterior of the vehicle.

If complaints are received, the collector will implement regular cleaning procedures. Vehicles will not go unwashed overnight if they have transported particularly malodorous wastes. If vehicles are not cleaned overnight or particularly malodorous vehicles are left unwashed overnight, they must be covered with an impermeable tarp or parked inside an enclosed structure, or the vehicle must have a fully enclosed trailer so as not to attract vectors and create odors.

3. Littering and Spillage

Collection vehicles shall meet the conditions described in Vehicle Construction and Vehicle Maintenance above to prevent littering and spillage. If these conditions cannot be met, a vehicle shall not carry waste until the deficiencies have been corrected.

5. Local Ordinances

All local ordinances must be met for the Permit-by-Rule to be valid. EPD does not verify compliance with local ordinances prior to acknowledging a Permit-by-Rule application. If EPD becomes aware of a violation of local codes, the operation is non-compliant with the Permit-by-Rule and will be notified that they are handling solid waste without a permit.

6. Washwater from Cleaning of Vehicles

When collection vehicles are cleaned, all washwater must be treated before discharge to the environment. This means that collection vehicles will be cleaned in an enclosed and/or curbed structure with an impervious floor, or another location where the washwater can be collected. Washwater from collection vehicles shall not be allowed to run off or be discharged without treatment. Washwater from cleaning of vehicles can be handled in the same ways as wastewater at transfer stations (below). Washwater can be discharged to a permitted wastewater treatment system, or it can be collected in a holding tank and transported to a permitted wastewater treatment facility. Please review the Washwater section under Transfer Stations below for more detail on treatment options.

Interpretations: Transfer Stations

An operation is considered a transfer station and must comply with this rule if the facility is used to transfer solid waste from a collection vehicle to another vehicle for transportation to a permitted disposal facility or processing operation. In order to be registered as a transfer station, some type of facility with structures, machinery or devices must exist. It is not the intent of the EPD to regulate those types of waste collections which use smaller collection vehicles to directly transfer wastes to a larger collection vehicle or trailer without intermediate placement of waste on the ground. Any facility that transfers waste onto a tipping floor or other intermediate locations, and that does not currently operate within a building will be required to build an enclosed structure with an impervious floor. The structure must also serve as a means to contain the waste, prevent exposure of waste to precipitation, deter vectors, and reduce odors.

A convenience center is a facility consisting of one or more solid waste and/or recycling containers where individuals may deposit their own solid waste for eventual management at another location. A convenience center is not considered a transfer station and not subject to this rule.

1. Solid Waste Confined to Interior

EPD interprets this rule to mean that all solid waste must be contained inside transfer station buildings. A building is an enclosed structure consisting of an impermeable floor, roof, and at least three walls that are capable of confining all solid waste to the building. The building must be constructed to prevent precipitation from reaching solid waste inside the structure. The building must be constructed and operated in such a manner as to contain waste inside the building and control litter, liquid runoff, vectors, and odors. All solid waste unloading and loading must take place inside the building. Solid waste shall not be dumped or allowed to scatter outside the building. There are no solid wastes that are exempt from this rule: C&D and inert waste must also be kept inside the transfer station buildings.

To prevent solid waste accumulation, municipal solid waste must be continuously removed from the tipping floor during the operating day for transportation to a solid waste handling facility. At least once during each operating day all municipal solid waste must be removed from every portion of the tipping floor and the floor cleaned per the following guidelines.

To maintain clean and well drained floors at municipal solid waste transfer stations, the floors should be scraped clean daily. Periodic cleaning with pressure washers or other such devices may be necessary to control odors and vectors. Washing transfer station floors with water and cleaning compounds should be done when necessary to maintain a sanitary facility. EPD's expected best management practice is that cleaning is an ongoing process during operating hours, and that as waste is moved from one area to another or from the floor to the truck, the cleared area will be scraped clean. Any solid waste remaining on the floor of the transfer station shall be concentrated to the smallest possible area. For C&D transfer stations, floors are expected to be scraped clean at least weekly. All transfer stations should keep a written cleaning log that includes daily (or weekly for C&D facilities) photographic records showing that the entire floor has been cleaned. These records should be kept for 3 years and be available for any compliance inspections. Dated digital photographs documenting compliance are sufficient provided that EPD has a means to view them.

3. Dust and Odors

If there are still dust and odor issues while the above Solid Waste Confined to the Interior for transfer stations is being met, regardless of waste type, other methods will have to be employed. First, facilities should prioritize sending disproportionately malodorous waste for disposal as soon as possible to a permitted disposal facility. It may also be necessary to reduce or eliminate the amount of the malodorous waste if it cannot be sent for disposal promptly or if sending it promptly does not mitigate odor issues. It may further be necessary to install a deodorizing system, either within the transfer station building or at the edge of the property. Facilities can also provide a complaint system for neighbors, so that it may be easier to notice any patterns in odor issues and correct the problem.

4. Vectors

Keeping the transfer station buildings clean and removing (or securing) waste overnight should reduce the presence of vectors. If vectors are still a problem, control methods must be employed specific to the vector present.

5. Washwater

All liquids generated from solid waste, floor cleaning, or vehicle washing operations at the transfer station facility are required to be collected and discharged to a permitted wastewater treatment system or a permitted on-site treatment system.

Holding tanks may be used to collect liquids generated at solid waste transfer stations. The contents of the tanks must be periodically pumped out and transported to a permitted wastewater treatment facility. The tank must be sealed and there must be no openings other than the access opening for pumping the contents of the holding tank. The access opening must be located hydraulically higher than the wash down area that it serves or the tank must have a sealed or capped opening. A routine pumping schedule must be followed with all contents transported in a leak proof vehicle to a permitted wastewater treatment system. Manifests documenting

proper liquid disposal shall be utilized and records of those manifests maintained at the transfer station facility and available for EPD review during solid waste inspections for a minimum three-year period.

Frequently Asked Questions

Can solid waste remain at the transfer station overnight?

Solid waste may remain at the transfer station overnight provided that the building is fully enclosed, meaning that it must have a floor, roof, three walls, and a door or similar device on the fourth side to completely enclose the waste from the outside. If the building does not have a door or similar device on the fourth side, waste may remain at the transfer station overnight if the waste is in a covered container so as not cause odors or be accessible to vectors. Municipal solid waste shall not remain at the transfer station for more than 24 hours. Transfer stations that receive segregated C&D or inert waste may store that waste inside the transfer station building for up to one week.

Trucks loaded with solid waste and covered with mesh tarps may remain overnight if parked inside the enclosed structure. Loaded trucks may remain on transfer station property if they are completely enclosed or if covered with impervious tarps and are substantially leakproof. Care must be taken to ensure that this practice does not create or contribute to vector or odor problems, or in causing contaminated runoff from leaking trucks. If any odor, vector, or runoff issues are noticed due to these practices, the overnight storage of loaded vehicles must be discontinued immediately.

Can separate waste streams be handled in one building?

Yes, as long as the waste is delivered and kept separate until transported. Any co-mingled waste must be handled as municipal solid waste.

Can recycling take place in a transfer station?

Recycling may only take place at transfer stations where separate recycling containers have been placed in or near the transfer station buildings for individuals to place previously sorted recyclables. No processing or sorting of recyclables may occur at transfer stations under Permit-by-Rule. Any sorting or processing of solid waste requires a solid waste handling permit for a materials recovery facility. Routine removal of unacceptable waste from the solid waste stream is not considered to be recycling.

Is a transfer station required to have an Industrial Storm Water General Permit?

Storm water runoff from the areas outside of most transfer station buildings may be required to be covered under an Industrial Storm Water General Permit. There may be unique operations that qualify for the conditional exclusion from storm water permitting based on the “no exposure” of industrial activities to storm water. Transfer station owners should coordinate this permitting activity with EPD’s Non-Point Source Program at (404) 675-6240.

Does EPD issue the “DOT number” for collection operations?

EPD does not issue the “DOT number” for collection operations. It is up to the permittee to obtain a USDOT number from the Federal Motor Carrier Safety Administration.

What are the requirements for a Permit-by-Rule facility at a permitted solid waste handling facility?

Any transfer station, collection operation, or other Permit-by-Rule facility that will be within the permitted boundary of a landfill or other permitted solid waste handling facility must submit a *Notification of Permit by Rule* form and a *Request for Minor Modification*. Any transfer station or collection operation at a permitted solid waste handling facility must follow the conditions set forth in this guidance document, unless other site specific conditions are approved in the Design and Operation Plans.

Whose responsibility is it to maintain clean collection vehicles?

It is the responsibility of the collection operation permittee to maintain clean vehicles and prevent littering and spillage. It is not up to the facilities that receive the waste, unless they also own the vehicles. While facilities that receive the waste are not responsible for the cleanliness of independent collection vehicles, facilities are strongly encouraged to adopt cleaning policies for vehicles delivering waste.

