

**DAWSON COUNTY BOARD OF COMMISSIONERS
VOTING SESSION AGENDA – NOVEMBER 21, 2019
DAWSON COUNTY GOVERNMENT CENTER ASSEMBLY ROOM
25 JUSTICE WAY, DAWSONVILLE, GEORGIA 30534
6:00 PM**

A. ROLL CALL

B. OPENING PRESENTATION

[Proclamation](#)- Dawson County 4-H BB Team

C. INVOCATION

D. PLEDGE OF ALLEGIANCE

E. ANNOUNCEMENTS

F. APPROVAL OF MINUTES

[Minutes](#) of the Work Session held on November 7, 2019

[Minutes](#) of the Voting Session held on November 7, 2019

G. APPROVAL OF AGENDA

H. PUBLIC COMMENT

I. ZONINGS

1. ZA 19-16 – Ridgeline Land Planning LLC requests to rezone property located at TMP 113-011 and 113-092 from CHB (Commercial Highway Business) to CHB (Commercial Highway Business) and RMF (Residential Multi-Family) for the construction of a 140 attached townhome community.

2. ZA 19-18 – Bentley Corners LLC requests to rezone 1.679 acres of property located at Elliott Family Parkway TMP 070-009 from RA (Residential Agricultural) to RSR (Residential Sub-Rural).

J. NEW BUSINESS

1. Consideration of Special Event Business License Application - *Kathy Roos TNT Fireworks*
2. Consideration of RFP #354-19 - Request for Proposals for Consulting Services for 53 Overlay District and 400 Corridor District Update
3. Consideration of 2020 Local Maintenance & Improvement Grant Application and Approval Request
4. Consideration of Request for Additional Funding for Increased Attorney Fees in Juvenile Court
5. Consideration of Board Appointments:
 - a. Development Authority**
 - i. Jere Allen- *replacing Joel Hanner* (January 2020 through December 2023)
 - b. Planning Commission (Alternate, District 3)**
 - i. Tony Passarello- *appointment* (January 2020 through December 2021)

K. PUBLIC COMMENT

L. ADJOURNMENT

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



**DAWSON COUNTY
BOARD OF COMMISSIONERS**

**IN RECOGNITION OF THE
DAWSON COUNTY
4-H BB TEAM**

PROCLAMATION

WHEREAS, Dawson County 4-H BB Team consists of youth who live and attend school in Dawson County;

WHEREAS, they worked diligently throughout the fall, winter and spring to prepare themselves for competition;

WHEREAS, they represented Dawson County at the Daisy BB Nationals competition held in Rogers, Arkansas, in July 2019. They were the first ever Dawson County 4-H shooting sports team to represent the county at a national shooting sports competition. They placed 37th in a field of highly experienced teams from all over the United States;

WHEREAS, the Dawson County Board of Commissioners commends the Dawson County 4-H BB Team for its talents, dedication and hard work and congratulates the team on its accomplishments;

WHEREAS, the Dawson County Board of Commissioners does hereby bestow its best wishes for continued success in all future endeavors to these young people and knows that the future of 4-H shooting sports in Dawson County is very bright;

NOW, THEREFORE, the Dawson County Board of Commissioners does hereby proclaim November 21, 2019, as

Dawson County 4-H BB Team Day

Attest:

Billy Thurmond, Chairman

Kristen Cloud, County Clerk

**DAWSON COUNTY BOARD OF COMMISSIONERS
WORK SESSION MINUTES – NOVEMBER 7, 2019
DAWSON COUNTY GOVERNMENT CENTER ASSEMBLY ROOM
25 JUSTICE WAY, DAWSONVILLE, GEORGIA 30534
4:00 PM**

Those present were Chairman Thurmond; Commissioner Fausett, District 1; Commissioner Gaines, District 2; Commissioner Satterfield, District 3; Commissioner Nix, District 4; County Manager Headley; Interim County Attorney Davis; County Clerk Cloud; and interested citizens of Dawson County.

NEW BUSINESS

1. Presentation of Request to Accept Victim of Crime Act Grant Award- District Attorney Lee Darragh
This item will be added to the November 7, 2019, Voting Session Agenda.
2. Presentation of Special Event Business License Application - *Kathy Roos TNT Fireworks* - Planning & Development Director Jameson Kinley
This item will be placed on the November 21, 2019, Voting Session Agenda.
3. Presentation of Land Use Resolution Update- Planning & Development Director Jameson Kinley and Paige Hatley of Bill Ross & Associates
This item will be added to the November 7, 2019, Voting Session Agenda for consideration to move forward with public hearings. In tandem with this item, Adoption of a Moratorium on Acceptance of Applications for Rezoning will be added to the November 7, 2019, Voting Session Agenda.
4. Presentation of RFP #354-19 - Request for Proposals for Consulting Services for 53 Overlay District and 400 Corridor District Update- Planning & Development Director Jameson Kinley and Purchasing Manager Melissa Hawk
This item will be placed on the November 21, 2019, Voting Session Agenda.
5. Presentation of Request for Capital Improvements Element Adoption- Planning & Development Director Jameson Kinley
This item will be added to the November 7, 2019, Voting Session Agenda.
6. Presentation of 2020 Local Maintenance & Improvement Grant Application and Approval Request- Public Works Director David McKee
This item will be placed on the November 21, 2019, Voting Session Agenda.
7. Presentation of Request for Additional Funding for Increased Attorney Fees in Juvenile Court- Chief Financial Officer Vickie Neikirk
This item will be placed on the November 21, 2019, Voting Session Agenda.

8. Presentation of FY 2019 Third Quarter Financial Report- Chief Financial Officer Vickie Neikirk
This item was for information only.

9. Presentation of Board Appointments:

a. Development Authority

i. Jere Allen- *replacing Joel Hanner* (January 2020 through December 2023)

b. Planning Commission (Alternate, District 3)

i. Tony Passarello- *appointment* (January 2020 through December 2021)

This item will be placed on the November 21, 2019, Voting Session Agenda.

10. County Manager Report

This item was for information only.

11. County Attorney Report

This item was for information only.

EXECUTIVE SESSION

Motion passed 4-0 to enter into Executive Session to discuss litigation. Satterfield/Nix

APPROVE:

ATTEST:

Billy Thurmond, Chairman

Kristen Cloud, County Clerk

**DAWSON COUNTY BOARD OF COMMISSIONERS
VOTING SESSION MINUTES – NOVEMBER 7, 2019
DAWSON COUNTY GOVERNMENT CENTER ASSEMBLY ROOM
25 JUSTICE WAY, DAWSONVILLE, GEORGIA 30534
6:00 PM**

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

OPENING PRESENTATION:

Introducing New Dawson County Website- Public Relations Specialist Laura Fulcher

Motion passed 4-0 to come out of Executive Session. Gaines/Fausett

INVOCATION: Chairman Thurmond

PLEDGE OF ALLEGIANCE: Chairman Thurmond

ANNOUNCEMENTS:

Chairman Thurmond announced that Dawson County government offices would be closed November 11, 2019, in observance of Veterans Day.

APPROVAL OF MINUTES:

Motion passed 4-0 to approve the Minutes of the Work Session held on October 17, 2019. Nix/Satterfield

Motion passed 4-0 to approve the Minutes of the Voting Session held on October 17, 2019. Fausett/Gaines

APPROVAL OF AGENDA:

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

- Addition of Nos. 6, 7, 8 and 9 under New Business:
 - Request to Accept Victim of Crime Act Grant Award
 - Move Forward with Public Hearings Concerning Land Use Resolution Update
 - Adoption of a Moratorium on Acceptance of Applications for Rezoning
 - Request for Capital Improvements Element Adoption

Nix/Fausett

PUBLIC COMMENT:

None

PUBLIC HEARING:

Special Event Business License Ordinance Revision (1st of 1 hearing)

Chairman Thurmond opened the hearing by asking if there was anyone present who wished to be heard on the Special Event Business License Ordinance Revision and, hearing none, closed the hearing.

Motion passed 4-0 to approve the Special Event Business License Ordinance Revision. Nix/Satterfield

NEW BUSINESS:

Consideration of Request for Approval of FY 2020 State Public Defender Contract

Motion passed 4-0 to approve the Request for Approval of a FY 2020 State Public Defender Contract. Fausett/Gaines

Consideration of Memorandum of Understanding with Georgia Forestry Commission

Concerning Cooperative Purchasing and Supplies

Motion passed 4-0 to approve a Memorandum of Understanding with the Georgia Forestry Commission Concerning Cooperative Purchasing and Supplies. Gaines/Satterfield

Consideration of Renewal of Automatic Aid Agreement with Cherokee County Fire Department

Motion passed 4-0 to approve the Renewal of an Automatic Aid Agreement with Cherokee County Fire Department. Fausett/Nix

Consideration of Legal Services for Dawson County Constitutional Officers / Elected Officials / County Employees

Motion passed 4-0 to approve Legal Services for Dawson County Constitutional Officers / Elected Officials / County Employees; to release a Request for Proposal to procure legal services to ensure that a contract to begin by January 1, 2020, or as soon as possible, is executed. Gaines/Fausett

Consideration of Board Appointment:

- Planning Commission (Alternate, District 4)
 - Austin Harmon- appointment (November 2019 through December 2020)

Motion passed 4-0 to approve the appointment of Austin Harmon to the Planning Commission as an alternate for District 4 for a term of November 2019 through December 2020. Nix/Satterfield

Consideration of Request to Accept Victim of Crime Act Grant Award

Motion passed 4-0 to approve the Request to Accept the Victim of Crime Act Grant Award. Fausett/Satterfield

Consideration to Move Forward with Public Hearings Concerning Land Use Resolution Update

Motion passed 4-0 to approve to Move Forward with Public Hearings Concerning a Land Use Resolution Update. The first public hearing will be held before the Planning Commission on December 17, 2019, and the second public hearing will be held before the Board of Commissioners on December 19, 2019. Nix/Gaines

Consideration of Adoption of a Moratorium on Acceptance of Applications for Rezoning

Motion passed 4-0 to approve the Adoption of a Moratorium on Acceptance of Applications for Rezoning; to be implemented immediately and to terminate no later than February 7, 2020. Gaines/Fausett

Consideration of Request for Capital Improvements Element Adoption

Motion passed 4-0 to approve the Request for Capital Improvements Element Adoption.
Satterfield/Gaines

PUBLIC COMMENT:

None

ADJOURNMENT:

APPROVE:

ATTEST:

Billy Thurmond, Chairman

Kristen Cloud, County Clerk

DRAFT

DAWSON COUNTY REZONING APPLICATION

This portion to be completed by Zoning Administrator

ZA 19-110 Tax Map & Parcel # (TMP): 113-011

Submittal Date: _____ Time: _____ am/pm Received by: _____ (staff initials)

Fees Assessed: _____ Paid: _____ Commission District: _____

Planning Commission Meeting Date: _____

Board of Commissioners Meeting Date: _____

APPLICANT INFORMATION (or Authorized Representative)

Printed Name: Ridgeline Land Planning, Inc. - Holt Persinger

Address: _____

Phone: Listed _____ Unlisted _____ Email: Business _____ Personal _____

Status: [] Owner [X] Authorized Agent [] Lessee [] Option to purchase

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

I have _____ /have not X participated in a Pre-application meeting with Planning Staff.

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

Meeting Date: _____ Applicant Signature: _____

PROPERTY OWNER/PROPERTY INFORMATION

Name: D53 LLC

Street Address of Property being rezoned: 34 Lumpkin Campground rd N, Dawsonville, GA 30534

Rezoning from: C-HB to: RMF & C-HB Total acreage being rezoned: 25.36 ac

Directions to Property: GA 53 to Lumpkin Campground Rd, go North, property is immediately on right

Subdivision Name (if applicable): _____ Lot(s) #: 140

Current Use of Property: Vacant land

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

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

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

If yes, what section? South

SURROUNDING PROPERTY ZONING CLASSIFICATION:

North RMF South C-OI & C-HB East C-PCD & RA West C-HB, C-IR, & RA

Future Land Use Map Designation: Commercial-Highway

Access to the development will be provided from:

Road Name: Lumkin Campground Rd N Type of Surface: Asphalt

REQUESTED ACTION & DETAILS OF PROPOSED USE

Rezoning to: RMF Special Use Permit for: _____

Proposed Use: Single family attached townhomes

Existing Utilities: Water Sewer Gas Electric

Proposed Utilities: Water Sewer Gas Electric

RESIDENTIAL

No. of Lots: 140 Minimum Lot Size: 24X100 (acres) No. of Units: 140

Minimum Heated Floor Area: 1,400 sq. ft. Density/Acre: 5.98 units per acre

Type: Apartments Condominiums Townhomes Single-family Other

Is an Amenity Area proposed: Yes; if yes, what? Cabana, Pool, and Playground

COMMERCIAL & INDUSTRIAL

Building area: _____ No. of Parking Spaces: _____

PROPERTY OWNER AUTHORIZATION

I/we, D53, LLC, hereby swear that I/we own the property located at (fill in address and/or tax map & parcel #):

Parcels 113-011 & 113-092

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

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

Printed Name of applicant or agent: Holt Persinger - Ridgeline Land Planning, Inc.

Signature of applicant or agent: [Signature] Date: 8/8/2019

Printed Name of Owner(s): Bret Clark, Manager

Signature of Owner(s): [Signature] Date: 8/8/2019

Mailing address: _____

City, State, Zip: _____

Telephone Number: Listed _____
Unlisted _____

Sworn and subscribed before me this 8th day of August, 2019.

Notary Public [Signature]

My Commission Expires: 9-28-2021



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

ZA _____

TMP#: _____

List of Adjacent Property Owners

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

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

	<u>Name</u>	<u>Address</u>
TMP 113-032	1. Dawson Commons Dev. LLC	2700 CUMBERLAND PARKWAYSUITE 130 ATLANTA, GA 30339
TMP 113-086	2. Dawson Commons Dev. LLC	2700 CUMBERLAND PARKWAYSUITE 130 ATLANTA, GA 30339
TMP 113-087	3. PAR DAWSON LLC	500 SEA ISLAND RD St Simons Island, GA 31522
TMP 113-042	4. GEORGIA THEATRE COMPANY II	50 CINEMA LANE St Simons Island, GA 31522
TMP 113-085	5. WJS DAWSON LLC	500 SEA ISLAND RD St Simons Island, GA 31522
TMP 113-179	6. NORTHEAST GEORGIA PRIMARY CARE INC NEIGHBORHOOD HEALTH CARE	743 SPRING STREET N E GAINESVILLE, GA 30501
TMP 113-085-001	7. REGIONS BANK	250 RIVERCHASE PKWY E SUITE 600 BIRMINGHAM, AL 35244
TMP 113-037	8. BLACK MTN MANANGEMENT LLC	2128 YAHOOLA ROAD DAHLONEGA, GA 30533
TMP 113-145	9. BLACK MTN MANANGEMENT LLC	2128 YAHOOLA ROAD DAHLONEGA, GA 30533
TMP 113-101	10. THE JOHNSON FAMILY GROUP LLC	131 LUMPKIN CAMPGROUND RD N DAWSONVILLE, GA 30534
TMP 113-036	11. SAWNEE EMC	
TMP _____	12. _____	
TMP _____	13. _____	
TMP _____	14. _____	
TMP _____	15. _____	

Use additional sheets if necessary.

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

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

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

This notice and acknowledgement shall be public record.

Applicant Signature: _____

Applicant Printed Name: Holt Persinger

Application Number: _____

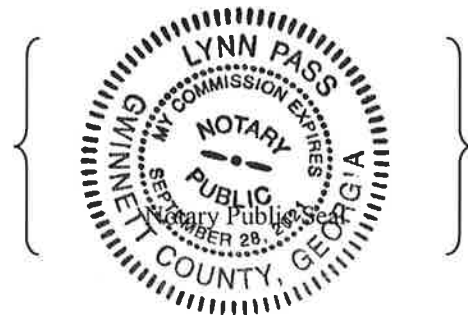
Date Signed: 8/8/2019

Sworn and subscribed before me

this 8th day of August, 2019.

Notary Public _____

My Commission Expires: 9-28-2021





August 8, 2019

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

RE: 25.36 acres at 34 Lumpkin Campground Rd. N
TMP's 113-001 & 113-092
Rezoning


To Whom It May Concern:

Ridgeline Land Planning, Inc. is requesting to rezone 25.36 acres from C-HB to RMF & C-HB. The site is located at 34 Lumpkin Campground Rd. N, Dawsonville, GA 30534. The subject property consists of 2 tax parcels, 113-011, and 113-092. Ridgeline Land Planning, Inc. is proposing a 140 unit single family attached townhome community with an amenity center. The proposed density is 5.93 units per acre.

Homes will be constructed with a minimum heated floor area of 1,400 square feet. Homes shall be constructed with a minimum 50% of brick or stacked stone on the front facades excluding windows and doors.

Ridgeline Land Planning, Inc. respectfully requests your approval of the rezoning application.

Sincerely,
Ridgeline Land Planning, Inc.