William Cook

William Cook, Manager
Solid Waste Management Program

10-3-2018

Date

Replaces and supersedes: Transfer Stations, November 28, 2006 (Revised June 15, 2011)

Dawson County
Rezoning Application
(AMENDMENT TO LAND USE MAP)

APPLICANT INFORMATION (or Authorized Representative)

If applicant is other than owner, the Property Owner Authorization form must be completed.

Printed Name: Gladys Riasby Voxles

Address: _____

Phone (Listed on) _____

Email (Business/Personal): _____

Status: Owner Authorized Agent Lessee Option to purchase

I have / have not participated in a pre-application meeting with Planning Staff.

If not, I agree / disagree to schedule a meeting the week following the submittal deadline.

Meeting Date: _____ Applicant Signature: _____

REQUESTED ACTION & DETAILS OF PROPOSED USE

Rezoning to: RSR Special Use Permit for: _____

Proposed Use:

Existing Utilities: Water Sewer Gas Electric

Proposed Utilities: Water Sewer Gas Electric

RESIDENTIAL

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

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

Type: Apartments Condominiums Townhomes Single-family Other

Type of Amenity: _____ Amount of Open Space: _____

COMMERCIAL & RESTRICTED INDUSTRIAL:

Building area: _____ No. of Parking Spaces: _____

Property Owner/
Property Information

Name: Gladys Rigsby Voyles

Street Address of Property being rezoned: 8924

Rezoning from: RA to: _____ Total acreage being rezoned: 3.18 acres

Directions to Property (if no address):

8924 Kelly Bridge Rd.
Dawsonville, GA

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

Current Use of Property: _____

Does this proposal reach DRI thresholds? NO If yes, the application will require submittal of a transportation study. DRIs require an in depth review by County agencies, and regional impact review by the Georgia Mountains Regional Planning staff. This adds several weeks to processing; additionally, the applicant is responsible for the expense of third party review of the required technical studies associated with the project.

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

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

SURROUNDING PROPERTY ZONING CLASSIFICATION:

North RA South RA East RA West RA

Future Land Use Map Designation: RA

Access to the development will be provided from:

Road Name: Kelly Bridge Rd Type of Surface: asphalt

Property Owner Authorization

I/we, Gladys Riggsby Voyles, hereby swear that I/we own the property located at (fill in address and/or tax map parcel #s):

Street Address of Property being rezoned:

TMP#:

as shown in the tax maps and/or deed records of Dawson County, Georgia, and which parcel or parcels will be affected by this request.

I hereby authorize the person named below to act as the applicant or agent in pursuit of the rezoning requested on this property. I understand that any rezone granted, and/or conditions or stipulations placed on the property will be binding upon the property regardless of ownership. The under signer below is authorized to make this application. The under signer is aware that no application or reapplication affecting the same land shall be acted upon within six (6) months from the date of the last action by the Board of Commissioners.

Printed Name of applicant or agent: Keith Mulkey

Signature of applicant or agent: Keith Mulkey Date: 4-11-23

Printed Name of Owner(s): Gladys Riggsby Voyles

Signature of Owner(s): Gladys Riggsby Voyles Date: 4-11-23

Mailing address: _

City, State, Zip. GA

Phone (Listed/Unlis

Sworn and subscribed before me
this 11 day of April, 2023

Teresa H Worley
Notary Public

My Commission Expires: 12/22/2023



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

Rezoning Letter of Intent

Applicant: Gladys Rigsby Voyles
Subject Property: 8924 Kelly Br Rd, Dawsonville, Ga 30534
Current Zoning: RA
Proposed Zoning RSR
Application: Rezone 3.18 Acres from RA to RSR

Proposed Use

Applicant proposes to rezone 3.18 acres (Tract "C") to allow her to maintain the residency on a less than 5 acre lot in order to sell 26.45 acres (Tract "B")



ZA 23-04

Planning Commission Meeting June 20, 2023

Board of Commission Hearing July 20, 2023

Applicant Proposal

The applicant is seeking to zone a 3.18-acre portion of the parcel from R-A to RSR for the purpose of subdividing the property.

Applicant	Keith Mulkey obo Gladys Voyles
Amendment #	ZA 23-04
Request	Rezone Property from R-A to RSR
Proposed Use	To subdivide a 3.18-acre portion of the parent parcel
Current Zoning	R-A
Future Land Use	Rural Agricultural
Acreage	3.18 of a 30.72 acre parcel
Location	8924 Kelly Bridge Road
Commercial Square footage	n/a
Road Classification	Public
Tax Parcel	039 011
Dawson Trail Segment	n/a
Commission District	1
DRI	No
Planning Commission Recommendation	Approval to Rural Residential Estate instead of Residential Sub Rural

Direction	Existing Zoning	Existing Use
North	R-A	Single Family Residential
South	R-A	Single Family Residential
East	R-A	Single Family Residential
West	R-A	Vacant Land

According to the Comprehensive Plan and accompanying Future Land Use Plan, the subject property is identified as Rural Agricultural. The exurban residential area is neither exclusively agricultural nor exclusively residential. Much of this area is rural, agricultural, steeply sloping, and/or forest land. The minimum lot size of five (5) acres is the least amount of land that is considered necessary to sustain viable agricultural or forestry operations. Most of the land in this future land use classification has steeply sloping mountain and hillside topography. It is attractive from a residential market standpoint for Rural Agricultural development, given the scenic mountain views. This area is well beyond the projected limits of development during the 20-year planning horizon (to 2028). In the context of growth management, a five-acre minimum lot for subdivisions is expected to prevent suburban subdivision development, though amenities-driven (i.e., mountain views) exurban development is still likely despite the five-acre minimum lot size. Although most agriculture shown on the future land use plan map is cropland, some agricultural operations such as poultry houses may result in odors, dust, noise, or other effects which can be incompatible with single-lot residential development, which is permitted in this land use category. Although designated as Rural Agriculture, property owners continue to have low-density residential subdivision rights. Within the designated agricultural belt along the west side of the Etowah River, subdivision for detached, single-family residences may be appropriate if developed at lot sizes of five acres or more. If subdivided, lands in the agricultural belt should adhere to conservation subdivision principles in order to retain as much of the belt as possible, thereby protecting sensitive habitat along the river and also contributing to objectives of protecting the existing water supply watershed.

Land Uses: Rural Residential, Parks, Recreation and Conservation, Forestry, Agriculture Agricultural Retail
Zoning Districts: Residential Agriculture, Agriculture

County Agency Comments:

Environmental Health Department: “The home was built in 1966 and we have no records on file. Septic permitting Dawson County began in 1970. We have not made a site evaluation of the property. We recommend that a septic system re-evaluation be performed by our office to determine the existing septic tank location.”

Emergency Services: No comments necessary.

Etowah Water & Sewer Authority: No public water or sewer available at this site. Wells and septic only.

Planning and Development: The Future Land Use designation of the parcel is Rural Agriculture; the request to rezone to RSR is not consistent with the adopted Land Use. The six parcels within .6 mile range of Kelly Bridge Road range in size from 1.5 acres to 3.78 acres (all zoned R-A) were subdivided prior to 1994, only three of which are platted and recorded. A lot of record is defined as: Whenever a lot or plat has been legally and duly recorded with the County Clerk of Superior Court prior to February 23, 1998 and actually exists as so shown or described, it shall be deemed a lot of record. In addition, lots legally recorded that met zoning standards in place at the time of recordation, but do not meet standards currently in place are also considered lots of record. Although said lot may not contain sufficient land area or lot frontage to meet the minimum lot size requirements of the current zoning such lot may be used as a building site provided that all other requirements of the district are met and that building plans are consistent with all state and local health codes. If the Planning Commission finds the request to be consistent with the existing land (density) patterns; staff would recommend the zoning classification of RRE (Rural Residential Estates) to be more complimentary of area and the Future Land Use designation.