Holt Persinger, RLA
President

Owner Information

D53 LLC
355 BROGDON RD
STE 211
SUWANEE, GA 30024

Payment Information

Status	Paid
Last Payment Date	09/21/2018
Amount Paid	\$16,548.25

Property Information

Parcel Number	113 092
District	1 DAWSON COUNTY UNINCORPORATED
Acres	25.07
Description	LL 254 LD 13-N
Assessed Value	\$691,932
Appraised Value	\$1,729,830

Bill Information

Record Type	Property
Tax Year	2018
Bill Number	3345
Account Number	38232
Due Date	12/01/2018

Taxes

Base Taxes	\$16,548.25
Penalty	\$0.00
Interest	\$0.00
Total Due	\$0.00

Owner Information

D53 LLC
355 BROGDON RD
STE 211
SUWANEE, GA 30024

Payment Information

Status	Paid
Last Payment Date	09/21/2018
Amount Paid	\$2,675.72

Property Information

Parcel Number	113 011
District	1 DAWSON COUNTY UNINCORPORATED
Acres	0.7
Description	LL 254 LD 13S-1
Property Address	34 LUMPKIN CMPGD RD N
Assessed Value	\$111,880
Appraised Value	\$279,700

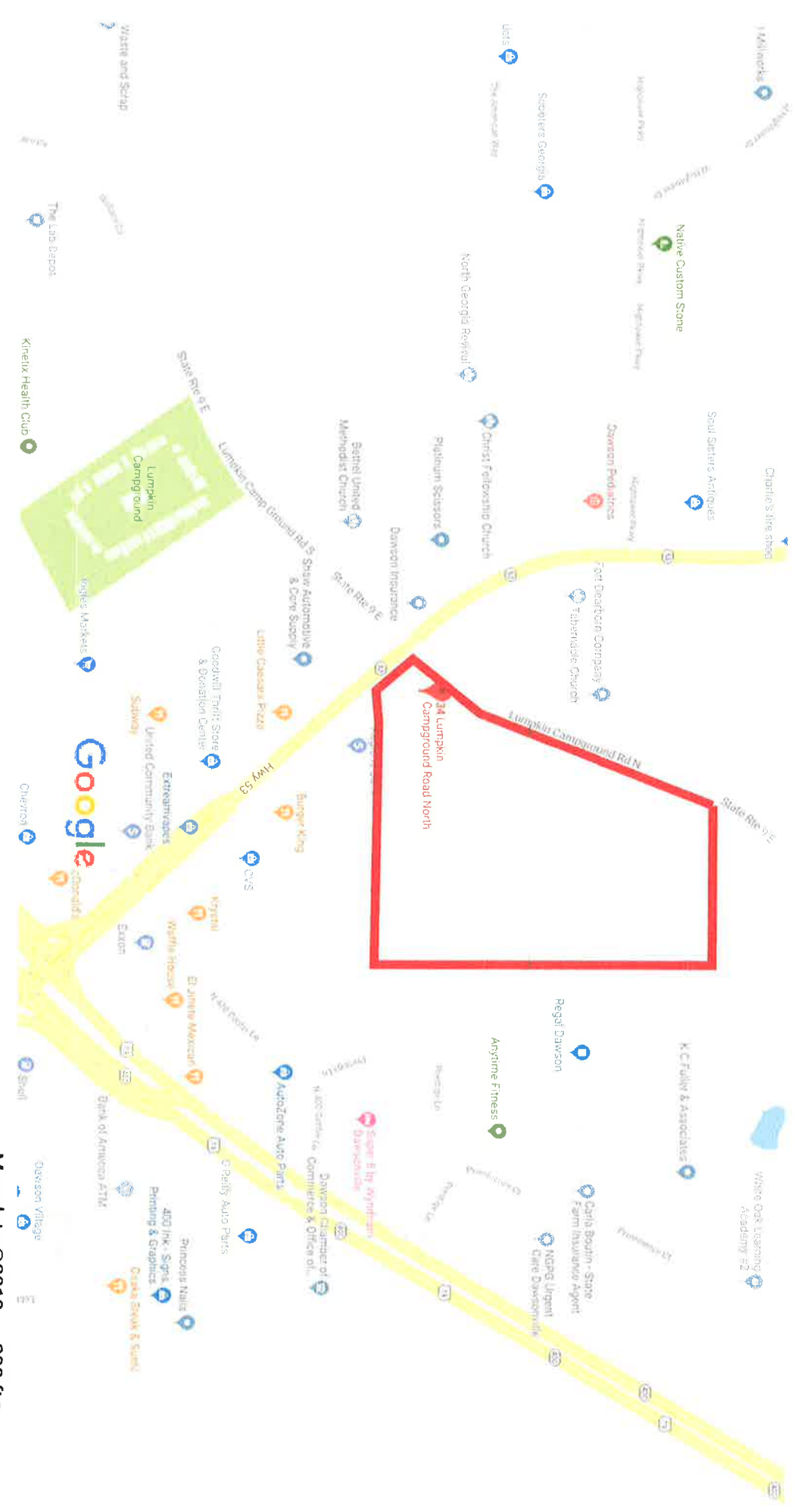
Bill Information

Record Type	Property
Tax Year	2018
Bill Number	3344
Account Number	38165
Due Date	12/01/2018

Taxes

Base Taxes	\$2,675.72
Penalty	\$0.00
Interest	\$0.00
Total Due	\$0.00

Google Maps 34 Lumpkin Campground Rd N



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

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

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

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

NA

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

Amount \$ NA 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: 8/8/2019

**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.

APPLICATION PROCESSING: STAFF USE ONLY

ZA _____ **Applicant Name:** _____

Application Fee: \$ _____

IF APPLICABLE:

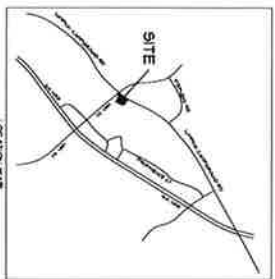
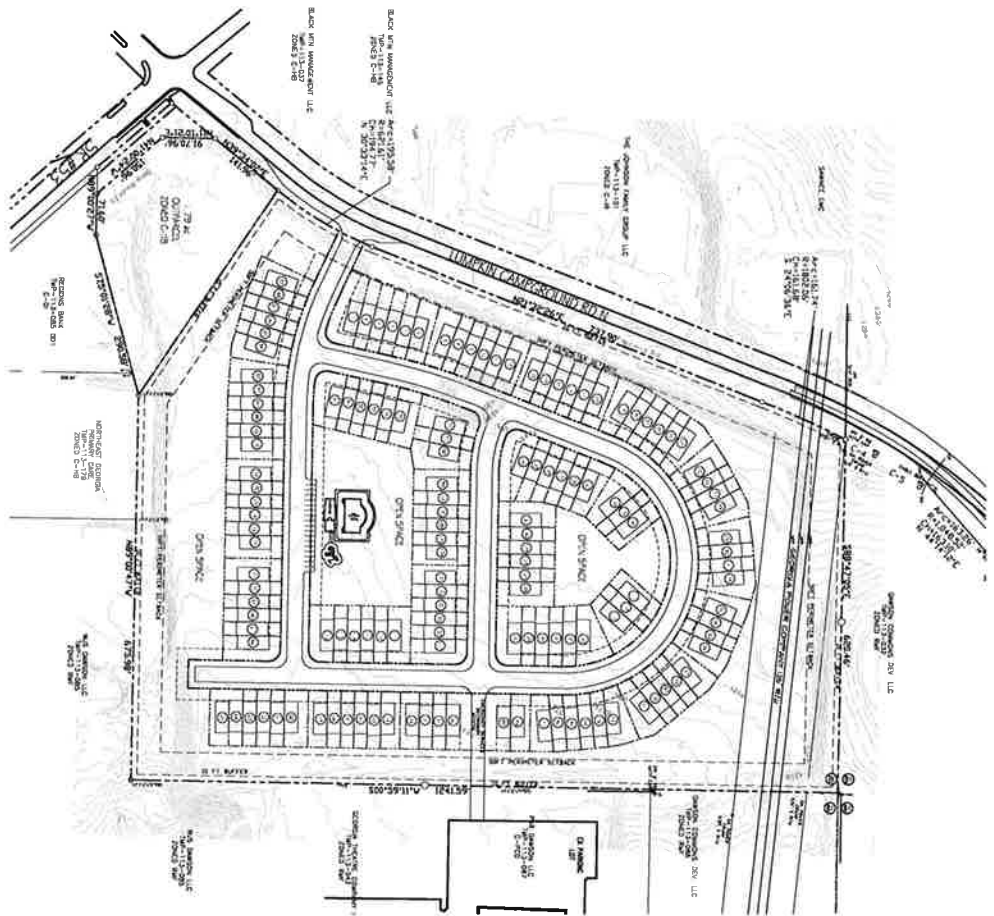
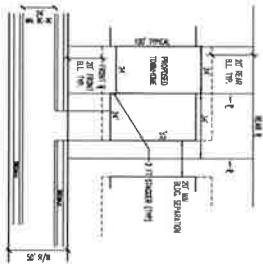
- Legal Advertisement Submitted to Newspaper Date: _____
- Planning Commission & Board of Commissioners Packets Delivered Date: _____
- Application Posted on County Website Date: _____
- Adjacent Property Owner Notices Mailed Date: _____
- Interdepartmental Forms Submitted for Review Date: _____
- Department of Transportation Notified Date: _____
- Georgia Mountains Notified (DRI) Date: _____
- Public Notice Signs on Property Verified Date: _____
- Approval or Denial Form placed in folder Date: _____
- Applicant Notified of Final Action Date: _____
- Approval or Denial Form to Office Manager/Building Official/Marshal Date: _____
- Rezoning Change Form to Director Date: _____
- Zoning Map Amended Date: _____
- Change Zoning in EnerGov by Parcel Date: _____
- Planning Commission Meeting Minutes placed in folder Date: _____
- Board of Commission Meeting Minutes placed in folder Date: _____

Planning Commission & Board of Commissioners Actions

PC Recommendation Date: _____ Approval Approval w/stipulations Denial

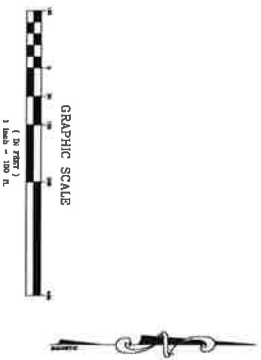
BOC Decision Date: _____ Approval Approval w/stipulations Denial





SUMMARY

PARCELS 13, 611, AND 113 692
 C-1 ZONING
 PROPOSED ZONING PER C-1-B
 AREA 73.4 AC 0.75 AC C-1-B, 23.51 AC R-3
 PROPOSED NO. UNITS 140
 MAKE ALLOWED FRONT & LANE
 FRONT HEATED FLOOR AREA 1400 SQFT
 PERMITS 140
 FRONT YARD
 REAR YARD
 BUILDING SEPARATION IN 20FT
 LANDSCAPED OPEN SPACE
 2% REQUIRED - 3.545 ACRES
 5.545 ACRES OF OPEN SPACE IS PROVIDED
 WATER AND SEWER TO BE PROVIDED BY DALSON COUNTY



JOB NUMBER	08/07/2019	DATE						
	C-1	SITE						
<table border="1"> <thead> <tr> <th>NO</th> <th>DATE</th> <th>DESCRIPTION</th> </tr> </thead> <tbody> <tr> <td>1</td> <td>8/18/19</td> <td>ISSUED PERMITS</td> </tr> </tbody> </table>			NO	DATE	DESCRIPTION	1	8/18/19	ISSUED PERMITS
NO	DATE	DESCRIPTION						
1	8/18/19	ISSUED PERMITS						
<p>ZONING PLAN</p> <p>SHEET TITLE</p>								
<p>25.36 ACRES</p> <p>LUMPKIN CAMPGROUND RD</p>								

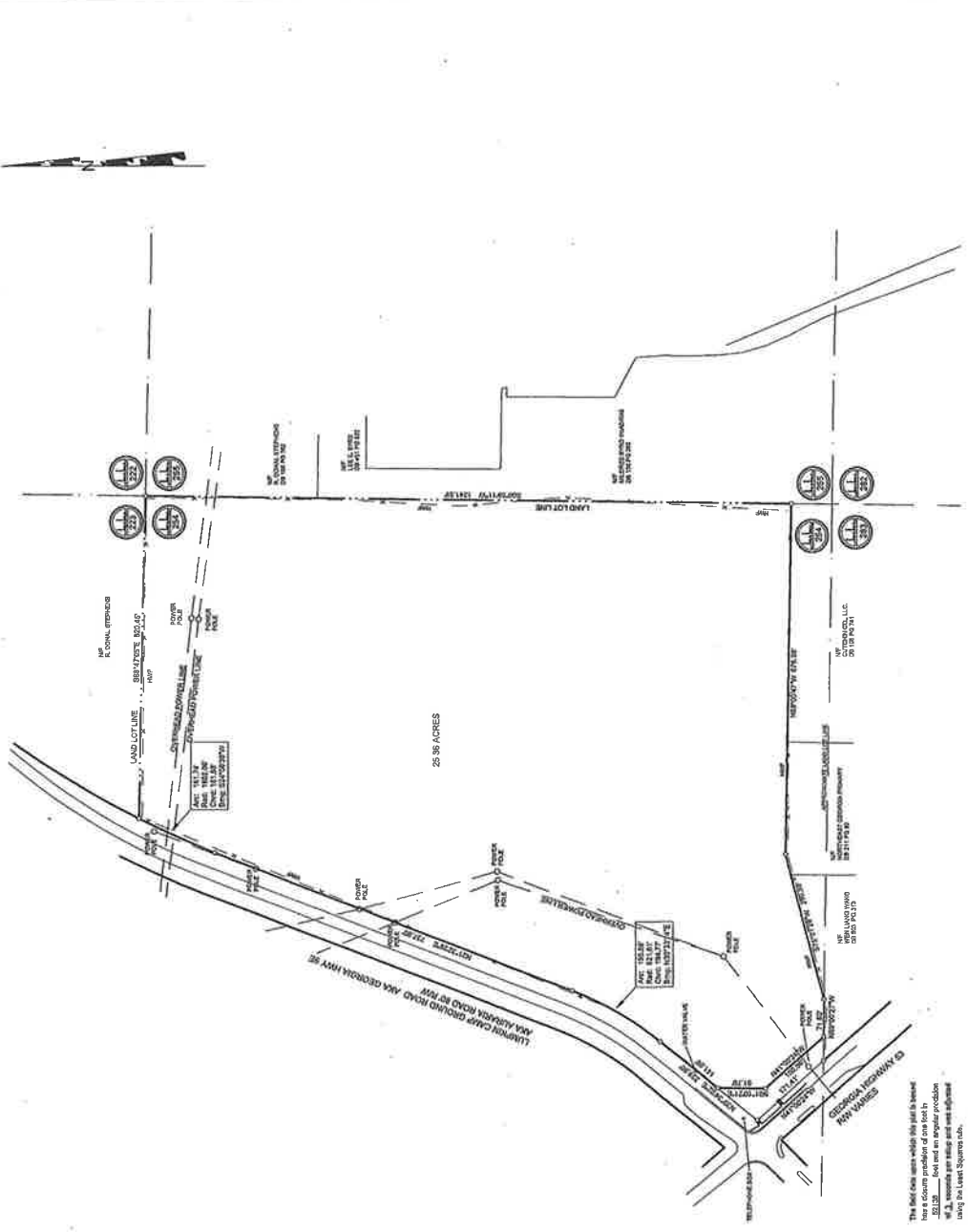
Shirey, Nelson and Associates, Inc.
 Civil Engineering
 2258
 Chamblee
 Atlanta, Georgia 30341
 Phone (770) 424-7155
 Fax (770) 414-0733
 Email: shirey@shireynelson.com

PLAT OF SURVEY
 LOCATED IN
 LAND LOT 254
 135 DISTRICT - 1ST SECTION
 DAWSON COUNTY, GEORGIA

REVISIONS:

Survey Date 8-1-07
 Plan Date 7-26-2013
 Scale 1" = 100'
 JOB NO. 13-0501B

SHEET 1 of 1 SHEETS



SYMBOL	DESCRIPTION
C.B.	CATCH BASIN
CMP	COMBUSTED METAL PIPE
C.O.	CLEAN OUT
C.D.	CONCRETE DRAIN
D.E.	DRAINAGE EASEMENT
D.C.B.	DOUBLE END CATCH BASIN
F.E.S.	FLARED END SECTION
J.B.	JUNCTION BOX
I.P.S.	IRON PIN SET (IN REBAR)
L.C.	LEAK CHECK
N.W.	NEIGHBOR
N.C.	NEIGHBOR
J.P.	JUNCTION POINT
L.L.	LAND LOT LINE
M.H.	MANHOLE
N.P.	NON-OPEN FORMERLY
P.L.	PROPERTY LINE
R.C.P.	REINFORCED CONCRETE PIPE
S.C.P.	SMOOTH CAST IRON PIPE
S.S.	SANITARY SEWER
S.S.L.	SANITARY SEWER LINE
S.S.L.X	SANITARY SEWER LINE HANGER
S.S.L.X	STORM SEWER LINE HANGER
T.O.P.A.	TOTAL AREA
W.M.	WATER MAIN
W.V.	WATER VALVE
Y.L.	YARD LINET

The field data were checked and found to be correct. The accuracy of the work is as shown on the plan. The plan has been prepared for the use of the client. The engineer is not responsible for the use of the plan for any other purpose.



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

Applicant.....Ridgeline Land Planning, Inc. – Holt
Persinger

Amendment #ZA-19-16

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

Proposed UseTownhome Community with Amenities
Area

Current ZoningC-HB (Commercial Highway Business)

Size.....25.36± acres

LocationCorner of Lumpkin Campground Road
North and Hwy 53 East.

Tax Parcel113-011 & 113-092

Planning Commission DateSeptember 17, 2019

Board of Commissioners DateOctober 17, 2019

Applicant Proposal

The applicant is seeking to rezone the property from C-HB (Commercial Highway Business) to RMF (Residential Multi-Family) and C-HB (Commercial Highway Business) for the purpose of developing 140 townhomes and amenities area.

History and Existing Land Uses

The land is currently vacant but was rezoned from R-A (Residential Agriculture) to C-HB (Commercial Highway Business) in 2007 (ZA 07-08)

Adjacent Land Uses	Existing zoning	Existing Use
North	RMF	Age Targeted Townhomes under construction
South	C-HB & C-OI	Physician's Office & Bank
East	CPCD & RMF	Movie Theater and future apartment
West	C-IR & C-HB	Physician's Office & Manufacturing

Development Support and Constraints

This parcel has already been approved for commercial use and has several sites surrounding it for Residential Multi Family. The land that the Future Land Use Map has allotted for commercial purposes is primarily focused in the Hwy 53/ GA 400 Corridor.

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

According to the 2018 comprehensive plan and accompanying FLUP (Future Land Use Plan), the subject property is identified as Commercial Highway Business. Allowable zoning districts within Commercial Highway business include RMF, COI, C-HB, C-IR, and MUV.

Engineering Department “Unable to determine if purposed access to the development is adequate. I would like for main entrance to the North and align with commercial business entrance to allow for a plus intersection. Final recommendations following traffic impact study. Developer shall address ZA 07-08 stipulation #5 and dedicate 20’ additional Right of Way for future expansion. Project shall meet current Dawson County Stormwater requirements during construction design phase.”

Environmental Health Department – No Comments-Property to be serviced by EWSA.

Emergency Services – “Approval would result in increased calls for fire and EMS services proportionate to increased number of structures and residents. Additional call volume would result in increased number of times the county is without available ambulances for patient transport. Will need to further evaluate impacts on service delivery given current number of stations, apparatus, and personnel. All construction of roads, structures, and water supply will need to conform to applicable county, state, and federal codes, reg’s, and ordinances.”

Etowah Water & Sewer Authority – Water system improvements and extensions will be necessary to service the project to designed and installed per EWSA specs at the developer’s expense. Regarding sewer: Extension and upgrades will be required to provide sanitary sewer service to be designed and installed per EWSA specs at the developer’s expense.”

Dawson County Sheriff’s Office – No response returned.

Board of Education – Teachers and staff would be added as needed to the schools this development would be using. No improvements are planned at this time.

Georgia Department of Transportation – No response returned.

Analysis

Similar Rezoning in the area.

ZA 13-07 – Both adjacent properties 113-032 and 113-086 were rezoned from C-HB and RA to RMF for the purpose of apartments with the following stipulations. Since it is starting to be developed with senior living townhomes

1. A right-in de-acceleration lane into the complex and a right-out acceleration lane will be added to the Lumpkin Campground Road entrance with full-service stipulations to allow left-hand turns on to Lumpkin Campground
2. A second full-service entrance be added to Prominence Court.
3. 20' of additional right-of-way be preserved in the event that Lumpkin Campground Road ever need to be widened

ZA 19-04 – The adjacent property 113-085 was rezoned from C-HB to RMF for the purpose of apartments with the following stipulations. The project has yet to be started.

4. The developer shall fully fund a traffic light per GDOT requirements at Medical Center Way and GA Hwy 53.
5. That there shall be a through road at Medical Center Way and 400 North Center Lane.
6. The developer shall fully bring up 400 North Center Lane from Ga Hwy. 53 to Prominence Court and include sidewalks throughout the development and interconnected roads.
7. The developer shall improve Prestige Lane.
8. The developer use earth toned shutters within the aesthetics of the development.

This property currently has the following stipulation:

1. GDOT approval is required if any access is proposed to Hwy 53.
2. Prior to further development a detailed development plan must be submitted and approved by the Planning Commission and the Board of Commissioners.
3. A DRI review may be necessary upon completion of a detailed development plan.
4. The tree density requirement calculation must be based on the entire tract to be developed less the trees preserved in the stream back buffers.
5. 20' of ROW on Lumpkin Campground Road to be tapered 400' to be dedicated to Dawson County for future improvements as offered by the applicant.
6. A copy of agreement for use of the adjoining detention pond is required.
7. Storm water retention/detention to include water quality and encourage infiltration include pervious area be set at 10%.
8. All requirements of the Dawson County Tree Ordinance and GA 400 Guidelines are to be strictly adhered to.
9. Inter parcels to connect to the North of the development.

This property should be required to have all applicable stipulations of ZA 07-08. This parcel is in an ideal location for inter parcel connectivity laid out in the GA 400 Guidelines and Comprehensive Plan. This is less likely in this type of development.

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

A. The existing uses and classification of nearby property.

Adjacent properties to the South and West are commercially zoned and consistent with the Future Land Use Map. Existing zoned properties to the North and West are zoned RMF.

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

There should be no diminished values to the surrounding properties.

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

There should be no destruction of property values.

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

There should be no gain to the public if approved.

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

The subject property is suitable for the purposed use, however, the current saturation of Residential Multi Family in a 5-mile radius should be considered.

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

The property is vacant and has been for many years but was cleared of underbrush and trees several years ago and now scrub pines are growing.

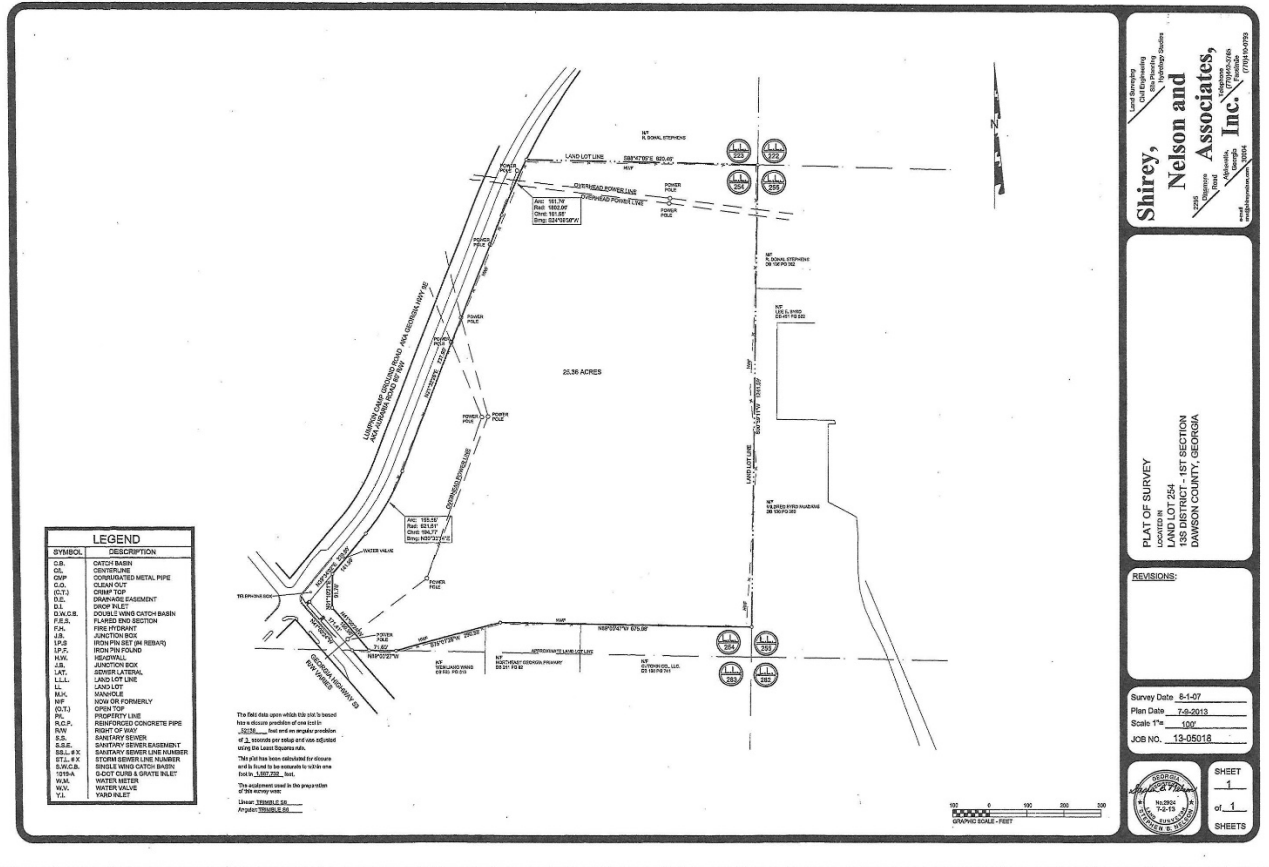
G. The specific, unusual, or unique facts of each case, which give rise to special hardships, incurred by the applicant and/or surrounding property owners.

The hardship is the owner of the property has tried for many years to lure businesses to the parcel for commercial use and has been unsuccessful in doing so and is looking for a new avenue to develop the parcels.

Pictures of Property:

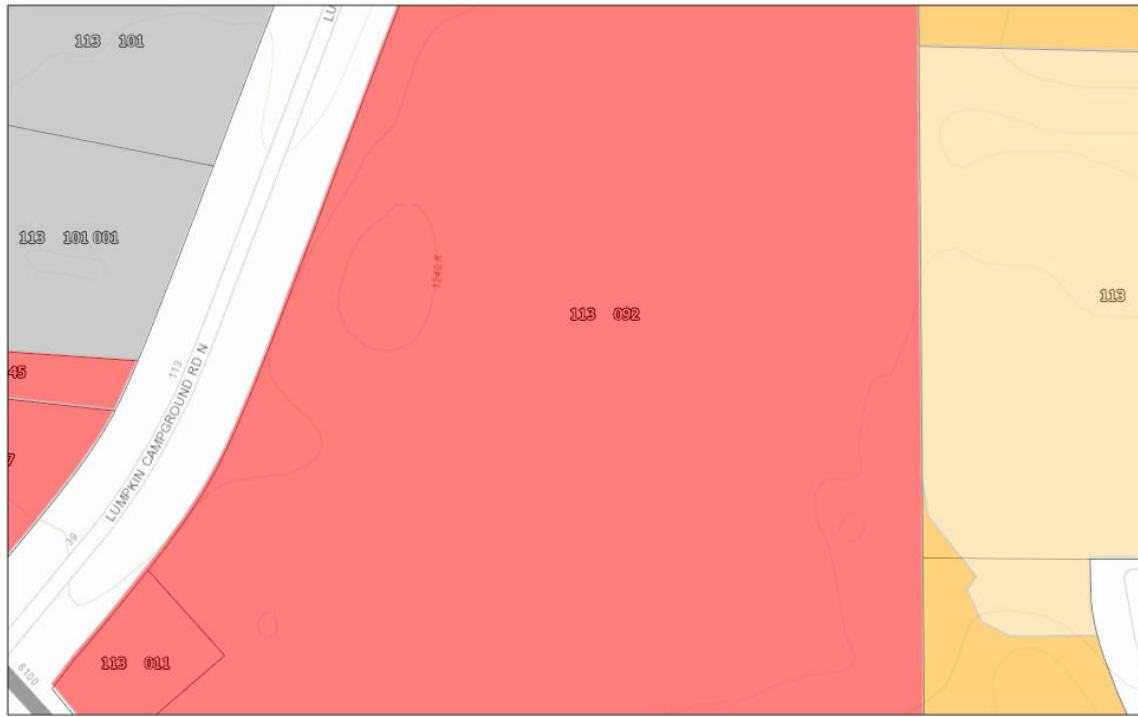


Plat:



Current Zoning Map:

Dawson County



9/12/2019 5:01:21 PM

Zoning C-IR RMF Parcel
 C-HB C-PCD

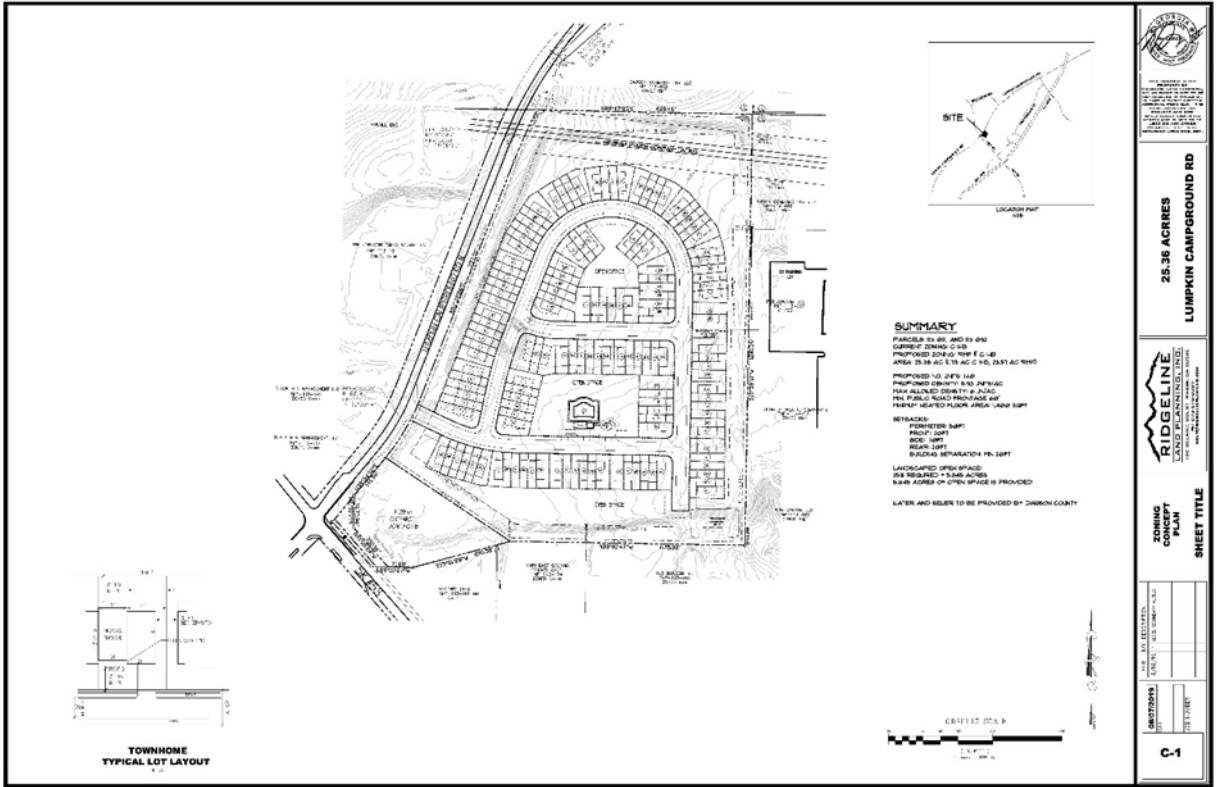


Sources: Esri, HERE, Garmin, Intermap, increment P Corp., GEBCO, USGS,
Planning and Development
Esri, HERE, Garmin, INCREMENT P, USGS, EPA, USDA |

Artist Rendering:



Site Plan:



APPROVAL

Public Hearing of Rezoning Request

We, the Dawson County Planning Commission, do hereby recommend approval of the following rezoning request:

ZA 19-16 Date of Hearing: 11-19-19
Applicant's Name: Ridgeline Land Planning, LLC
Address: Lumpkin Campground Rd. W.
Tax Map Parcel Number: 113-011 + 113-092 Parcel Currently Zoned: C-HB
Rezoning Requested: RMF

This recommendation for approval is based upon the following which we feel will/will not:

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

This recommendation for approval is, however, subject to the following stipulations and/or modifications:

For the suggestions of the Public Works Dept. be added as stipulations.

Please see the attached.

Chairman Jason Hamby

Dawson County Planning Commissioner

11-19-19

Date

ZA 19-16 Stipulations

1. The main entrance to the North and align with commercial business entrance to allow for a plus intersection.
2. Final recommendations following traffic impact study.
3. Developer shall address ZA 07-08 stipulation #5 and dedicate 20' additional Right of Way for future expansion.
4. Project shall meet current Dawson County Stormwater requirements during construction design phase."

DAWSON COUNTY REZONING APPLICATION

This portion to be completed by Zoning Administrator

ZA 19-18 Tax Map & Parcel # (TMP): 070-009
Submittal Date: 9-13-19 Time: 11:43 am Received by: [Signature] (staff initials)
Fees Assessed: 1250 Paid: check Commission District: _____
Planning Commission Meeting Date: October 15, 2019
Board of Commissioners Meeting Date: November 21, 2019

APPLICANT INFORMATION (or Authorized Representative)

Printed Name: Bentley Corners LLC
Address: _____
Phone: Listed _____ Unlisted _____ Email: Business _____ Personal _____
Status: Owner Authorized Agent Lessee Option to purchase

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

I have /have not _____ participated in a Pre-application meeting with Planning Staff.
If not, I agree /disagree _____ to schedule a meeting the week following the submittal deadline.
Meeting Date: _____ Applicant Signature: _____

PROPERTY OWNER/PROPERTY INFORMATION

Name: Bentley Corners LLC
Street Address of Property being rezoned: 336 ELLIOTT FAMILY PKWAY DAWSONVILLE GA 30534
Rezoning from: RA to: R Total acreage being rezoned: 1,679 ACRES
Directions to Property: HEAD EAST ; TURN LEFT ON ALLEN RD ; TURN LEFT TO ALLEN ST ; TURN RIGHT TO GA-53 W ; CONTINIUE ON GA 53 W ;

SEP 13 11:43 AM

Subdivision Name (if applicable): _____ N/A _____ Lot(s) #: _____ N/A _____

Current Use of Property: _____ RESIDENTIAL _____

Any prior rezoning requests for property? _____ N/A _____ if yes, please provide rezoning case #: ZA _____

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

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

If yes, what section? _____ N/A _____

SURROUNDING PROPERTY ZONING CLASSIFICATION:

North _____ RA _____ South _____ RA _____ East _____ RA _____ West _____ RA _____

Future Land Use Map Designation: _____

Access to the development will be provided from:

Road Name: _____ ELLIOTT FAMILY PKWAY _____ Type of Surface: _____ ASPHALT _____

REQUESTED ACTION & DETAILS OF PROPOSED USE

[] Rezoning to: _____ R _____ [] Special Use Permit for: _____

Proposed Use: _____

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

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

RESIDENTIAL

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

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

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

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

COMMERCIAL & INDUSTRIAL

Building area: _____ N/A _____ No. of Parking Spaces: _____ N/A _____

19SEP13 11:43AM

PROPERTY OWNER AUTHORIZATION

I/we, Berkeley Corners / 1.677 /, hereby swear that I/we own the property located at (fill in address and/or tax map & parcel #):

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

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

Printed Name of applicant or agent: Vladimir Tansal

Signature of applicant or agent: _____ Date: _____

Printed Name of Owner(s): Berkeley Corners / LT 1.677 /

Signature of Owner(s): _____ Date: _____

Mailing address: _____

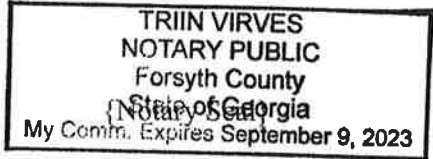
City, State, Zip: _____

Telephone Number: Listed Unlisted

Sworn and subscribed before me this 13 day of SEPTEMBER, 2019.

Notary Public [Signature]

My Commission Expires: 9/9/23



(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.)

19SEP13 11:43AM

ZA 19-18

TMP#: 070-009

List of Adjacent Property Owners

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

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

	<u>Name</u>	<u>Address</u>
TMP <u>070008</u>	1. <u>RUSSEL RICHARD</u>	<u>458 SHADOW WOODS TRAIL HAYESVILLE ,NC</u>
TMP <u>070037001</u>	2. <u>MAULDIN MARTHA</u>	<u>2801 HOWSER MILL RD DAWSONVILLE GA 30534</u>
TMP <u>070006001</u>	3. <u>MAULDIN MARTHA</u>	<u>2801 HOWSER MILL RD DAWSONVILLE GA 30534</u>
TMP <u>070011</u>	4. <u>WAKEFIELD RICHARD</u>	<u>6405 HADDINGTON LANE SUWANEE GA 30024</u>
TMP _____	5. _____	_____
TMP _____	6. _____	_____
TMP _____	7. _____	_____
TMP _____	8. _____	_____
TMP _____	9. _____	_____
TMP _____	10. _____	_____
TMP _____	11. _____	_____
TMP _____	12. _____	_____
TMP _____	13. _____	_____
TMP _____	14. _____	_____
TMP _____	15. _____	_____

Use additional sheets if necessary.

19SEP13 11:43AM

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

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

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

This notice and acknowledgement shall be public record.

Applicant Signature: _____

Applicant Printed Name: Bentley Corners LLC

Application Number: ZA 19-18

Date Signed: _____

Sworn and subscribed before me

this 9 day of August, 2019.

Campy E. Scott
Notary Public

My Commission Expires: 02-15-2021

CAMPYRN ELISA SCOTT
Notary Public, Forsyth County, Georgia
My Commission Expires February 15, 2021
W-00313275
Notary Public Seal

19SEP13 11:43AM

19AUG 9 3:04PM

September 13, 2019
Dawson County Planning & Zoning
25 Justice Way Set.2322
Dawsonville Ga 30534
ATTN: Harmony Gee

RE: Letter of Intent.

It is our intention to rezone the property in accordance with RSR zoning guidelines.

Bentley Corners LLC
3330 Ciders Farms Court
Alpharetta Ga 30004
Phone:470-3373377

19SEP13 11:43AM

From: Ringle, Bill Bill.Ringle@dph.ga.gov
Subject: Re-zoning request
Date: Sep 13, 2019 at 8:59:15 AM
To: Harmony Gee hgee@dawsoncounty.org
Cc: bentleycorners@gmail.com

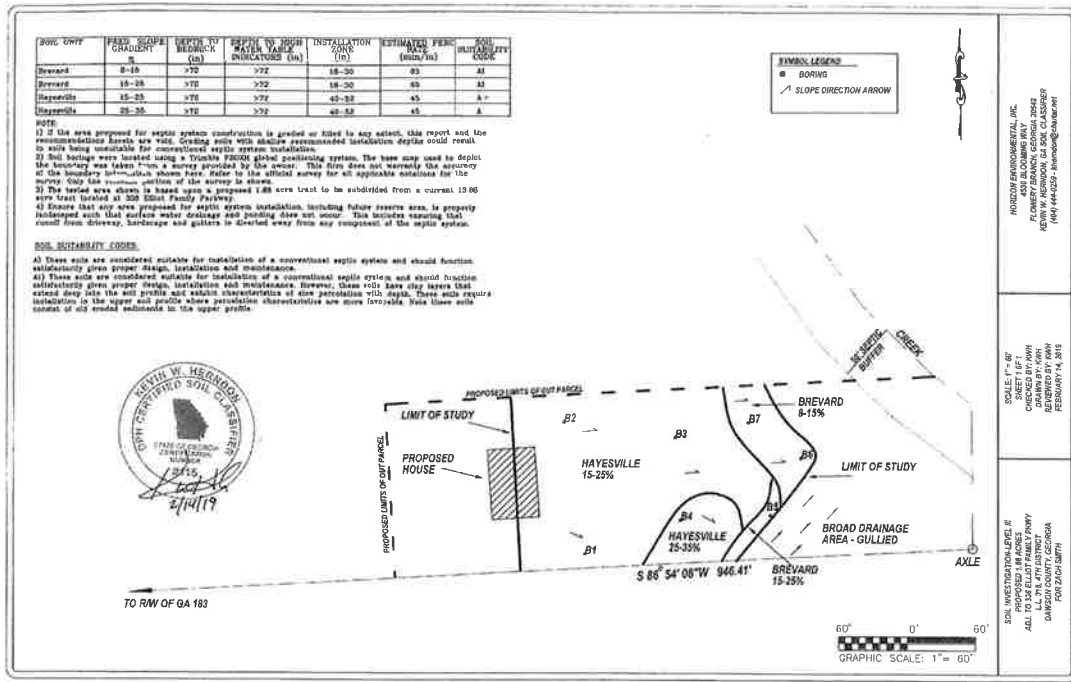
Harmony,

Igor with Bentley Corners, LLC has expressed a desire to create a 1.679 acre parcel adjacent to 336 Elliott Family Parkway. He has already had a level III soil survey performed, and it looks like the site will meet our requirements for lot size and usable soil available for a single-family residential dwelling. The exact location and design of the septic system will be determined once they apply for a septic system construction permit.