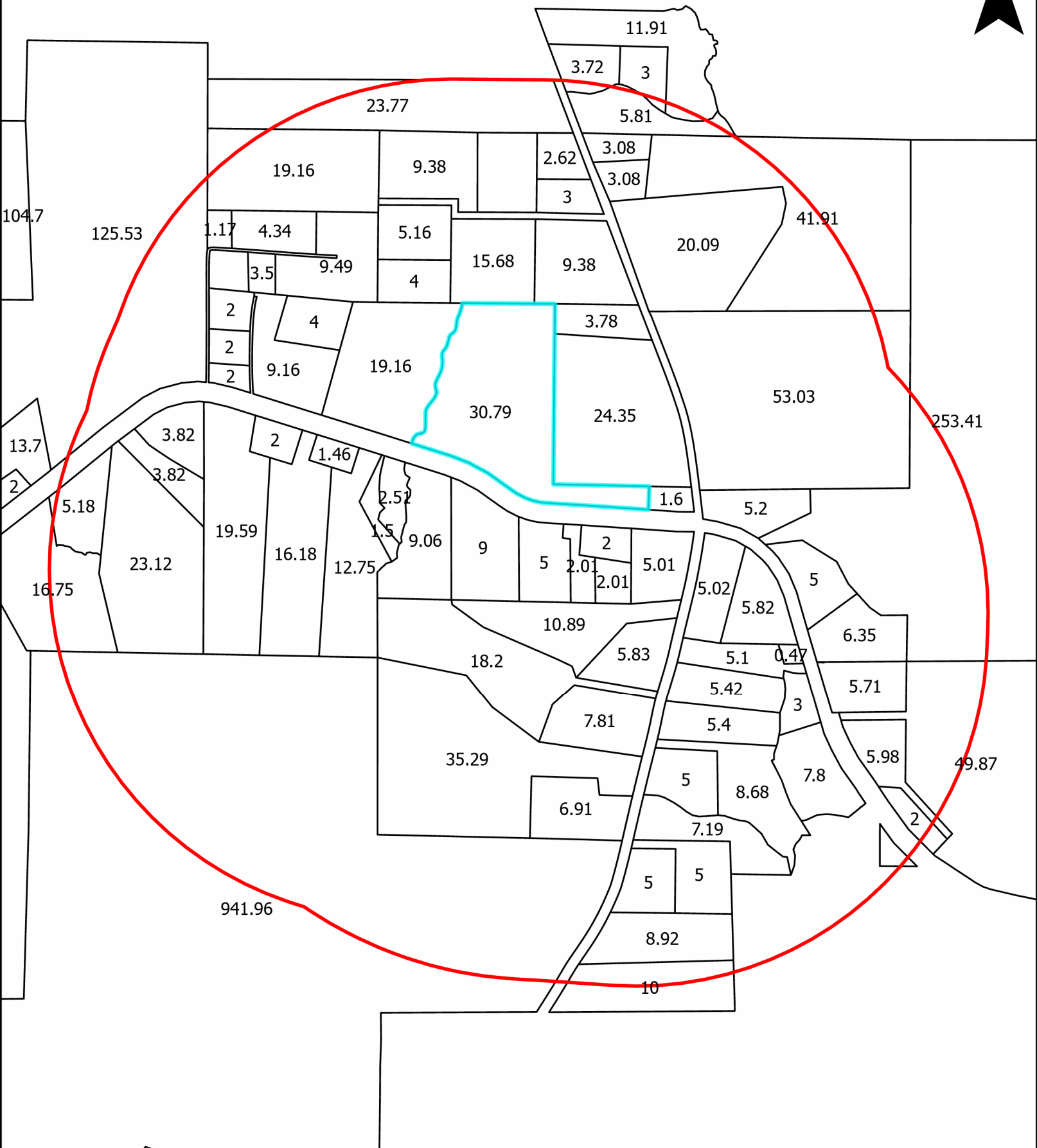
Public Works Department: No comments necessary.

THE PLANNING COMMISSION SHALL MAKE ITS RECOMMENDATIONS BASED ON THE FOLLOWING CRITERIA:

- (1) The existing uses and classification of nearby property;
- (2) The extent to which property values are diminished by the particular land use classification;
- (3) The extent to which the destruction of property values of the applicant promotes the health, safety, morals, or general welfare of the public;
- (4) The relative gain to the public, as compared to the hardship imposed upon the individual property owner;
- (5) The suitability of the subject property for the proposed land use classification;
- (6) The length of time the property has been vacant under the present classification, considered in the context of land development in the area in the vicinity of the property; and
- (7) The specific, unusual, or unique facts of each case, which give rise to special hardships, incurred by the applicant and/or surrounding property owners.

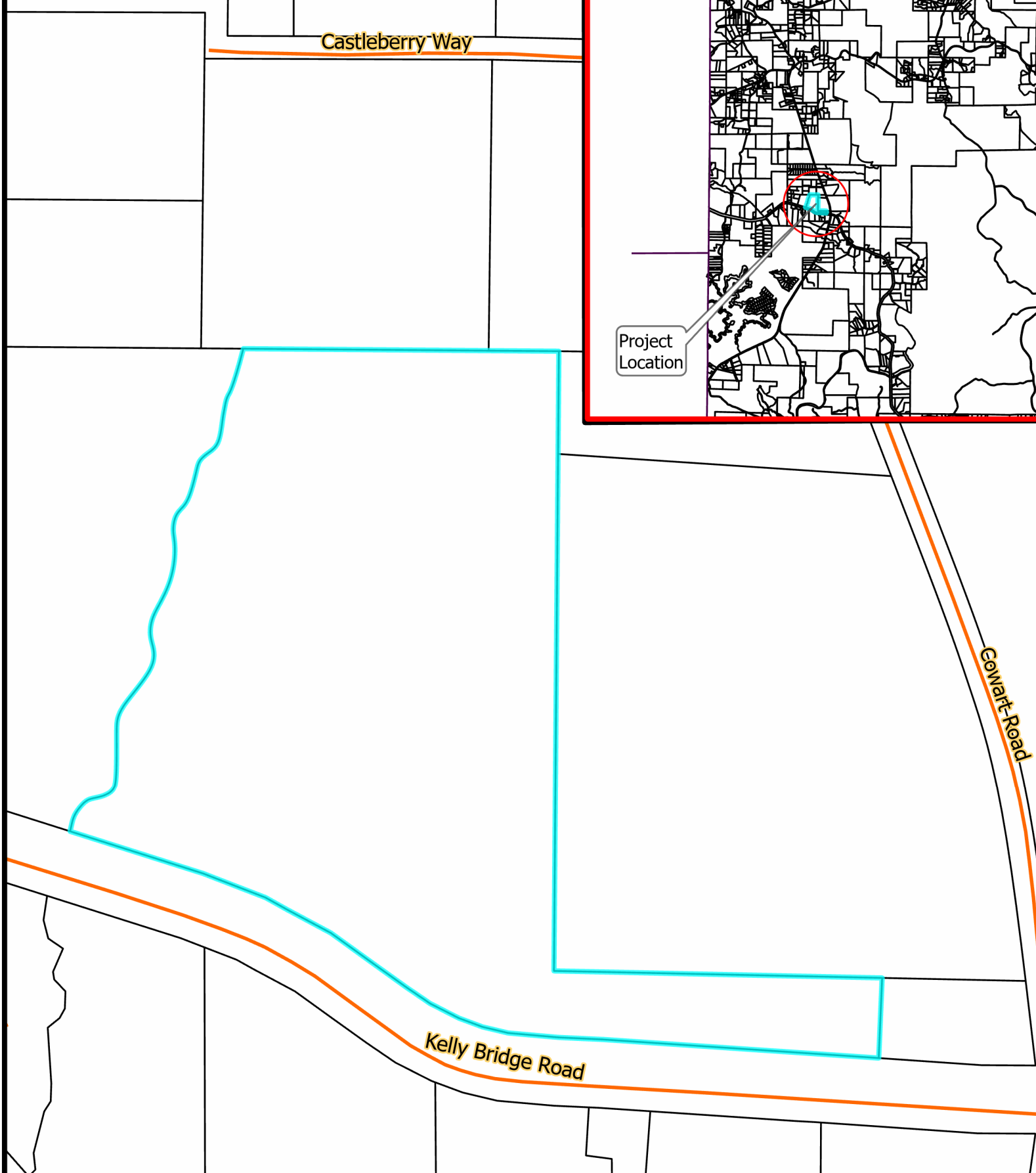
-Photo of Property-





ZA 63 -04
Parcel: 039-011

0.5 mile buffer
 Surrounding Parcels



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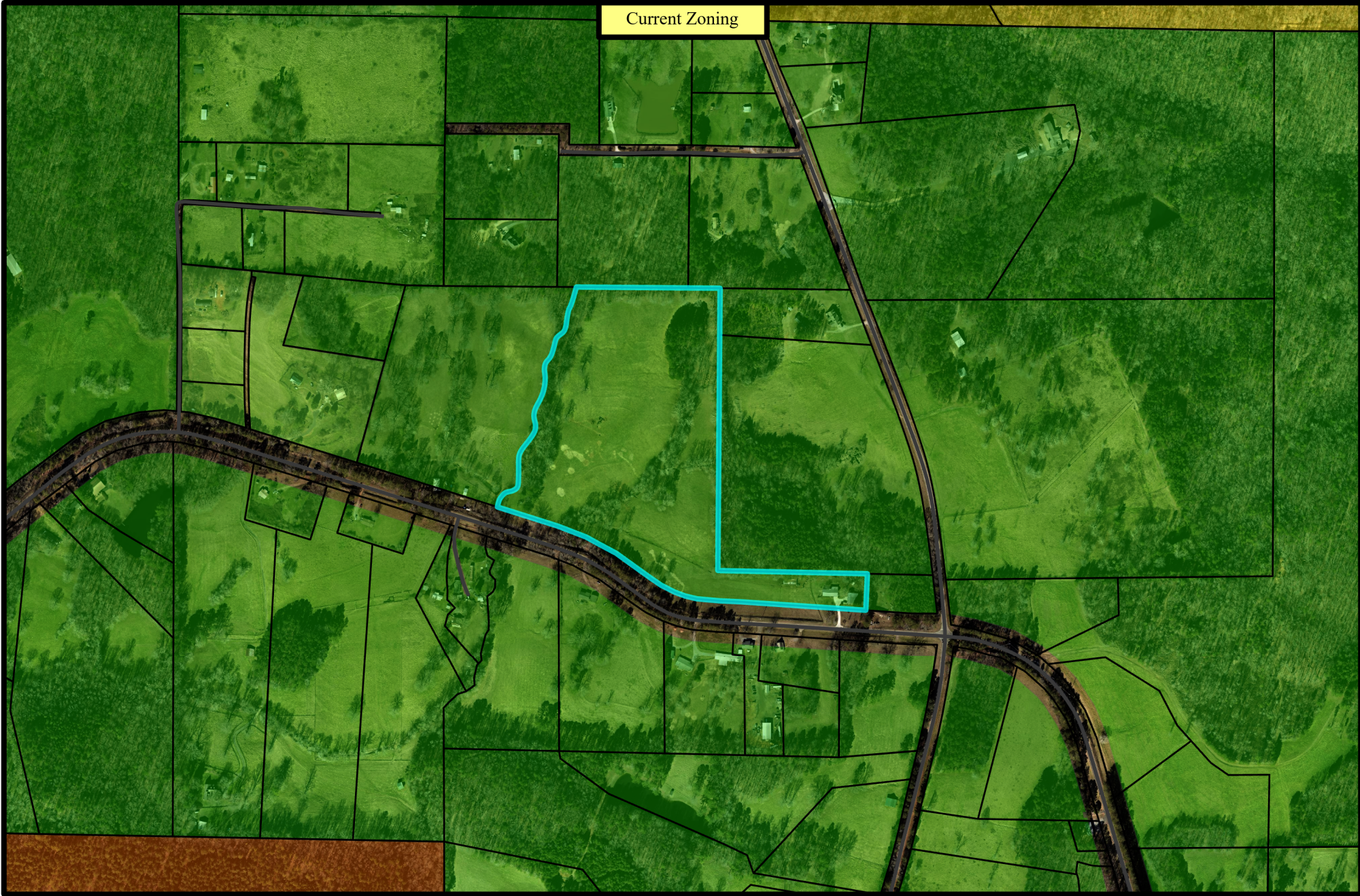


Dawson County
Plann 64 and Development

Staff Report: Exhibit

Parcel#:039-011
Current Zoning: RA
FLU: RA
Application #:ZA 23-04

Current Zoning









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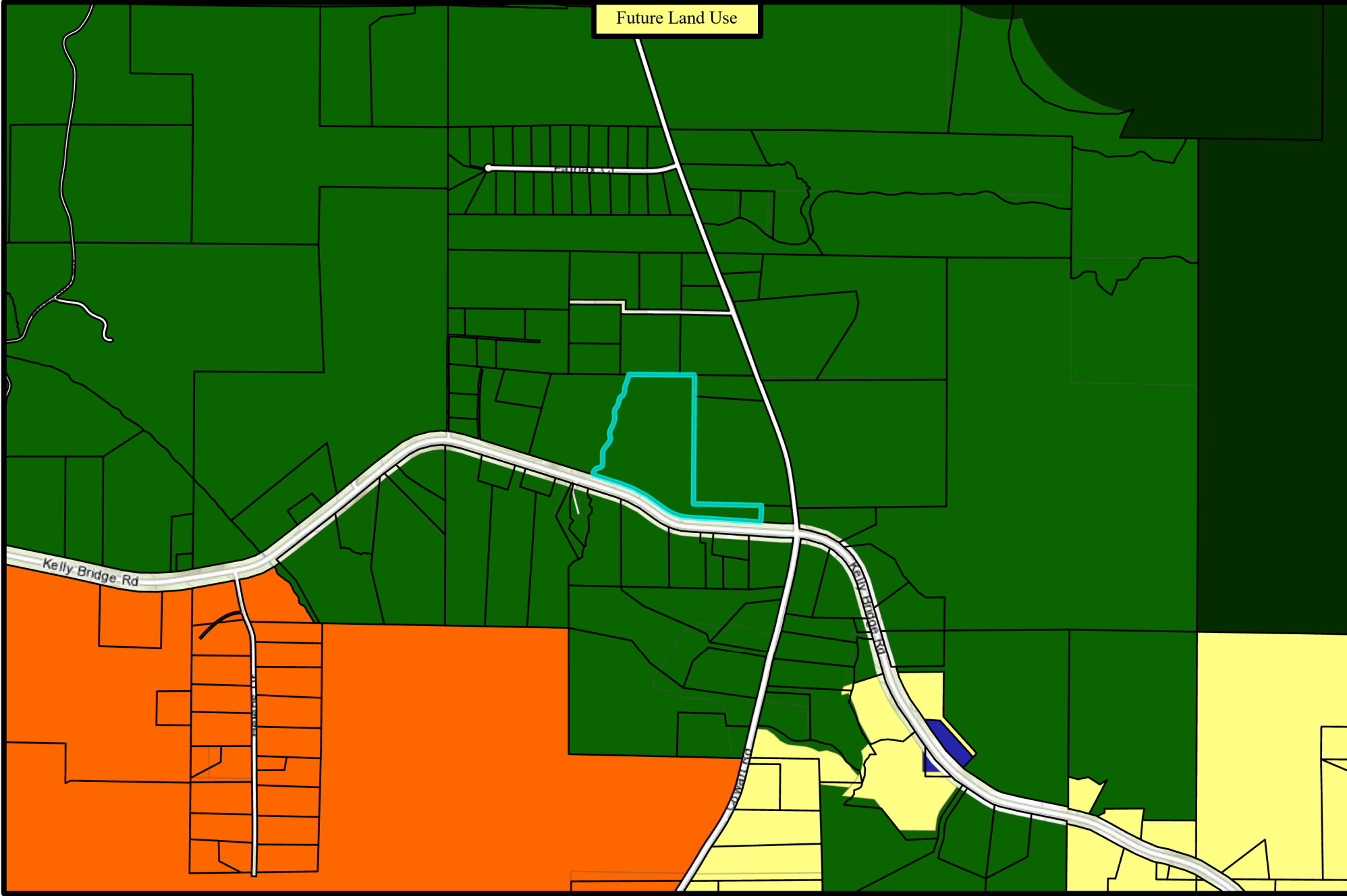
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Dawson County
 Planning & Development
 65
 Staff Report

Legend	
	RA
	RSR
	RSRMM
	RPC
	C-IR
	Parcels

Parcel#:039-011
 Current Zoning: RA
 FLU: RA
 Application #:ZA 23-04



Future Land Use



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N

 Scale: 1:19,964

Dawson County
 Planning Development
 Staff Report

Parcel#:039-011
 Current Zoning: RA
 FLU: RA
 Application #:ZA 23-04

Dawson County
Rezoning Application
(AMENDMENT TO LAND USE MAP)

APPLICANT INFORMATION (or Authorized Representative)

If applicant is other than owner, the Property Owner Authorization form must be completed.

Printed Name: Jim King

Address: _____

Phone (Listed only please) _____

Email (Business/Personal) _____

Status: Owner Authorized Agent Lessee Option to purchase

I have / have not participated in a pre-application meeting with Planning Staff.

If not, I agree / disagree to schedule a meeting the week following the submittal deadline.

Meeting Date: _____ Applicant Signature: Jim King

Digitally signed by Jim King
DN: cn=Jim King, o=cc, email=jim@kingconsulting.info, c=US
Date: 2023.04.26 08:01:48 -0400

REQUESTED ACTION & DETAILS OF PROPOSED USE

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

Proposed Use: Self Storage

Existing Utilities: Water Sewer Gas Electric

Proposed Utilities: Water Sewer Gas Electric

RESIDENTIAL

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

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

Type: Apartments Condominiums Townhomes Single-family Other

Type of Amenity: _____ Amount of Open Space: _____

COMMERCIAL & RESTRICTED INDUSTRIAL:

Building area: 109,850

No. of Parking Spaces: 6

Property Owner/ Property Information

Name: Lynda Crane

Street Address of Property being rezoned: Dawson Forest Rd E

Rezoning from: RA to: C-HB Total acreage being rezoned: 8.322

Directions to Property (if no address):

From Dawsonville, SR 9 South to Dawson Forest Rd. Turn left at double round-a-bouts continuing on Dawson Forest Rd towards GA 400. Parcel is about 1/4 mile past Red Rider Rd on the right.

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

Current Use of Property: Undeveloped/wooded

Does this proposal reach DRI thresholds? no If yes, the application will require submittal of a transportation study. DRIs require an in depth review by County agencies, and regional impact review by the Georgia Mountains Regional Planning staff. This adds several weeks to processing; additionally, the applicant is responsible for the expense of third party review of the required technical studies associated with the project.