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

Thank you,
Bill

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

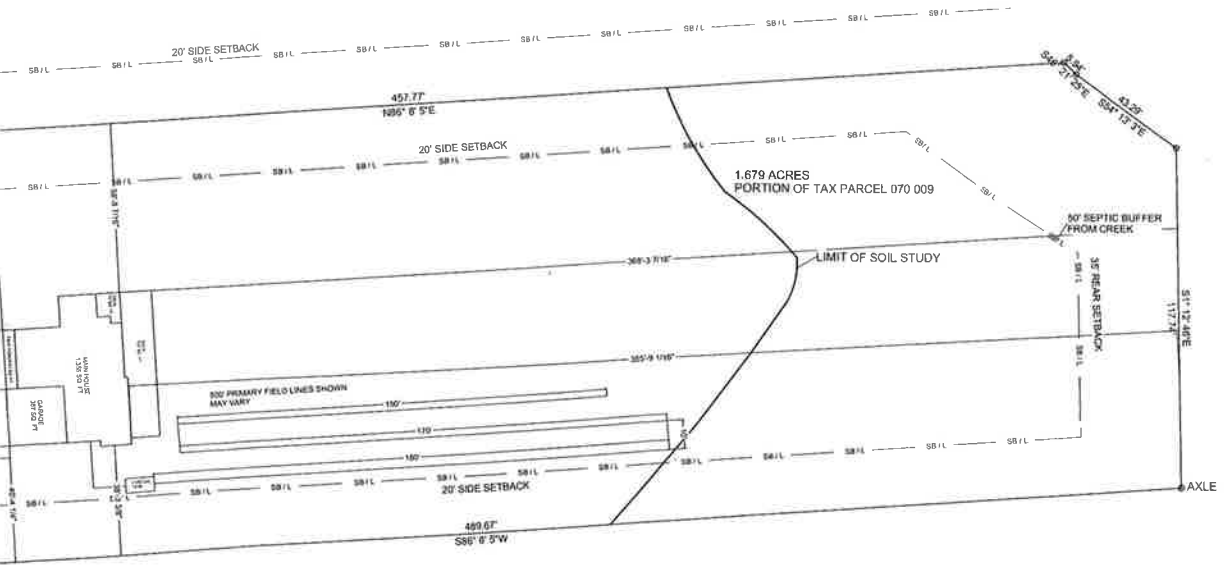


REVISION TABLE	
NUMBER	DESCRIPTION

Zack Smith Residence

Site / Plot Plan
 Septic Plan

12.00 ACRES
 PORTION OF TAX PARCEL 070 009



DRAWINGS PROVIDED BY: DARREN SMITH

Visual Building Plans
 Gainesville, Ga. 30506
 678-467-0734
 darren@visualbuildingplans.com

DATE:
 6/11/2019

SCALE:
 1/4" = 1' - 0"

SHEET:
 2

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
9698 Year-Bill No 2018 - 3436	070 009 / 001 LL 318 319 LD 4 FMV: \$395,075.00	3,779.45	0.00 Fees 0.00	0.00	3,779.45	3,779.45	0.00
						Paid Date 11/26/2018 09:59:36	Current Due 0.00
Transactions:	9698 - 9698 Totals	3,779.45	0.00	0.00	3,779.45	3,779.45	0.00

Paid By :

GREGORY & IFAN SCHILLING

DAVIS AMANDA S & ANTHONY C

Cash Amt: 0.00

Check Amt: 3,779.45

Charge Amt: 0.00

Change Amt: 0.00

Check No 1133

Refund Amt: 0.00

Charge Acct

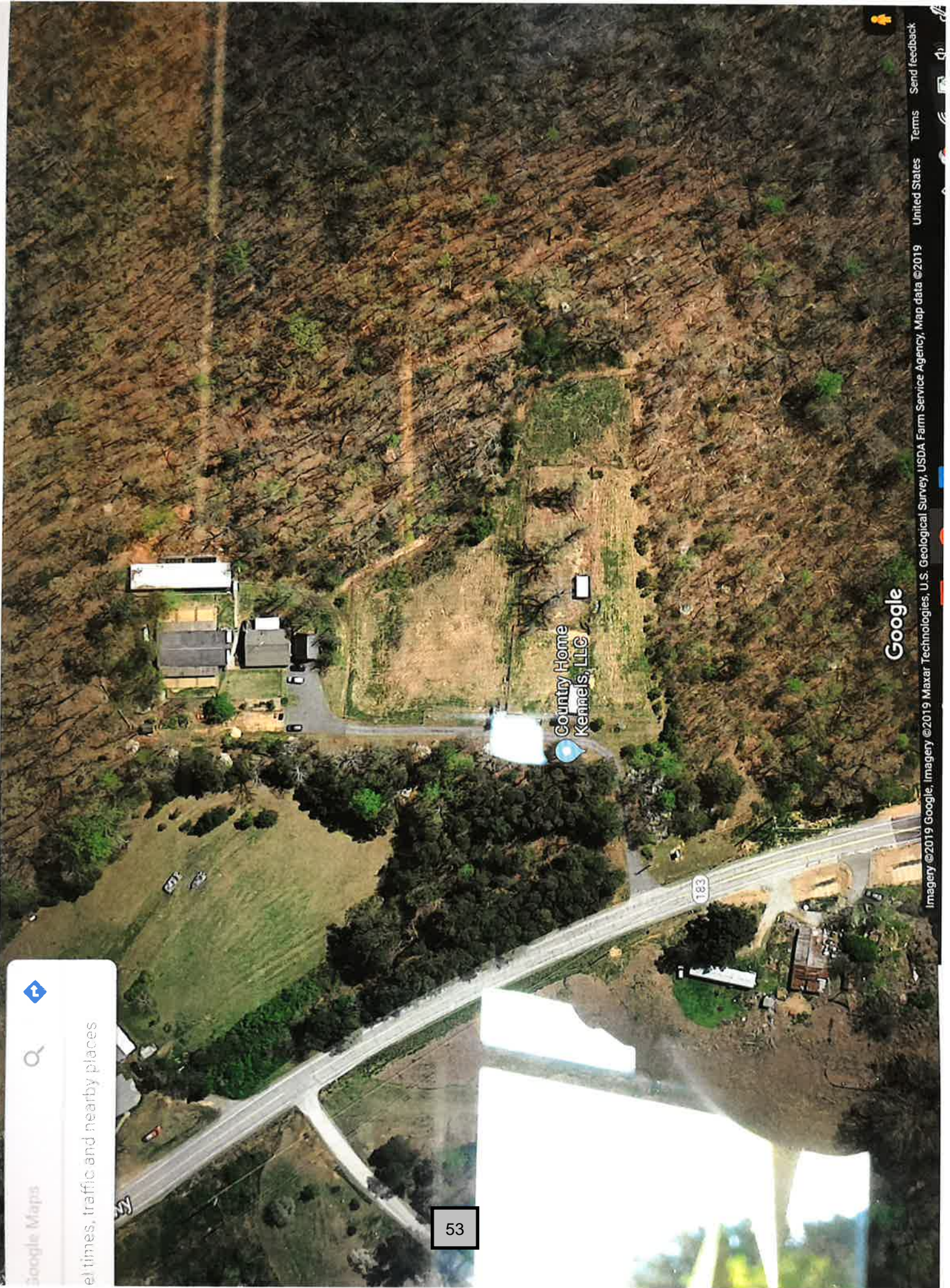
Overpay Amt: 0.00

19SEP13 11:43AM

19 SEPT 13 11:43 AM

Google Maps

el times, traffic and nearby places



53

Google

Imagery ©2019 Google, Imagery ©2019 Maxar Technologies, U.S. Geological Survey, USDA Farm Service Agency, Map data ©2019 United States Terms Send feedback

APPLICANT CERTIFICATION

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

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

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

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

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

Signature _____

Date 09/13/2019

Witness Trin Vilves

Date 09/13/2019

WITHDRAWAL

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

I hereby withdraw application # _____ N/A _____

Signature _____

Date _____

Withdrawal of Application:

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

19 SEP 13 11:44 AM

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

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

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

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

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

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

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

Executed in Summery (city), GA (state)

Signature of Applicant
Vladimir Taratou
Printed Name

Date
Bentley Corners LLC
Name of Business

SUBSCRIBED AND SWORN BEFORE ME ON

THIS 13 DAY OF SEPTEMBER, 20 19

[Signature] Notary Public

My Commission Expires: 9/9/23

TRIIN VIRVES
NOTARY PUBLIC
Forsyth County
State of Georgia
My Comm. Expires September 9, 2023

19SEP13 11:44AM

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

Applicant.....Bentley Corners, LLC

Amendment #ZA 19-18

Request.....Rezone Property from R-A (Residential Agriculture) to RSR (Residential Sub-Rural)

Proposed UseTo sub divide parcel to build a residence

Current ZoningR-A (Residential Agriculture)

Size.....1.679± acres

Location336 Elliott Family Pkwy.

Tax Parcel070 009

Planning Commission DateOctober 15, 2019

Board of Commission DateNovember 21, 2019

Applicant Proposal

The applicant is seeking to rezone the property from R-A (Residential Agriculture) to RSR (Residential Sub Rural) for the purpose of dividing the property in accordance with the RSR zoning guidelines and building a residence.

History and Existing Land Uses

The land was purchased in 2016 by the current owner where they have occupied it since. In 2018 the land was surveyed and a parcel of 1.679 was parceled out with the intent of selling for the purpose of building a residence.

Adjacent Land Uses	Existing zoning	Existing Use
North	R-A	Residential Agricultural
South	R-A	Residential Agricultural
East	R-A	Residential Agricultural
West	RSRMM & R-A	Residential

Development Support and Constraints

Having the land zoned for a Residential Sub-Rural would allow the landowner to sell the parcel that has been surveyed.

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

According to the Comprehensive Plan and accompanying FLUP (Future Land Use Plan), the subject property is identified as Rural Residential.

Public Facilities/Impacts

Engineering Department – “No comments necessary.”

Environmental Health Department – “Igor with Bentley Corners, LLC has expressed a desire to create a 1.679 acre parcel adjacent to 336 Elliott Family Parkway. He has already had a level III soil survey performed and it looks like the site will meet our requirements for lot size and usable soil available for a single-family residential dwelling. The exact location and design of the septic system will be determined one they apply for a septic system construction permit.”

Emergency Services – No comments necessary.

Etowah Water & Sewer Authority – “EWSA has no existing water at this location, a well must be installed.”

Dawson County Sheriff’s Office – No comments returned.

Board of Education – No facility additions would be necessary.

Georgia Department of Transportation – No comments necessary.

Analysis

- It does not conform to the Future Land Use Map and Comprehensive Plan.

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

- A. The existing uses and classification of nearby property.**
Properties surrounding the parcel are zoned residential (R-A & RSRMM).

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

There should be no diminishment of property values.

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

There should be no destruction of property values.

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

There should be no gain to the public if approved.

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

The property is suitable for the purposed land use classification.

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

The property has been occupied by the owner since it was purchased in 2016.

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

The applicant is looking to sell the parcel so that a residence can be built. It was surveyed in February and the plat was submitted to the Planning and Development but was denied due to not meeting the requirements for the current zoning classification.

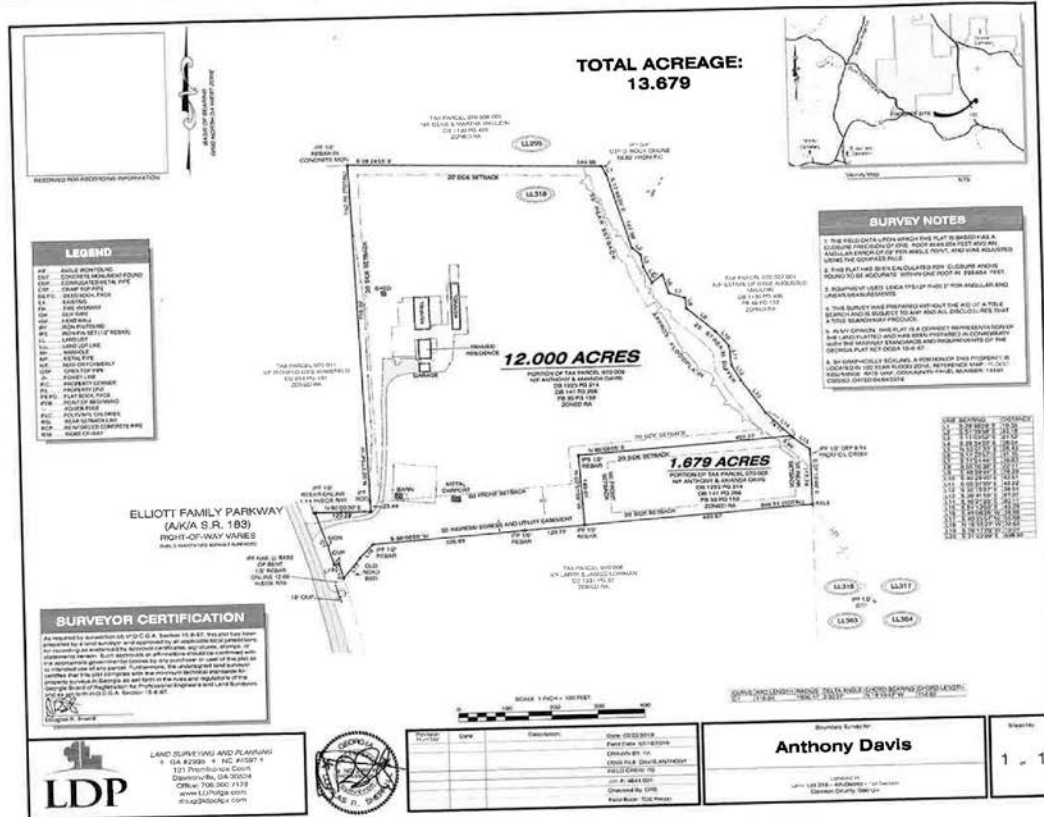
Pictures of Property:



Plat:

Drawings are intellectual property of Visual Building Plans (Darren Smith) and are protected by copyright laws. Do not use without written permission.

To the best of my knowledge these plans are drawn to comply with owner's and/or builder's specifications and any changes made on them after prints are made will be done at the owner's and/or builder's expense and responsibility. The contractor shall verify all dimensions and enclosed drawing. VISUAL BUILDING PLANS is not liable for errors once construction has begun. While every effort has been made in the preparation of this plan to avoid mistakes, the maker can not guarantee against human error. The contractor of the job must check all dimensions and other details prior to construction and be solely responsible thereafter.



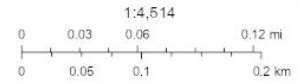
Current Zoning Map:

Dawson County



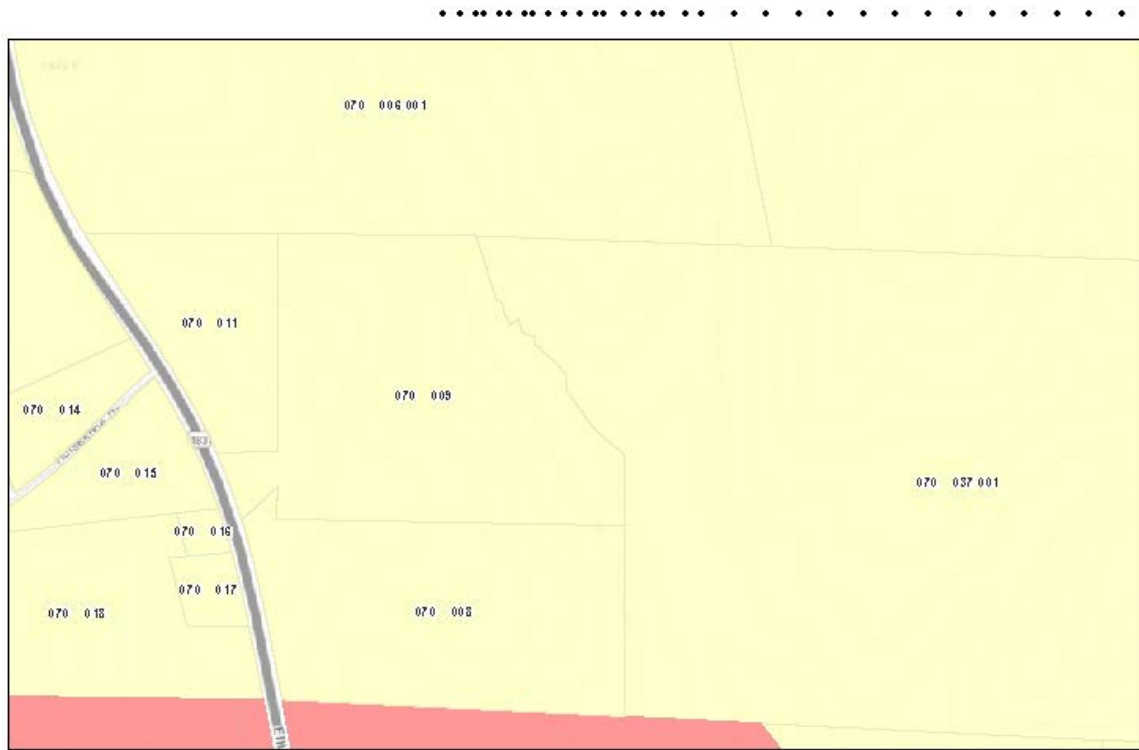
10/8/2019, 4:46:09 PM

Zoning ■ RSRMM Parcel
■ RA



Sources: Esri, HERE, Garmin, Intermap, increment P Corp., GEBCO, USGS,
Planning and Development
Esri, HERE, Garmin, INCREMENT P, USGS, EPA, USDA

Future Land Use Map:

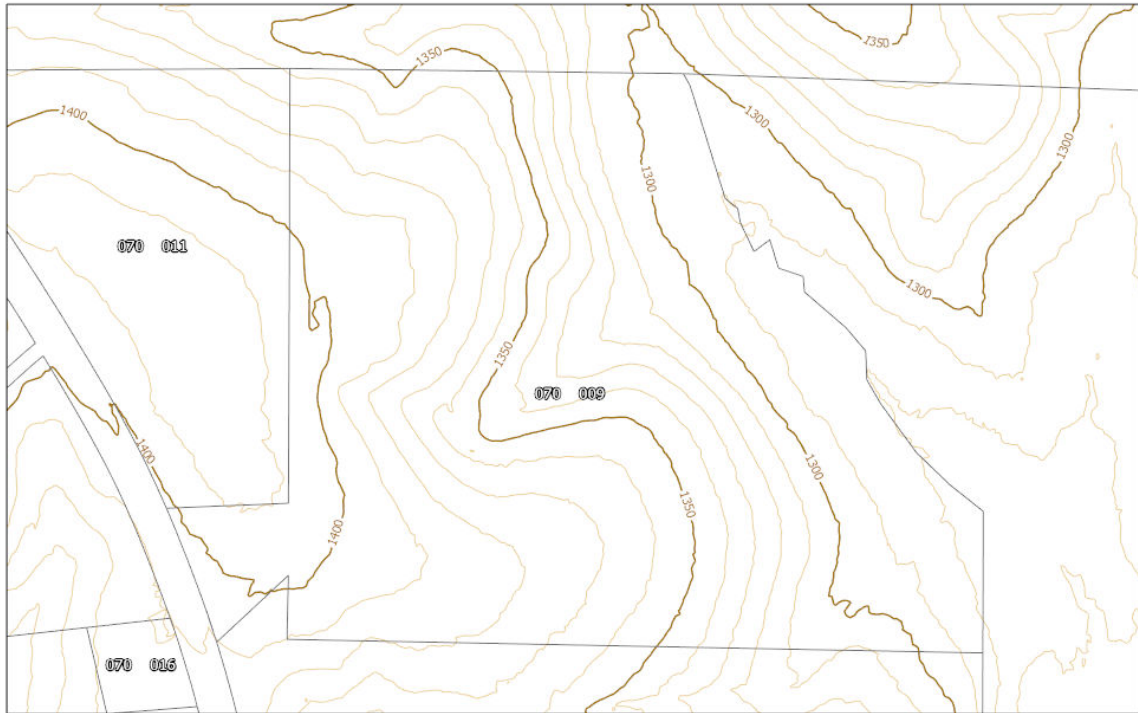


 Rural Residential

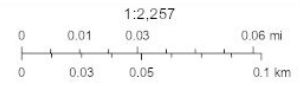
 Community Commercial Business

Topography:

Topo Map



10/8/2019, 4:50:19 PM



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

Aerial:



APPROVAL

Public Hearing of Rezoning Request

We, the Dawson County Planning Commission, do hereby recommend approval of the following rezoning request:

ZA 19-18 Date of Hearing: 11-19-19
Applicant's Name: Bentley Corners, LLC
Address: Elliott Family Pkwy (1.679 acres)
Tax Map Parcel Number: 070-009 Parcel Currently Zoned: R-A
Rezoning Requested: RSR

This recommendation for approval is based upon the following which we feel will/will not:

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

This recommendation for approval is, however, subject to the following stipulations and/or modifications:

Chairman Jason Hamby

11-19-19
Date

Dawson County Planning Commissioner



DAWSON COUNTY BOARD OF COMMISSIONERS AGENDA FORM

Department: Planning & Development

Work Session: 11/7/2019

Prepared By: Harmony Gee

Voting Session: 11/21/2019

Presenter: Jameson Kinley

Public Hearing: Yes No x

Agenda Item Title: Special Event Business License - Kathy Roos TNT Fireworks

Background Information:

TNT Fireworks would be set up in the Walmart parking lot to sell fireworks from about December 26th through December 31st under a temporary 8x24 tent.

Current Information:

They had the same set up last year as well.

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

Fund	Dept.	Acct No.	Budget	Balance	Requested	Remaining

Recommendation/Motion: _____

Department Head Authorization: _____

Date: _____

Finance Dept. Authorization: _____

Date: _____

County Manager Authorization: _____

Date: _____

County Attorney Authorization: _____

Date: _____

Comments/Attachments:

Special Event Business License Application

TMP 114 006 Acreage of the request 24.24

ZONING OF THE PROPERTY ~~CHB~~ CPCD

911 Street address of property: ⁹⁸156 Power Center Drive, Dawsonville, GA 30534

Submittal Date 10-10-19 Time 1:00 am/pm pm Rec'd. By MLH
Staff initials

Board of Commissioners Work Session Date: _____
(if applicable)

Board of Commissioners Meeting Date: _____
(if applicable)

Applicant Information (Authorized Representative)

Printed Name Kathy Roos- TNT Fireworks (LACROSSE BOOSTERS CLUB)

Address _____

Phone _____

Email Address _____

Status Owner Authorized Agent Lessee Option to purchase

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

Property Owner Information

Name Parking lot- Wal-Mart

Address _____

Phone _____

Property Information

911 Street Address of Property ⁹⁸ 186 Power Center DR , Dawsonville, GA 30534

Directions to Property North on 400. Just passed the outlet mall in the parking lot of Walmart

Tax Map & Parcel # (TMP) ~~419-039-001~~ 114 006

Land Lot(s) _____ District _____ Section _____

Commission District # 4 Julie Nix

Subdivision Name _____ Lot # _____

Current Zoning ~~CHB~~ CPCD Current Use of Property commercial parking lot
(Example: residence, farm, commercial)

SURROUNDING ZONING:

North ~~CHB~~ CPCD South CHB

East ~~CHB~~ RA West ~~RA~~ CHB

PROPOSED ACCESS:

Access to the development will be provided from:

Road Name HWY400

Type of Road Surface Asphalt

SITE PLAN: Attach detailed site plan.

Site plan notes: attached

Requested Action & Details of Proposed Use (Continued)

Is there any potentially dangerous or hazardous activity? Yes No
If yes, please describe Fireworks- only being sold

Will any national or local celebrity be participating in the event? Yes No
If yes, provide name and describe type of participation _____

Will there be any media coverage? Yes No
If yes, provide name(s) of media and describe type of coverage _____

Do you foresee any unusual or excessive burden on the Sheriff's Department, Emergency Services, County Marshal, or other county personnel? Yes No
If yes, describe _____

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

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

STATE OF GEORGIA, DAWSON COUNTY

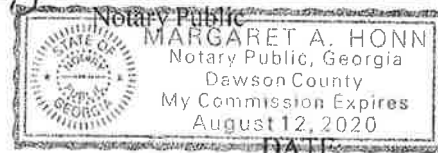
I, (Print Name) Kathy Roos, DO SOLEMNLY SWEAR, SUBJECT TO PENALTIES OF FALSE SWEARING, THAT THE STATEMENTS AND ANSWERS MADE BY ME AS THE APPLICANT IN THE FOREGOING PERSONAL STATEMENT ARE TRUE AND CORRECT.

Kathy Roos
Applicant's Signature

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

THIS 10 DAY OF October 2019.

Margaret A. Honn



FOR OFFICE USE ONLY:

APPROVALS:

Chairman, Commissioners	Board	of	_____
Sheriff			_____
Emergency		Services	_____
Environmental		Health	_____
County Marshal			_____
Planning		Director	<u>JR</u>
County Manager			_____

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

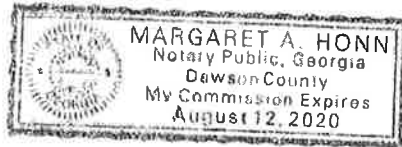
STATE OF GEORGIA, DAWSON COUNTY

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

Kathy Roos
Applicant's Signature

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

THIS 10 DAY OF October, 2019.



Margaret A. Honn
Notary Public

FOR OFFICE USE ONLY:	APPROVALS:	DATE:
Chairman, Commissioners	Board	of _____
Sheriff	<u>[Signature]</u>	<u>10-14-19</u>
Emergency		Services _____
Environmental		Health _____
County Marshal		_____
Planning		Director _____
County Manager		_____

Fireworks Stand at Walmart.

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

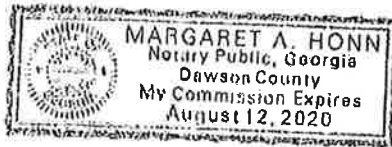
STATE OF GEORGIA, DAWSON COUNTY

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

Kathy Roos
Applicant's Signature

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

THIS 10 DAY OF October, 2019.



Margaret A. Honn
Notary Public

FOR OFFICE USE ONLY:	APPROVALS:	DATE:
Chairman, Commissioners	Board of	_____
Sheriff		_____
Emergency	Services	_____
Environmental	Health	<u>Gov 10/15/2019</u>
County Marshal		_____
Planning	Director	_____
County Manager		_____

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

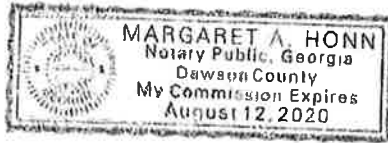
STATE OF GEORGIA, DAWSON COUNTY

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

Kathy Roos
Applicant's Signature

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

THIS 10 DAY OF October, 2019.



Margaret A. Honn
Notary Public

FOR OFFICE USE ONLY:	APPROVALS:	DATE:
Chairman, Commissioners	Board	of _____
Sheriff		
Emergency	Services	<u>JCBailey</u>
Environmental	Health	_____
County Marshal		_____
Planning	Director	_____
County Manager		_____

PROPERTY OWNER AUTHORIZATION

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

Address: 98 POWER CENTER DRIVE

TMP: 114 006

as shown in the tax maps and/or deed records of Dawson County, Georgia, and which parcel will be affected by this request. I hereby authorize the person named below to act as the applicant or agent in pursuit of a business license for a special event held on this property. I understand that any license granted, and/or conditions or stipulations placed on the property will be binding upon the property regardless of ownership. The under signer below is authorized to make this application.

Printed Name of applicant or agent Kathy Roos

Signature of applicant or agent _____ Date 9-5-19

Mailing address _____

City, State, Zip _____

Telephone Number 770-630-8357

Printed Name of Owner(s) WALMART

Signature of Owner(s) See attached Date _____

Notary Public _____ Date _____



Notary Seal

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

Walmart

702 SW 8th Street
Bentonville, AR 72712
Phone 479.273.4298
Kyle.Thurman@walmart.com

September 5, 2019

To Whom It May Concern,

American Promotional Events, Inc. dba TNT Fireworks is an approved National Supplier to conduct fireworks promotions on our Walmart parking lots where this type of promotion is legal. All stores have been researched and approved by the Walmart Realty Department. Approximate time frame for the promotions are:

- December 26th, 2019 through and including January 10th, 2020.
- June 12th, 2020 through and including July 12th, 2020 with the exception of Utah which has an additional selling period through the end of July for Pioneer Days.

American Promotional Events, Inc. dba TNT Fireworks is authorized to sign for and obtain all necessary permits and/or licenses for the promotion and must display such permits and/or licenses at each stand/tent. Walmart grants permission for all patrons of the sale to utilize the restroom facilities at each participating store.

An American Promotional Events, Inc. dba TNT Fireworks representative will call you to introduce the company and discuss your participation in the event. Participation is encouraged and does add additional income to your other income account. Store Management must approve the store's participation and placement on the parking lot by store stamping the Pre-Sale Survey.

Thank you in advance for your cooperation in this matter and if you have any questions, please contact TNT Fireworks at 1-800-243-1189 or Walmart Services at 700-925-6278 – IVR Prompt Fireworks.

Best Regards,


Kyle Thurman
Walmart Services

TNT FIREWORKS FUNDRAISING

Store Manager Pre-Sale Survey

Location # FGA3874

Description	Date
Pre-Sale Interview	<u>Oct 3, 2019</u>
Anticipated Set-Up	<u>December 26</u>
Beginning Sale	<u>December 27</u>
Ending Date	<u>December 31</u>
Anticipated Take-Down	<u>Jan 10</u>
Electrical Provisions	_____
Non-Profit Preferences	_____
Notes/Special Instructions	_____

Store #	<u>#3874</u>
Address	<u>156 Power Center Dr</u>

City/State	<u>Dawsonville GA</u>
Telephone	_____
Tent / Stand	<u>8X24</u>
Size of Tent / Stand	<u>stand</u>
Est # of Parking Spaces	<u>5</u>
Barrier required: Y/N	<u>yes</u>

Please circle that placement was verified
YES / NO

Unit Placement	
N	
W	E
S	

Please insure placement does not impede customer access, visually impair store entrance, eliminate prime parking or otherwise deter in any way from non-fireworks customers.

Presale must be conducted with a Store Manager	
Store Manager spoke with	
Print Name	
Date	
Manager Notes	_____

TNT Representative	_____
Print Name	<u>Kathy Roos</u>
Date	<u>10-3-19</u>
TNT Rep Notes	_____

STORE STAMP BLOCK
Walmart 3874
98 Power Center Drive
Dawsonville, GA 30534

THIS IS NOT A LEGAL AND BINDING CONTRACT

TNT Customer Support 1.800.243.1189

White - Office

Canary - Area Manager

Pink - Store Manager



Margaret,

TNT Fireworks would like to operate a stand for the sale of consumer fireworks in the parking lot of Walmart. The stand will operate from December 26-December 31st. The hours of operation will be from 10-10. No one under the age of 18 will be managing the cash register. After hours the stand will be securely locked.

Regards,

Kathy Roos

Roosk@TNTfireworks.com

770-630-8357

Dawson County, Georgia Board of Commissioners

Affidavit for Issuance of a Public Benefit

As Required by the Georgia Illegal Immigration Reform and Enforcement Act of 2011

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

X I am a United States citizen.

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

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

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

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

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

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

Executed in, Dawsonville (city), GA (state)

Kathryn G. Ross
Signature of Applicant

4/5/18
Date

Kathryn G. Ross
Printed Name

TNT Fireworks
Name of Business

SUBSCRIBED AND SWORN BEFORE ME ON
THIS 5th DAY OF April, 2018

Margaret A. Honn Notary Public

My Commission Expires GARET A. HONN
Notary Public, Georgia
Dawson County
My Commission Expires
August 12, 2020

This affidavit is a State of Georgia requirement that must be completed for initial applications and renewal applications for public benefits as referenced in O.C.G.A § 50-36-1(a)(3). The person who has made application for access to public benefits on behalf of an individual, business, corporation, partnership or other private entity must complete and sign the affidavit and provide a secure and verifiable document.

Dawson County, Georgia Board of Commissioners

Private Employer Affidavit of Compliance Pursuant To O.C.G.A. § 36-60-6(d)

By executing this affidavit, the undersigned private employer verifies its compliance with O.C.G.A. § 36-60-6, stating affirmatively that the individual, firm or corporation employs more than ten employees and has registered with and utilizes the federal work authorization program commonly known as E-Verify, or any subsequent replacement program, in accordance with the applicable provisions and deadlines established in O.C.G.A. § 13-10-90. Furthermore, the undersigned private employer hereby attests that its federal work authorization user identification number and date of authorization are as follows:

494008

Federal Work Authorization User Identification Number

4-1-12

Date of Authorization

TNT Fireworks

Name of Private Employer

I hereby declare under penalty of perjury that the foregoing is true and correct.

Kathryn G. Ross

Signature of Authorized Officer or Agent

Kathryn G. Ross - Permit specialist

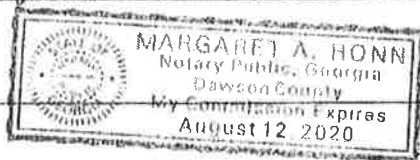
Printed Name and Title of Authorized Officer or Agent

Subscribed and Sworn to me in the City of Dawsonville, GA (state) on this
the 5th day of April, 2018.

Margaret A. Honn

NOTARY PUBLIC

My Commission Expires:



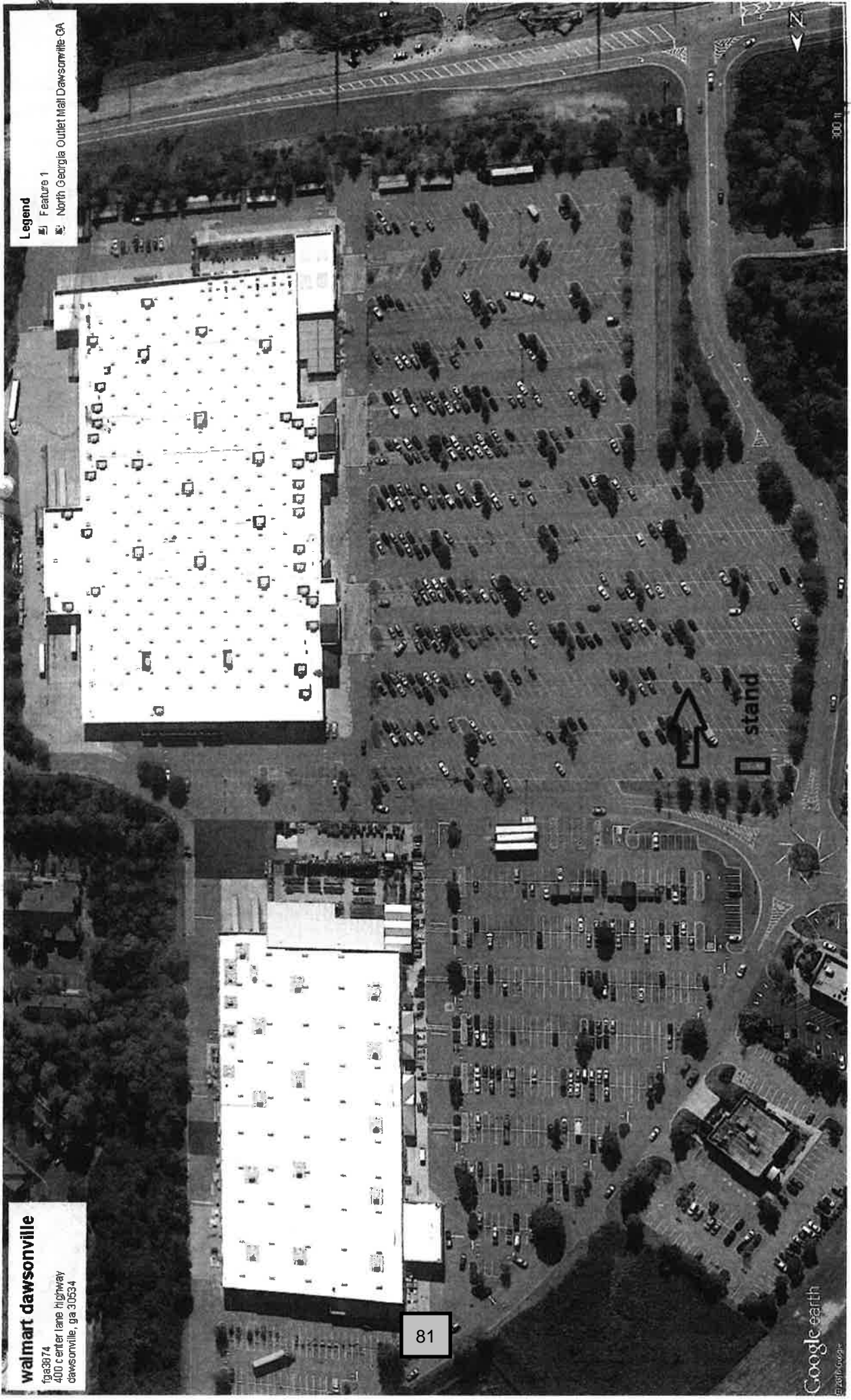
See reverse side for Private Employer Exemption Affidavit