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

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

SURROUNDING PROPERTY ZONING CLASSIFICATION:

North RA/RMF South RSRMM East C-HB/C-PCF West RA

Future Land Use Map Designation: OP

Access to the development will be provided from:

Road Name: Dawson Forest Rd Type of Surface: Asphalt

LETTER OF INTENT

The applicant requests a Rezoning for Parcel Number: 106 057 002 from Residential Agriculture (RA) to Commercial Hwy Business (C-HB) in order to develop a Self-Storage warehouse facility on 8.32 acres, approximately 3/4 mile west of GA 400 on Dawson Forest Road. The property is currently zoned RA (Residential Agriculture). It is bordered on the west by another Residential Agricultural Property, owned by the same long-time owner, Lynda Crane, who endorses the rezoning and re-use of this subject property. It is bordered to the east by C-HB (Commercial Highway Business) at the front ("Char's Daycare", which will be physically separated by our new fenced storm-retention pond, and the required creek buffers), and RMF (Residential Multi-Family) at the rear (behind Char's), and to the south by RSRMM (Residential Sub-Rural Manufactured/Moved). Additional Commercial properties are nearby on Dawson Forest Road: Big Dog Drilling (300' to the east), and Crane Auto Salvage (800' to the west).

The property is designated as Office Professional on the Future Land Use Plan and the proposed development is actually less impactful (from a traffic & noise perspective) than the designated Office Use, or other residential uses.

The proposed Self Storage development does not generate significant traffic. Parking requirements for Self Storage are only a fraction of that needed for General Warehouse or Office Warehouse. For this reason, we are providing 6 total parking spaces for the office outside of the fenced area. Tenants park in front of their unit while loading and unloading in the paved area provided. Numerous studies have shown that this is sufficient for Self-Storage facilities, due to their low traffic.

The proposed facility will be constructed in a total of 2 or 3 phases. The proposed development will add to the County's tax base, as well as provide a much-needed service for the residents of Dawson County. The proposed location on Dawson Forest Rd will provide convenient access for the new residential developments all along Dawson Forest and therefore reduce traffic that would be associated with the tenants travelling to the existing Self Storage facilities along Ga 400.

Thank you for your consideration.

'23 APR 25 10:49 AM

Tiger Den Storage

CONSTRUCTION & DEVELOPMENT SCHEDULE

Entitlement Process: May 2023 – July 2023

Engineering Design: July 2023 – October 2023

Land Development Ph1: November 2023 – April 2024

Vertical Construction Ph1: May 2024 - November 2024

Land Development Ph2: June 2025 – August 2025

Vertical Construction Ph2: August 2025- January 2026

'23 APR 26 10:49 AM



ZA 23-05

Planning Commission Meeting June 20, 2023
Board of Commission Hearing July 20, 2023

Applicant Proposal

The applicant is seeking to zone the property from R-A (Residential Agriculture) to C-HB (Commercial Highway Business) to develop a self-storage facility.

Applicant	Jim King obo Tiger Den Storage
Amendment #	ZA 23-05
Request	Rezone Property from R-A to C-HB
Proposed Use	Self-Storage Facility
Current Zoning	R-A
Future Land Use	C-OI (Commercial Office Institutional)
Acreage	8.32 acres
Location	Dawson Forest Road
Commercial Square footage	109,850
Road Classification	County Collector
Tax Parcel	106 057 002
Dawson Trail Segment	n/a
Commission District	4
DRI	No
Planning Commission Recommendation	Approval with stipulations

Direction	Zoning	Existing Use
North	RSRMM & CPCD	Single and Multi-Family Residential
South	RS	Single Family Residential
East	CPCD & C-HB	Child Care Facility & Single Family Residential
West	R-A	Single Family Residential

According to the Comprehensive Plan of Dawson County this parcel is identified as Office Professional.

This category is for land dedicated to business and service establishments that do not have retail sales and which operate in an office or intuitional environment. It is a subset of commercial land use. For the purpose of this plan, office land uses are addressed separately from commercial uses because they are more compatible with residential land uses and can serve as a transitional land use between commercial and residential areas.

These developments typically feature commercial or service-related operations with public access, but the customer base is not as heavy or frequent as with retail and there is minimal need for dynamic signage. These developments should feature little/no nuisance activity and employ designs with extensive landscaping, minimal parking, and architectural elements like masonry and pitched roofs that are compatible with suburban residential settings.

Land Uses

Office buildings • Business parks • Neighborhood commercial • Medical facilities • Churches

Zoning Districts

Office - Professional

County Agency Comments:

Engineering Department:

Environmental Health Department: "Application states that there is public water and sewer available at the site. No health hazards in the area in which we are aware."

Emergency Services: No comments returned as of 6.9.2023

Etowah Water & Sewer Authority: "Water is available across the street (for domestic use). If water main is impacted, contact EWSA. Sewer is available across the street. If sewer main is impacted, contact EWSA."

Planning and Development: The request for self-storage is of a service nature and provides a low intensity use as a transition between commercial along Dawson Forest to residential. The concept plan depicts open space and buffers.

THE PLANNING COMMISSION SHALL MAKE ITS RECOMMENDATIONS BASED ON THE FOLLOWING CRITERIA:

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- (4) The relative gain to the public, as compared to the hardship imposed upon the individual property owner;
- (5) The suitability of the subject property for the proposed land use classification;
- (6) The length of time the property has been vacant under the present classification, considered in the context of land development in the area in the vicinity of the property; and
- (7) The specific, unusual, or unique facts of each case, which give rise to special hardships, incurred by the applicant and/or surrounding property owners.

-Photo of the Parcel-



SITE LOCATION MAP



Map Photo Aerial © 2011

SITE DATA

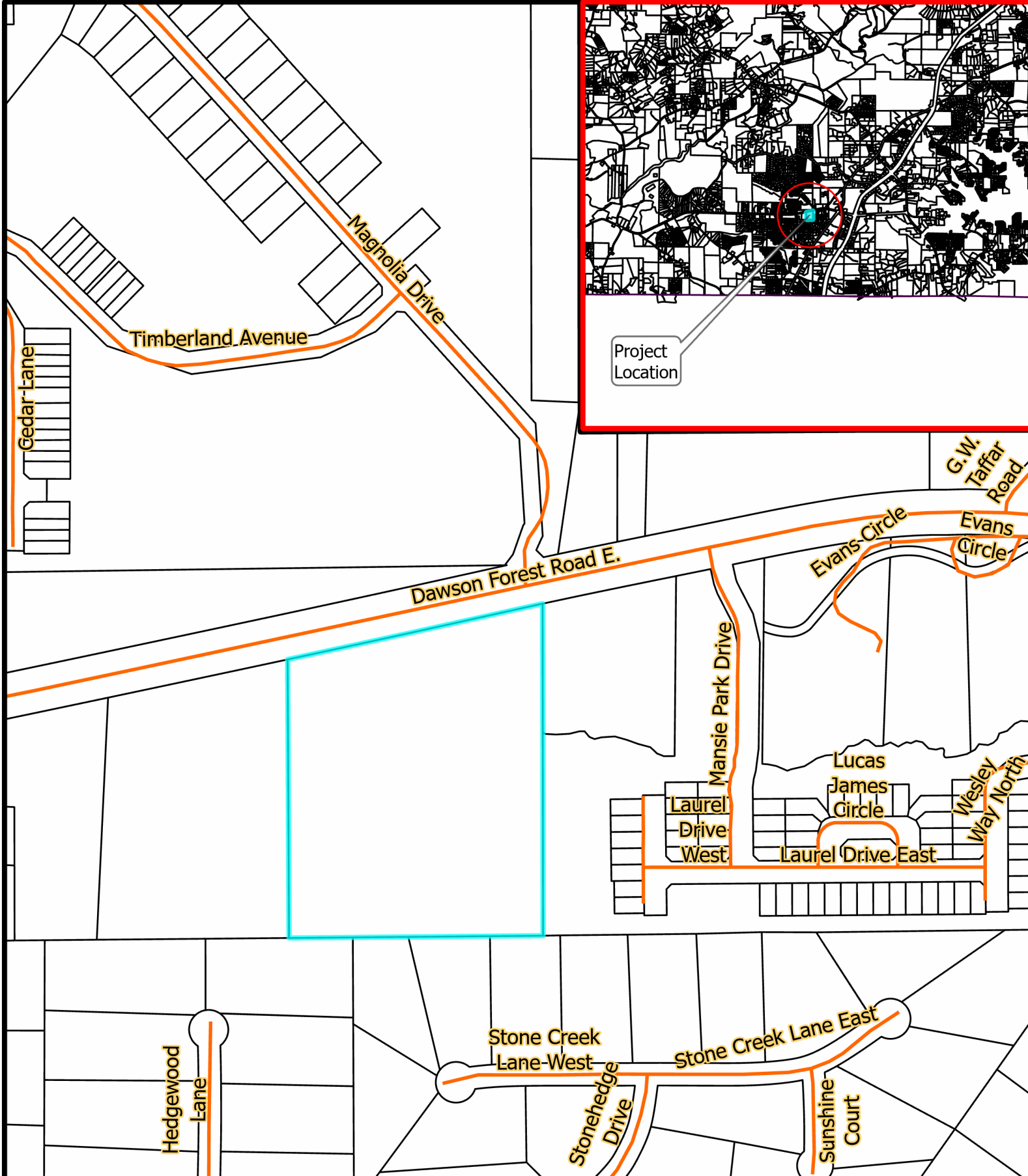
SITE AREA: 8.32 acres
GROSS BLDG AREA: 109,850 SF
OFFICE PARKING: 6 Spaces
EXISTING ZONING: RA
PROPOSED ZONING: C-HB

Grid North (GA West Zone)



OWNERS/DEVELOPER: JEFF GLOVER																																		
PHONE: 706-491-7994 EMAIL: spedacac6619@yahoo.com																																		
24 HOUR CONTACT: JEFF GLOVER 706-491-7994 EMAIL: spedacac6619@yahoo.com																																		
PROJECT: TIGER DEN SELF-STORAGE																																		
LOCATED IN: LAND LOTS 349 T8A, SOUTH HALF DISTRICT, 1/4 SECTION DANSON COUNTY, GEORGIA																																		
SHEET TITLE: CONCEPT PLAN																																		
																																		
STAMP:																																		
DRAWING DATE: 2023-06-28																																		
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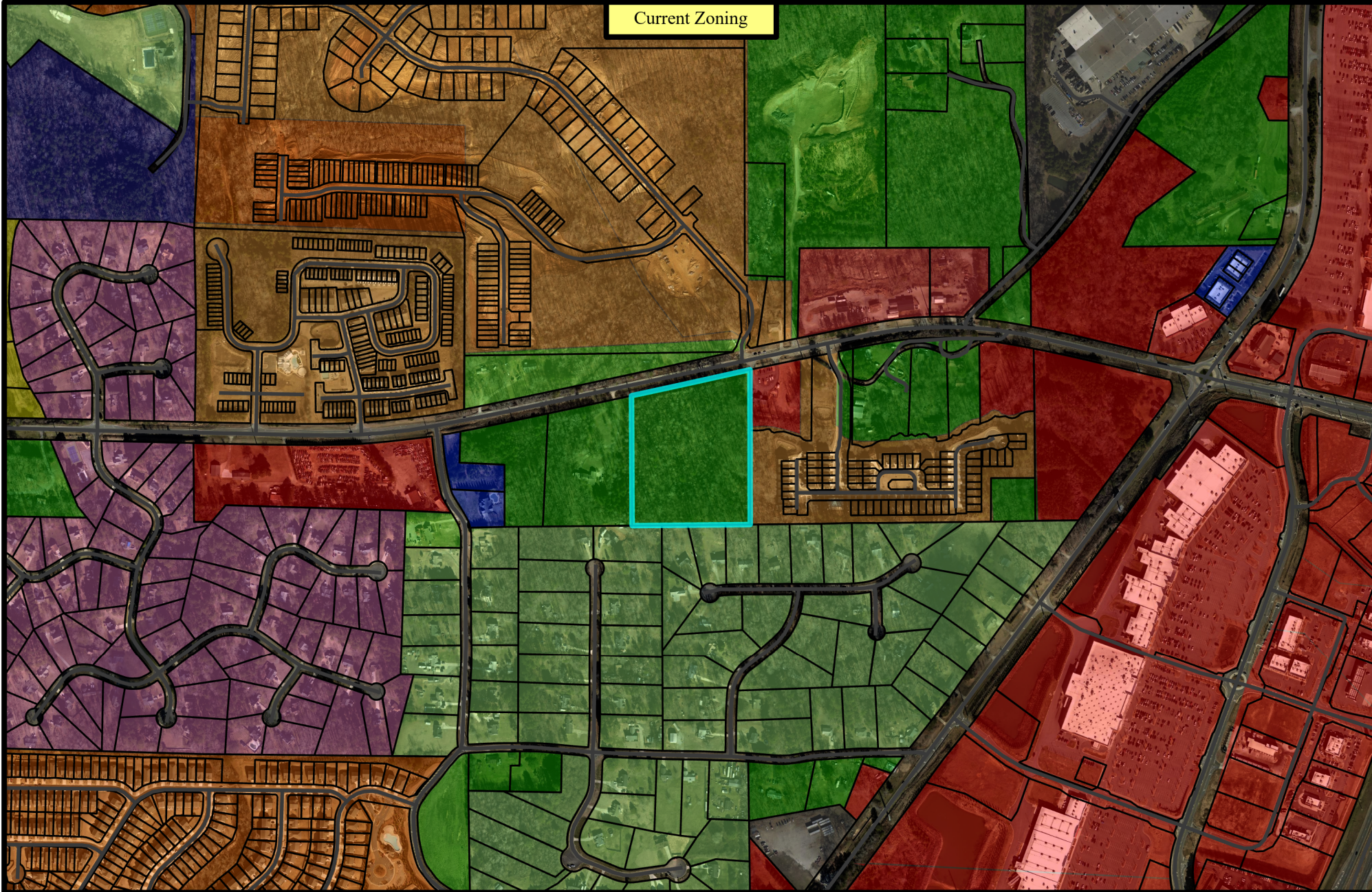
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Dawson County
Plan 80 and Development

Staff Report: Exhibit

Parcel#: 106-057-002
Current Zoning: RA
FLU: OP
Application #: ZA 23-05



Current Zoning



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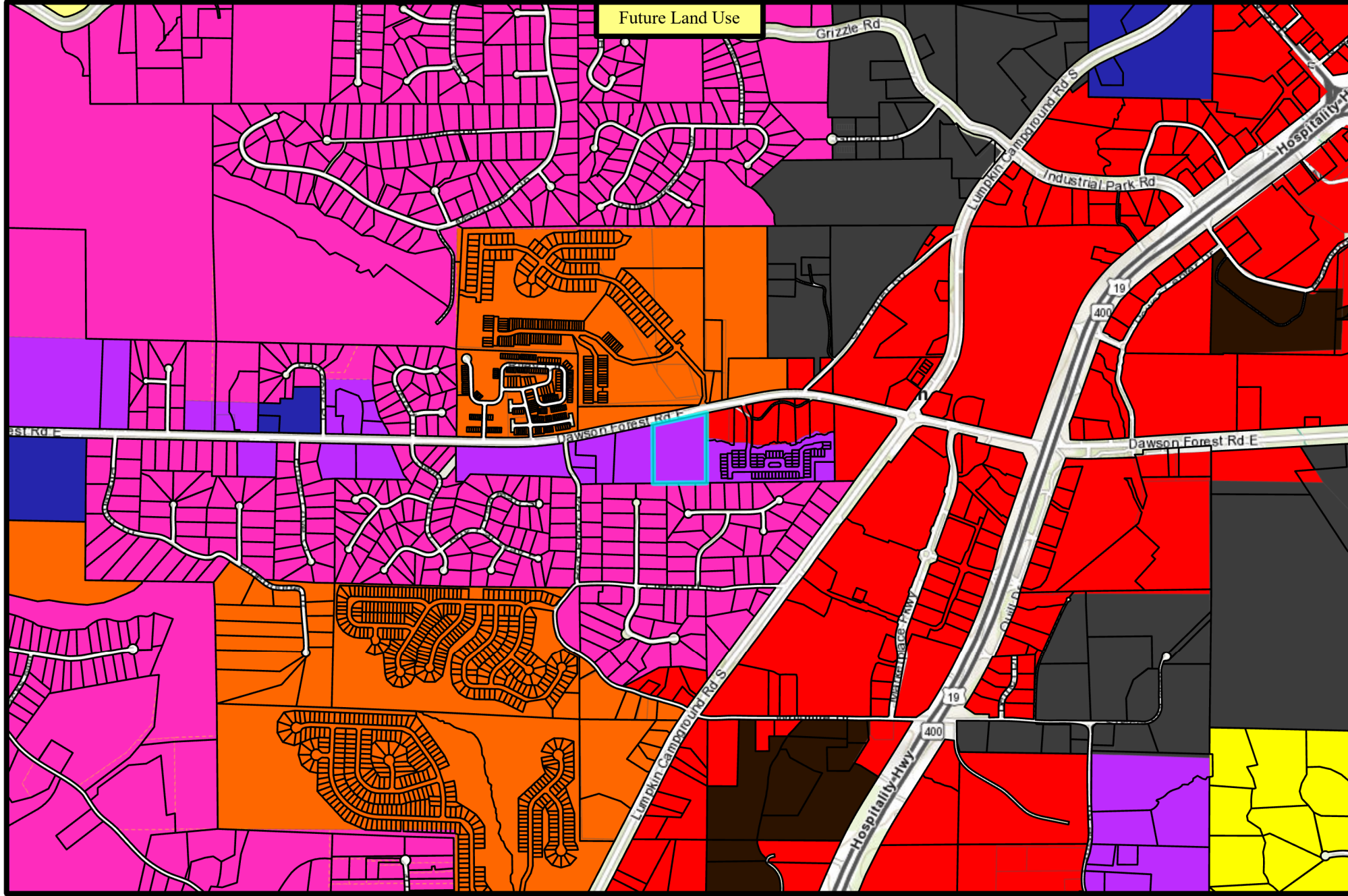
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Dawson County
 Planning and Development
 Staff Report