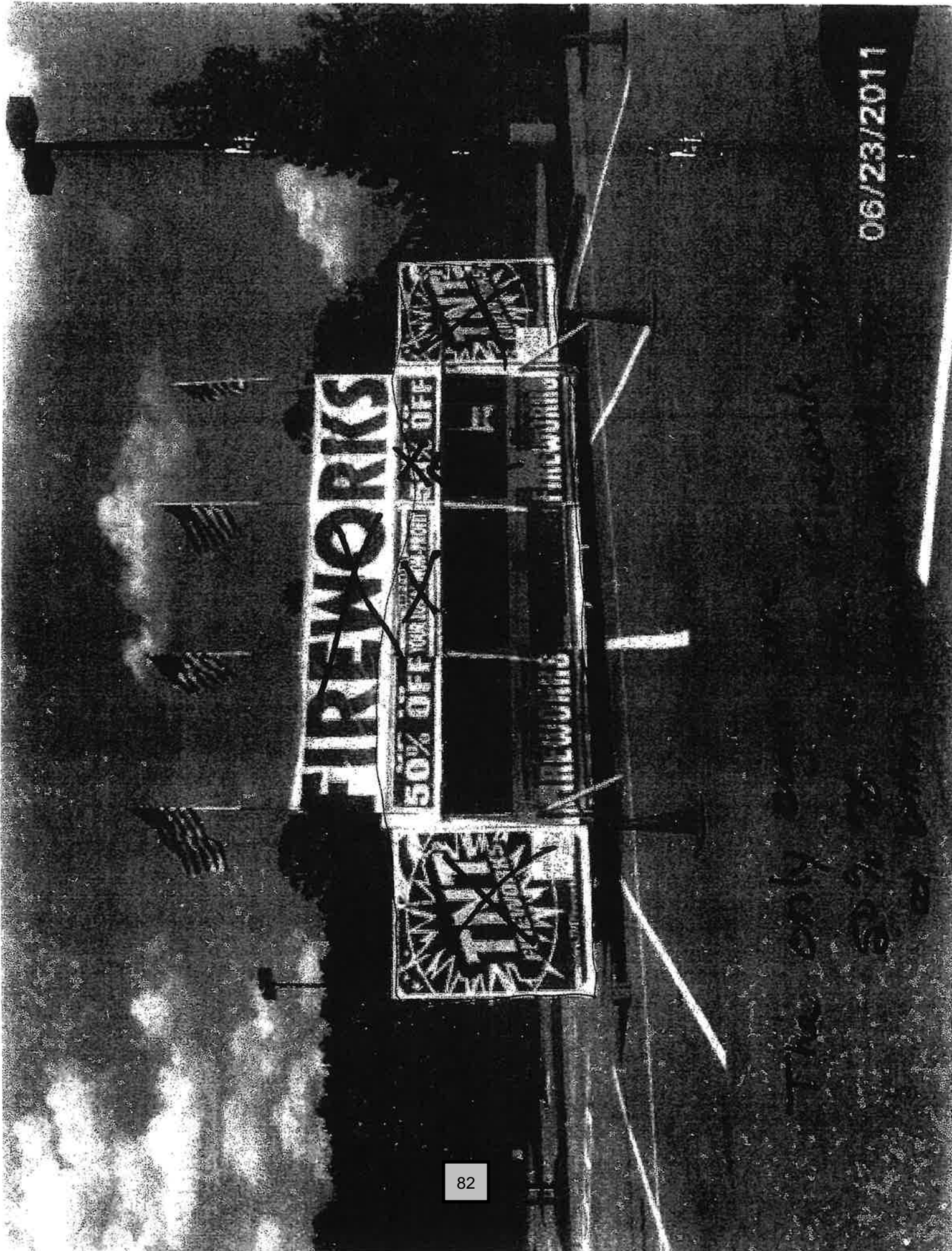


1-1-12

walmart dawsonville
fna3874
400 center lane highway
dawsonville, ga 30534

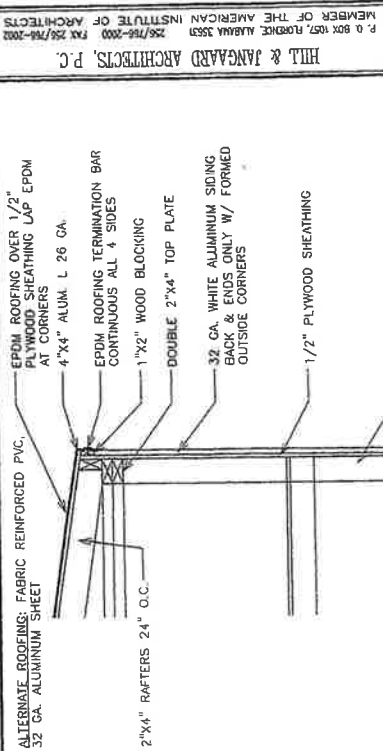
Legend
Feature 1
North Georgia Outlet Mall Dawsonville GA



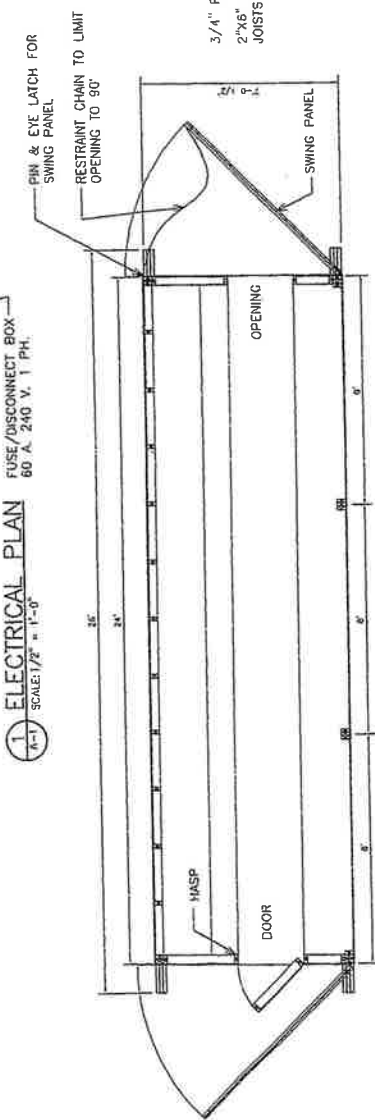


06/23/2011

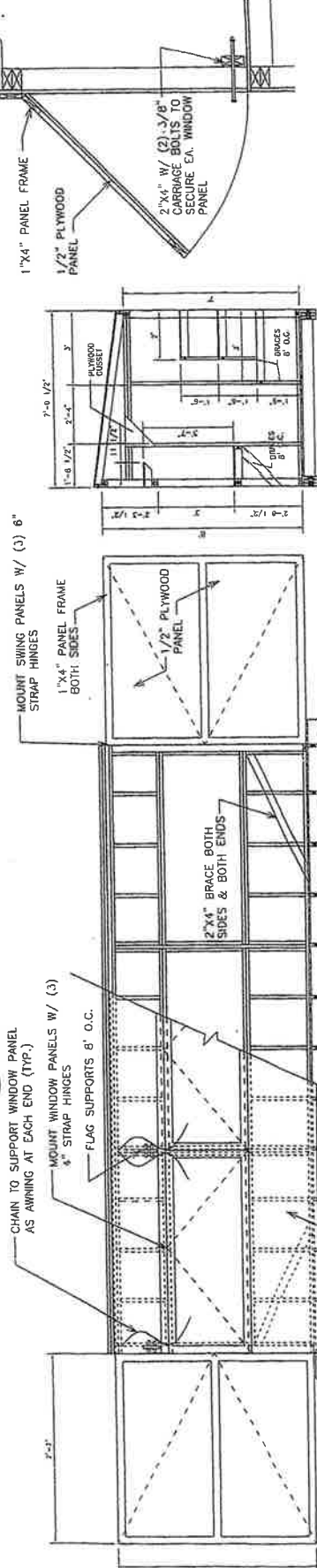
OWNER RESPONSIBLE FOR COMPLIANCE WITH CODES & OBTAINING APPROVAL OF LOCAL AUTHORITIES
 HILL & JANGARD ARCHITECTS, P.C. PROVIDED DRAFTING SERVICES
 ONLY OF AMERICAN PROMOTIONAL EVENTS, INC. DESIGN



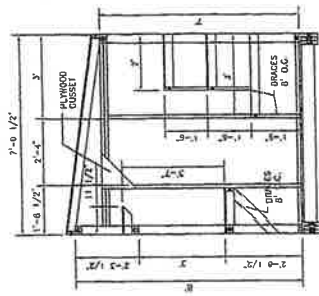
1 ELECTRICAL PLAN
 SCALE: 1/2" = 1'-0"



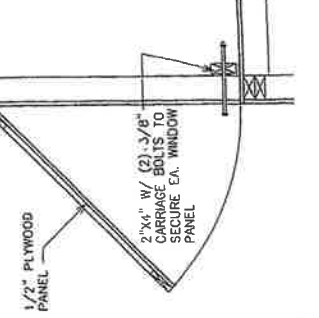
2 FLOOR PLAN
 SCALE: 1/2" = 1'-0"



3 FRONT ELEVATION/FRAMING
 SCALE: 1/2" = 1'-0"



4 SECTION
 SCALE: 1-1/2" = 1'-0"



5 SECTION
 SCALE: 1/2" = 1'-0"

6 WINDOW PANEL SECTION
 SCALE: 1-1/2" = 1'-0"

ALTERNATE ROOFING: FABRIC REINFORCED PVC,
 32 GA. ALUMINUM SHEET

EPDM ROOFING OVER 1/2" PLYWOOD SHEATHING LAP EPDM AT CORNERS

4"x4" ALUM. L 26 GA.

EPDM ROOFING TERMINATION BAR CONTINUOUS ALL 4 SIDES

1"x2" WOOD BLOCKING

DOUBLE 2"x4" TOP PLATE

32 GA. WHITE ALUMINUM SIDING BRACKETS & ENDS ONLY W/ FORMED OUTSIDE CORNERS

1/2" PLYWOOD SHEATHING

2"x4" STUD FRAMING 24" O.C.

1/2" PLYWOOD SHELVING (TYP.)

2"x4" SILL

(3) 2"x8" TREATED SKID

3/4" PLYWOOD FLOOR

2"x6" TREATED FLOOR JOISTS 24" O.C.

2"x4" RAFTERS 24" O.C.

RESTRAINT CHAIN TO LIMIT OPENING TO 90°

PIN & EYE LATCH FOR SWING PANEL

SWING PANEL

SWING PANEL

DOOR

HASP

OPENING

CHAIN TO SUPPORT WINDOW PANEL AS AWNING AT EACH END (TYP.)

6" STRAP HINGES

MOUNT WINDOW PANELS W/ (3) 6" STRAP HINGES

FLAG SUPPORTS 8' O.C.

2"x4" BRACE BOTH SIDES & BOTH ENDS

1"x4" PANEL FRAME BOTH SIDES

1/2" PLYWOOD PANEL

BEVEL 1-1/2" X 6" ON ENDS

1/2" PLYWOOD SIDING

1"x4" PANEL FRAME

1/2" PLYWOOD PANEL

2"x4" W/ (2) 3/8" CARRIAGE BOLTS TO SECURE EA. WINDOW PANEL

7'-0 1/2"

1'-6 1/2"

2'-4"

11 1/2"

3'-7"

2'-0 1/2"

2'-0 1/2"

BRACES 8' O.C.

BRACES 8' O.C.

MOUNT SWING PANELS W/ (3) 6" STRAP HINGES

1"x4" PANEL FRAME BOTH SIDES

1/2" PLYWOOD PANEL

CHAIN TO SUPPORT WINDOW PANEL AS AWNING AT EACH END (TYP.)

6" STRAP HINGES

MOUNT WINDOW PANELS W/ (3) 6" STRAP HINGES

FLAG SUPPORTS 8' O.C.

2"x4" BRACE BOTH SIDES & BOTH ENDS

1"x4" PANEL FRAME BOTH SIDES

1/2" PLYWOOD PANEL

BEVEL 1-1/2" X 6" ON ENDS

1/2" PLYWOOD SIDING



CERTIFICATE OF LIABILITY INSURANCE

11/1/2019

DATE (MM/DD/YYYY)

11/1/2018

THIS CERTIFICATE IS ISSUED AS A MATTER OF INFORMATION ONLY AND CONFERS NO RIGHTS UPON THE CERTIFICATE HOLDER. THIS CERTIFICATE DOES NOT AFFIRMATIVELY OR NEGATIVELY AMEND, EXTEND OR ALTER THE COVERAGE AFFORDED BY THE POLICIES BELOW. THIS CERTIFICATE OF INSURANCE DOES NOT CONSTITUTE A CONTRACT BETWEEN THE ISSUING INSURER(S), AUTHORIZED REPRESENTATIVE OR PRODUCER, AND THE CERTIFICATE HOLDER.

IMPORTANT: If the certificate holder is an ADDITIONAL INSURED, the policy(ies) must have ADDITIONAL INSURED provisions or be endorsed. If SUBROGATION IS WAIVED, subject to the terms and conditions of the policy, certain policies may require an endorsement. A statement on this certificate does not confer rights to the certificate holder in lieu of such endorsement(s).

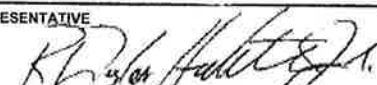
PRODUCER Lockton Companies 3280 Peachtree Road NE, Suite #250 Atlanta GA 30305 (404) 460-3600	CONTACT NAME: _____ PHONE (A/C, No, Ext): _____ FAX (A/C, No): _____ E-MAIL ADDRESS: _____	
	INSURER(S) AFFORDING COVERAGE	
INSURED 1359683 American Promotional Events, Inc. DBA TNT Fireworks, Inc.	INSURER A: Everest Indemnity Insurance Company	
	INSURER B: Maxum Indemnity Company	
	INSURER C: _____	
	INSURER D: _____	
	INSURER E: _____	
	INSURER F: _____	

COVERAGES **CERTIFICATE NUMBER:** 14107678 **REVISION NUMBER:** XXXXXXXX

THIS IS TO CERTIFY THAT THE POLICIES OF INSURANCE LISTED BELOW HAVE BEEN ISSUED TO THE INSURED NAMED ABOVE FOR THE POLICY PERIOD INDICATED. NOTWITHSTANDING ANY REQUIREMENT, TERM OR CONDITION OF ANY CONTRACT OR OTHER DOCUMENT WITH RESPECT TO WHICH THIS CERTIFICATE MAY BE ISSUED OR MAY PERTAIN, THE INSURANCE AFFORDED BY THE POLICIES DESCRIBED HEREIN IS SUBJECT TO ALL THE TERMS, EXCLUSIONS AND CONDITIONS OF SUCH POLICIES. LIMITS SHOWN MAY HAVE BEEN REDUCED BY PAID CLAIMS.

INSR LTR	TYPE OF INSURANCE	ADDL INSD	SUBR WVD	POLICY NUMBER	POLICY EFF (MM/DD/YYYY)	POLICY EXP (MM/DD/YYYY)	LIMITS
A	<input checked="" type="checkbox"/> COMMERCIAL GENERAL LIABILITY <input type="checkbox"/> CLAIMS-MADE <input checked="" type="checkbox"/> OCCUR GEN'L AGGREGATE LIMIT APPLIES PER: <input type="checkbox"/> POLICY <input type="checkbox"/> PRO-JECT <input checked="" type="checkbox"/> LOC OTHER: _____	Y	N	SI8GL00242-181	11/1/2018	11/1/2019	EACH OCCURRENCE \$ 1,000,000 DAMAGE TO RENTED PREMISES (Ea occurrence) \$ 500,000 MED EXP (Any one person) \$ 5,000 PERSONAL & ADV INJURY \$ 1,000,000 GENERAL AGGREGATE \$ 2,000,000 PRODUCTS - COMP/OP AGG \$ 2,000,000 \$ _____
	AUTOMOBILE LIABILITY <input type="checkbox"/> ANY AUTO <input type="checkbox"/> OWNED AUTOS ONLY <input type="checkbox"/> HIRED AUTOS ONLY <input type="checkbox"/> SCHEDULED AUTOS <input type="checkbox"/> NON-OWNED AUTOS ONLY			NOT APPLICABLE			COMBINED SINGLE LIMIT (Ea accident) \$ XXXXXXXX BODILY INJURY (Per person) \$ XXXXXXXX BODILY INJURY (Per accident) \$ XXXXXXXX PROPERTY DAMAGE (Per accident) \$ XXXXXXXX \$ XXXXXXXX
B	<input checked="" type="checkbox"/> UMBRELLA LIAB <input checked="" type="checkbox"/> OCCUR <input type="checkbox"/> EXCESS LIAB <input type="checkbox"/> CLAIMS-MADE DED _____ RETENTION \$ _____	Y	N	EXC6023470-06	11/1/2018	11/1/2019	EACH OCCURRENCE \$ 5,000,000 AGGREGATE \$ 5,000,000 \$ XXXXXXXX
	WORKERS COMPENSATION AND EMPLOYERS' LIABILITY ANY PROPRIETOR/PARTNER/EXECUTIVE OFFICER/MEMBER EXCLUDED? (Mandatory in NH) <input type="checkbox"/> Y/N If yes, describe under DESCRIPTION OF OPERATIONS below		N/A	NOT APPLICABLE			PER STATUTE <input type="checkbox"/> OTH-ER <input type="checkbox"/> E.L. EACH ACCIDENT \$ XXXXXXXX E.L. DISEASE - EA EMPLOYEE \$ XXXXXXXX E.L. DISEASE - POLICY LIMIT \$ XXXXXXXX

DESCRIPTION OF OPERATIONS / LOCATIONS / VEHICLES (ACORD 101, Additional Remarks Schedule, may be attached if more space is required)
 ADDITIONAL INSURED: FGA3874; PROPERTY LOCATED AT WAL-MART #3874 LOCATED AT 156 POWER CENTER DRIVE IN DAWSONVILLE, GA 30534; BJ LACROSSE BOOSTER; Certificate holder is an additional insured on the General Liability as required by written contract subject to policy terms, conditions, and exclusions.

CERTIFICATE HOLDER 14107678 WAL-MART 702 8TH STREET BENTONVILLE AR 72712	CANCELLATION SHOULD ANY OF THE ABOVE DESCRIBED POLICIES BE CANCELLED BEFORE THE EXPIRATION DATE THEREOF, NOTICE WILL BE DELIVERED IN ACCORDANCE WITH THE POLICY PROVISIONS. AUTHORIZED REPRESENTATIVE 
---	--



CERTIFICATE OF LIABILITY INSURANCE

11/1/2019

DATE (MM/DD/YYYY)

5/17/2019

THIS CERTIFICATE IS ISSUED AS A MATTER OF INFORMATION ONLY AND CONFERS NO RIGHTS UPON THE CERTIFICATE HOLDER. THIS CERTIFICATE DOES NOT AFFIRMATIVELY OR NEGATIVELY AMEND, EXTEND OR ALTER THE COVERAGE AFFORDED BY THE POLICIES BELOW. THIS CERTIFICATE OF INSURANCE DOES NOT CONSTITUTE A CONTRACT BETWEEN THE ISSUING INSURER(S), AUTHORIZED REPRESENTATIVE OR PRODUCER, AND THE CERTIFICATE HOLDER.

IMPORTANT: If the certificate holder is an ADDITIONAL INSURED, the policy(ies) must have ADDITIONAL INSURED provisions or be endorsed. If SUBROGATION IS WAIVED, subject to the terms and conditions of the policy, certain policies may require an endorsement. A statement on this certificate does not confer rights to the certificate holder in lieu of such endorsement(s).

PRODUCER Lockton Companies 3280 Peachtree Road NE, Suite #250 Atlanta GA 30305 (404) 460-3600	CONTACT NAME:	
	PHONE (A/C, No, Ext):	FAX (A/C, No):
	E-MAIL ADDRESS:	
	INSURER(S) AFFORDING COVERAGE	
	INSURER A : Everest Indemnity Insurance Company	NAIC #
	INSURER B :	
	INSURER C :	
	INSURER D :	
	INSURER E :	
	INSURER F :	

INSURED
1359629 American Promotional Events, Inc.
DBA TNT Fireworks, Inc.

COVERAGES CERTIFICATE NUMBER: 16094489 REVISION NUMBER: XXXXXXXX

THIS IS TO CERTIFY THAT THE POLICIES OF INSURANCE LISTED BELOW HAVE BEEN ISSUED TO THE INSURED NAMED ABOVE FOR THE POLICY PERIOD INDICATED. NOTWITHSTANDING ANY REQUIREMENT, TERM OR CONDITION OF ANY CONTRACT OR OTHER DOCUMENT WITH RESPECT TO WHICH THIS CERTIFICATE MAY BE ISSUED OR MAY PERTAIN, THE INSURANCE AFFORDED BY THE POLICIES DESCRIBED HEREIN IS SUBJECT TO ALL THE TERMS, EXCLUSIONS AND CONDITIONS OF SUCH POLICIES. LIMITS SHOWN MAY HAVE BEEN REDUCED BY PAID CLAIMS.

INSR LTR	TYPE OF INSURANCE	ADDL INSD	SUBR WVD	POLICY NUMBER	POLICY EFF (MM/DD/YYYY)	POLICY EXP (MM/DD/YYYY)	LIMITS
A	<input checked="" type="checkbox"/> COMMERCIAL GENERAL LIABILITY <input type="checkbox"/> CLAIMS-MADE <input checked="" type="checkbox"/> OCCUR GEN'L AGGREGATE LIMIT APPLIES PER: <input type="checkbox"/> POLICY <input type="checkbox"/> PRO-JECT <input checked="" type="checkbox"/> LOC <input type="checkbox"/> OTHER:	Y	N	S18GL00242-181	11/1/2018	11/1/2019	EACH OCCURRENCE \$ 1,000,000 DAMAGE TO RENTED PREMISES (Ea occurrence) \$ 500,000 MED EXP (Any one person) \$ 5,000 PERSONAL & ADV INJURY \$ 1,000,000 GENERAL AGGREGATE \$ 2,000,000 PRODUCTS - COMP/OP AGG \$ 2,000,000 \$
	AUTOMOBILE LIABILITY <input type="checkbox"/> ANY AUTO <input type="checkbox"/> OWNED AUTOS ONLY <input type="checkbox"/> HIRED AUTOS ONLY <input type="checkbox"/> SCHEDULED AUTOS <input type="checkbox"/> NON-OWNED AUTOS ONLY			NOT APPLICABLE			COMBINED SINGLE LIMIT (Ea accident) \$ XXXXXXXX BODILY INJURY (Per person) \$ XXXXXXXX BODILY INJURY (Per accident) \$ XXXXXXXX PROPERTY DAMAGE (Per accident) \$ XXXXXXXX \$ XXXXXXXX
	UMBRELLA LIAB <input type="checkbox"/> OCCUR EXCESS LIAB <input type="checkbox"/> CLAIMS-MADE DED RETENTION \$			NOT APPLICABLE			EACH OCCURRENCE \$ XXXXXXXX AGGREGATE \$ XXXXXXXX \$ XXXXXXXX
	WORKERS COMPENSATION AND EMPLOYERS' LIABILITY ANY PROPRIETOR/PARTNER/EXECUTIVE OFFICER/MEMBER EXCLUDED? (Mandatory in NH) If yes, describe under DESCRIPTION OF OPERATIONS below	Y/N	N/A	NOT APPLICABLE			PER STATUTE OTH-ER E.L. EACH ACCIDENT \$ XXXXXXXX E.L. DISEASE - EA EMPLOYEE \$ XXXXXXXX E.L. DISEASE - POLICY LIMIT \$ XXXXXXXX

DESCRIPTION OF OPERATIONS / LOCATIONS / VEHICLES (ACORD 101, Additional Remarks Schedule, may be attached if more space is required)
 ADDITIONAL INSURED: FGA3874; PROPERTY LOCATED AT 156 POWER CENTER DR DAWSONVILLE, GA 30534; Certificate holder is an additional insured on the General Liability as required by written contract subject to policy terms, conditions, and exclusions.

CERTIFICATE HOLDER

16094489
 DAWSON COUNTY
 25 JUSTICE WAY
 DAWSONVILLE GA 30534

CANCELLATION

SHOULD ANY OF THE ABOVE DESCRIBED POLICIES BE CANCELLED BEFORE THE EXPIRATION DATE THEREOF, NOTICE WILL BE DELIVERED IN ACCORDANCE WITH THE POLICY PROVISIONS.

AUTHORIZED REPRESENTATIVE

© 1988-2015 ACORD CORPORATION. All rights reserved.



License Number: 2019-93
Effective Date: 03/25/2019

Consumer Fireworks Distribution License

The following Branch Store, as defined in NFPA 1124, 2006, is authorized to sell Retail fireworks in accordance with the Rules and Regulations of the Safety Fire Commissioner, Chapter 120-3-22 and O.C.G.A. Section 25-10-5 under the license of its main office as also defined in NFPA 1124, 2006, shown below.

License Holder:

WALMART #0003
30983 HWY 441 SOUTH
COMMERCE, GA 30529

Store Name:

WALMART #3874
156 POWDER CENTER DR
DAWSONVILLE, GA 30534

This certificate is dependent on the status of the main office license. Provided that license remains in good standing, this certificate will expire on January 31, 2020



No more than 1000 lbs of fireworks are allowed in this location at any given time.

M. Dwayne Garriss
State Fire Marshal



DAWSON COUNTY BOARD OF COMMISSIONERS AGENDA FORM

Department: Planning & Development

Work Session: 11/07/2019

Prepared By: Melissa Hawk

Voting Session: 11/21/2019

Presenter: Jameson Kinley / Melissa Hawk

Public Hearing: Yes No

Agenda Item Title: RFP #354-19 - Consulting Services for 53 Overlay District and 400 Corridor District Update

Background Information:

B + C Studios completed the preliminary work for the 53 Overlay District between July 2016 and December 2017. No further work has been completed on this document. The current 400 Highway Development and Design Guidelines was adopted by the BOC in December 2000.

Current Information:

An RFP was released on August 29, 2019, requesting separate pricing for the 400 Corridor District Update and the 53 Overlay District. 1 response was received from B + C Studios in the amount of \$49,200 for the 53 Overlay District project and \$46,500 for the 400 District Update project. The total for both projects is \$95,700. B + C Studios received an evaluation score of 88 points.

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

Fund	Dept.	Acct No.	Budget	Balance	Requested	Remaining
100	7410	521200			\$95,700.00	

Recommendation/Motion: To accept the bids submitted and award a contract to B + C Studios not to exceed the amount of \$95,700.

Department Head Authorization: Jameson Kinley

Date: 10/22/2019

Finance Dept. Authorization: Vickie Neikirk

Date: 10/29/19

County Manager Authorization: DH

Date: 10/29/19

County Attorney Authorization: _____

Date: _____

Comments/Attachments:

Presentation



War Hill Park

Photo by: Michelle Wittmer Grabowski



RFP #354-19 CONSULTING SERVICES FOR 53 OVERLAY DISTRICT AND 400 CORRIDOR DISTRICT UPDATE

WORK SESSION – November 7, 2019



Background and Overview



- ❖ State Route 53 is increasing with commercial development and has become identified as a corridor targeted for a more intensive study.
- ❖ B + C Studios completed preliminary work for the document between July, 2016 and October, 2017.
- ❖ The then Planning Director opted to cancel the contract to complete in-house, which was approved by the BOC on September 21, 2017. No further work was completed.
- ❖ Current Planning staff requested the BOC permission to release an RFP to complete the document.

- ❖ The current 400 Highway Development and Design Guidelines was adopted by the BOC in December, 2000.
- ❖ There have been minor adjustments to this document since then but, the County sees the need to revamp the current guiding principle.

Procurement Approach and Procedure



BID ACCORDING TO POLICY

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

Scope of Services



- ❖ Some of the scope of services for both documents include:
 - Evaluation of the County's Existing Codes/Documents and Attend Meetings with County Staff to discuss parameters and vision of work involved.
 - Public Participation/Involvement Plan structured in 4 phases:
 - Kick-Off Meeting to discuss initiative, goals and schedule
 - Stakeholder Interviews held in conjunction with utilizing the Survey Monkey tool over a period of 4 – 6 months
 - Public Workshops held to provide opportunities for residents, businesses, property owners, other citizens and elected officials to develop and build consensus around the vision for the districts.
 - Deliver a detailed Summary Report containing the issues and recommendations obtained during the stake holder's interviews and public workshops.
 - Identify Potential Solutions and Approaches to be recommended to the Dawson County Staff.
 - Development of Draft and Final Revision to Existing Codes and Documents ensuring County's compliance with all applicable State of Georgia statutes, Stormwater Management, Building/Fire Codes, Public Utilities, Parks & Recreation, Solid Waste Services, GA Dept of Community Affairs

Evaluation Committee



- ❖ Jameson Kinley, Planning and Development Director
- ❖ Harmony Gee, Zoning Administrator
- ❖ Keith Wilson, Building Inspector

- ❖ Facilitator – Melissa Hawk, Purchasing Manager

Evaluation Criteria and Proposer Scores Summary



COMPANY	COMPANY BACKGROUND AND STRUCTURE	EXPERIENCE & QUALIFICATIONS OF DEDICATED STAFF	PROJECT UNDERSTANDING/ APPROACH TO SCOPE OF WORK	REFERENCES	MANAGEMENT PLAN	TECHNICAL SCORE	Cost/ FINANCIAL	Total SCORE
C + B Studios	35	48	50	22	33	63	25	88

Evaluation weight for this RFP is 75% technical and 25% price.

Scores rounded to the nearest whole number

Offers Received



Tasks	B + C Studios
Task 1 - 53 Overlay District	\$49,200.00
Task 2 - 400 Corridor District Update	\$46,500.00
Lump Sum Total	\$95,700.00
High/Low Variance	0.00
Value of 1 point	
	9570.00
Grade Reduction	0.00
Point (Max. 10)	10.00
Fee Grade (pts x 2.5)	25.00

Staff Recommendation



Staff respectfully requests the Board to accept the proposal submitted and to award a contract to B + C Studios, not to exceed the amount of \$96,000.00.

THANK YOU



DAWSON COUNTY BOARD OF COMMISSIONERS AGENDA FORM

Department: Public Works

Work Session: 11/7/19

Prepared By: Alexa Bruce

Voting Session: 11/21/19

Presenter: David McKee

Public Hearing: Yes No

Agenda Item Title: LMIG 2020 Application Packet

Background Information:

Local Maintenance & Improvement Grant (LMIG) is a state program where we receive money (grant) from our State Motor Fuel Tax collections and requires a match of 30%. This year the amount allotted to Dawson County is \$450,435.77 with Dawson County's 30% match of \$135,130.73, the total budget for 2020 LMIG (projects) is \$585,566.50.

Current Information:

Funds will be utilized to repair multiple roads within Dawson County. I have attached the allocation form from Georgia Department of Transportation, the 2020 Project List, the 2020 Cover letter, and the 2020 LMIG Road map. The application is now done online and no longer available to print for 2020, therefore there is no application included in this packet.

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

Fund	Dept.	Acct No.	Budget	Balance	Requested	Remaining
LMIG	Public Works	250-00-4226-522200-000	\$643,480.00	\$643,480.00		\$643,480.00

Recommendation/Motion: Approve the 2020 LMIG Application as submitted.

Department Head Authorization: David McKee

Date: 10/23/2019

Finance Dept. Authorization: Vickie Neikirk

Date: 10/29/19

County Manager Authorization: DH

Date: 10/29/19

County Attorney Authorization: _____

Date: _____

Comments/Attachments:

DAWSON COUNTY

Public Works

October 23, 2019

Subject: 2020 LMIG Application and Project List

Dear Mr. Jeramy Durrence:

It is my pleasure to submit to you the following list of projects eligible for LMIG funding for 2020. The formula amount for Dawson County is \$450,435.77. Adding our 30% match of \$135,130.73, that would total \$585,566.50. The following table outlines our 2020 project list:

ROAD NAME	BEGINNING	ENDING	(MILES)	DESCRIPTION OF WORK	PROJECT COST	PROJECT DATE
Goswick Drive	Highway 9 North	Cul-de-sac	.21	Mill/fill 2' binder 19mm 2' topping 9.5	\$85,010	20-May
Joseph Lane	Goswick Drive	Cul-de-sac	.42	Mill/fill 2' binder 19mm 2' topping 9.5	\$58,860	20-May
Sundown Way	HWY 53 East	Cul-de-sac	.29	2" Mill/fill 19mm binder 2" 9.5mm top	\$92,233	20-May
Sundown Drive	Sundown Way	Cul-de-sac	.38	2" Mill/fill 19mm binder 2" 9.5mm top	\$92,233	20-May
Perimeter Road	Mile post 0.00	Mile post .0098	1.07 total miles by the county	Deep patch 250T; edge mill curb; 2' 12.5mm topping	\$52,080	20-June
Perimeter Road	Mile post .146	Mile post .241	1.07 total miles by the	Deep patch 250T; edge mill curb; 2' 12.5mm topping	\$52,080	20-June
Perimeter Road	Mile post .473	Mile post .663	1.07 total miles by the	Deep patch 250T; edge mill curb; 2' 12.5mm topping	\$52,080	20-June
North Seed Tick	Frank Bruce Road	HWY 136 East	.90	75T deep patch, 2" PermaFlex, 1.5' 9.5mm topping	\$102,350	20-April
Total					586,926	

The project cost estimates DO NOT include Dawson County's labor and equipment. Please find the enclosed LMIG Application, and if there are any questions, please do not hesitate to contact me. Please also note that the remainder of Perimeter Road will be done by the City of Dawsonville through LMIG Funding.

Sincerely,

David McKee
 Dawson County
 Director of Public Works



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

June 26, 2019

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

RE: Fiscal Year 2020 Local Maintenance & Improvement Grant (LMIG) Program

Dear Chairman Thurmond:

We are pleased to announce that the Department will begin accepting applications for the Fiscal Year 2020 LMIG Program on July 1, 2019. This year grants will be processed electronically through our **New GRANTS (LMIG) Application System**. To begin your FY 2020 LMIG Application, please visit the Department’s website at www.dot.ga.gov/PS/Local/LMIG. This site provides a link to the LMIG Application and a link to the LMIG Application Tutorial (Manual). The project list will be entered directly into the new application system and your cover letter will be uploaded as an attachment. This site provides a signature page for you to download, complete and upload as an attachment. Please contact your District State Aid Coordinator, Jeremy Durrence, at 404-694-6545 for assistance with the online application process.

All electronic LMIG applications must be received no later than January 1, 2020. Failure to submit applications by the deadline may result in a forfeiture of funds.

Your formula amount for the 2020 Program is **\$450,435.77** and your local match is **30%**. Each local government is required to match this formula amount in accordance with Code Section 48-8-244(d). The General Guidelines and Rules and other pertinent reports can be found on the Department’s website at www.dot.ga.gov/PS/Local/LMIG. The cover letter you attach to your electronic application must include a satisfactory status of your previous LMIG Grants before approval may be given.

If you should have any questions regarding the LMIG Program please contact the Local Grants Office in Atlanta at (404) 347-0240. Thank you for your attention and cooperation in this matter.

Sincerely,

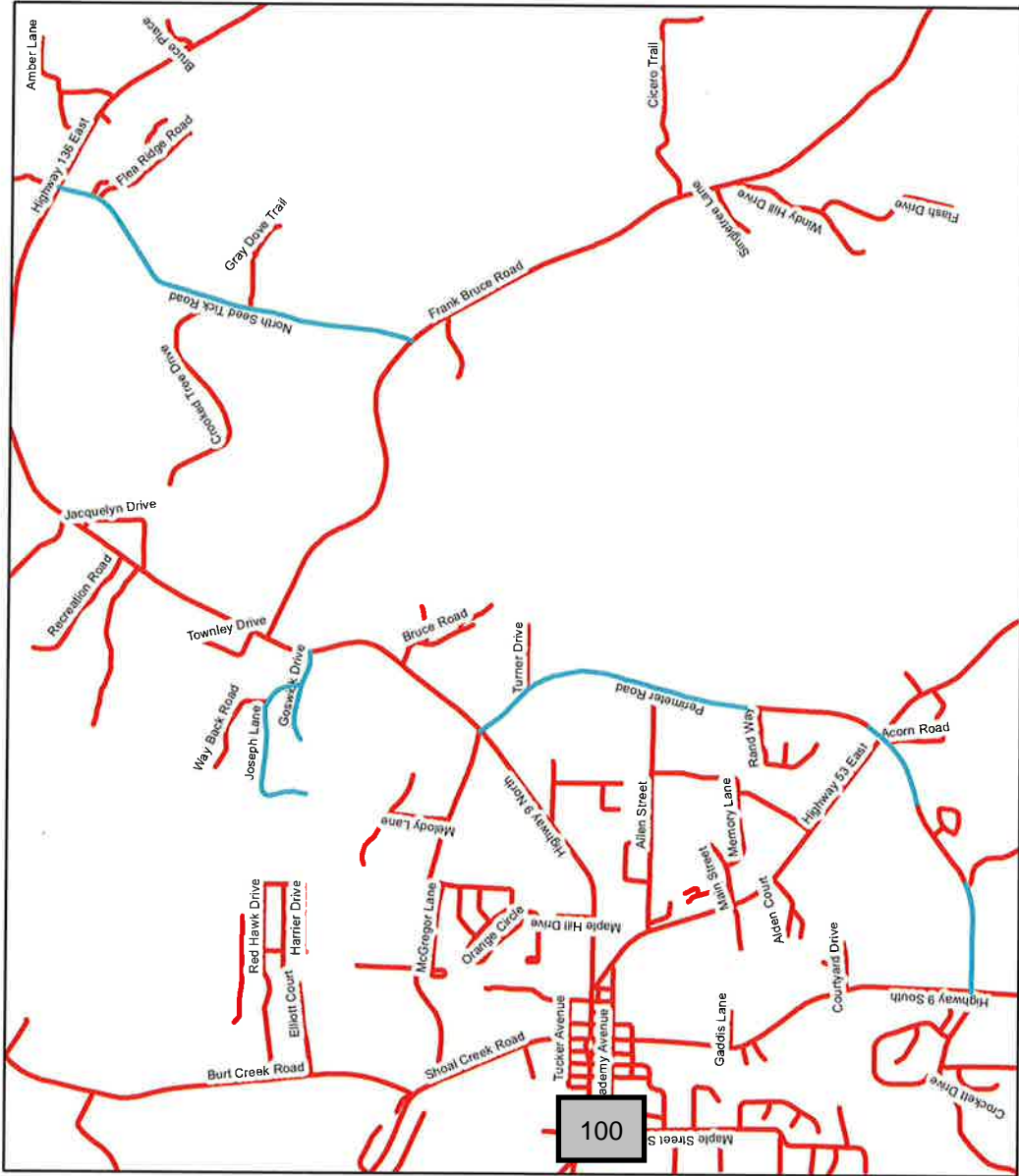
Russell R. McMurry, P.E.
Commissioner

Enclosure:

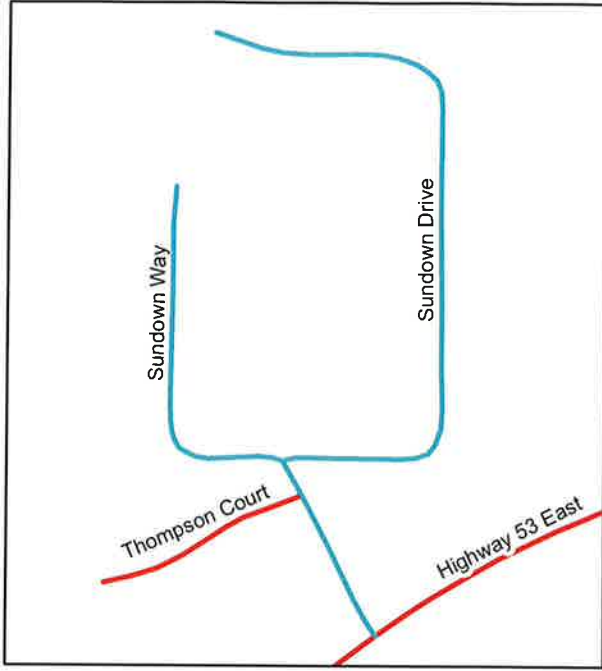
cc: Mr. Brandon Kirby, P.E.; Hon. David Ralston; Hon. Kevin Tanner; Hon. Steve Gooch ; Ms. Emily Dunn



2020 LMIG Road Projects

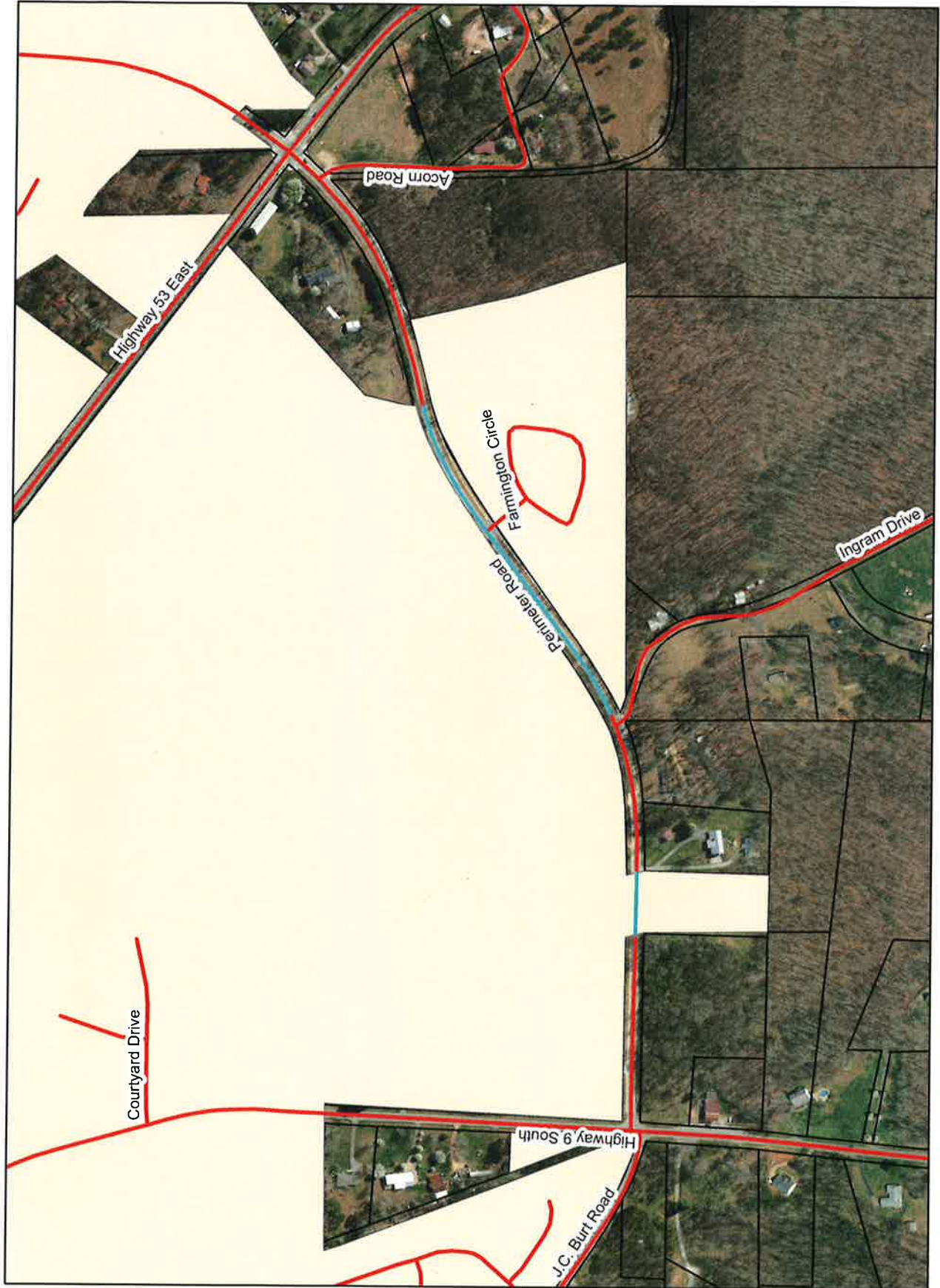


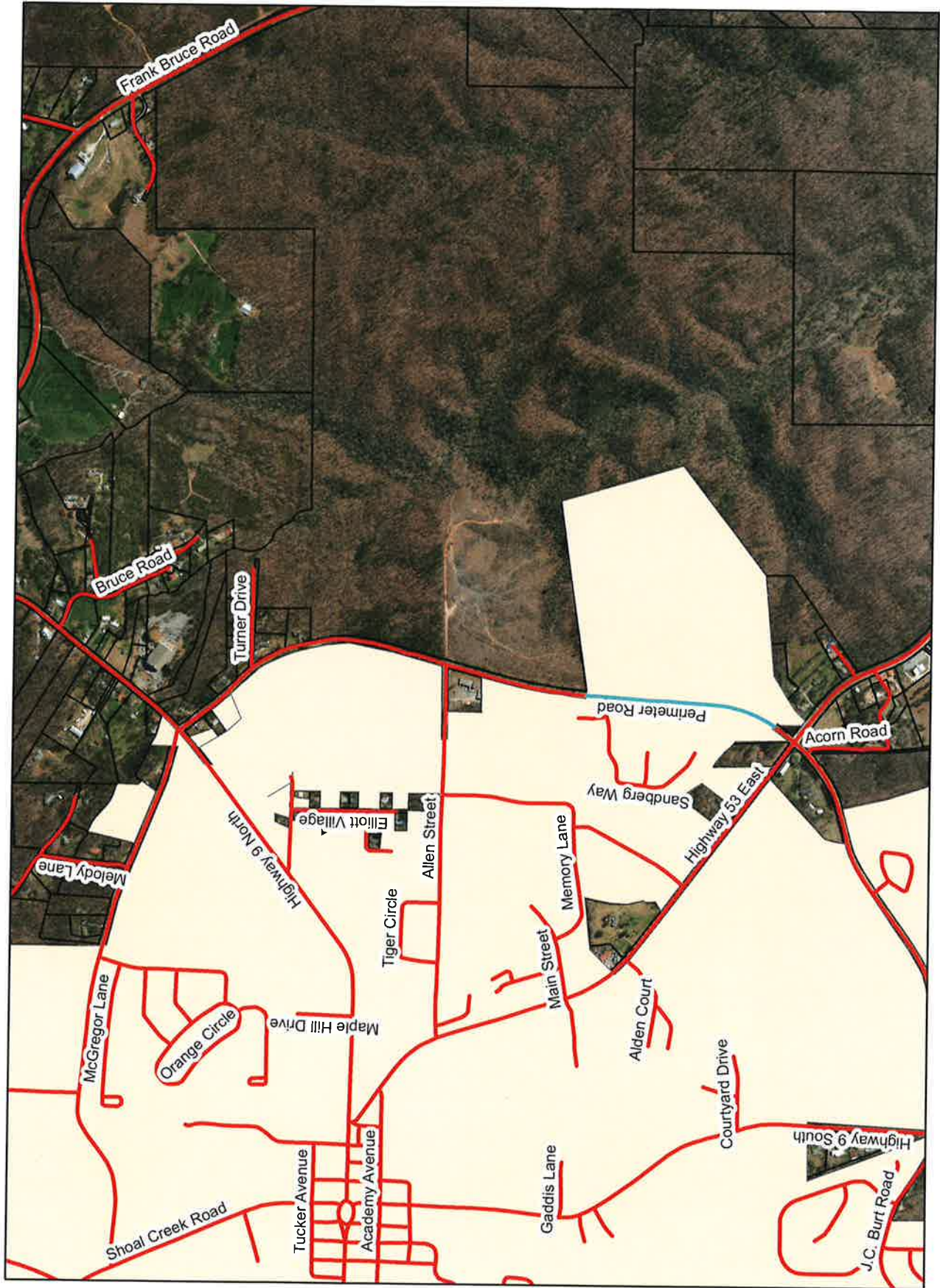
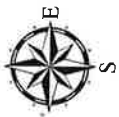
Goswick Drive
Joseph Lane
North Seed Tick Road
Perimeter Road (County Maintained)



Sundown Drive
Sundown Way









DAWSON COUNTY BOARD OF COMMISSIONERS AGENDA FORM

Department: Juvenile Court

Work Session: 11/07/2019

Prepared By: Judge Lindsay Burton

Voting Session: 11/21/2019

Presenter: Vickie Neikirk

Public Hearing: Yes No

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

Background Information:

Any indigent parent is entitled to free legal representation in a dependency case. In 2014, the law changed and all children are also entitled to an appointed attorney. The Court has seen an increase in the number of dependent children over the last several years. In addition, CASA does not have enough volunteers to serve on every case.

Current Information:

All funds from Indigent Defense – Parent and Indigent Defense – Child have been expensed to pay attorney invoices. At this time there are no additional funds within Juvenile Court’s budget that can be moved to cover attorney fees through the end of 2019.

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

Fund	Dept.	Acct No.	Amended Budget	YTD Expenditures	Balance Remaining	Amount Requested
100	2600	521201	\$78,200	\$78,199.50	\$0.50	\$43,000
100	2600	521202	\$58,322	\$58,321.40	\$0.60	\$20,000

Recommendation/Motion: Motion to approve moving \$63,000 from General Fund’s fund balance

Department Head Authorization: Lindsay H. Burton

Date: 10.25.19

Finance Dept. Authorization: Vickie Neikirk

Date: 10/29/19

County Manager Authorization: DH

Date: 10/29/19

County Attorney Authorization: _____

Date: _____

Comments/Attachments:

103

DAWSON COUNTY BOARD OF COMMISSIONERS
APPLICATION FOR APPOINTMENT TO COUNTY
BOARDS AND AUTHORITIES



The Dawson County Board of Commissioners accepts applications for appointments. Interested parties should submit this form and supporting documentation to the County Clerk.

Board or Authority Applied for Development Authority

Name Jere Allen

Home Address 1750 Harmony Church Rd

City, State, Zip Dawsonville GA 30534

Mailing Address (if different) _____

City, State, Zip _____

Telephone Number _____ Alternate Number _____

Fax Telephone Number _____

E-Mail Address _____

Additional information you would like to provide:

Resume previously submitted

Signature  Date 10-23-2019

Please note: Submission of this application does not guarantee an appointment.

Return to: **Dawson County Board of Commissioners
Attn: County Clerk
25 Justice Way, Suite 2313
Dawsonville, GA 30534
(706) 344-3501 FAX: (706) 344-3504**

JERE D. ALLEN, ChFC, M.S.

· Dawsonville, GA 30534 · Phone:

· Email: jereallen@labdepotinc.com

PROFILE

Finance Executive with 20 years of experience in a broad array of finance, accounting and operations related positions. Currently, serving on the Senior Management Team of The Lab Depot, Inc. leading and advising department managers of a national distributor in the industrial science market. Prior experience includes leading the finance and accounting departments of a privately held health & wellness resort and serving as the Senior Banking Officer for BB&T in the Dawsonville/Dahlonega market.

Objective is to bring learned skills and experience to small & mid-market organizations; to contribute to the success of the company by providing support to the leadership structure and driving ideas to market to increase bottom-line revenue. Committed to team achievement, personal integrity, ensuring sound fiscal management and increasing value for all stakeholders.

CORE PROFICIENCIES

- Vision Casting
- Leadership Development
- Change Management
- Financial Accounting
- Risk Management
- Human Resources
- Cash Mgmt/Treasury Services
- Debt/Equity Financing
- AP/AR/Payroll

PROFESSIONAL EXPERIENCE

CFO/VP – Dawsonville, GA

The Lab Depot, Inc., Aug 2016 – Current

- Senior Executive with primary responsibility for all financial, operational and employee related activities. Direct, lead and advise department managers including Sales & CSR, Marketing, Purchasing/ Shipping and Accounting/Finance to ensure business consistency and directional movement that will drive revenue, increase brand awareness, enhance & expand product offering and deliver an exceptional experience to a national customer base in excess of 32,000 end users with over 50,000 current SKUs.
- Oversee large scale projects that require significant investments of time and dollars that set the stage for future company growth. Projects include large scale website migration, deployment of new CRM and remarketing tool that integrates with current ERP, creating a training platform for the deployment of a new outside sales strategy and defining and implementing a new corporate culture.
 - 2018 realized 17% revenue growth and 1% margin improvement
 - Created dynamic intern to hire platform with University of North Georgia and hired 6 graduates in last two years.
 - Completed large scale website migration allowing the company to begin adding new products in masse for the first time in over 3 years.

CFO – Snellville/Dahlonega, GA

R&R Resorts/Dahlonega Spa Resort, Jan 2014 – April 2016

- Executive role with final responsibility for all financial, accounting and human resource functions for privately held business in the hospitality-wellness industry with two international and one local resort property. Total operations were approximately \$8mm in revenue and 100 employees. Shared responsibility with Senior Management Team in casting vision, developing brand awareness, and creating growth strategies for all lines of business. Assisted Sales & Marketing team in creating and implementing new ideas of traditional and social media advertising resulting in successive years of new revenue creation. Served as the Senior Risk Management officer assuring adherence to applicable federal and state laws, as well as writing internal policy to minimize exposure to liability while also creating best practice standards for all employees.

- Achieved back to back years of highest revenue in company history.
- Implemented firm's first 401k retirement program.
- Wrote company's first comprehensive Employee Handbook and commission policy.
- Realized tens of thousands of dollars in savings by implementing correct accounting system, exploring new insurance policies and negotiating large bank note and other 3rd party contracts.

Area Executive - Dawsonville/Dahlonega

BB&T, North GA Region, Aug 2007 – Oct 2012

- Senior banking officer for dual city area. Tasked to manage large commercial credits and majority of portfolio for cities of Dawsonville/Dahlonega through servicing & growing client relationships, administering for growth, quality & profitability and implementing strategic calling efforts to improve bank performance. Responsible for all areas of commercial banking functions to include sales management, integration of various business lines within the bank sales process, monitoring problem

loans and ensuring proper lending process. Managed team consisting of 11 employees in all areas of the branch to grow total loans, deposits and fee-based revenue, expand client relationships and ensure the Perfect Client Experience. Lead sales meetings and provided training & development consistent with the BB&T Coaching Model and monitored & inspected proper compliance with federal and state banking policy.

- North GA 1st place win in Peer Group Commercial Decathlon 2008
- City/Branch with Best Balanced Performance Retail Decathlon 2009
- Multiple employees in "Top Ten" performance in region for 3 consecutive years.

Private Banker III

BB&T, North GA Region Oct 2005- Aug 2007

- Primary relationship manager and point of contact for assigned higher net worth clients in North GA Region with portfolio consisting of 400 clients in 8 branches and 3 states. Delivered and coordinated broad range of financial products and services to include Deposits, Retail Credit, Trust and Asset Management, Insurance, Investments, & Retail Financial Plans for BB&T's Private Banking Segment.
 - Numerous awards and achievements to include overall top quartile ranking in 2006, top Private Banker in Region for 2006, 5th most profitable Private Banking team in entire company, 4th highest referring partner in bank for investment income 2006 and 220% of deposit goal during market share campaign.

Investment Advisor

American Express Financial Advisors, Alpharetta GA, (1999-2005)

Military

US Army & US Army Reserves (1991-1998)

EDUCATION & TRAINING

M.S. Corporate Finance (2013-2014)

Georgia State University

Chartered Financial Consultant, ChFC (2002-2004)

The American College

B.B.A. Finance (1998)

North Georgia College & State University

TECHNICAL SKILLS

QuickBooks, EPICOR P21, Outlook, Excel, PowerPoint, Google Analytics, Salesforce, Pardot & more.

CIVIC ACTIVITIES

Dahlonega Rotary Club (2007 - 2016) member/Board Member, Past President and Treasurer

Rainbow Children's Home- Dahlonega, GA (2007 – 2016) Board Member/Treasurer

United Way, Lumpkin County (2007-2008) Board Member

Browns Bridge Church – member & K-5 volunteer 19 years

Dawson Co BOE Mentor Program 2018 & 2019 – Student mentor at Black's Mill Elementary

DAWSON COUNTY BOARD OF COMMISSIONERS
APPLICATION FOR APPOINTMENT TO COUNTY
BOARDS AND AUTHORITIES



The Dawson County Board of Commissioners accepts applications for appointments. Interested parties should submit this form and supporting documentation to the County Clerk.

Board or Authority Applied for: Dawson County Zoning and Planning Board _____

Name Charles Anthony Passarello (Tony) _____

Home Address: 180 Sunset Drive _____

City, State, Zip: Dawsonville, GA 30534 _____

Mailing Address (if different) _____

City, State, Zip _____

Telephone Number _____ **Alternate Number** _____

Fax Telephone Number _____

E-Mail Address _____

Additional information you would like to provide:

Signature C A Passarello (via email) **Date** 10/21/019 _____

Please note: Submission of this application does not guarantee an appointment.

Return to:

**Dawson County Board of Commissioners
Attn: County Clerk
25 Justice Way, Suite 2313
Dawsonville, GA 30534
(706) 344-3501 FAX: (706) 344-3504**

C. Anthony Passarello
180 Sunset Drive, Dawsonville GA 30534

PROFESSIONAL EXPERIENCE

MEDICAL IMAGING SOLUTIONS, (2015 – Present)

Principle – Providing Enterprise imaging consultative solutions to hospitals and private physician practices in Radiology, Cardiology and Information Technology Departments. Services include baseline, cost analysis, justification, design, vendor selection and implementation of medical image and information content strategies.

AGFA HEALTHCARE CORPORATION, (1997-2014)

VICE PRESIDENT, HealthCare Solutions Sales, SE and Mid-Atlantic Zones US (1997-2014)
Responsible for creating customized solutions involving Agfa's suite of innovative medical technologies, healthcare information and imaging systems, management consulting, and support services, to help healthcare organization achieve tangible, sustainable, clinical and financial outcomes. Annual sales \$ +155M.

Achievements:

- Manage a team of 66-sales and sales engineers responsible for growing revenue in acute care customer markets through consultative selling, needs assessment and solution set design.
- Co-created a shared-risk technology acquisition model to leverage current operational expense to finance IT deployment.
- Implemented a co-branding channel strategy for Group Purchasing Organizations and distributors.
- Member of team to develop and to implement strategic integration plan after Sterling Diagnostic Imaging acquisition.
- Numerous Strategic Committee positions (US and Worldwide Agfa Corporate)

STAR TECHNOLOGIES, INC. (1995-1996)
Medical Imaging and Information Management Division

BUSINESS DIRECTOR

Responsible for Divisional performance including P&L, strategic marketing, engineering, product management, sales, and customer service through 13 direct reports. Products include medical imaging software applications, custom engineering, and digital dictation and transcription networks for hospitals and clinics.

Achievements:

- Established OEM and international product distribution and support channels
- Led go-to-market launch and sales activity
- Reduced annual cost \$300K through consolidation and outsourcing
- Designed complete selection of product literature, brochures, sales presentations and trade show booth

E. I. du PONT de NEMOURS & CO., INC. (1977 - 1994)

Medical Products, Diagnostic Imaging Division

DISTRICT SALES MANAGER, NYC/NJ Markets (1989 - 1994)

Accountable for annual District sales of \$37M and a staff 17 people with operating budget of \$3.4M. Customers include hospitals, imaging centers and physician offices, managed consumable dealer distribution network including inventory, credit, and collections, responsible for recruiting and development of direct and telemarketing sales force and managing administrative staff and office facilities.

PRODUCT MANAGER, Wilmington, DE (1987 - 1989)

Responsible for Radiology laser imaging and optical archiving products. Chairman of product design, market intelligence, manufacturing engineering, and market introduction committees. As Product Manager controlled a budget of \$23M and staff of 11 people.

SYSTEM TECHNICAL REPRESENTATIVE, SE REGION (1977 - 1987)

Responsible for direct account prospecting and sales of the full line of Du Pont imaging consumable products in three different sales territories. Responsible for sales of Radiology computer information system. Customers were hospital administration and chief information managers.

MOBAY CHEMICALS, A.G. BAYER, INC. (1974 - 1977)

Bushy River Plant, Charleston, SC

RESEARCH CHEMIST

One of five staff chemists responsible for instrumental testing and spectral analysis of non-dispersing textile fiber dyestuff for manufacturing plant.

EDUCATION:

BS - Chemistry 1974, Baptist College at Charleston, SC
Columbia University, Graduate School of Business, MBA Program
Trainer Miller Heiman Strategic Selling
Lead Field Manager on CRM implementation NA

MEMBERSHIPS/BOARDS:

Dawson County Comprehensive Plan Committee 2018
Healthcare Information and Management Systems Society
Advisory Board, US Rowing Referee Corp - Southeast
Board of Directors, Susan G. Komen "Row for the Cure"
Development Authority of Dawson County 2017
Board of Directors, Good Shepherd Clinic Dawsonville 2019

PUBLICATIONS:

"*Top Ten Ways to Boost Technology Adoption*", *Canadian Healthcare Manager*, April 2004
"*The Strategic Advantage of Standardization: Lessons Learned*", Med Assets CFO Forum, February 2004.
"*Operationalizing Technology Acquisition*", Health Insight's Institute, October 2003