81

Legend	
	RA
	RSR
	VCR
	C-HB
	RSRMM
	RPC
	C-CB
	C-IR
	C-PCD
	RS
	C-OI
	RMF
	RS3
	Parcels

Parcel#: 106-057-002
 Current Zoning: RA
 FLU: OP
 Application #: ZA 23-05



Future Land Use



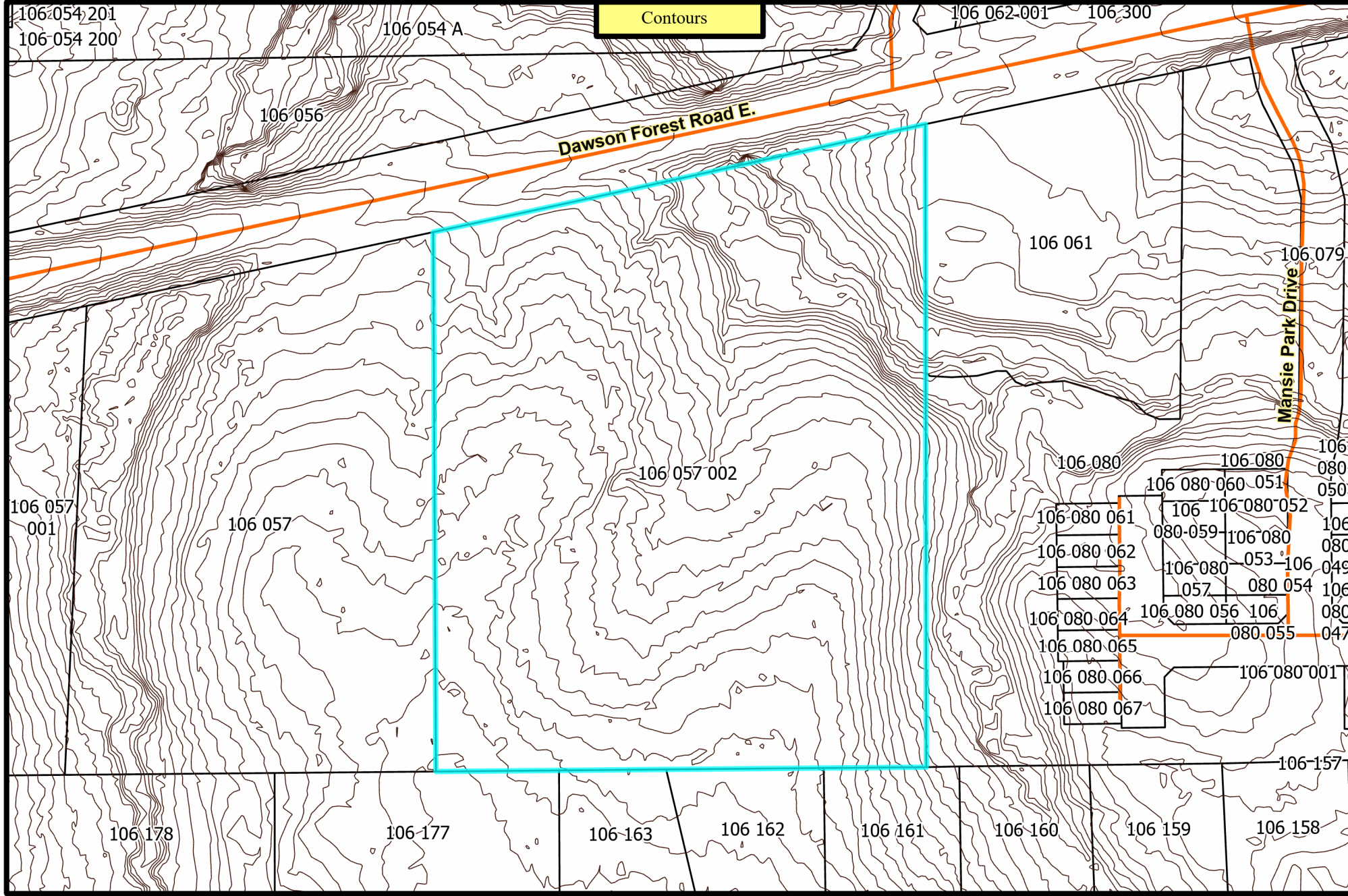
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 Scale: 1:19,964

Dawson County
 Planning 82 Development
 Staff Report


Parcel#: 106-057-002
 Current Zoning: RA
 FLU: OP
 Application #: ZA 23-05



Contours



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 Scale: 1:2,164

Dawson County
 Planning 83 Development

Staff Report

Parcel#: 106-057-002
 Current Zoning: RA
 FLU: OP
 Application #: ZA 23-05

The Dawson County Planning Commission meeting was called to order at 6:03 p.m. by Vice Chairman Neil Hornsey.

Shelton Townley gave the invocation.

The Pledge of Allegiance was led by Vice Chairman Hornsey.

Members present: Steve Sanvi, Chairman Appointee; Shelton Townley, District 3; and Neil Hornsey, District 4.

Staff present: Harmony Gee, Zoning Specialist and Sharon Farrell, Planning Director.

Vice Chairman Hornsey asked for a motion to approve the minutes from the May 16th, 2023 minutes as prepared. Motion passed by a vote of 3-0 Sanvi/Townley

Vice Chairman Hornsey asked for a motion to approve the agenda as presented by staff. Motion passed by a vote of 3-0. S a n v i / T o w n l e y

Vice Chairman Hornsey announced the requirement that a *statement of disclosure of campaign contributions* of \$250 or more must be completed by anyone who wishes to speak in favor or opposition to any application.

Old Business:

VR 23-04 Eric Kimpel is requesting to vary from the Dawson County Land Use Ordinance Article III Section 121-67 setback reduction. TMP L08-031 (Chestatee Point)

Vice Chairman Hornsey asked if there was anyone to speak on behalf of the application. The applicant, Eric Kumpel, stated that since the last meeting that he had met with his adjoining neighbor and they were able to come to an agreement in terms of the garage he is seeking to construct. Vice Chairman Hornsey stated that he had an email from the adjoining property owner that had been given to the Commission by staff.

Vice Chairman Hornsey asked for a motion.

Motion to approve of the request with the stipulations of a natural foliage border in perpetuity and no windows in the new garage wall facing 1047 Chestatee Point: passed 3-0 Sanvi/Townley

New Business:

VR 23-05 Jacob Reichel is requesting to vary from the Dawson County Subdivision Regulations Ordinance Section 133-115 B.1 subdividing a parcel more than 5 times in less than 5 years TMP 039-012-031 (Coward Road)

Vice Chairman Hornsey asked if there was anyone to speak on behalf of the application. Jacob Reichel of Dawsonville, Georgia spoke to his application. He stated that he and his wife bought property about a year and a half ago and are looking to build their home here. He purchased the land through a land loan and is needing to subdivide a portion of the parcel for the purpose of not financing all of the property in

DAWSON COUNTY PLANNING COMMISSION
MEETING HELD JUNE 20, 2023
DAWSON COUNTY GOVERNMENT CENTER

with his mortgage. Mr. Reichel stated that he purchased one of the Bohlayer properties.

Vice Chairman Hornsey asked if there was anyone to speak in favor of the application. There was none.

Vice Chairman Hornsey asked if there was anyone to speak in opposition of the request. There was none.

Vice Chairman Hornsey asked for a motion.

Motion to approve the request passed 3-0 Sanvi/Townley

VR 23-06 Meritage Homes of Georgia, Inc. is requesting to vary from the Dawson County Land Use Resolution Article III Section 121-66 front setback reduction TMP 106-054-001 (The Woods at Dawson)

Vice Chairman Hornsey asked if there was anyone to speak to the application. Curt Houpland of Alpharetta, Georgia spoke on behalf of Meritage Homes of Georgia, Inc. He stated that the development had made it through land development stage but was discovered when the building permits were pulled that what they thought was a side setback was considered a front setback by the County.

Vice Chairman Hornsey asked if there was anyone to speak in favor of the application. There was none.

Vice Chairman Hornsey asked if there was anyone to speak in opposition of the application. There was none.

Vice Chairman Hornsey closed the Board for discussion and asked for a motion. Motion to approve of request passed 3-0 Sanvi/Townley

VR 23-07 James Callas is requesting to vary from the Dawson County Land Use Resolution Article III Section 121-67 setback reduction TMP L17-157 (Dogwood Drive)

Vice Chairman Hornsey asked if there was anyone to speak on behalf of the application. James Callas of Dawsonville, GA spoke to the application. Mr. Callas stated that he has demolished the majority of the previous residence that was on the parcel and the owner wanted to leave a portion of the garage. Mr. Callas will be building a new residence for the owners of the parcel. Due to the size of the lot in Athens Boat Club he is in need of a variance to the front and both sides.

Vice Chairman Hornsey asked if there was anyone to speak in favor of the application. There was none.

Vice Chairman Hornsey asked if there was anyone to speak in opposition of the application. There was none.

Vice Chairman Hornsey then closed the Board for discussion and asked for a motion. Motion to approve the request passed 3-0 Sanvi/Townley

SU 23-01 Shannon Elzey is requesting to a Special Use of TMP 079-019 to place a manufactured home on less than 5 acres in R-A (Residential Agriculture). (Tanner Hall Road)

Vice Chairman Hornsey stated that Staff had received a request earlier in the day to withdraw the application.

Vice Chairman Hornsey asked for a motion. Motion for the application to be withdrawn was passed 3-0 Sanvi/Townley

June 20, 2023

DAWSON COUNTY PLANNING COMMISSION MEETING
DAWSON COUNTY GOVERNMENT CENTER

ZA 23-04 Keith Mulkey obo Gladys Voyles is requesting to rezone 3.18 acres of TMP 039-011 from R-A (Residential Sub-Rural) to RSR (Residential Sub-Rural). (Kelly Bridge Road)

Vice Chairman Hornsey asked if there was anyone to speak on behalf of the application. Keith Mulkey of Dawsonville, GA spoke to the application. He stated that the portion of the parcel that he was requesting to be rezoned was a part of the Glennon Voyles estate. Mr. Voyles wife has since moved to Alabama to live with family due to her health. He plans on purchasing the larger portion of the property and due to the shape of the parcel for him to subdivide 5 acres it would make the larger portion of the parcel an odd shape and take away road frontage.

Vice Chairman Hornsey asked if there was anyone to speak in favor of the application. There was none.

Vice Chairman Hornsey asked if there was anyone to speak in opposition of the application. Helen Heinle of Dawsonville, GA spoke of concerns of the parcel being subdivided further given the number of lots that have been or in the process of being developed around her due to the Bohlayer Estate sale. Ms. Heinle stated that she and neighbors had concerns of development and the impact on the water table, near by creeks and the loss of a rural feel to that portion of the County.

Vice Chairman Hornsey then closed the Board for discussion and asked for a motion. Motion to recommend approval of the rezoning to Rural Residential Estate instead of the requested Residential Sub-Rural was passed 3-0 Sanvi/Townley

ZA 23-05 Jim King is requesting to rezone 8.322 acres of TMP 106-057-002 from R-A (Residential Sub-Rural) to C-HB (Residential Sub-Rural). (Dawson Forest Road)

Vice Chairman Hornsey asked if there was anyone to speak to the application. Jim King of Dawsonville, GA spoke on behalf of the application. Mr. King stated that his client is requesting to rezone the parcel for the purpose of developing approximately 109,000 square feet of self-storage. The development would be located between what was formerly known as Char's Family Daycare and the residence of Marcus and Linda Crane who the developer is purchasing the property from. Mr. King stated that the developer was present as well and could go into further detail of the plans. Jeff Glover of Cumming, GA stated that he lives in Cumming but due to the immense amount growth there he preferred to have his business in Dawson County. He has been to many seminars and training classes to determine what he feels like would be the best fit for the type of storage facility that he would like to develop. Mr. Glover spoke to design, colors, and buffers as well.

Vice Chairman Hornsey asked if there was anyone to speak in favor of the application. There was none.

Vice Chairman Hornsey asked if there was anyone to speak in opposition of the application. Salvador Cornejo of Dawsonville, GA spoke to say that he is neither for or against the request but did have some concerns to the proposed development that will back up to his parcel. Mr. Cornejo stated that he had concerns of light bleeding over onto his parcel and would request that the developer install a fence and some type of hedge or evergreen to help buffer the development.

Vice Chairman Hornsey then closed the Board for discussion and asked for a motion. Motion to recommend approval of the request with an additional buffer along the back portion of the development was approved 3-0 Townley/Sanvi

Updates by Planning and Development were given by Planning Director Sharon Farrell. She stated that there is survey regarding future land use for the Comprehensive Plan currently on the County's website and encouraged everyone to take it so that their opinions can be heard.

DAWSON COUNTY PLANNING COMMISSION
MEETING HELD JUNE 20, 2023
DAWSON COUNTY GOVERNMENT CENTER

There being no further business to discuss, the meeting was adjourned at 6:58 p.m.

Neil Hornsey, Vice Chairman

Date

Attest: Harmony Gee

Date

Mya Thomae
Regulatory Advisor

Dawsonville, GA 30534

Regulatory Advisor

June 2017 to Present

I am an independent regulatory and business advisor to medical device and pharmaceutical companies. My speciality is regulation of in vitro diagnostic tests as stand-alone products, companion diagnostics and critical components of therapeutic manufacturing systems.

Advisor, Illumina Accelerator

2015 to Present

Advisor, NextGenJane

2016 to Present

Scientific Advisory Board (SAB) Member, BioScrib Genomics

August 2022 to Present

Pollworker, Dawsonville, Georgia

June, 2022 to Present

Member of the Board of Directors at Transgenomic

June 2015 to July 2017

VP, Regulatory Clinical and Medical Affairs at Illumina, Inc.

July 2014 - June, 2017

Founder and CEO of Myraqa, Inc.

January 2008 - July 2014

Myraqa was a boutique regulatory consulting firm focused on in vitro diagnostic (IVDs) and companion diagnostic products. Myraqa offered in-depth advice on development, regulatory and clinical validation of IVDs. Myraqa was acquired by Illumina in July, 2014. Beginning July, 2014 I led Illumina's regulatory, clinical and medical affairs groups along with continuing to serve clients until September 2016 under the Myraqa brand.

Independent Regulatory Consultant

1997 - 2007

Provided regulatory advice to client companies in the area of in vitro diagnostics.

Mya Thomae
Regulatory Advisor
Dawsonville, GA 30534

Board Member, Oregon Health Sciences University (OHSU), Institutional Review Board (IRB)

1997 - 2007

Served on a weekly board for research protocols being performed at OHSU.

Regulatory Affairs Manager at Chiron Corporation

1996-1997

Regulatory Affairs Manager at Epitope

1992 - 1995 (began at Epitope as Regulatory Specialist; promoted to manager)

Education:

University of Wisconsin-Madison
Bachelor of Music, Cello Performance; 1985-1989

Submission Experience:

Many submissions to FDA and other regulatory agencies worldwide. These submissions have included many PMA and de novo 510(k) novel diagnostic devices including products for microbiology, oncology, companion diagnostic, cardiac care and arthritis.

Speaking and Papers:

Numerous speaking presentations including working closely with AstraZenca for a discussion on personalized medicine:

<https://pharmaphorum.com/views-and-analysis/oncology-shaping-the-future-of-personalised-healthcare-media-hub/>

Also have worked closely with Friends of Cancer Research on their BluePrint Program:
<http://events.r20.constantcontact.com/register/event?llr=kwe6axbab&oeidk=a07eedhxtmg66f48ff>



DAWSON COUNTY BOARD OF COMMISSIONERS AGENDA FORM

Department: Public Works

Work Session: N/A

Prepared By: Melissa Hawk

Voting Session: 07/20/2023

Presenter: Billy Thurmond

Public Hearing: Yes No

Agenda Item Title: Ratification of Emergency Purchase for Concrete Slab/Walls and Assembly of Steel Master Building

Background Information:

The BOC approved Phase 1 of the Renovation of the Salt and Wood Shed into a multi-stream recycling center. The wood shed has been completed, moved from the metal shed and bins have been purchased for the separation of recyclables. A steel Quonset building has been ordered, matching the buildings used by GDOT to store salt and other materials along the highways and interstates in Georgia.

Current Information:

Pricing was received by two vendors to construct the slab and walls as well as assemble the Steel Master Building. The lowest price was received by local vendor Hill Concrete Construction for all work totaling \$45,260. The highest price received totaled \$80,000.

An emergency purchase was approved unanimously by the BOC on June 23, 2023, and on June 27, 2023, to perform the work to ensure the protection of the de-icing salt and to expedite the restarting of the recycling center to assist in keeping Dawson County roads clean from debris.

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

Fund	Dept.	Acct No.	Budget	Balance	Requested	Remaining
540	4520	541200	335,799.00		\$45,260.00	\$233,732.59

Recommendation/Motion: Staff respectfully requests the Board to ratify the emergency purchase.

Department Head Authorization: Robert Drewry

Date: 06/23/2023

Finance Dept. Authorization: _____

Date: _____

County Manager Authorization: _____

Date: _____

County Attorney Authorization: _____

Date: _____

Comments/Attachments: