

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

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**A. ROLL CALL**

**B. INVOCATION**

**C. PLEDGE OF ALLEGIANCE**

**D. ANNOUNCEMENTS**

**E. APPROVAL OF MINUTES**

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

**F. APPROVAL OF AGENDA**

**G. PUBLIC COMMENT**

**H. ZONINGS**

1. [ZA 19-01](#) - Dawson Cherokee Capital LLC has made a request for rezoning subject to County Commission approval. It seeks to change the current zoning of RSR (Residential Sub Rural) to RPC (Residential Planned Community). The subject property is located at TMP 041-007.
2. [ZA 19-02](#) - Jerry Fouts has made a request for rezoning subject to County Commission approval. He seeks to change the current zoning of RA (Residential Agriculture) to CHB (Commercial Highway Business) for the construction of a mini storage facility with 48 units. The subject property is located at TMP 081-007.

**I. PUBLIC HEARING**

1. Amendment to Attachment A Portion of the Impact Fee Ordinance - Reductions in the Fire and Roads Fees to 25 Percent of the Maximum Amounts (*2nd of 2 hearings. 1st hearing was held on March 7, 2019*)

**J. NEW BUSINESS**

1. Consideration of Request to Apply for Fireworks Tax Grant
2. Consideration of Resolution Regarding Defunding Of In-House Legal Department Expenses for Westlaw Services

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

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**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:**

Dawson County Humane Society Update- Carolyn Bowen, Tim Smock and Jason Hutcherson of the Humane Society

**INVOCATION:** Chairman Thurmond

**PLEDGE OF ALLEGIANCE:** Chairman Thurmond

**ANNOUNCEMENTS:**

Chairman Thurmond announced that there would be no Board of Commissioners (BOC) Work Session on March 14, 2019, due to a lack of business. He said the next BOC meeting would be held at 6 p.m. March 21, 2019.

Commissioner Gaines announced that the recent Leap for Literacy fundraising event went well and raised money for Wee Books.

**APPROVAL OF MINUTES:**

Motion passed unanimously to approve the Minutes of the Voting Session held on February 21, 2019. Gaines/Fausett

Motion passed unanimously to approve the Minutes of the Work Session held on February 28, 2019. Fausett/Nix

**APPROVAL OF AGENDA:**

Motion passed unanimously to approve the agenda as presented. Satterfield/Gaines

**PUBLIC COMMENT:**

None

**ALCOHOL LICENSE:**

New Alcohol License (Retail Package Sale of Beer and Wine) - Gopinathji Maharaj LLC d/b/a Happy Food Mart

Motion passed unanimously to approve the New Alcohol License (Retail Package Sale of Beer and Wine) - Gopinathji Maharaj LLC d/b/a Happy Food Mart. Satterfield/Gaines

**PUBLIC HEARING:**

Amendment to Attachment A Portion of the Impact Fee Ordinance - Reductions in the Fire and Roads Fees to 25 Percent of the Maximum Amounts (1st of 2 hearings. 2nd hearing will be held at 6 p.m. March 21, 2019)

Chairman Thurmond opened the hearing by asking if there was anyone present who wished to be heard on the Amendment to Attachment A Portion of the Impact Fee Ordinance - Reductions in the Fire and Roads Fees to 25 Percent of the Maximum Amounts.

The following spoke on the Amendment to Attachment A Portion of the Impact Fee Ordinance - Reductions in the Fire and Roads Fees to 25 Percent of the Maximum Amounts:

- Christie Moore, Dawsonville, Georgia, represented the Dawson County Chamber of Commerce and spoke in support of reducing the percentage of maximum allowed impact fees in the roads and public safety categories from 100 percent to 25 percent, as those are the only two categories that apply to commercial entities.

Chairman Thurmond asked if there was anyone else present who wished to speak on the Amendment to Attachment A Portion of the Impact Fee Ordinance - Reductions in the Fire and Roads Fees to 25 Percent of the Maximum Amounts and, hearing none, closed the hearing.

**NEW BUSINESS:**

Consideration of Request to Accept FY 2019 Violence Against Women Act Grant

Motion passed unanimously to approve the Request to Accept FY 2019 Violence Against Women Act Grant. Nix/Gaines

Consideration of Request to Accept Criminal Justice Coordinating Council K9 Grant

Motion passed unanimously to approve the Request to Accept Criminal Justice Coordinating Council K9 Grant. Fausett/Satterfield

Consideration of FY 2020 Council of Accountability Court Judges / Criminal Justice Coordinating Council Enhancement Grant for Dawson County Treatment Court

Motion passed unanimously to approve the FY 2020 Council of Accountability Court Judges / Criminal Justice Coordinating Council Enhancement Grant for Dawson County Treatment Court. Gaines/Fausett

Consideration of FY 2020 Council of Accountability Court Judges / Criminal Justice Coordinating Council Enhancement Grant for Dawson County Family Treatment Court

Motion passed unanimously to approve the FY 2020 Council of Accountability Court Judges / Criminal Justice Coordinating Council Enhancement Grant for Dawson County Family Treatment Court. Nix/Satterfield

Consideration of Request to Purchase Two Fire Trucks

Motion passed unanimously to approve the Request to Purchase Two Fire Trucks for \$1,301,038. The purchase of the new trucks will be funded with ambulance fees, impact fees and Special Purpose Local Options Sales Tax VI funds. Satterfield/Gaines

Consideration of Request to Accept Volunteer Fire Assistance Grant

Motion passed unanimously to approve the Request to Accept the Volunteer Fire Assistance Grant. Nix/Fausett



Consideration of RFP #310-18 - Design-Build Services for Fleet / Public Works Complex Award Recommendation - Guaranteed Maximum Price Approval

Motion passed unanimously to approve RFP #310-18 - Design-Build Services for Fleet / Public Works Complex Award Recommendation - Guaranteed Maximum Price Approval; to accept the Guaranteed Maximum Price of \$3,289,777 from Charles Black Construction Company. \$2.5 million will come from Special Purpose Local Option Sales Tax VI funds with the remainder to be funded through the Solid Waste Fund. Nix/Satterfield

Consideration of RFQ #22-19 - Results and Budget Request

Motion passed unanimously to approve RFQ #22-19 - Results and Budget Request; to accept the quote submitted and to award a purchase order to APEC Inc. for work and to set a not-to-exceed budget of \$19,000. Fausett/Gaines

Consideration of Emergency Services Mobile Device Tablet Costs

Motion was made and seconded to approve the Emergency Services Mobile Device Tablet Costs - to purchase 13 tablet computers, 19 mounts, and associated items such as air cards and connectivity to the Computer Aided Dispatch system. Satterfield/Gaines

Motion was made and seconded to withdraw the original motion. Satterfield/Gaines

Motion passed unanimously to approve the Emergency Services Mobile Device Tablet Costs - to purchase 13 tablet computers from Dell through a Georgia Department of Administrative Services contract for \$33,962.24, 21 mounts to include installation from Dana Safety Supply Inc. (lowest quote) for \$17,496.30, and annual air cards and connectivity to the Computer Aided Dispatch system from AT&T not to exceed \$8,580. Money will come from fund balance. Nix/Satterfield

Consideration of 2018 Board of Commissioners' Expenses

Motion passed unanimously to approve the 2018 Board of Commissioners' Expenses. Gaines/Fausett

Consideration of Adoption of Capital Improvements Element

Motion passed unanimously to approve the Adoption of the Capital Improvements Element. Satterfield/Gaines

Consideration of Resolution to Oppose House Bill 302 and Senate Bill 172

Motion passed unanimously to approve the Resolution to Oppose House Bill 302 and Senate Bill 172. Fausett/Nix

Consideration of Annexation #C9-00247

Motion passed unanimously to approve for the county attorney to send a letter of objection to the City of Dawsonville regarding Annexation #C9-00247. Fausett/Satterfield

**PUBLIC COMMENT:**

None

**ADJOURNMENT:**

APPROVE:

ATTEST:

\_\_\_\_\_  
Billy Thurmond, Chairman

\_\_\_\_\_  
Kristen Cloud, County Clerk

DRAFT



**Item Attachment Documents:**

1. ZA 19-01 - Dawson Cherokee Capital LLC has made a request for rezoning subject to County Commission approval. It seeks to change the current zoning of RSR (Residential Sub Rural) to RPC (Residential Planned Community). The subject property is located at TMP 041-007.

# DAWSON COUNTY REZONING APPLICATION

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

ZA 19.01 Tax Map & Parcel # (TMP): 041 007  
Submittal Date: Jan. 9 Time: \_\_\_\_\_ am/pm Received by: [Signature] (staff initials)  
Fees Assessed: \_\_\_\_\_ Paid: \_\_\_\_\_ Commission District: \_\_\_\_\_  
Planning Commission Meeting Date: Feb. 19  
Board of Commissioners Meeting Date: March 21

## APPLICANT INFORMATION (or Authorized Representative)

Printed Name: Diana Rowe for Dawson Cherokee Capital, LLC  
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 X /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: July 10, 2018 Applicant Signature: [Signature]

## PROPERTY OWNER/PROPERTY INFORMATION

Name: Dawson Cherokee Capital, LLC

Street Address of Property being rezoned: 416 Crystal Falls Fairway, Dawsonville GA 30534

Rezoning from: R-1 to: RPC Total acreage being rezoned: 1038

Directions to Property: SR 53 to Cowart Rd, South-West on Cowart Rd to entrance.

Subdivision Name (if applicable): Crystal Falls Lake & Golf Lot(s) #: \_\_\_\_\_

Current Use of Property: Residential Golf Community

Any prior rezoning requests for property? yes if yes, please provide rezoning case #: ZA 02-21

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

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

If yes, what section? \_\_\_\_\_

**SURROUNDING PROPERTY ZONING CLASSIFICATION:**

North RA & R1 South RA East RA West RA

Future Land Use Map Designation: Planned Residential Community

Access to the development will be provided from:

Road Name: Cowart Road & Existing internal roads Type of Surface: Asphalt

**REQUESTED ACTION & DETAILS OF PROPOSED USE**

Rezoning to: RPC  Special Use Permit for: \_\_\_\_\_

Proposed Use: Single Family Residential Neighborhood designed for 55+ Senior Living

Existing Utilities:  Water  Sewer  Gas  Electric

Proposed Utilities:  Water  Sewer  Gas  Electric

**RESIDENTIAL**

No. of Lots: 1012 Minimum Lot Size: 5,000 sf (acres) No. of Units: 1012

Minimum Heated Floor Area: \_\_\_\_\_ sq. ft. Density/Acre: 0.975 homes/acre

Type:  Apartments  Condominiums  Townhomes  Single-family  Other

Is an Amenity Area proposed: Yes; if yes, what? Pool, Club House, Bocce, Pickle Ball, Trails in addition to existing Golf & other facilities

**COMMERCIAL & INDUSTRIAL**

Building area: \_\_\_\_\_ No. of Parking Spaces: \_\_\_\_\_

**APPLICANT CERTIFICATION**

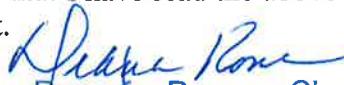

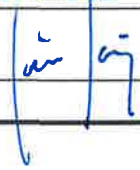
I hereby request the action contained within this application relative to the property shown on the attached plats and site plan and further request that this item be placed on both the Planning Commission and Board of Commissioners agenda(s) for a public hearing.

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

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

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

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

Signature  Diana Rowe for Dawson Cherokee Capital, LLC Date  1/10/19  
Witness  Date 1/10/19

**WITHDRAWAL**

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

I hereby withdraw application # \_\_\_\_\_

Signature \_\_\_\_\_ Date \_\_\_\_\_

**Withdrawal of Application:**

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

ZA 19.01

TMP#: 041 007

**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 _____	1. <u>Attached</u>	_____
TMP _____	2.	_____
TMP _____	3.	_____
TMP _____	4.	_____
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.



Case#	City/State/Zip	Address	Last	First	Address	City/State/Zip	Case#
VR 18-14	Dawsonville, GA 30534	1159 Roscoe Collette Rd	Nations	Joyce	1159 Roscoe Collette Rd	Dawsonville, GA 30534	VR 18-14
VR 18-14	Dawsonville, GA 30534	2121 Roscoe Collette Rd	Martin	Eddie	2121 Roscoe Collette Rd	Dawsonville, GA 30534	VR 18-14
VR 18-14	Dawsonville, GA 30534	1134 Roscoe Collette Rd	Martin	Leonard & Evelyn	1134 Roscoe Collette Rd	Dawsonville, GA 30534	VR 18-14
VR 18-14	Dawsonville, GA 30534	174 Hoppy Lane	Cook	Jean	174 Hoppy Lane	Dawsonville, GA 30534	VR 18-14
VR 18-14	Dawsonville, GA 30534	118 Hoppy Lane	Yother	Lisa & Joseph	118 Hoppy Lane	Dawsonville, GA 30534	VR 18-14
VR 18-14	Dawsonville, GA 30534	904 Roscoe Collette Rd	Bennett	Betty	904 Roscoe Collette Rd	Dawsonville, GA 30534	VR 18-14
VR 18-14	Dawsonville, GA 30534	824 Roscoe Collette Rd	Wilkins	James	824 Roscoe Collette Rd	Dawsonville, GA 30534	VR 18-14
VR 18-14	Dawsonville, GA 30534	29 Spruce Drive	Bennett	James	29 Spruce Drive	Dawsonville, GA 30534	VR 18-14
VR 18-14	Cumming, GA 30040	5800 Hillside Dr	Mills	Cindy	5800 Hillside Dr	Cumming, GA 30040	VR 18-14
VR 18-14	Atlanta, GA 30307	1759 Dyson Drive NE	Smithwick	Ronald & Elea	1759 Dyson Drive NE	Atlanta, GA 30307	VR 18-14
VR 18-14	Atlanta, GA 30307	1759 Dyson Drive NE	Smithwick	Ronald & Elea	1759 Dyson Drive NE	Atlanta, GA 30307	VR 18-14
VR 18-14	Dawsonville, GA 30534	427 Roscoe Collette Rd	Barnett	Deborah	427 Roscoe Collette Rd	Dawsonville, GA 30534	VR 18-14
VR 18-14	Ballground, GA 30107	25 Mayes Dr	Hill	Ronald & John	25 Mayes Dr	Ballground, GA 30107	VR 18-14
VR 18-14	Dawsonville, GA 30534	406 Helens Dr	Cowart	Russell	406 Helens Dr	Dawsonville, GA 30534	VR 18-14
VR 18-14	Dawsonville, GA 30534	446 Helens Dr	Willoughby	John & Lyn	446 Helens Dr	Dawsonville, GA 30534	VR 18-14
VR 18-14	Dawsonville, GA 30534	524 Helens Dr	James & Nancy	James & Nancy	524 Helens Dr	Dawsonville, GA 30534	VR 18-14
VR 18-14	Dawsonville, GA 30534	548 Helens Dr	Burruss	Thomas & Joyce	548 Helens Dr	Dawsonville, GA 30534	VR 18-14
VR 18-14	Dawsonville, GA 30534	3821 War Hill Park Rd	Brock	Larry	3821 War Hill Park Rd	Dawsonville, GA 30534	VR 18-14
VR 18-14	Dawsonville, GA 30534	501 Helens Dr	Johnson	Reginald	501 Helens Dr	Dawsonville, GA 30534	VR 18-14
VR 18-14	Dawsonville, GA 30534	441 Helens Dr	Haynes	Daniel	441 Helens Dr	Dawsonville, GA 30534	VR 18-14
VR 18-14	Dawsonville, GA 30534	405 Helens Dr	Hudson	Kathy & Christopher	405 Helens Dr	Dawsonville, GA 30534	VR 18-14
VR 18-14	Alpharetta, GA 30005	806 Old Alpharetta Rd	Mayville	Paul	806 Old Alpharetta Rd	Alpharetta, GA 30005	VR 18-14
VR 18-14	Dawsonville, GA 30534	345 Helens Dr	Hudson	Christopher	345 Helens Dr	Dawsonville, GA 30534	VR 18-14
VR 18-14	Dawsonville, GA 30534	207 Helens Dr	Smith	Anthony & Doris	207 Helens Dr	Dawsonville, GA 30534	VR 18-14
VR 18-14	Dawsonville, GA 30534	149 Helens Dr	Butler	James & Army	149 Helens Dr	Dawsonville, GA 30534	VR 18-14
VR 18-14	Dawsonville, GA 30534	125 Helens Dr	Emory	Jim	125 Helens Dr	Dawsonville, GA 30534	VR 18-14
VR 18-14	Dawsonville, GA 30534	77 Helens Dr	Krol	Edwin	77 Helens Dr	Dawsonville, GA 30534	VR 18-14
VR 18-14	Atlanta, GA 30327	30 Overby Lane	Hardin	FDB Associates Limited Partnership	30 Overby Lane	Atlanta, GA 30327	VR 18-14
VR 18-14	Dawsonville, GA 30534	9497 Kelly Bridge Rd	Hardin	Katharine	9497 Kelly Bridge Rd	Dawsonville, GA 30534	VR 18-14
VR 18-14	Dawsonville, GA 30534	9497 Kelly Bridge Rd	Hardin	Kate	9497 Kelly Bridge Rd	Dawsonville, GA 30534	VR 18-14
VR 18-14	Atlanta, GA 30327	30 Overby Lane	McCabe	Judy	30 Overby Lane	Atlanta, GA 30327	VR 18-14
VR 18-14	Dawsonville, GA 30534	2896 Cowart Rd	Flits	FDB Associates Limited Partnership	2896 Cowart Rd	Dawsonville, GA 30534	VR 18-14
VR 18-14	Dawsonville, GA 30534	2955 Cowart Rd	Flits	David & Teresa	2955 Cowart Rd	Dawsonville, GA 30534	VR 18-14
VR 18-14	Atlanta, GA 30327	30 Overby Lane	Hill	Bohlayer, Faison Dubose Rev. Trust	30 Overby Lane	Atlanta, GA 30327	VR 18-14
VR 18-14	Dawsonville, GA 30534	2905 Cowart Rd	Hill	Catherine	2905 Cowart Rd	Dawsonville, GA 30534	VR 18-14
VR 18-14	Dawsonville, GA 30534	3031 Cowart Rd	Carson	William & Jennifer	3031 Cowart Rd	Dawsonville, GA 30534	VR 18-14
VR 18-14	Marble Hill, GA 30148	PO Box 123	Price	Jonathan	PO Box 123	Marble Hill, GA 30148	VR 18-14
VR 18-14	Dawsonville, GA 30534	3159 Cowart Rd	Reynolds	Eula	3159 Cowart Rd	Dawsonville, GA 30534	VR 18-14
VR 18-14	Dawsonville, GA 30534	3190 Cowart Rd	Cowart	Jason	3190 Cowart Rd	Dawsonville, GA 30534	VR 18-14
VR 18-14	Atlanta, GA 30327	30 Overby Lane	Pettigrew	FDB Associates Limited Partnership	30 Overby Lane	Atlanta, GA 30327	VR 18-14
VR 18-14	Marble Hill, GA 30148	PO Box 278	Pettigrew	Thomas & Sherry	PO Box 278	Marble Hill, GA 30148	VR 18-14
VR 18-14	Dawsonville, GA 30534	3370 Cowart Rd	Pettigrew	Thomas & Sherry	3370 Cowart Rd	Dawsonville, GA 30534	VR 18-14
VR 18-14	Dawsonville, GA 30534	3478 Cowart Rd	Pettigrew	Estel	3478 Cowart Rd	Dawsonville, GA 30534	VR 18-14
VR 18-14	Dawsonville, GA 30534	104 Anderson Farm Rd	Anderson	Willie	104 Anderson Farm Rd	Dawsonville, GA 30534	VR 18-14
VR 18-14	Atlanta, GA 30305	2870 Peachtree Rd #844	Nguyen	Robert & Judy	2870 Peachtree Rd #844	Atlanta, GA 30305	VR 18-14
VR 18-14	Navarre, FL 32566	1499 Seaside Circle	Waters	Spring Wood Property Co.	1499 Seaside Circle	Navarre, FL 32566	VR 18-14
VR 18-14	Dawsonville, GA 30534	3565 Hwy 9 N	Moles	James & Ngan	3565 Hwy 9 N	Dawsonville, GA 30534	VR 18-14
VR 18-14	Dawsonville, GA 30534	4903 Cowart Rd	Moles	Peggy	4903 Cowart Rd	Dawsonville, GA 30534	VR 18-14
VR 18-14	Dawsonville, GA 30534	4903 Cowart Rd	Moles	Ronald & Jane	4903 Cowart Rd	Dawsonville, GA 30534	VR 18-14
VR 18-14	Dawsonville, GA 30534	PO Box 5000	Moles	Ronald & Jane	PO Box 5000	Dawsonville, GA 30534	VR 18-14
VR 18-14	Dawsonville, GA 30534	70 Lakeside Dr	Smeltz	Cherokee Co. Water & Sewage	70 Lakeside Dr	Dawsonville, GA 30534	VR 18-14
VR 18-14	Dawsonville, GA 30534	166 Lakeside Dr	Hall	Atwater-Homes, LLC	166 Lakeside Dr	Dawsonville, GA 30534	VR 18-14
VR 18-14	Sugar Hill, GA 30018	342 Spring Willow Dr.	Arnette	Steve	342 Spring Willow Dr.	Sugar Hill, GA 30018	VR 18-14
VR 18-14	Cumming, GA 30041	1395 Delo Lane	McVain	Byron	1395 Delo Lane	Cumming, GA 30041	VR 18-14
VR 18-14	Dawsonville, GA 30534	361 Attwater Circle	Mansheim	Jeff & Paige	361 Attwater Circle	Dawsonville, GA 30534	VR 18-14
VR 18-14	Dawsonville, GA 30534	131 Dawson Creek Dr	Barger	Michael	131 Dawson Creek Dr	Dawsonville, GA 30534	VR 18-14
VR 18-14	Dawsonville, GA 30534	218 Dawson Creek Dr	Curry	Jerry & Sandra	218 Dawson Creek Dr	Dawsonville, GA 30534	VR 18-14
VR 18-14	Cumming, GA 30041	7275 Wingfield Way	Curry	Samuel & Kimberly	7275 Wingfield Way	Cumming, GA 30041	VR 18-14

## 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: Diana Rowe for Dawson Cherokee Capital, LLC

Application Number: \_\_\_\_\_

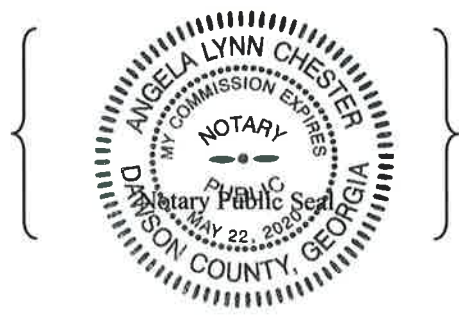
Date Signed: 4/10/19

Sworn and subscribed before me

this 10<sup>th</sup> day of January, 2019.

  
Notary Public

My Commission Expires: 5/22/20



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

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

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

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

None

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

Amount \$ \_\_\_\_\_ Date: \_\_\_\_\_

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

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Signature of Applicant/Representative of Applicant:

\_\_\_\_\_ Date: \_\_\_\_\_

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

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

# PROPERTY OWNER AUTHORIZATION

I/we, Bin Wu for Dawson Cherokee Capital, LLC, hereby swear that I/we own the property located at (fill in address and/or tax map & parcel #):

416 Crystal Falls Fairway, Dawsonville GA 30534 aka Crystal Falls Lake & Golf

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: Diana Rowe for Dawson Cherokee Capital, LLC

Signature of applicant or agent: *Diana Rowe* Date: \_\_\_\_\_

\*\*\*\*\*

Printed Name of Owner(s): Bin Wu for Dawson Cherokee Capital, LLC

Signature of Owner(s): *Bin Wu* Date: \_\_\_\_\_

Mailing address: 210 Marina Way

City, State, Zip: Dawsonville, GA 30534

Telephone Number: Listed (770) 894-1680  
Unlisted \_\_\_\_\_

Sworn and subscribed before me this 10<sup>th</sup> day of January, 2019.

*Ad*  
Notary Public

My Commission Expires: 5/22/20



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

## DRI INFORMATION

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

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

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

**Dawson County, Georgia Board of Commissioners**

**Affidavit for Issuance of a Public Benefit**

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

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

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), Georgia (state)

*Diana Rowe*  
Signature of Applicant

1/10/19  
Date

Diana Rowe for Dawson Cherokee Capital, LLC  
Printed Name

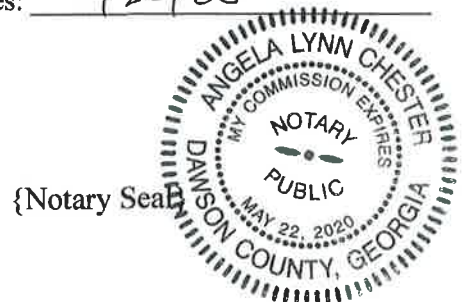
DAWSON CHEROKEE CAPITAL, LLC  
Name of Business

SUBSCRIBED AND SWORN BEFORE ME ON

THIS 10<sup>th</sup> DAY OF January, 20 19

*[Signature]* Notary Public

My Commission Expires: 5/22/20



## LETTER OF INTENT

The applicant requests a Rezoning from R-1 to Residential Planned Community (RPC) for Parcel Numbers: 041 007, 040 007 135-149, & 040 007 056-060 in order to expand on the previously approved development to include 1012 homes on 1038.46 acres. The first Phase will consist of a 367-Home Senior LifeStyle Neighborhood on 367 acres. The property is part of the existing 1600-acre Crystal Falls Lake & Golf Community located in the Southwest corner of the County on Cowart Road. It is bordered on the north by various Residential & Agricultural properties. The remainder of the property is surrounded by the existing Crystal Falls development. This property is designated as Planned Residential Community on the Future Land Use Plan which is precisely what we are proposing.

The proposed Master Planned Development is in unison with what has already been approved. The original approved Master Plan depicted a 1<sup>st</sup> Phase of 422 homes with the remaining property designated as "Future Development". The proposed development will add clarity to the original Master Plan, defining areas of "Future Development" and limiting the overall number of lots to 1012 total on 1038 acres thus maintaining a density of less than one home per acre. The proposed 367 homes in the first phase, combined with the existing 55 lots that have already been platted & recorded, equal a total of 422 homes which is identical to what was approved with the original zoning.

The initial neighborhood will provide a much needed solution for Dawson Seniors desiring a much simpler lifestyle that is designed specifically with age 55+ Seniors in mind. Landscaping and outdoor spaces will be maintained by a common landscape maintenance association giving owners the choice of a maintenance-free life style. Homes will be designed to appeal to seniors with discriminating taste and style. The home design will center around the empty nester who desires less square footage to maintain; but wants luxurious finishes and interior upgrades. Typically, the Master is on the main floor; but additional rooms are included for visiting family. Amenities will be added to the existing Club including: Tennis Courts, Bocce, Pickle Ball, Shuffle Board, and an Olympic size pool and clubhouse. Walking trails and Golf Cart paths will be added for access and exercise.

The proposed development and new residents will add much needed vitality to the existing community. Only 5 homes have been sold since its inception in 2002. The more intensive uses will be positioned off the golf course and away from the existing neighborhood to minimize impact. By compacting development into a smaller footprint, more greenspace can be preserved to enhance the overall community. Nearer to existing residents; larger lots, akin to the ones already in place, will be utilized to harmonize with what has already inaugurated. The entire community will be connected with walking trails and golf cart paths.

The impact on schools and utilities will be far less than the currently approved development because the new neighborhood will be predominantly targeted to empty nesters and retired or semi-retired seniors. An on-site wastewater plant will be constructed to utilize sanitary sewer and avoid more of the current septic systems which could lead to long-term contamination of the lake/reservoir. The wastewater treatment plant is preferred by both environmental groups and environmental agencies over septic systems.

By clustering smaller lots in one area, we are able to preserve large areas of open space that are actually capable of sustaining wildlife microsystems rather than small patches of woods fenced in by the homeowner. Therefore, the proposed neighborhood will have a far smaller ecological footprint than the currently approved plan.

The proposed Master Plan and associated Zoning reflect the intent of the County's Future Land Use Plan and will create a much needed resource for Dawson County's maturing population.









<b>Parcel ID</b>	041007	<b>Owner</b>	DAWSON CHEROKEE CAPITAL LLC	<b>Last 2 Sales</b>			
<b>Class Code</b>	Commercial		210 MARINA WAY	<b>Date</b>	<b>Price</b>	<b>Reason</b>	<b>Qual</b>
<b>Taxing District</b>	UNINCORPORATED		DAWSONVILLE GA 30534	2/28/2005	\$20000000	KN	U
	UNINCORPORATED	<b>Physical Address</b>	3756 COWART RD	1/25/1990	\$4001000	FM	Q
<b>Acres</b>	941.96	<b>Assessed Value</b>	Value \$3832254				

(Note: Not to be used on legal documents)

Date created: 12/26/2018  
 Last Data Uploaded: 12/21/2018 12:42:47 PM

Developed by  Schneider  
 GEOSPATIAL

## Harmony Gee

---

**From:** Ringle, Bill <Bill.Ringle@dph.ga.gov>  
**Sent:** Thursday, December 27, 2018 2:42 PM  
**To:** Harmony Gee  
**Subject:** Re: Interdepartmental Forms

Harmony,

Wow, that looks like an ambitious project. The good news (for me, anyway) is that it appears that they plan on building a private sewer treatment plant. If so, permitting and approval will go through Georgia Environmental Protection Division. As long as they aren't modifying the lots that we have approved for on-site sewage management systems (septic systems), then we have no say so in the lot sizing, or any other aspect of the development, unless they are planning another food service, and/or a tourist accommodation facility (hotel, lodge, campground...etc).

Don't hesitate to contact me if you need any further information.

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

---

**From:** Harmony Gee <[hgee@dawsoncounty.org](mailto:hgee@dawsoncounty.org)>  
**Sent:** Wednesday, December 26, 2018 4:55:22 PM  
**To:** Ringle, Bill; Jeff Johnson; John Cronan; David McKee; Jeffrey Bailey; Decker, Sue Anne  
**Subject:** Interdepartmental Forms

**CAUTION:** This email originated from outside of the organization. Do not click links or open attachments unless you recognize the sender and know the content is safe.

Good Evening Ladies and Gentlemen,  
Attached are the Interdepartmental Forms and application for a variance that will be heard before the Planning Commission on January 15<sup>th</sup>, 2019. Please complete and return to me at your earliest convenience.  
Thanks,

*Harmony Gee*

Zoning Administrator  
25 Justice Way Suite 2322  
Dawsonville, GA 30534

**Owner Information**

DAWSON CHEROKEE CAPITAL LLC  
 210 MARINA WAY  
 DAWSONVILLE, GA 30534

**Payment Information**

Status	Paid
Last Payment Date	11/29/2018
Amount Paid	\$36,660.94

**Property Information**

Parcel Number	041 007
District	1 DAWSON COUNTY UNINCORPORATED
Acres	941.96
Description	LD 4-1
Property Address	3756 COWART RD
Assessed Value	\$1,532,904
Appraised Value	\$3,832,254

**Bill Information**

Record Type	Property
Tax Year	2018
Bill Number	3569
Account Number	34527
Due Date	12/01/2018

**Taxes**

Base Taxes	\$36,660.94
Penalty	\$0.00
Interest	\$0.00
<b>Total Due</b>	<b>\$0.00</b>

**Applicant:** Dawson Cherokee Capital, LLC  
**Subject Property:** 416 Crystal Falls Fairway, Dawsonville, GA 30534  
**Current Zoning:** R-1  
**Proposed Zoning:** RPC (residential planned community)  
**Proposed Use:** Residential golf community  
**ROW Access:** Cowart Road

#### CRYSTAL FALLS “ACTIVE ADULT” COMMUNITY

The Applicant and Owner of Crystal Falls is seeking to create an “Active Adult” community. That is a neighborhood with individual, single-family, high-end homes that are friendly to an older community including:

- Large Master bedrooms on the main floor
- Low-maintenance homes with yards maintained by the HOA.
- Community golf course and facilities including pool and clubhouse.

While the Applicant will market the community as “Active Adult,” it has decided not to pursue an exception to the Fair Housing Act for the following reasons:

#### **Legal concerns**

Under the federal Fair Housing Act, there is a prohibition on discrimination against families with children, known as “familial status” protection. See 42 U.S.C. §§ 3601, 3607. A neighborhood can seek an exception from this law pursuant to the Housing for Older Persons Act (“HOPA”) which allows a community, managed by a homeowner’s association (“HOA”), to restrict occupancy in community to those over 55 years of age.

To comply with the law, an association must adhere to strict HUD verification rules for occupancy, and publish and adhere to policies and procedures that demonstrate its intent to qualify for an exception.

The Applicant, upon the advice of legal counsel, has decided that it would be costly and impractical for a HOA to manage and comply with the 55+ restriction. It could potentially expose the HOA to legal challenges especially if the HOPA is not correctly followed over time. Such legal challenges would be paid for by HOA dues.

Restricting the community to residents 55 and older can create a number of practical problems when:

- A resident marries younger spouse
- A resident needs in-home care by a younger person, or family caretaker with a child.
- A resident dies and leaves the home to a below 55 child.
- A resident cares for a disabled family member
- A resident cares for grandchildren as an alternative to foster care.
- A resident with a younger spouse dies, leaving the home to the younger spouse.
- A resident must temporary leave a home for extended medical care or rehabilitation.

The increase monitoring efforts to police the policy would be a burden on the HOA and its finances. Such management includes regular verification of resident's ages and collecting affidavits and/or leases and other documents from residents. In enforcing the rule, the HOA may not want to be in the position of evicting children or anyone else.

### **Community concerns**

Restricting the community to those over 55 would create undue pressure and restrictions on the marketing and value of the homes. As many people consider a home an asset that appreciates over time, such a restriction can dampen the value of a property and make it difficult to sell at a later date.

This potential unmarketability and problem in selling a home may discourage an aging resident from selling a home to transition to senior residential care. It may discourage buyers who want to leave a home to their adult children and/or realize profits upon the home's sale for the benefit of their surviving spouse or adult children.

Such a limitation on age may hamper a lender's willingness to accept a security interest (mortgage) on a home or keep a resident from being able to draw on the equity in their home to pay for medical expense or long-term care.

For the greater Dawson County community, the a 55+ plus community may be short-sighted for the long-term needs of community. The Crystal Falls community is unique in that it is specifically a residential golf community adjacent to the Crystal Falls Golf Course. Maintaining the value of the homes and realizing their full and potential occupation by residents is key in supporting the health of the golf course and the greater community. The Applicant is well-aware of the situation involving the Gold Creek Golf Community and is actively seeking to create a thriving and marketable community that can support its resident amenities.

Strictly limiting a community to those over 55 without children could lead to an oversupply of senior housing that would be difficult to modify as a community ages or as communities evolve or adapt to population changes over time. Also, a community of strictly older adults may not be supportive of property taxes that support local schools in which they have no children enrolled. Applicant wants to create a long-term thriving neighborhood that will be a benefit to the Dawson County community for generations to come.



### *Crystal Falls Active Adult*

*The first phase of expanded development at Crystal Falls Lake & Golf Community consists of 367 luxury homes. It will be architecturally controlled with preselected color and materials packages to protect the integrity of the community. The common areas and lawns will be professionally landscaped and will be maintained by the homeowner's association to preserve the natural beauty and maintain the integrity of the Community.*

*Amenities include a clubhouse with meeting rooms, fitness center, and kitchen, tennis courts, pickle ball courts, bocce ball, walking and biking trails, and optional membership in the golf membership.*

*The Covenants, Conditions and Restrictions (CCR's) will define standards for the community, to be maintained by the Homeowner's Association (HOA)  
CCR's will include:*

*Restrictions on use of any property for rental purposes. Rentals will be prohibited unless a written request by the owner defines a hardship, which will be reviewed by the HOA Board and allowed only if the Board approves the hardship.*

*Restrictions on the use of the community amenities, with defined areas and times allowed for visitors under 18 years of age.*

*Crystal Falls Active Adult, cont.*

*Homes will include:*

- *Floor plans from 1500 to 3800 square feet – first floor living space designed for empty nester or professional couples with a master bedroom and bathroom on the first floor – second floor and finished basements optional.*
- *Minimum 9-foot ceilings*
- *Hardwood floors in the kitchen and dining areas*
- *Designer tiles in bathrooms and laundry room*
- *Exteriors include brick, stone, fiber cement shake, architectural roof shingles*
- *Two-car garages with insulated garage doors*
- *Concrete patio or pressure treated decks*
- *Multi-zone Irrigation systems with programmable timers*
- *Security systems*
- *Mailboxes*
- *Exterior landscaping*
- *Exterior lighting package*



**RESERVATION OF CONSTITUTIONAL AND OTHER LEGAL RIGHTS**

<b>Applicant:</b>	<b>Dawson Cherokee Capital, LLC</b>
<b>Subject Property:</b>	<b>416 Crystal Falls Fairway, Dawsonville, GA 30534</b>
<b>Current Zoning:</b>	<b>R-1</b>
<b>Proposed Zoning:</b>	<b>RPC (residential planned community)</b>
<b>Proposed Use:</b>	<b>Residential golf community</b>
<b>ROW Access:</b>	<b>Cowart Road</b>

This Reservation of Constitutional and Other Legal Rights (“the Reservation”) is intended to supplement and form a part of the land use application (including any request for zoning, conditional use permit and variances) (collectively, the “Application”) of the Applicant and the Owner of the Subject Property and to put the Dawson County Board of Commissioners on notice of the Applicant’s assertion of its constitutional and legal rights.

Denial of the Application or approval of the Application in any form that is different than as requested by the Applicant will impose a disproportionate hardship on the Applicant and Owner of the Subject Property without benefiting any surrounding property owners. There is no reasonable use of the Subject Property other than as proposed by the Application and no resulting benefit to the public from denial or modification of the Application.

Any provisions in the Dawsonville Code of Ordinances (“Code”) that classify, or may classify, the Subject Property into any of the non-requested zoning or use classifications, including the Proposed Zoning District at a density less than that requested by the Applicant, are unconstitutional in that they constitute a taking of the Applicant’s and Owner’s property rights without first paying fair, adequate, and just compensation for such rights in violation of Article I, Section III, Paragraph I of the Georgia Constitution of 1983, as amended and the Fifth and Fourteenth Amendments to the Constitution of the United States.

The Subject Property is presently suitable for development as proposed in the Application and it is not suitable for development under any other zoning classification, use, or at a density less than that requested by the Applicant. Failure to approve the Application as requested by the Applicant will constitute an arbitrary and capricious abuse of discretion in violation of Article I, Section I, Paragraph I of the Georgia Constitution of 1983, as amended and the Due Process Clause of the Fifth and Fourteenth Amendments to the Constitution of the United States.

A refusal by the Dawson County Board of Commissioners to approve the Application as requested by the Applicant will prohibit the only viable economic use of the Subject Property, will be unconstitutional and will discriminate in an arbitrary, capricious and unreasonable manner between the Applicant and Owner and the owners of similarly situated properties in

violation of Article I, Section I, Paragraph II of the Georgia Constitution of 1983, as amended, and the Equal Protection Clause of the Fourteenth Amendment to the Constitution of the United States.

Furthermore, the Board of Commissioners cannot lawfully impose more restrictive standards on the Subject Property's development than are presently set forth in the Code. To do so not only will constitute a taking of the Subject Property as set forth above, but it will also amount to an unlawful delegation of the Board's authority in response to neighborhood opposition, in violation of Article IX, Section II, Paragraph IV of the Georgia Constitution of 1983, as amended. Any zoning conditions or other restrictions imposed on the Subject Property without the consent of the Applicant and Owner that do not serve to reasonably ameliorate the negative impacts of the development are invalid and void. As such, the Applicant and Owner reserve the right to challenge any such zoning conditions.

Finally, the Applicant and Owner assert that the Code, Land Use Resolution of Dawson County and the Dawson County Comprehensive Plan were not adopted in compliance with the laws or constitutions of the State of Georgia or of the United States, and a denial of the Applicant's request based upon provisions illegally adopted will deprive the Applicant and Owner of due process under the law.

By filing this Reservation, the Applicant and Owner reserve all rights and remedies available to them under the United States Constitution, the Georgia Constitution, all applicable federal, state, and local laws and ordinances, and in equity.

The Applicant and Owner respectfully request that the Application be approved as requested by the Applicant and in the manner shown on the Application, which is incorporated herein by reference. This Reservation forms an integral part of the Applicant's Application and we ask that the Dawson County Department of Planning and Community Development include this Reservation with the Applicant's other application materials for presentation to the Board of Commissioners. The Applicant and Owner reserve the right to amend and supplement this Reservation at any time.

Sincerely,

Dawson Cherokee Capital, LLC



# Crystal Falls Lake and Golf Club Traffic Impact Study

October 16, 2018

**Prepared For:**

King Consulting & Development Advisers, LLC  
131 Prominence Ct, Suite 230  
Dawsonville, GA 30534  
(678) 316-3572

**Prepared By:**

Lowe Engineers  
990 Hammond Drive, Suite 900  
Atlanta, GA 30328  
(770) 857-8400

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# 1 Project Description

## 1.1 Introduction

The proposed development is a residential-only site located in western Dawson County, Georgia, near the county lines with Cherokee and Pickens Counties. The development will be located to the west of Cowart Road between Yellow Creek Road to the south and Kelly Bridge Road to the north. The site will have only one full access point at the existing intersection of Cowart Road and Crystal Fall Parkway. While there are five homes and the existing Crystal Falls Lake and Golf Club currently served by Crystal Fall Parkway, this was not considered with existing or future background volumes for the purposes of this report, as the potential impacts of the proposed development are expected to be far greater. A vicinity map is shown in Figure 1 and an aerial map is shown in Figure 2.

The proposed development is planned to be constructed in five (5) phases and is expected to be fully built-out in 2028. Each phase is expected to be completed every two years beginning in 2020 and ending in 2028. The proposed development will construct 200 senior adult detached homes in Phase 1, 200 senior adult detached homes in Phase 2, 200 single-family detached homes in Phase 3, 200 single-family detached homes in Phase 4, and 200 single-family detached homes in Phase 5, for a total of 1,000 homes. While the nature of the proposed development will be in phases, the fully built-out condition was considered for the purposes of this report.

## 1.2 Site Information

The proposed development will access the external roadway network via one existing full access driveway (Crystal Fall Parkway) that is approximately 2.1 miles in between both intersections of Yellow Creek Road at Shiloh Church Road (becomes Cowart Road in Dawson County) to the south and Cowart Road at Kelly Bridge Road to the north. Shiloh Church Road terminates at Yellow Creek Road as a side street stop-controlled T-intersection, while the intersection of Cowart Road at Kelly Bridge Road is a four-leg, four-way stop-controlled intersection.

Figure 1: Vicinity Map

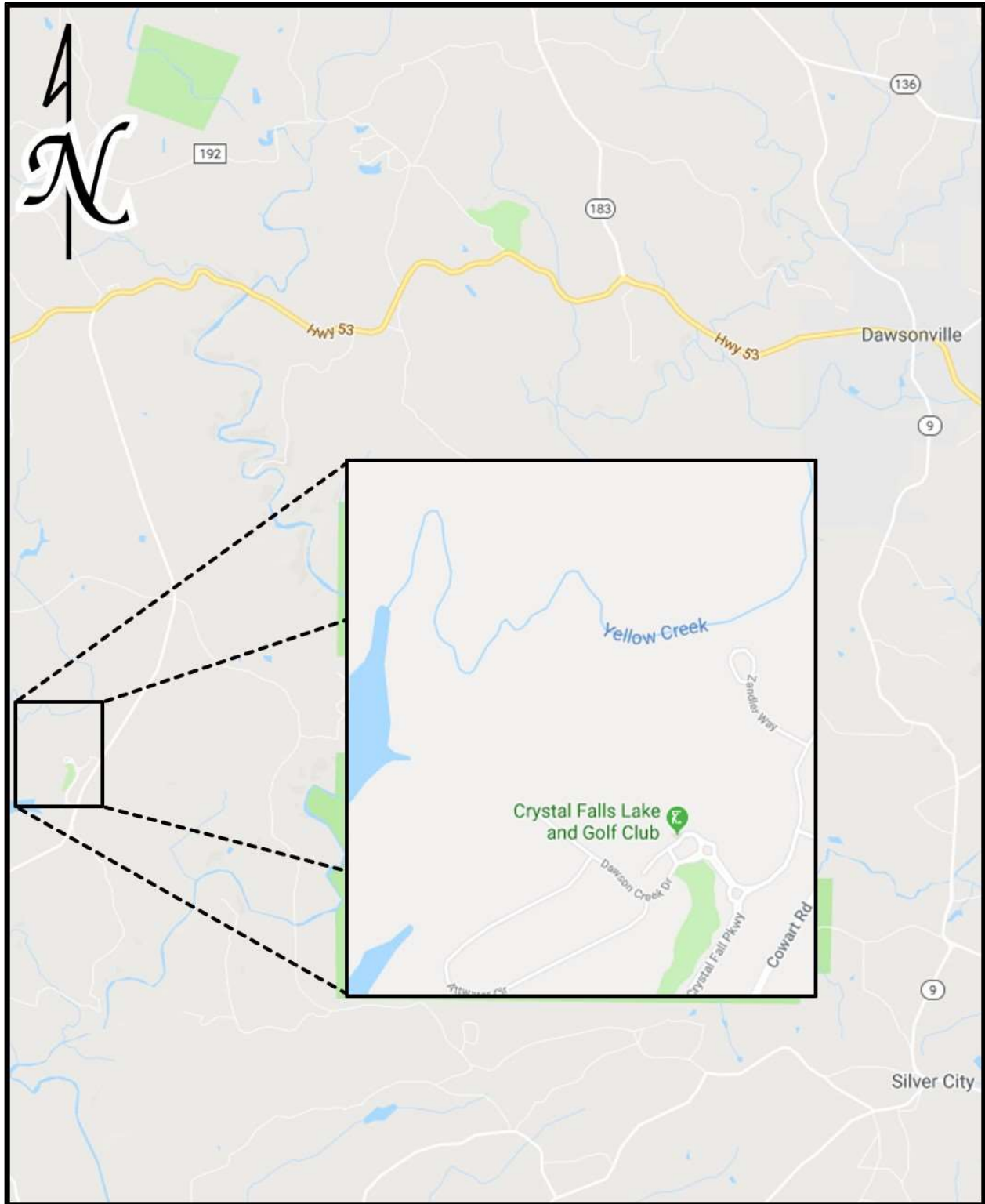
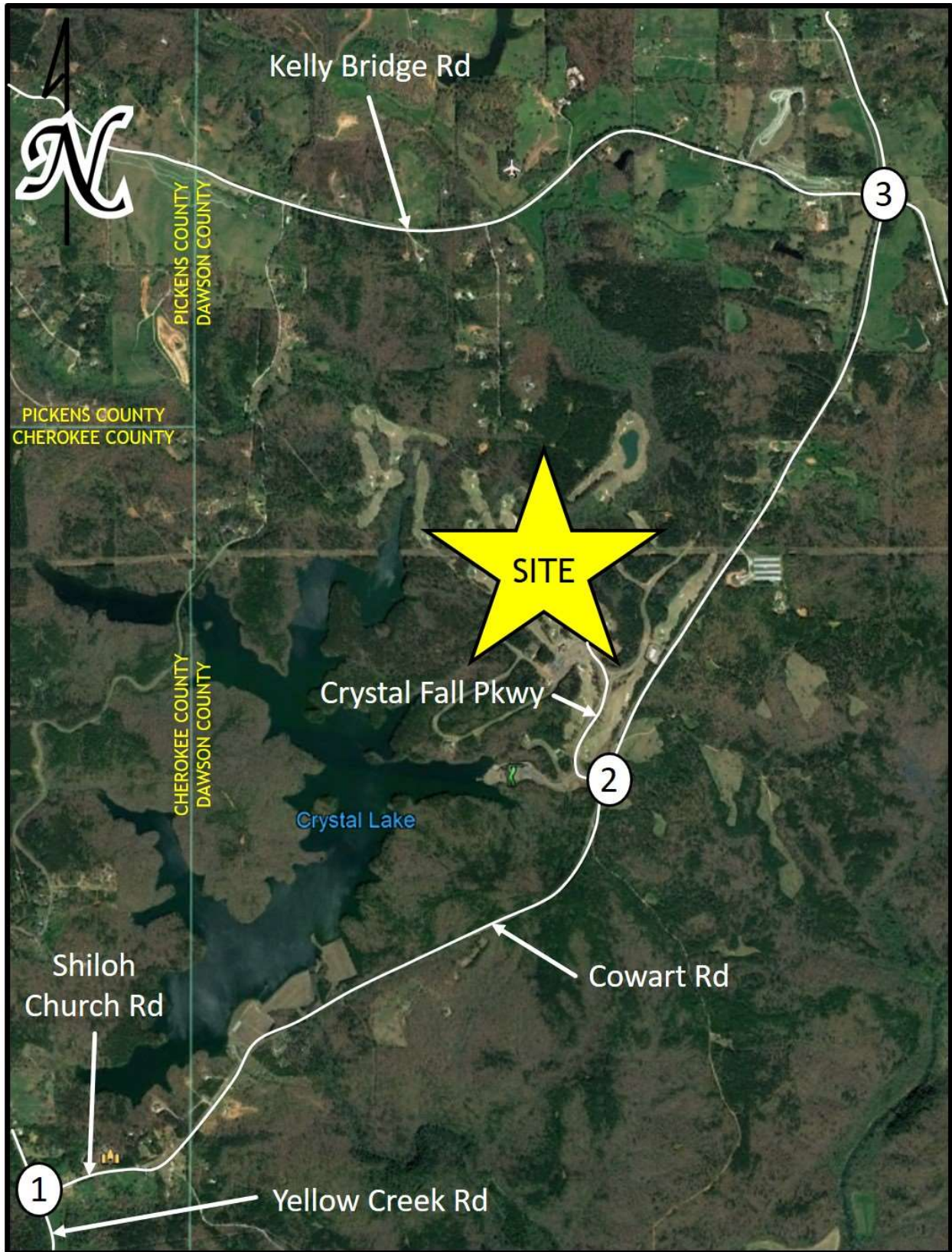




Figure 2: Aerial Map





## 2 Existing Conditions

### 2.1 Bicycle and Pedestrian Facilities Description

Currently, there are no transit systems that service the area where the project site is located. Bicycle lanes are not present in any of the surrounding roadways, and the only sidewalks in the area are on each side of the existing Crystal Fall Parkway at its intersection with Cowart Road.

### 2.2 Transportation Facilities Description

**Shiloh Church Road/Cowart Road** directly adjacent to the east of the proposed development is a two-lane undivided roadway with a posted speed limit of 55 mph. The roadway runs primarily north-south within the vicinity of the proposed site, although Shiloh Church Road runs primarily east-west at and near its intersection with Yellow Creek Road in Cherokee County. For the purposes of this analysis, the roadway will be analyzed as east-west at its intersection with Yellow Creek Road and north-south at its intersection with Kelly Bridge Road. Shiloh Church Road originates at Yellow Creek Road as a T-intersection, then heads in a northerly-northwesterly direction into Dawson County, where it begins to run in a primarily northerly direction and becomes Cowart Road. Cowart Road continues by the Crystal Falls Lake and Golf Club and proposed development and its four-leg intersection with Kelly Bridge Road before continuing for 2.5 miles until it terminates as the south leg of its four-leg intersection with SR 53 and Amicalola Church Road. In total, Shiloh Church Road/Cowart Road traverses 6.4 miles. The primary land uses along Shiloh Church Road/Cowart Road are residential and light institutional. The roadway is functionally classified as a rural major collector.

**Yellow Creek Rd** to the west of the development is a two-lane undivided roadway with a posted speed limit of 45 mph during most of the day, but the speed limit drops to 35 mph from 6:30-7:30am and from 2:30-5:00pm due to a school bus stop near the intersection. The roadway runs primarily north-south within the vicinity of the proposed site. Yellow Creek Road originates at SR 369/Hightower Road as a T-intersection, then heads in a primarily northerly direction, through its intersection with Shiloh Church Road, before it terminates at SR 53 as a T-intersection. In total, Yellow Creek Road traverses 9.8 miles. The primary land uses along Yellow Creek Road are residential and light commercial. The roadway is functionally classified as a rural major collector.

**Kelly Bridge Road** to the north of the development is a two-lane undivided roadway with a posted speed limit of 55 mph. The roadway runs primarily east-west within the vicinity of the proposed site. Kelly Bridge Road originates at Yellow Creek Road as a T-intersection in Cherokee County under the name of Eagles Perch Road, then runs in a primarily easterly direction, through its intersection with Cowart Road, before turning to a southerly direction for approximately three miles before turning easterly again, running along but not crossing the Forsyth County line. Kelly Bridge Road continues in an easterly direction in meandering fashion until approaches the city limits of Silver City and turns in a southeasterly direction, crossing the Forsyth County line and becoming Govan Road, where it terminates as the north leg of its four-leg intersection with Bannister Road and Riley Road in Forsyth County. In total, Kelly Bridge Road, including its origin in Cherokee County as Eagles Perch Road and its terminus in Forsyth County as Govan Road, traverses 13.3 miles. The primary land uses along Kelly Bridge Road are residential and light commercial and institutional. The roadway is functionally classified as a rural minor collector.

**Crystal Fall Parkway** is a two-lane divided local roadway that only serves the Crystal Falls Lake and Golf Club and five existing residential homes. For the purposes of this analysis, the roadway runs east to west.

### 2.3 Study Network

The study network was identified and approved during preliminary discussions for the proposed Traffic Impact Study (TIS). The intersections analyzed in this report are listed in Table 1. The existing lane geometry is shown in Figure 3.

**Table 1: Study Intersections**

#	Intersections
1	Yellow Creek Rd at Shiloh Church Rd
2	Cowart Rd at Crystal Fall Parkway
3	Cowart Rd at Kelly Bridge Rd

### 2.4 Traffic Data

Traffic counts were performed at the study intersection on Thursday, September 13<sup>th</sup>, 2018, while school was in session. The AM peak hour was determined to be 7-8AM and the PM peak hour was determined to be 5-6PM. The peak hour turning movement volumes are shown graphically in Figure 4. An additional 24-hour bi-directional vehicle volume count was collected on Cowart Road north of Crystal Fall Parkway. The raw traffic counts are included in APPENDIX A.

Figure 3: Existing Lane Geometry

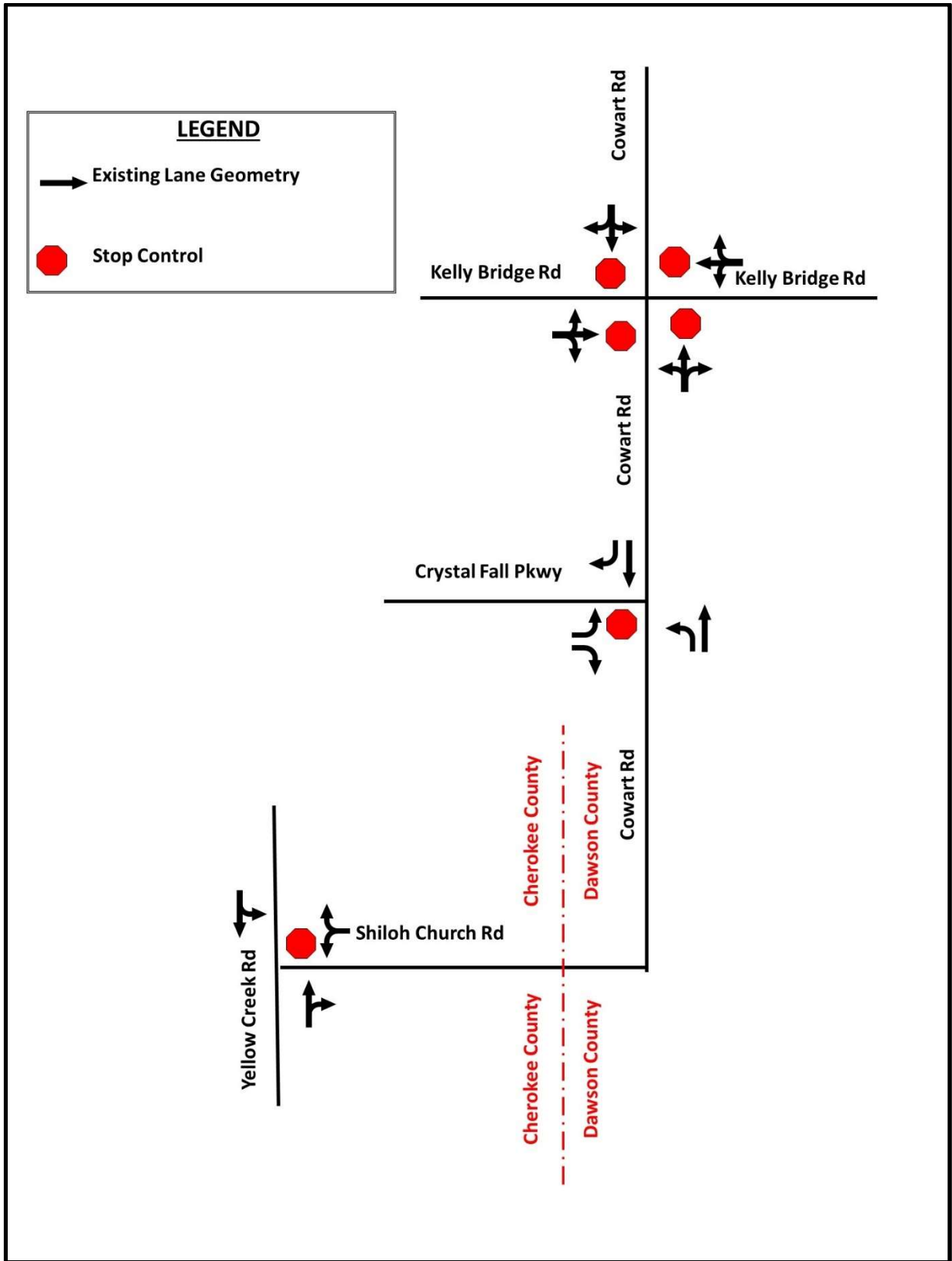
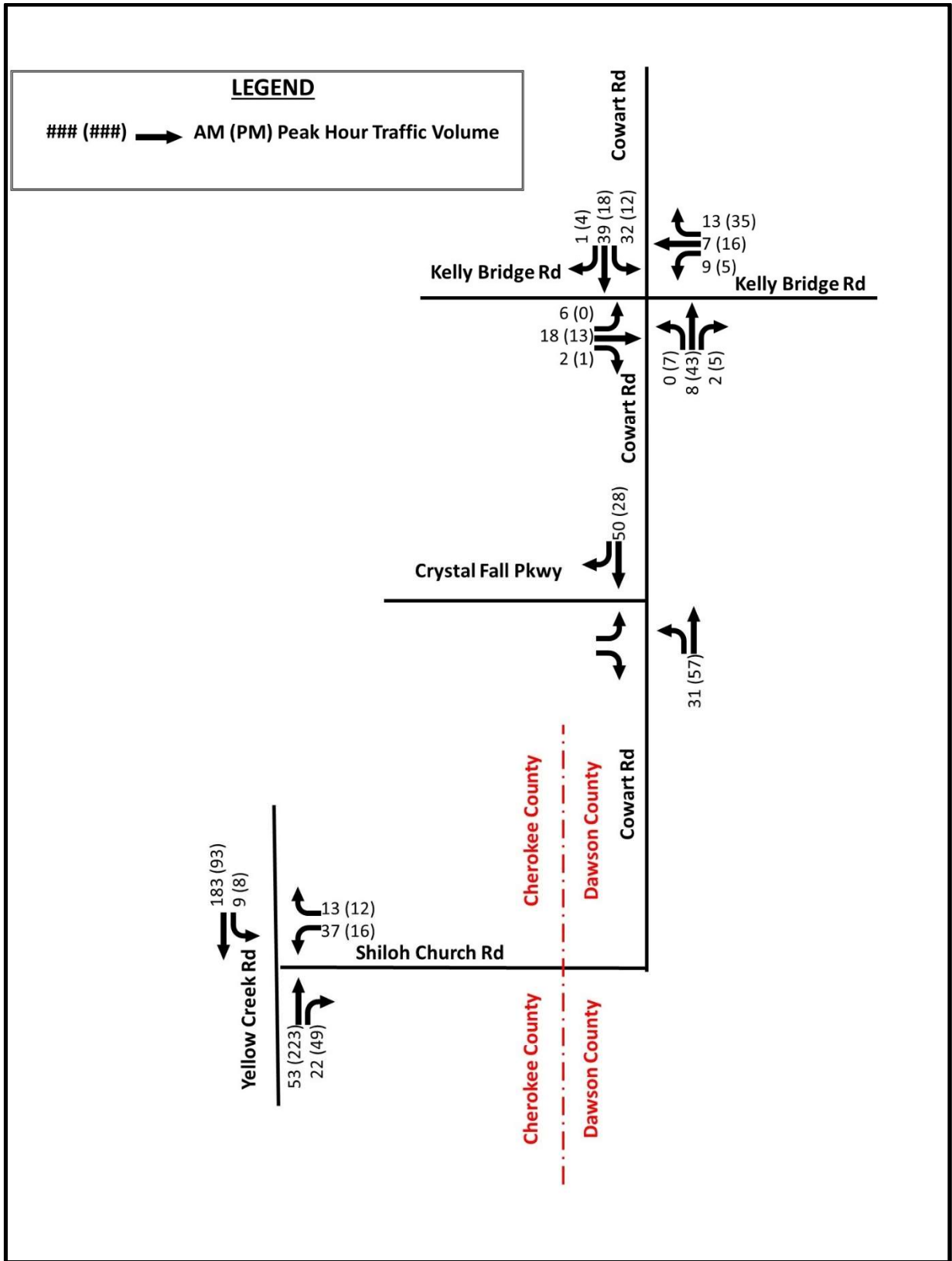


Figure 4: Existing Traffic Volumes



## 2.5 Existing Capacity Analysis

The existing traffic volumes were analyzed using a Synchro 10.0 model to determine the capacity of the AM and PM peak hours. The results are shown by lane group movement and total intersection capacity. Average vehicular delays are shown in seconds, level of service (LOS) is a grading system as defined by the Highway Capacity Manual (HCM) where A is best, and F is worst. The HCM 6<sup>th</sup> Edition was used for analysis. Vehicular 95<sup>th</sup> percentile queueing is shown in feet and is from a SimTraffic 10.0 model analysis. Table 2 shows the capacity analysis for existing conditions. Synchro and SimTraffic output files are included in APPENDIX B.

**Table 2: Existing Conditions Capacity Analysis**

Intersection	Control	Lane Group Movement	AM Peak Hour			PM Peak Hour		
			Delay (s)	LOS	95 <sup>th</sup> % Queue (ft)	Delay (s)	LOS	95 <sup>th</sup> % Queue (ft)
Yellow Creek Rd at Shiloh Church Rd	Minor Road Stop Control	WBL/R	10.2	B	45	10.8	B	41
		NBT/R	0.0	A	-	0.0	A	-
		SBL/T	7.4	A	10	7.8	A	16
		<b>Intersection</b>	<b>1.8</b>	<b>A</b>		<b>1.1</b>	<b>A</b>	
Cownt Rd at Kelly Bridge Rd	Four-Way Stop Control	EBL/T/R	7.4	A	39	7.3	A	34
		WBL/T/R	7.2	A	38	7.1	A	40
		NBL/T/R	7.1	A	27	7.5	A	44
		SBL/T/R	7.7	A	39	7.4	A	48
		<b>Intersection</b>	<b>7.5</b>	<b>A</b>		<b>7.3</b>	<b>A</b>	

## 2.6 Existing Conditions Required Improvements

Since all intersections and movements operate at LOS B or better, no improvements are required for existing conditions.

### 3 Background Conditions

#### 3.1 Background Traffic Growth

Background traffic growth is the analysis method of analyzing historic trends in traffic volumes and future growth projections to determine an annual growth rate which is applied to the existing traffic counts on the study network. A growth rate of 2.88% regressing to 2.34% from 2020-2028 was determined by taking information from nearby GDOT AADT count stations and performing linear regression to determine a forecast.

There are no planned projects in the area which are expected to change the traffic volumes or patterns from existing conditions beyond standard growth. The background turning movement volumes for the year 2028 are shown in Figure 5.

#### 3.2 Background Lane Geometry

Background lane geometry is the same as existing conditions.

#### 3.3 Background Capacity Analysis

The background traffic volumes were analyzed using a Synchro 10.0 model to determine the capacity of the AM and PM peak hours. The results are shown by lane group movement and total intersection capacity. Average vehicular delays are shown in seconds, level of service (LOS) is a grading system as defined by the Highway Capacity Manual (HCM) where A is best, and F is worst. The HCM 6<sup>th</sup> Edition was used for analysis. Vehicular 95<sup>th</sup> percentile queueing is shown in feet and is from a SimTraffic 10.0 model analysis. Table 3 shows the capacity analysis for background conditions. Synchro and SimTraffic output files are included in APPENDIX B.

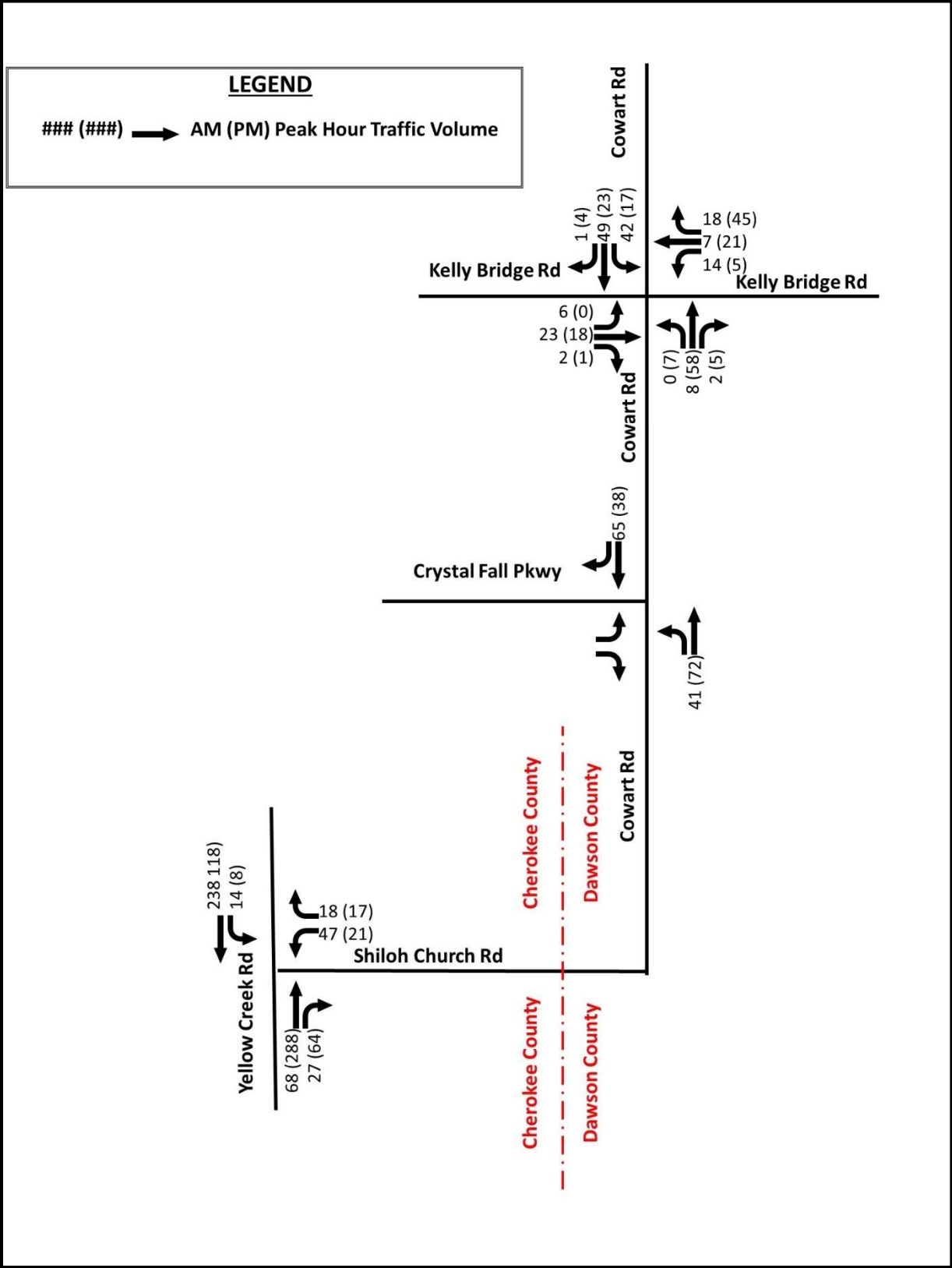
**Table 3: Background Conditions Capacity Analysis**

Intersection	Control	Lane Group Movement	AM Peak Hour			PM Peak Hour		
			Delay (s)	LOS	95 <sup>th</sup> % Queue (ft)	Delay (s)	LOS	95 <sup>th</sup> % Queue (ft)
Yellow Creek Rd at Shiloh Church Rd	Minor Road Stop Control	WBL/R	10.9	B	47	11.8	B	36
		NBT/R	0.0	A	-	0.0	A	-
		SBL/T	7.4	A	14	8.1	A	18
		<b>Intersection</b>	<b>2.0</b>	<b>A</b>		<b>1.2</b>	<b>A</b>	
Cowart Rd at Kelly Bridge Rd	Four-Way Stop Control	EBL/T/R	7.5	A	40	7.4	A	38
		WBL/T/R	7.3	A	37	7.3	A	39
		NBL/T/R	7.2	A	23	7.7	A	56
		SBL/T/R	7.9	A	36	7.6	A	38
		<b>Intersection</b>	<b>7.6</b>	<b>A</b>		<b>7.5</b>	<b>A</b>	

#### 3.4 Background Conditions Required Improvements

Since all intersections and movements are expected to operate at LOS B or better during background conditions, no improvements are required for background conditions.

Figure 5: Background (2028) Traffic Volumes



## 4 Future Conditions

### 4.1 Trip Generation

A trip generation for the proposed development was created using the Institute of Traffic Engineers (ITE) Trip Generation Manual 10<sup>th</sup> Edition, 2017. The trip generation is shown in Table 4.

**Table 4: Trip Generation Summary**

ITE Category	ITE Code	Size	Unit	Daily			AM Peak Hour			PM Peak Hour		
				Total	In	Out	Total	In	Out	Total	In	Out
Senior Adult Housing - Detached	251	400	Dwelling Units	1,905	953	952	117	39	78	142	87	55
Single-Family Detached Housing	210	600	Dwelling Units	5,406	2,703	2,703	431	108	323	567	357	210
<b>Total Trips</b>				<b>7,311</b>	<b>3,656</b>	<b>3,655</b>	<b>548</b>	<b>147</b>	<b>401</b>	<b>709</b>	<b>444</b>	<b>265</b>

The proposed fully built-out development is anticipated to generate 7,311 new daily vehicle trips (3,656 inbound, 3,655 outbound) with 548 new AM peak hour vehicle trips (147 inbound, 401 outbound), and 709 new PM peak hour trips (444 inbound, 265 outbound).

### 4.2 Trip Distribution

Due to the proposed development consisting of only residential land use, the trip distribution for the proposed development was based on existing traffic counts and patterns in the area. The trip distribution is shown graphically in Figure 6. Total project trips are shown in Figure 7.

### 4.3 Build Traffic Volumes

Build traffic volumes include both the background volumes and the project trips that will be generated by the proposed development. Total build year traffic volumes are shown graphically in Figure 8.

### 4.4 Turn Lane Warrant Analysis

A turn lane warrant analysis for the study intersections was performed per the National Cooperative Highway Research Program (NCHRP) 457: Evaluating Intersection Improvement Recommendations. Further information on turn lane warrants can be found in APPENDIX C.

#### Yellow Creek Rd at Shiloh Church Rd

- Westbound right-turn lane **Warranted in Phase 5 (2028)**
- Northbound right-turn lane **Warranted in Phase 2 (2022)**
- Southbound left-turn lane **Warranted in Phase 4 (2026)**

#### Cowart Rd at Crystal Fall Pkwy

- Turn lanes on all approaches are currently present

#### Cowart Rd at Kelly Bridge Rd

- Since the LOS is A for background conditions and build conditions for all approaches, this intersection was not evaluated for turn lanes



#### 4.4.1 Turn Lane Required Lengths

Per GDOT's Regulations for Driveway and Encroachment Control Chapter 4, Table 4-8.

- Right turn deceleration lanes should be designed to include a 175-foot full length storage length and a 100-foot taper for a speed limit of 45 mph and a 250-foot full length storage and a 100-foot taper for a speed limit of 55 mph.
  - The northbound right turn queue length on Yellow Creek Road at Shiloh Church Road is 17 feet in the worst-case scenario. Therefore, the base 175-foot storage length with 100-foot taper is sufficient.
  - The westbound queue length on Shiloh Church Road is 119 feet in the worst-case scenario. Since this is on a side street stop-controlled approach, a turn bay that accommodates the necessary storage is sufficient. Therefore, the base 250-foot storage length with 100-foot taper is sufficient.
  - The southbound right turn queue length on Cowart Road at Crystal Fall Parkway is 11 feet in the worst-case scenario. Therefore, the existing 195-foot storage length is sufficient.
- Left turn deceleration lanes should be designed to include a 235-foot full length storage length and a 100-foot taper for a speed limit of 45 mph and a 310-foot full length storage and a 100-foot taper for a speed limit of 55 mph.
  - The southbound left turn queue length on Yellow Creek Road at Shiloh Church Road is 79 feet in the worst-case scenario. Therefore, the base 235-foot storage length with 100-foot taper is sufficient.
  - The northbound queue length on Cowart Road at Crystal Fall Parkway is 93 feet in the worst-case scenario. Therefore, the existing 155-foot storage length is sufficient.
  - The eastbound queue length on Crystal Fall Parkway is 78 feet in the worst-case scenario. Therefore, the existing 170-foot storage length is sufficient.

Figure 9 shows the lane geometry and lane configurations for the build conditions based upon the anticipated build traffic volumes and turn lane warrants.

Figure 6: Trip Distribution

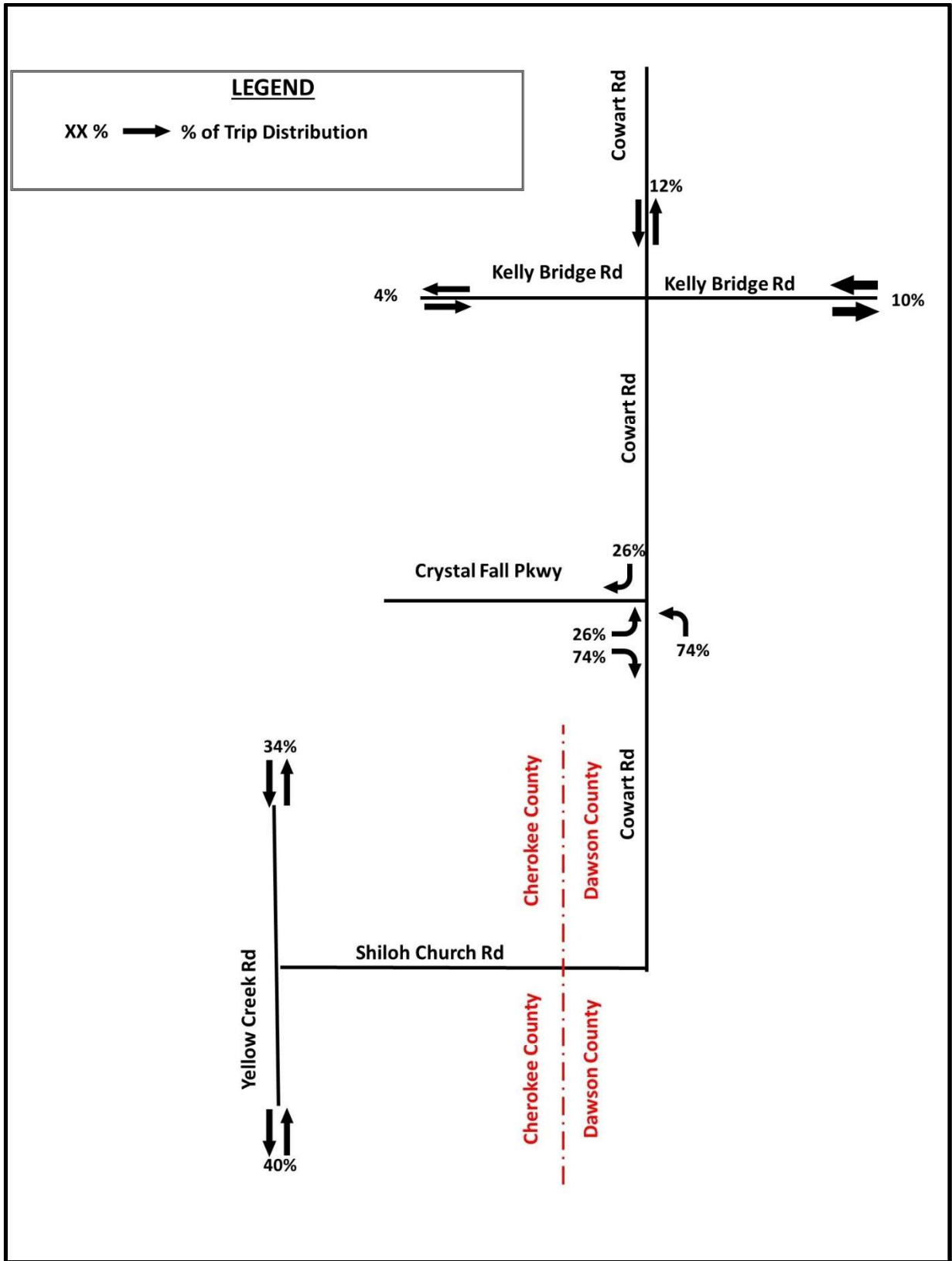


Figure 7: Project Trips

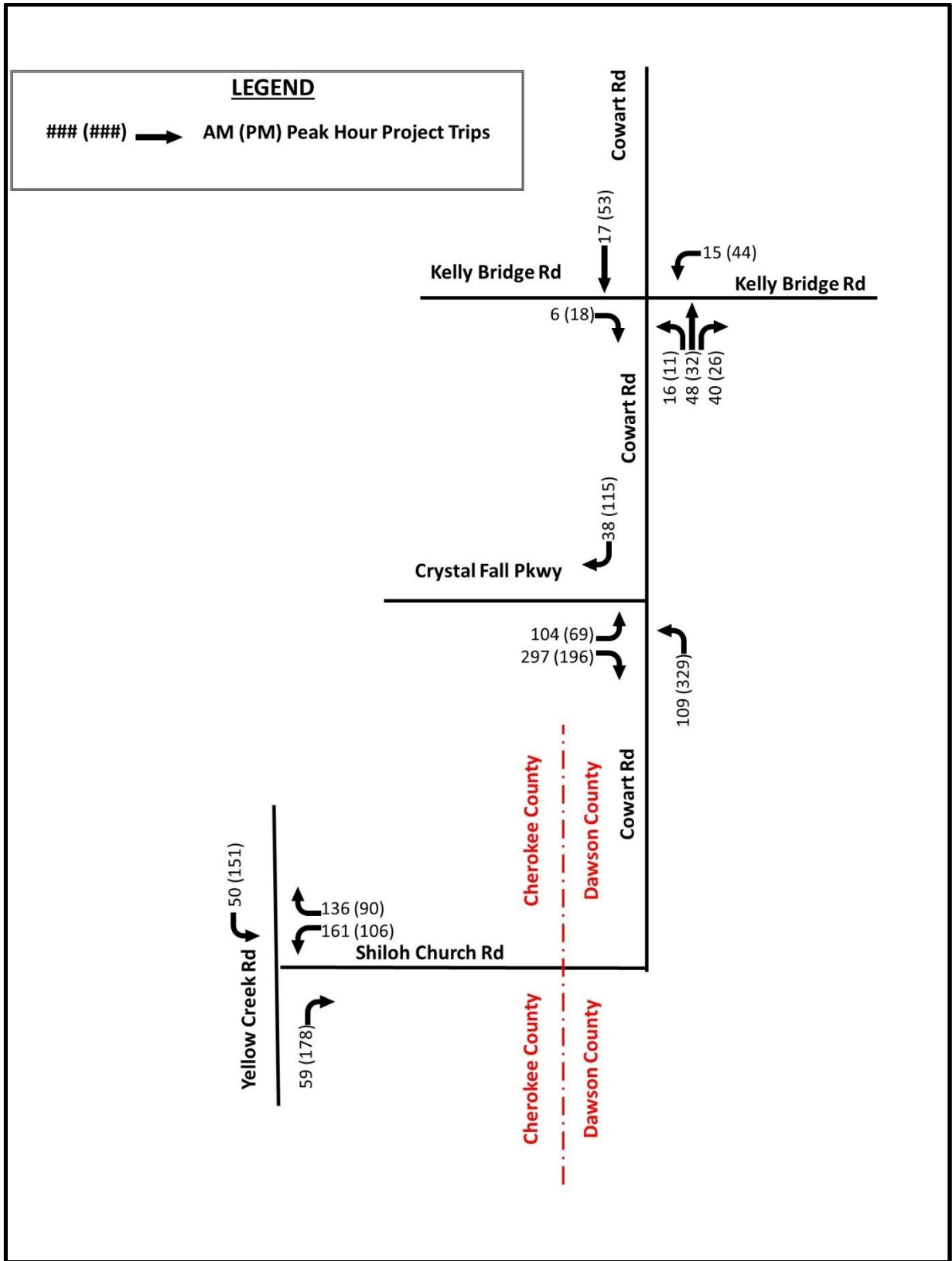


Figure 8: Build (2028) Traffic Volumes

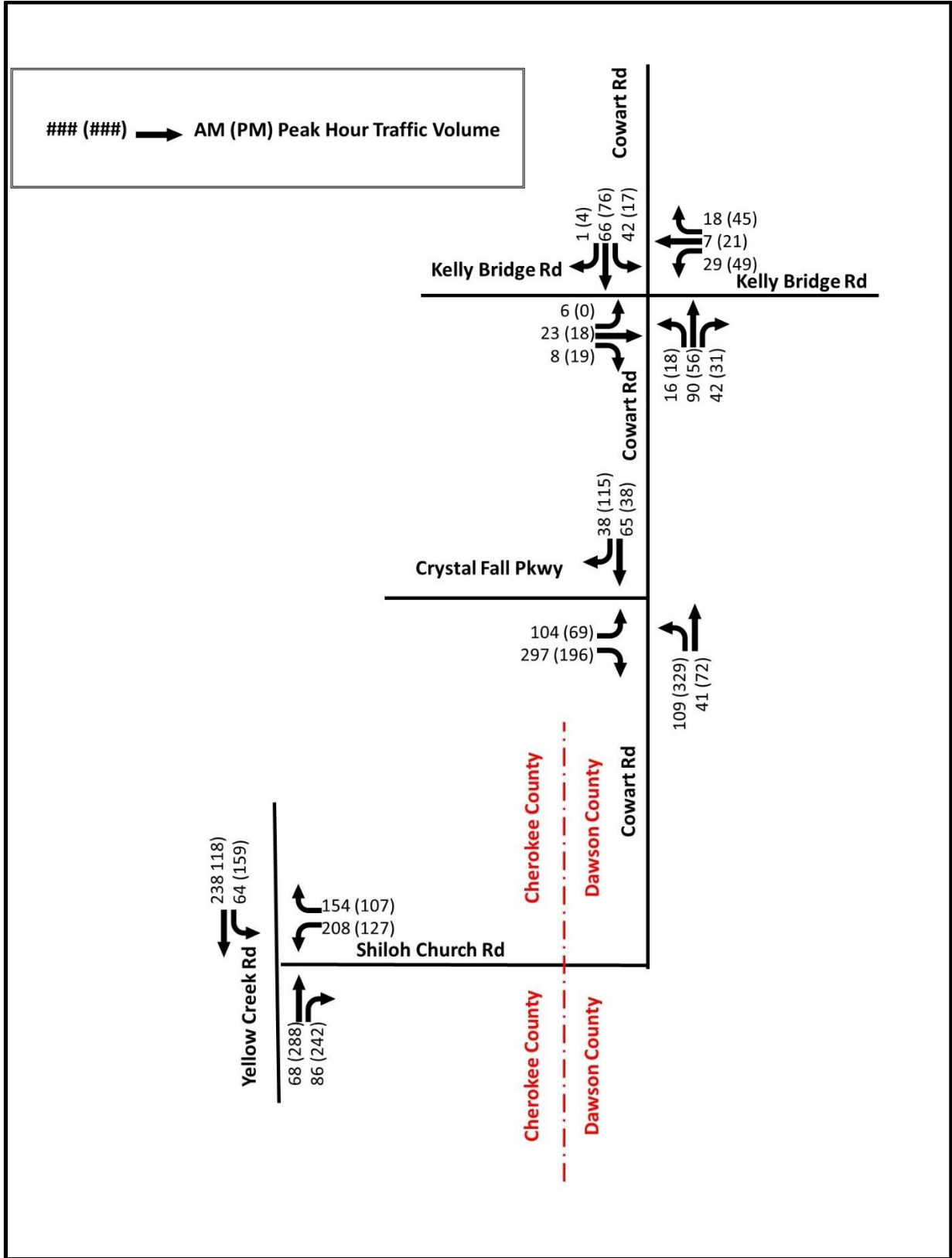
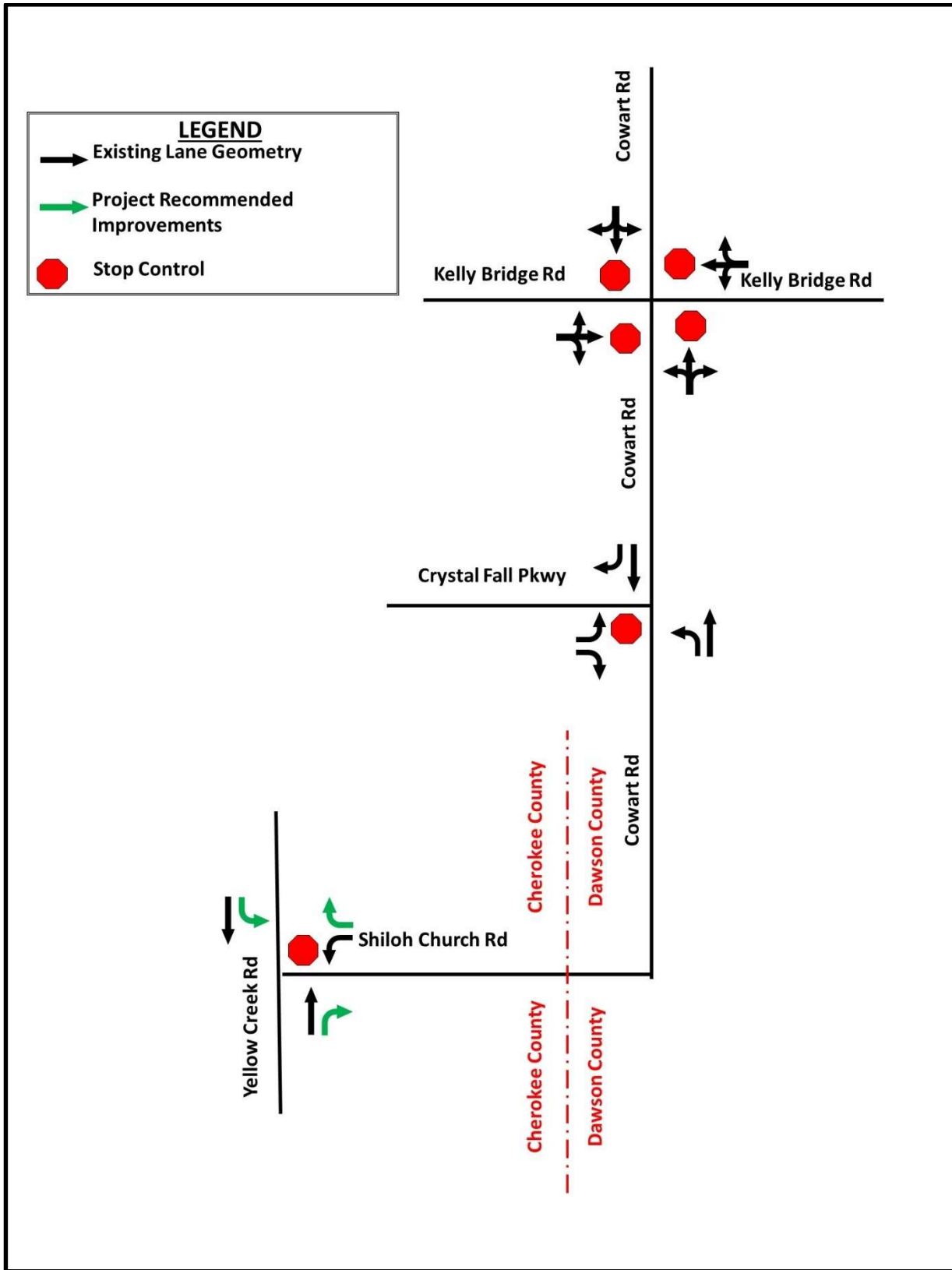


Figure 9: Build Lane Geometry



#### 4.5 Build Capacity Analysis

The Build traffic volumes were analyzed using a Synchro 10.0 model to determine the capacity of the AM and PM peak hours. The results are shown by lane group movement and total intersection capacity. Average vehicular delays are shown in seconds, level of service (LOS) is a grading system as defined by the Highway Capacity Manual (HCM) where A is best, and F is worst. The HCM 6<sup>th</sup> Edition was used for analysis. Vehicular 95<sup>th</sup> percentile queueing is shown in feet and is from a SimTraffic 10.0 model analysis. Table 5 shows the capacity analysis for build conditions. Synchro and SimTraffic output files are included in **Error! Reference source not found..**

**Table 5: Build Conditions Capacity Analysis**

Intersection	Control	Lane Group Movement	AM Peak Hour			PM Peak Hour		
			Delay (s)	LOS	95 <sup>th</sup> % Queue (ft)	Delay (s)	LOS	95 <sup>th</sup> % Queue (ft)
Yellow Creek Rd at Shiloh Church Rd	Minor Road Stop Control	WBL	17.4	C	119	44.0	E	113
		WBR	9.4	A	50	11.2	B	45
		NBT	0.0	A	-	0.0	A	-
		NBR	0.0	A	0	0.0	A	17
		SBL	7.7	A	31	9.5	A	79
		SBT	0.0	A	-	0.0	A	-
		<b>Intersection</b>	<b>6.8</b>	<b>A</b>		<b>9.2</b>	<b>A</b>	
Cowart Rd at Crystal Fall Parkway	Minor Road Stop Control	EBL	12.5	B	50	25.2	D	71
		EBR	10.4	B	78	9.4	A	65
		NBL	7.6	A	37	8.4	A	93
		NBT	0.0	A	-	0.0	A	-
		SBT	0.0	A	-	0.0	A	-
		SBR	0.0	A	6	0.0	A	11
		<b>Intersection</b>	<b>8.0</b>	<b>A</b>		<b>7.7</b>	<b>A</b>	
Cowart Rd at Kelly Bridge Rd	Four-Way Stop Control	EBL/T/R	8.0	A	41	7.8	A	38
		WBL/T/R	8.1	A	40	8.6	A	32
		NBL/T/R	8.3	A	49	8.5	A	63
		SBL/T/R	8.4	A	37	8.6	A	47
		<b>Intersection</b>	<b>8.3</b>	<b>A</b>		<b>8.5</b>	<b>A</b>	

#### Yellow Creek Rd at Shiloh Church Rd

- The westbound left turn movement degrades from LOS B to LOS C in the AM peak hour and from LOS B to LOS E in the PM peak hour from background conditions to build conditions, but while the LOS is E, the worst-case queueing in the AM peak hour remains minimal at approximately five vehicle lengths

#### Cowart Rd at Crystal Fall Pkwy

- All movements are expected to operate acceptably

#### Cowart Rd at Kelly Bridge Rd

- The LOS is the same as that of background conditions for all approaches

#### **4.6 Build Conditions Required Improvements**

##### **Yellow Creek Rd at Shiloh Church Rd**

- All approach turn lane warrants were met; therefore, turn lanes should be installed on each approach

##### **Cowart Rd at Crystal Fall Pkwy**

- There are no improvements necessary; turn lanes on all approaches are currently present and the LOS is expected to remain adequate

##### **Cowart Rd at Kelly Bridge Rd**

- There are no improvements necessary; the build LOS is the same as that of background conditions

## 5 Recommendations and Conclusions

The proposed development is a residential-only site located in western Dawson County, Georgia, near the county lines with Cherokee and Pickens Counties. The development will be located to the west of Cowart Road between Yellow Creek Road to the south and Kelly Bridge Road to the north. The site will have only one full access point at the existing intersection of Cowart Road and Crystal Fall Parkway. The proposed development is planned to be constructed in five (5) phases and is expected to be fully built-out in 2028. Each phase is expected to be completed every two years beginning in 2020 and ending in 2028. The proposed development will construct 200 senior adult detached homes in Phase 1, 200 senior adult detached homes in Phase 2, 200 single-family detached homes in Phase 3, 200 single-family detached homes in Phase 4, and 200 single-family detached homes in Phase 5, for a total of 1,000 homes. While the nature of the proposed development will be in phases, the fully built-out condition was considered for the purposes of this report. The results of the analysis and recommendations for mitigation are summarized as follows:

### Yellow Creek Rd at Shiloh Church Rd

- Add 175-foot northbound right turn lane (Warranted in Phase 2 – 2022)
- Add 235-foot southbound left turn lane (Warranted in Phase 4 – 2026)
- Add 250-foot westbound right turn lane (Warranted in Phase 5 – 2028); despite a LOS of E on the westbound approach in the Build PM peak hour scenario, queueing remains minimal

### Cowart Rd at Crystal Fall Pkwy

- No further improvements necessary

### Cowart Rd at Kelly Bridge Rd

- No further improvements necessary



## APPENDIX A: Traffic Counts

Project ID: 18-09502-001

Location: Yellow Creek Rd & Shiloh Church Rd/Cowart Rd

City: Dawsonville

Day: Thursday

Date: 09/13/2018

Groups Printed - Cars, PU, Vans - Heavy Trucks

Start Time	Yellow Creek Rd Northbound						Yellow Creek Rd Southbound						Shiloh Church Rd/Cowart Rd Eastbound						Shiloh Church Rd/Cowart Rd Westbound						Int. Total
	Left	Thru	Rgt	Utun	Peds	App. Total	Left	Thru	Rgt	Utun	Peds	App. Total	Left	Thru	Rgt	Utun	Peds	App. Total	Left	Thru	Rgt	Utun	Peds	App. Total	
7:00 AM	0	9	4	0	0	13	1	49	0	0	0	50	0	0	0	0	0	0	11	0	2	0	0	13	76
7:15 AM	0	14	8	0	0	22	3	49	0	0	0	52	0	0	0	0	0	0	10	0	4	0	0	14	88
7:30 AM	0	14	6	0	0	20	2	45	0	0	0	47	0	0	0	0	0	0	6	0	3	0	0	9	76
7:45 AM	0	16	4	0	0	20	3	40	0	0	0	43	0	0	0	0	0	0	10	0	4	0	0	14	77
Total	0	53	22	0	0	75	9	183	0	0	0	192	0	0	0	0	0	0	37	0	13	0	0	50	317
8:00 AM	0	24	2	0	0	26	4	31	0	0	0	35	0	0	0	0	0	0	8	0	1	0	0	9	70
8:15 AM	0	15	9	0	0	24	3	33	0	0	0	36	0	0	0	0	0	0	4	0	1	0	0	5	65
8:30 AM	0	17	4	0	0	21	2	29	0	0	0	31	0	0	0	0	0	0	2	0	1	0	0	3	55
8:45 AM	0	15	6	0	0	21	4	25	0	0	0	29	0	0	0	0	0	0	2	0	3	0	0	5	55
Total	0	71	21	0	0	92	13	118	0	0	0	131	0	0	0	0	0	0	16	0	6	0	0	22	245
***BREAK***																									
4:00 PM	0	44	7	0	0	51	3	24	0	0	0	27	0	0	0	0	0	0	18	0	4	0	0	22	100
4:15 PM	0	45	9	0	0	54	3	27	0	0	0	30	0	0	0	0	0	0	4	0	2	0	0	6	90
4:30 PM	0	50	7	0	0	57	3	24	0	0	0	27	0	0	0	0	0	0	5	0	3	0	0	8	92
4:45 PM	0	55	8	0	0	63	2	22	0	0	0	24	0	0	0	0	0	0	5	0	4	0	0	9	96
Total	0	194	31	0	0	225	11	97	0	0	0	108	0	0	0	0	0	0	32	0	13	0	0	45	378
5:00 PM	0	60	14	0	0	74	2	28	0	0	0	30	0	0	0	0	0	0	3	0	0	0	0	3	107
5:15 PM	0	58	10	0	0	68	2	30	0	0	0	32	0	0	0	0	0	0	5	0	0	0	0	5	105
5:30 PM	0	52	10	0	0	62	1	19	0	0	0	20	0	0	0	0	0	0	4	0	6	0	0	10	92
5:45 PM	0	53	15	0	0	68	3	16	0	0	0	19	0	0	0	0	0	0	4	0	6	0	0	10	97
Total	0	223	49	0	0	272	8	93	0	0	0	101	0	0	0	0	0	0	16	0	12	0	0	28	401
Grand Total	0	541	123	0	0	664	41	491	0	0	0	532	0	0	0	0	0	0	101	0	44	0	0	145	1341
Apprch %	0.0	81.5	18.5	0.0	0.0		7.7	92.3	0.0	0.0	0.0		0.0	0.0	0.0	0.0	0.0		69.7	0.0	30.3	0.0	0.0		
Total %	0.0	40.3	9.2	0.0	0.0	49.5	3.1	36.6	0.0	0.0	0.0	39.7	0.0	0.0	0.0	0.0	0.0	0.0	7.5	0.0	3.3	0.0	0.0	10.8	
Cars, PU, Vans	0	529	119	0	0	648	40	478	0	0	0	518	0	0	0	0	0	0	100	0	43	0	0	143	1309
% Cars, PU, Vans	0.0	97.8	96.7	0.0	0.0	97.6	97.6	97.4	0.0	0.0	0.0	97.4	0.0	0.0	0.0	0.0	0.0	0.0	99.0	0.0	97.7	0.0	0.0	98.6	97.6
Heavy Trucks	0	12	4	0	0	16	1	13	0	0	0	14	0	0	0	0	0	0	1	0	1	0	0	2	32
%Heavy Trucks	0.0	2.2	3.3	0.0	0.0	2.4	2.4	2.6	0.0	0.0	0.0	2.6	0.0	0.0	0.0	0.0	0.0	0.0	1.0	0.0	2.3	0.0	0.0	1.4	2.4

Project ID: 18-09502-001

Location: Yellow Creek Rd & Shiloh Church Rd/Cowart Rd

City: Dawsonville

# PEAK HOURS

Day: Thursday

Date: 09/13/2018

## AM

Start Time	Yellow Creek Rd Northbound					Yellow Creek Rd Southbound					Shiloh Church Rd/Cowart Rd Eastbound					Shiloh Church Rd/Cowart Rd Westbound					Int. Total
	Left	Thru	Rgt	Uturn	App. Total	Left	Thru	Rgt	Uturn	App. Total	Left	Thru	Rgt	Uturn	App. Total	Left	Thru	Rgt	Uturn	App. Total	
Peak Hour Analysis from 07:00 AM to 09:00 AM																					
Peak Hour for Entire Intersection Begins at 07:00 AM																					
7:00 AM	0	9	4	0	13	1	49	0	0	50	0	0	0	0	0	11	0	2	0	13	76
7:15 AM	0	14	8	0	22	3	49	0	0	52	0	0	0	0	0	10	0	4	0	14	88
7:30 AM	0	14	6	0	20	2	45	0	0	47	0	0	0	0	0	6	0	3	0	9	76
7:45 AM	0	16	4	0	20	3	40	0	0	43	0	0	0	0	0	10	0	4	0	14	77
Total Volume	0	53	22	0	75	9	183	0	0	192	0	0	0	0	0	37	0	13	0	50	317
% App. Total	0.0	70.7	29.3	0.0	100	4.7	95.3	0.0	0.0	100	0.0	0.0	0.0	0.0	0	74.0	0.0	26.0	0.0	100	
PHF	0.852					0.923										0.893					0.901
Cars, PU, Vans	0	52	22	0	74	9	180	0	0	189	0	0	0	0	0	37	0	13	0	50	313
% Cars, PU, Vans	0.0	98.1	100.0	0.0	98.7	100.0	98.4	0.0	0.0	98.4	0.0	0.0	0.0	0.0	0.0	100.0	0.0	100.0	0.0	100.0	98.7
Heavy Trucks	0	1	0	0	1	0	3	0	0	3	0	0	0	0	0	0	0	0	0	0	4
% Heavy Trucks	0.0	1.9	0.0	0.0	1.3	0.0	1.6	0.0	0.0	1.6	0.0	0.0	0.0	0.0	0.0	0.0	0.0	0.0	0.0	0.0	1.3

## PM

Start Time	Yellow Creek Rd Northbound					Yellow Creek Rd Southbound					Shiloh Church Rd/Cowart Rd Eastbound					Shiloh Church Rd/Cowart Rd Westbound					Int. Total
	Left	Thru	Rgt	Uturn	App. Total	Left	Thru	Rgt	Uturn	App. Total	Left	Thru	Rgt	Uturn	App. Total	Left	Thru	Rgt	Uturn	App. Total	
Peak Hour Analysis from 04:00 PM to 06:00 PM																					
Peak Hour for Entire Intersection Begins at 05:00 PM																					
5:00 PM	0	60	14	0	74	2	28	0	0	30	0	0	0	0	0	3	0	0	0	3	107
5:15 PM	0	58	10	0	68	2	30	0	0	32	0	0	0	0	0	5	0	0	0	5	105
5:30 PM	0	52	10	0	62	1	19	0	0	20	0	0	0	0	0	4	0	6	0	10	92
5:45 PM	0	53	15	0	68	3	16	0	0	19	0	0	0	0	0	4	0	6	0	10	97
Total Volume	0	223	49	0	272	8	93	0	0	101	0	0	0	0	0	16	0	12	0	28	401
% App. Total	0.0	82.0	18.0	0.0	100	7.9	92.1	0.0	0.0	100	0.0	0.0	0.0	0.0	0	57.1	0.0	42.9	0.0	100	
PHF	0.922					0.797										0.700					0.944
Cars, PU, Vans	0	221	45	0	266	8	90	0	0	98	0	0	0	0	0	16	0	12	0	28	392
% Cars, PU, Vans	0.0	99.1	91.8	0.0	97.8	100.0	96.8	0.0	0.0	97.0	0.0	0.0	0.0	0.0	0.0	100.0	0.0	100.0	0.0	100.0	97.8
Heavy Trucks	0	2	4	0	6	0	3	0	0	3	0	0	0	0	0	0	0	0	0	0	9
% Heavy Trucks	0.0	0.9	8.2	0.0	2.2	0.0	3.2	0.0	0.0	3.0	0.0	0.0	0.0	0.0	0.0	0.0	0.0	0.0	0.0	0.0	2.2

Project ID: 18-09502-002

Location: Cowart Rd & Kelly Bridge Rd

City: Dawsonville

Day: Thursday

Date: 09/13/2018

Groups Printed - Cars, PU, Vans - Heavy Trucks

Start Time	Cowart Rd Northbound						Cowart Rd Southbound						Kelly Bridge Rd Eastbound						Kelly Bridge Rd Westbound						Int. Total
	Left	Thru	Rgt	Utun	Peds	App. Total	Left	Thru	Rgt	Utun	Peds	App. Total	Left	Thru	Rgt	Utun	Peds	App. Total	Left	Thru	Rgt	Utun	Peds	App. Total	
7:00 AM	0	4	0	0	0	4	13	9	1	0	0	23	4	6	1	0	0	11	2	1	4	0	0	7	45
7:15 AM	0	2	1	0	0	3	10	10	0	0	0	20	0	5	1	0	0	6	1	2	3	0	0	6	35
7:30 AM	0	1	0	0	0	1	5	7	0	0	0	12	2	2	0	0	0	4	0	2	4	0	0	6	23
7:45 AM	0	1	1	0	0	2	4	13	0	0	0	17	0	5	0	0	0	5	6	2	2	0	0	10	34
Total	0	8	2	0	0	10	32	39	1	0	0	72	6	18	2	0	0	26	9	7	13	0	0	29	137
8:00 AM	1	0	0	0	0	1	4	9	0	0	0	13	1	2	0	0	0	3	1	3	0	0	0	4	21
8:15 AM	0	2	1	0	0	3	2	5	1	0	0	8	2	3	0	0	0	5	2	1	0	0	0	3	19
8:30 AM	0	0	1	0	0	1	7	5	0	0	0	12	1	0	0	0	0	1	2	0	4	0	0	6	20
8:45 AM	0	3	1	0	0	4	1	2	1	0	0	4	1	0	0	0	0	1	1	0	3	0	0	4	13
Total	1	5	3	0	0	9	14	21	2	0	0	37	5	5	0	0	0	10	6	4	7	0	0	17	73
***BREAK***																									
4:00 PM	1	11	1	0	0	13	1	3	2	0	0	6	0	3	2	0	0	5	1	1	7	0	0	9	33
4:15 PM	0	11	0	0	0	11	3	3	2	0	0	8	0	2	0	0	0	2	2	4	10	0	0	16	37
4:30 PM	0	6	2	0	0	8	5	4	0	0	0	9	1	4	0	0	0	5	2	4	4	0	0	10	32
4:45 PM	1	6	2	0	0	9	0	1	0	0	0	1	0	2	0	0	0	2	2	4	1	0	0	7	19
Total	2	34	5	0	0	41	9	11	4	0	0	24	1	11	2	0	0	14	7	13	22	0	0	42	121
5:00 PM	2	13	2	0	0	17	3	5	0	0	0	8	0	3	0	0	0	3	3	1	6	0	0	10	38
5:15 PM	1	8	1	0	0	10	5	4	1	0	0	10	0	5	0	0	0	5	1	4	14	0	0	19	44
5:30 PM	2	10	1	0	0	13	1	3	1	0	0	5	0	1	1	0	0	2	0	7	9	0	0	16	36
5:45 PM	2	12	1	0	0	15	3	6	2	0	0	11	0	4	0	0	0	4	1	4	6	0	0	11	41
Total	7	43	5	0	0	55	12	18	4	0	0	34	0	13	1	0	0	14	5	16	35	0	0	56	159
Grand Total	10	90	15	0	0	115	67	89	11	0	0	167	12	47	5	0	0	64	27	40	77	0	0	144	490
Apprch %	8.7	78.3	13.0	0.0	0.0		40.1	53.3	6.6	0.0	0.0		18.8	73.4	7.8	0.0	0.0		18.8	27.8	53.5	0.0	0.0		
Total %	2.0	18.4	3.1	0.0	0.0	23.5	13.7	18.2	2.2	0.0	0.0	34.1	2.4	9.6	1.0	0.0	0.0	13.1	5.5	8.2	15.7	0.0	0.0	29.4	
Cars, PU, Vans	10	85	15	0	0	110	67	88	11	0	0	166	12	47	5	0	0	64	27	39	75	0	0	141	481
% Cars, PU, Vans	100.0	94.4	100.0	0.0	0.0	95.7	100.0	98.9	100.0	0.0	0.0	99.4	100.0	100.0	100.0	0.0	0.0	100.0	100.0	97.5	97.4	0.0	0.0	97.9	98.2
Heavy Trucks	0	5	0	0	0	5	0	1	0	0	0	1	0	0	0	0	0	0	0	1	2	0	0	3	9
% Heavy Trucks	0.0	5.6	0.0	0.0	0.0	4.3	0.0	1.1	0.0	0.0	0.0	0.6	0.0	0.0	0.0	0.0	0.0	0.0	0.0	2.5	2.6	0.0	0.0	2.1	1.8

Project ID: 18-09502-002

Location: Cowart Rd & Kelly Bridge Rd

City: Dawsonville

# PEAK HOURS

Day: Thursday

Date: 09/13/2018

## AM

Start Time	Cowart Rd Northbound					Cowart Rd Southbound					Kelly Bridge Rd Eastbound					Kelly Bridge Rd Westbound					Int. Total
	Left	Thru	Rgt	Uturn	App. Total	Left	Thru	Rgt	Uturn	App. Total	Left	Thru	Rgt	Uturn	App. Total	Left	Thru	Rgt	Uturn	App. Total	
Peak Hour Analysis from 07:00 AM to 09:00 AM																					
Peak Hour for Entire Intersection Begins at 07:00 AM																					
7:00 AM	0	4	0	0	4	13	9	1	0	23	4	6	1	0	11	2	1	4	0	7	45
7:15 AM	0	2	1	0	3	10	10	0	0	20	0	5	1	0	6	1	2	3	0	6	35
7:30 AM	0	1	0	0	1	5	7	0	0	12	2	2	0	0	4	0	2	4	0	6	23
7:45 AM	0	1	1	0	2	4	13	0	0	17	0	5	0	0	5	6	2	2	0	10	34
Total Volume	0	8	2	0	10	32	39	1	0	72	6	18	2	0	26	9	7	13	0	29	137
% App. Total	0.0	80.0	20.0	0.0	100	44.4	54.2	1.4	0.0	100	23.1	69.2	7.7	0.0	100	31.0	24.1	44.8	0.0	100	
PHF	0.625					0.783					0.591					0.725					0.761
Cars, PU, Vans	0	8	2	0	10	32	39	1	0	72	6	18	2	0	26	9	7	12	0	28	136
% Cars, PU, Vans	0.0	100.0	100.0	0.0	100.0	100.0	100.0	100.0	0.0	100.0	100.0	100.0	100.0	0.0	100.0	100.0	100.0	92.3	0.0	96.6	99.3
Heavy Trucks	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	1	0	1	1
% Heavy Trucks	0.0	0.0	0.0	0.0	0.0	0.0	0.0	0.0	0.0	0.0	0.0	0.0	0.0	0.0	0.0	0.0	0.0	7.7	0.0	3.4	0.7

## PM

Start Time	Cowart Rd Northbound					Cowart Rd Southbound					Kelly Bridge Rd Eastbound					Kelly Bridge Rd Westbound					Int. Total
	Left	Thru	Rgt	Uturn	App. Total	Left	Thru	Rgt	Uturn	App. Total	Left	Thru	Rgt	Uturn	App. Total	Left	Thru	Rgt	Uturn	App. Total	
Peak Hour Analysis from 04:00 PM to 06:00 PM																					
Peak Hour for Entire Intersection Begins at 05:00 PM																					
5:00 PM	2	13	2	0	17	3	5	0	0	8	0	3	0	0	3	3	1	6	0	10	38
5:15 PM	1	8	1	0	10	5	4	1	0	10	0	5	0	0	5	1	4	14	0	19	44
5:30 PM	2	10	1	0	13	1	3	1	0	5	0	1	1	0	2	0	7	9	0	16	36
5:45 PM	2	12	1	0	15	3	6	2	0	11	0	4	0	0	4	1	4	6	0	11	41
Total Volume	7	43	5	0	55	12	18	4	0	34	0	13	1	0	14	5	16	35	0	56	159
% App. Total	12.7	78.2	9.1	0.0	100	35.3	52.9	11.8	0.0	100	0.0	92.9	7.1	0.0	100	8.9	28.6	62.5	0.0	100	
PHF	0.809					0.773					0.700					0.737					0.903
Cars, PU, Vans	7	39	5	0	51	12	17	4	0	33	0	13	1	0	14	5	16	35	0	56	154
% Cars, PU, Vans	100.0	90.7	100.0	0.0	92.7	100.0	94.4	100.0	0.0	97.1	0.0	100.0	100.0	0.0	100.0	100.0	100.0	100.0	0.0	100.0	96.9
Heavy Trucks	0	4	0	0	4	0	1	0	0	1	0	0	0	0	0	0	0	0	0	0	5
% Heavy Trucks	0.0	9.3	0.0	0.0	7.3	0.0	5.6	0.0	0.0	2.9	0.0	0.0	0.0	0.0	0.0	0.0	0.0	0.0	0.0	0.0	3.1

Day: Thursday  
 Date: 9/13/2018

City: Dawsonville  
 Project #: GA18\_9503\_001n

**North Bound**

Time	# 1	# 2	# 3	# 4	# 5	# 6	# 7	# 8	# 9	# 10	# 11	# 12	# 13	Total
00:00 AM	0	0	0	0	0	0	0	0	0	0	0	0	0	0
00:15	0	0	0	0	0	0	0	0	0	0	0	0	0	0
00:30	0	0	0	0	0	0	0	0	0	0	0	0	0	0
00:45	0	0	0	0	0	0	0	0	0	0	0	0	0	0
01:00	0	0	0	0	0	0	0	0	0	0	0	0	0	0
01:15	0	0	0	0	0	0	0	0	0	0	0	0	0	0
01:30	0	0	0	0	0	0	0	0	0	0	0	0	0	0
01:45	0	0	0	0	0	0	0	0	0	0	0	0	0	0
02:00	0	0	1	0	0	0	0	0	0	0	0	0	0	1
02:15	0	0	0	0	0	0	0	0	0	0	0	0	0	0
02:30	0	0	0	0	0	0	0	0	0	0	0	0	0	0
02:45	0	0	0	0	0	0	0	0	0	0	0	0	0	0
03:00	0	0	0	0	0	0	0	0	0	0	0	0	0	0
03:15	0	0	0	0	0	0	0	0	0	0	0	0	0	0
03:30	0	0	0	0	0	0	0	0	0	0	0	0	0	0
03:45	0	0	0	0	0	0	0	0	0	0	0	0	0	0
04:00	0	0	0	0	0	0	0	0	0	0	0	0	0	0
04:15	0	0	0	0	0	0	0	0	0	0	0	0	0	0
04:30	0	0	0	0	0	0	0	0	0	0	0	0	0	0
04:45	0	0	0	0	0	0	0	0	0	0	0	0	0	0
05:00	0	1	1	0	0	0	0	0	0	0	0	0	0	2
05:15	0	0	0	0	0	0	0	0	0	0	0	0	0	0
05:30	0	0	0	0	0	0	0	0	0	0	0	0	0	0
05:45	0	2	1	0	1	0	0	0	0	0	0	0	0	4
06:00	0	1	1	0	0	0	0	0	0	0	0	0	0	2
06:15	0	0	1	1	0	0	0	0	0	0	0	0	0	2
06:30	0	1	1	0	0	0	0	0	0	0	0	0	0	2
06:45	0	3	1	0	1	0	0	0	0	0	0	0	0	5
07:00	0	2	1	0	0	0	0	0	0	0	0	0	0	3
07:15	0	0	0	1	0	0	0	0	0	0	0	0	0	1
07:30	0	1	1	0	0	0	0	0	0	0	0	0	0	2
07:45	0	0	0	0	0	0	0	0	0	0	0	0	0	0
08:00	0	0	0	0	0	0	0	0	0	0	0	0	0	0
08:15	0	1	2	0	1	0	0	0	0	0	0	0	0	4
08:30	0	1	0	0	0	0	0	0	0	0	0	0	0	1
08:45	0	1	1	0	1	0	0	0	0	0	0	0	0	3
09:00	0	3	1	0	1	0	0	0	0	0	0	0	0	5
09:15	0	1	0	0	0	0	0	0	0	0	0	0	0	1
09:30	0	3	1	1	2	0	0	0	0	0	0	0	0	7
09:45	0	1	1	0	1	0	0	0	0	0	0	0	0	3
10:00	0	2	2	0	1	0	0	0	0	0	0	0	0	5
10:15	0	1	2	0	2	0	0	0	0	0	0	0	0	5
10:30	0	1	2	0	1	0	0	0	0	0	0	0	0	4
10:45	0	2	1	0	0	0	0	0	0	0	0	0	0	3
11:00	0	1	0	0	0	0	0	0	0	0	0	0	0	1
11:15	0	3	3	0	1	0	0	0	0	0	0	0	0	7
11:30	0	1	2	0	1	0	0	0	0	0	0	0	0	4
11:45	0	0	1	0	0	0	0	0	0	0	0	0	0	1
12:00 PM	0	5	2	0	1	0	0	1	0	0	0	0	0	9
12:15	0	2	1	0	0	0	0	0	0	0	0	0	0	3
12:30	0	2	2	0	1	0	0	0	0	0	0	0	0	5
12:45	0	1	2	0	0	0	0	0	0	0	0	0	0	3
13:00	0	4	1	0	2	0	0	0	0	0	0	0	0	7
13:15	0	4	2	0	1	0	0	0	0	0	0	0	0	7
13:30	0	3	1	0	2	0	0	0	0	0	0	0	0	6
13:45	0	1	1	0	1	0	0	0	0	0	0	0	0	3
14:00	0	0	1	0	0	0	0	0	0	0	0	0	0	1
14:15	0	4	1	0	2	0	0	0	0	0	0	0	0	7
14:30	2	2	1	0	0	0	0	0	0	0	0	0	0	5
14:45	0	1	3	0	2	0	0	0	0	0	0	0	0	6
15:00	0	2	0	0	2	0	0	0	0	0	0	0	0	4
15:15	0	5	3	0	2	0	0	0	0	0	0	0	0	10
15:30	0	1	3	1	1	0	0	0	0	0	0	0	0	6
15:45	0	3	3	1	1	0	0	0	0	0	0	0	0	8
16:00	0	7	3	0	4	0	0	0	0	0	0	0	0	14
16:15	0	6	3	0	3	0	0	0	0	0	0	0	0	12
16:30	0	3	3	0	1	0	0	0	0	0	0	0	0	7
16:45	0	3	2	0	1	0	0	0	0	0	0	0	0	6
17:00	0	7	4	0	4	0	0	0	0	0	0	0	0	15
17:15	0	6	3	0	3	2	0	0	0	0	0	0	0	14
17:30	0	5	3	0	1	1	0	0	0	0	0	0	0	10
17:45	0	8	4	0	2	1	0	0	0	0	0	0	0	15
18:00	0	5	3	0	1	0	0	0	0	0	0	0	0	9
18:15	0	3	2	0	1	0	0	0	0	0	0	0	0	6
18:30	0	5	3	0	2	0	0	0	0	0	0	0	0	10
18:45	0	5	2	0	1	0	0	0	0	0	0	0	0	8
19:00	0	1	0	0	1	0	0	0	0	0	0	0	0	2
19:15	0	0	0	0	0	0	0	0	0	0	0	0	0	0
19:30	0	5	2	0	1	0	0	0	0	0	0	0	0	8
19:45	0	3	1	0	2	0	0	0	0	0	0	0	0	6
20:00	0	1	0	0	0	0	0	0	0	0	0	0	0	1
20:15	0	2	1	0	1	0	0	0	0	0	0	0	0	4
20:30	0	0	0	0	0	0	0	0	0	0	0	0	0	0
20:45	0	0	0	0	0	0	0	0	0	0	0	0	0	0
21:00	0	0	0	0	1	0	0	0	0	0	0	0	0	1
21:15	0	1	1	0	1	0	0	0	0	0	0	0	0	3
21:30	0	1	0	0	0	0	0	0	0	0	0	0	0	1
21:45	0	2	1	0	1	0	0	0	0	0	0	0	0	4
22:00	0	1	0	0	0	0	0	0	0	0	0	0	0	1
22:15	0	0	0	0	0	0	0	0	0	0	0	0	0	0
22:30	0	0	0	0	0	0	0	0	0	0	0	0	0	0
22:45	0	0	0	0	0	0	0	0	0	0	0	0	0	0
23:00	0	1	0	0	0	0	0	0	0	0	0	0	0	1
23:15	0	0	0	0	0	0	0	0	0	0	0	0	0	0
23:30	0	2	1	0	1	0	0	0	0	0	0	0	0	4
23:45	0	1	0	0	0	0	0	0	0	0	0	0	0	1
<b>Totals</b>	<b>2</b>	<b>157</b>	<b>97</b>	<b>5</b>	<b>65</b>	<b>4</b>		<b>1</b>						<b>331</b>
% of Totals	1%	47%	29%	2%	20%	1%		0%						100%

AM Volumes	0	33	28	3	14	0	0	0	0	0	0	0	0	78
% AM		10%	8%	1%	4%									24%
AM Peak Hour		11:15	11:15	05:30	09:30			11:15						11:15
Volume		9	8	1	6			1						21
PM Volumes	2	124	69	2	51	4	0	1	0	0	0	0	0	253
% PM	1%	37%	21%	1%	15%	1%		0%						76%
PM Peak Hour	13:45	17:00	17:00	15:00	17:00	17:00		12:00						17:00
Volume	2	26	14	2	10	4		1						54
<b>Directional Peak Periods</b>			<b>AM 7-9</b>		<b>NOON 12-2</b>		<b>PM 4-6</b>				<b>Off Peak Volumes</b>			
<b>All Classes</b>			Volume	%	Volume	%	Volume	%	Volume	%	Volume	%		
			14	4%	43	13%	93	28%	181	55%				

Classification		58	Definitions		
1	Motorcycles	4	Buses	7	Single Units
2	Passenger Cars	5	2-Axle, 6-Tire Single Units	8	<=4-Axle Single Trailers
3	2-Axle, 4-Tire Single Units	6	3-Axle Single Units	9	5-Axle Single Trailers
				10	>=6-Axle Single Trailers
				11	<=5-Axle Multi-Trailers
				12	6-Axle Multi-Trailers
				13	>=7-Axle Multi-Trailers



**Short Term Station 0570192**  
In **Cherokee** County  
Located on **076400**  
LRS ID: **0572076400**

Referencing | Annual Statistics | Surveys

**About Station 0570192**

Station ID	<b>0570192</b>
County	Cherokee
City	
Road	
Road functional class	rural - Major Collector
Description	
	Route Number 076400
Routes	Concurrent Route Number Concurrent Route 2 Concurrent Route 3
LRS Section ID	0572076400 @ 0.000 Miles
Traffic Segment	0 4.400 to 7.140 Miles
Coordinate (Lat/Lon)	34.378900, -84.291400
Map Reference	
Camera ID	



**Short Term Station 0570192**  
**In Cherokee County**  
**Located on 076400**  
**LRS ID: 0572076400**

Referencing Annual Statistics Surveys

Volume			Trucks		
2017	-		2017	-	
2016	3220	1 - 6 days	2016	298	Est. from previous years
2015	2790	Est. from previous years	2015	258	Est. from previous years
2014	2660	Est. from last year	2014	246	Est. from previous years
2013	2660	Est. from last year	2013	246	Est. from last year
2012	2670	1 - 6 days	2012	-	
2011	2730	Est. from last year	2011	-	
2010	2830	Est. from last year	2010	-	
2009	2860	Est. from last year	2009	-	
2008	2860	1 - 6 days	2008	265	1 - 6 days
2007	3570	Est. from last year			
2006	3560	1 - 6 days			
2005	3440	1 - 6 days			
2004	3610	1 - 6 days			
2003	3390	1 - 6 days			
2002	2426	1 - 6 days			
2001	3700	1 - 6 days			
2000	2600	Est. from last year			
1999	2800	Est. from last year			
1998	2600	1 - 6 days			
1997	2200	1 - 6 days			
1996	1600	1 - 6 days			
1995	2200	1 - 6 days			
1994	2000	1 - 6 days			
1993	1700	1 - 6 days			
1992	1674	1 - 6 days			
1991	1523	1 - 6 days			
1990	1388	1 - 6 days			

**Key Annual Trends**

Year	Annual Average Daily Traffic	% APR Change	Annual Average Daily Truck Traffic	% Trucks	K Factor	D Factor	85th Pctl Speed
2017		3.11					
2016	3220		298	9.25	9.38	50.00	
2015	2790		258	9.25			
2014	2660		246	9.26			
2013	2660		246	9.26			
2012	2670						
2011	2730						
2010	2830						
2009	2860						
2008	2860		265	9.26			
2007	3570						





**Short Term Station 0570194**  
In **Cherokee** County  
Located on **078100**  
LRS ID: **0572078100**

Referencing | Annual Statistics | Surveys

**About Station 0570194**

Station ID	<b>0570194</b>
County	Cherokee
City	
Road	
Road functional class	rural - Major Collector
Description	
	Route Number 078100
Routes	Concurrent Route Number Concurrent Route 2 Concurrent Route 3
LRS Section ID	0572078100 @ 0.000 Miles
Traffic Segment	0 0.000 to 0.000 Miles
Coordinate (Lat/Lon)	34.350100, -84.262700
Map Reference	
Camera ID	



**Short Term Station 0570194**  
**In Cherokee County**  
**Located on 078100**  
**LRS ID: 0572078100**

Referencing Annual Statistics Surveys

Volume		Trucks
2017	-	
2016	930	
2015	880	Est. from last year 1 - 6 days
2014	750	Est. from last year
2013	750	Est. from last year
2012	750	Est. from last year
2011	760	1 - 6 days
2010	1070	Est. from last year
2009	1080	1 - 6 days
2008	750	Est. from last year
2007	790	Est. from last year
2006	760	1 - 6 days
2005	890	1 - 6 days
2004	710	1 - 6 days
2003	660	1 - 6 days
2002	712	Est. from last year
2001	700	Est. from last year
2000	700	Est. from last year
1999	600	1 - 6 days
1998	600	1 - 6 days
1997	600	1 - 6 days
1996	500	1 - 6 days
1995	500	1 - 6 days
1994	400	1 - 6 days
1993	400	1 - 6 days
1992	403	1 - 6 days
1991	375	1 - 6 days
1990	417	1 - 6 days

**Key Annual Trends**

Year	Annual Average Daily Traffic	% APR Change	Annual Average Daily Truck Traffic	% Trucks	K Factor	D Factor	85th Pctl Speed
2017		3.23					
2016	930				11.60	50.00	
2015	880				11.60	50.00	
2014	750						
2013	750						
2012	750						
2011	760						
2010	1070						
2009	1080						
2008	750						
2007	790						



**Short Term Station 0850127**  
In **Dawson** County  
Located on **005300**  
LRS ID: **0851005300**

Referencing | Annual Statistics | Surveys

**About Station 0850127**

Station ID	<b>0850127</b>
County	Dawson
City	
Road	
Road functional class	rural - Principal Arterial - Other
Description	
	Route Number 005300
Routes	Concurrent Route Number Concurrent Route 2 Concurrent Route 3
LRS Section ID	0851005300 @ 0.000 Miles
Traffic Segment	0 0.000 to 0.000 Miles
Coordinate (Lat/Lon)	34.416600, -84.256100
Map Reference	
Camera ID	



**Short Term Station 0850127**  
**In Dawson County**  
**Located on 005300**  
**LRS ID: 0851005300**

Referencing Annual Statistics Surveys

Volume			Trucks		
2017	-		2017	-	
2016	2750	Est. from last year	2016	355	Est. from previous years
2015	2640	1 - 6 days	2015	341	1 - 6 days
2014	2420	Est. from last year	2014	302	Est. from previous years
2013	2420	1 - 6 days	2013	302	1 - 6 days
2012	2410	Est. from last year	2012	281	Est. from previous years
2011	2440	1 - 6 days	2011	284	Est. from previous years
2010	2100	Est. from last year	2010	245	Est. from previous years
2009	2090	1 - 6 days	2009	243	1 - 6 days
2008	2970	Est. from last year			
2007	3150	1 - 6 days			
2006	2850	1 - 6 days			
2005	2300	1 - 6 days			
2004	2820	1 - 6 days			
2003	2760	1 - 6 days			
2002	2390	Est. from last year			
2001	2300	1 - 6 days			
2000	2200	Est. from last year			
1999	2200	Est. from last year			
1998	2000	1 - 6 days			
1997	1800	1 - 6 days			
1996	1600	1 - 6 days			
1995	1500	1 - 6 days			
1994	1500	1 - 6 days			
1993	1300	1 - 6 days			
1992	1372	1 - 6 days			
1991	1545	1 - 6 days			
1990	1595	1 - 6 days			

**Key Annual Trends**

Year	Annual Average Daily Traffic	% APR Change	Annual Average Daily Truck Traffic	% Trucks	K Factor	D Factor	85th Pctl Speed
2017		3.27					
2016	2750		355	12.90	9.95	51.71	
2015	2640		341	12.91	9.95	51.71	
2014	2420		302	12.48	9.00	55.00	
2013	2420		302	12.48	9.00	55.00	
2012	2410		281	11.65			
2011	2440		284	11.65			
2010	2100		245	11.65			
2009	2090		243	11.65			
2008	2970						
2007	3150						



**Short Term Station 0850129**  
In **Dawson** County  
Located on **005300**  
LRS ID: **0851005300**

Referencing | Annual Statistics | Surveys

**About Station 0850129**

Station ID	<b>0850129</b>	
County	Dawson	
City		
Road		
Road functional class	rural - Principal Arterial - Other	
Description	Route Number	005300
Routes	Concurrent Route Number	
	Concurrent Route 2	
	Concurrent Route 3	
LRS Section ID	0851005300 @ 0.000 Miles	
Traffic Segment	0 1.490 to 6.700 Miles	
Coordinate (Lat/Lon)	34.421800, -84.194500	
Map Reference		
Camera ID		



**Short Term Station 0850129**  
**In Dawson County**  
**Located on 005300**  
**LRS ID: 0851005300**

Referencing Annual Statistics Surveys

Volume			Trucks		
2017	-		2017	-	
2016	3190	1 - 6 days	2016	425	1 - 6 days
2015	2970	Est. from last year	2015	326	Est. from previous years
2014	2830	1 - 6 days	2014	310	1 - 6 days
2013	2830	Est. from last year	2013	307	Est. from last year
2012	2830	1 - 6 days	2012	307	1 - 6 days
2011	2650	Est. from last year	2011	299	Est. from previous years
2010	2700	1 - 6 days	2010	305	1 - 6 days
2009	2770	Est. from last year	2009	-	
2008	2750	1 - 6 days	2008	315	1 - 6 days
2007	2950	Est. from last year			
2006	3100	1 - 6 days			
2005	2680	1 - 6 days			
2004	2970	1 - 6 days			
2003	3000	1 - 6 days			
2002	2646	Est. from last year			
2001	2700	1 - 6 days			
2000	2300	Est. from last year			
1999	2000	Est. from last year			
1998	1900	1 - 6 days			
1997	2100	1 - 6 days			
1996	2100	1 - 6 days			
1995	1700	1 - 6 days			
1994	1600	1 - 6 days			
1993	1400	1 - 6 days			
1992	1396	1 - 6 days			
1991	1387	1 - 6 days			
1990	1404	1 - 6 days			

**Key Annual Trends**

Year	Annual Average Daily Traffic	% APR Change	Annual Average Daily Truck Traffic	% Trucks	K Factor	D Factor	85th Pctl Speed
2017		3.13					
2016	3190		425	13.32	8.87	53.36	
2015	2970		326	10.97	10.69	53.64	
2014	2830		310	10.96	10.69	53.64	
2013	2830		307	10.84			
2012	2830		307	10.84			
2011	2650		299	11.28			
2010	2700		305	11.28			
2009	2770						
2008	2750		315	11.46			
2007	2950						

## APPENDIX B: Synchro



**Intersection: 1: Yellow Creek Rd & Shiloh Church Rd**

Movement	WB	SB
Directions Served	LR	LT
Maximum Queue (ft)	54	29
Average Queue (ft)	21	1
95th Queue (ft)	45	10
Link Distance (ft)	7635	1767
Upstream Blk Time (%)		
Queuing Penalty (veh)		
Storage Bay Dist (ft)		
Storage Blk Time (%)		
Queuing Penalty (veh)		

**Intersection: 3: Cowart Rd & Kelly Bridge Rd**

Movement	EB	WB	NB	SB
Directions Served	LTR	LTR	LTR	LTR
Maximum Queue (ft)	31	61	49	30
Average Queue (ft)	18	13	7	24
95th Queue (ft)	39	38	27	39
Link Distance (ft)	1631	2264	3024	1119
Upstream Blk Time (%)				
Queuing Penalty (veh)				
Storage Bay Dist (ft)				
Storage Blk Time (%)				
Queuing Penalty (veh)				

**Zone Summary**

Zone wide Queuing Penalty: 0
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HCM 6th AWSC  
3: Cowart Rd & Kelly Bridge Rd

10/11/2018

Intersection	
Intersection Delay, s/veh	7.5
Intersection LOS	A

Movement	EBL	EBT	EBR	WBL	WBT	WBR	NBL	NBT	NBR	SBL	SBT	SBR
Lane Configurations		↕			↕			↕			↕	
Traffic Vol, veh/h	6	18	2	9	7	13	0	8	2	32	39	1
Future Vol, veh/h	6	18	2	9	7	13	0	8	2	32	39	1
Peak Hour Factor	0.59	0.59	0.59	0.73	0.73	0.73	0.63	0.63	0.63	0.78	0.78	0.78
Heavy Vehicles, %	0	0	0	0	0	8	0	0	0	0	0	0
Mvmt Flow	10	31	3	12	10	18	0	13	3	41	50	1
Number of Lanes	0	1	0	0	1	0	0	1	0	0	1	0

Approach	EB	WB	NB	SB
Opposing Approach	WB	EB	SB	NB
Opposing Lanes	1	1	1	1
Conflicting Approach Left	SB	NB	EB	WB
Conflicting Lanes Left	1	1	1	1
Conflicting Approach Right	NB	SB	WB	EB
Conflicting Lanes Right	1	1	1	1
HCM Control Delay	7.4	7.2	7.1	7.7
HCM LOS	A	A	A	A

Lane	NBLn1	EBLn1	WBLn1	SBLn1
Vol Left, %	0%	23%	31%	44%
Vol Thru, %	80%	69%	24%	54%
Vol Right, %	20%	8%	45%	1%
Sign Control	Stop	Stop	Stop	Stop
Traffic Vol by Lane	10	26	29	72
LT Vol	0	6	9	32
Through Vol	8	18	7	39
RT Vol	2	2	13	1
Lane Flow Rate	16	44	40	92
Geometry Grp	1	1	1	1
Degree of Util (X)	0.018	0.05	0.043	0.106
Departure Headway (Hd)	3.995	4.118	3.914	4.137
Convergence, Y/N	Yes	Yes	Yes	Yes
Cap	888	862	905	863
Service Time	2.053	2.18	1.979	2.177
HCM Lane V/C Ratio	0.018	0.051	0.044	0.107
HCM Control Delay	7.1	7.4	7.2	7.7
HCM Lane LOS	A	A	A	A
HCM 95th-tile Q	0.1	0.2	0.1	0.4

HCM 6th TWSC  
1: Yellow Creek Rd & Shiloh Church Rd

10/11/2018

Intersection						
Int Delay, s/veh	1.1					
Movement	WBL	WBR	NBT	NBR	SBL	SBT
Lane Configurations	W	W	T			T
Traffic Vol, veh/h	16	12	223	49	8	93
Future Vol, veh/h	16	12	223	49	8	93
Conflicting Peds, #/hr	0	0	0	0	0	0
Sign Control	Stop	Stop	Free	Free	Free	Free
RT Channelized	-	None	-	None	-	None
Storage Length	0	-	-	-	-	-
Veh in Median Storage, #	0	-	0	-	-	0
Grade, %	0	-	0	-	-	0
Peak Hour Factor	70	70	92	92	80	80
Heavy Vehicles, %	0	0	1	8	0	3
Mvmt Flow	23	17	242	53	10	116

Major/Minor	Minor1	Major1	Major2		
Conflicting Flow All	405	269	0	0	295
Stage 1	269	-	-	-	-
Stage 2	136	-	-	-	-
Critical Hdwy	6.4	6.2	-	-	4.1
Critical Hdwy Stg 1	5.4	-	-	-	-
Critical Hdwy Stg 2	5.4	-	-	-	-
Follow-up Hdwy	3.5	3.3	-	-	2.2
Pot Cap-1 Maneuver	606	775	-	-	1278
Stage 1	781	-	-	-	-
Stage 2	895	-	-	-	-
Platoon blocked, %			-	-	-
Mov Cap-1 Maneuver	601	775	-	-	1278
Mov Cap-2 Maneuver	601	-	-	-	-
Stage 1	781	-	-	-	-
Stage 2	888	-	-	-	-

Approach	WB	NB	SB
HCM Control Delay, s	10.8	0	0.6
HCM LOS	B		

Minor Lane/Major Mvmt	NBT	NBRWBLn1	SBL	SBT
Capacity (veh/h)	-	-	665	1278
HCM Lane V/C Ratio	-	-	0.06	0.008
HCM Control Delay (s)	-	-	10.8	7.8
HCM Lane LOS	-	-	B	A
HCM 95th %tile Q(veh)	-	-	0.2	0

HCM 6th AWSC  
3: Cowart Rd & Kelly Bridge Rd

10/11/2018

Intersection	
Intersection Delay, s/veh	7.3
Intersection LOS	A

Movement	EBL	EBT	EBR	WBL	WBT	WBR	NBL	NBT	NBR	SBL	SBT	SBR
Lane Configurations		↕			↕			↕			↕	
Traffic Vol, veh/h	0	13	1	5	16	35	7	43	5	12	18	4
Future Vol, veh/h	0	13	1	5	16	35	7	43	5	12	18	4
Peak Hour Factor	0.70	0.70	0.70	0.74	0.74	0.74	0.81	0.81	0.81	0.77	0.77	0.77
Heavy Vehicles, %	0	0	0	0	0	0	0	9	0	0	6	0
Mvmt Flow	0	19	1	7	22	47	9	53	6	16	23	5
Number of Lanes	0	1	0	0	1	0	0	1	0	0	1	0

Approach	EB	WB	NB	SB
Opposing Approach	WB	EB	SB	NB
Opposing Lanes	1	1	1	1
Conflicting Approach Left	SB	NB	EB	WB
Conflicting Lanes Left	1	1	1	1
Conflicting Approach Right	NB	SB	WB	EB
Conflicting Lanes Right	1	1	1	1
HCM Control Delay	7.3	7.1	7.5	7.4
HCM LOS	A	A	A	A

Lane	NBLn1	EBLn1	WBLn1	SBLn1
Vol Left, %	13%	0%	9%	35%
Vol Thru, %	78%	93%	29%	53%
Vol Right, %	9%	7%	62%	12%
Sign Control	Stop	Stop	Stop	Stop
Traffic Vol by Lane	55	14	56	34
LT Vol	7	0	5	12
Through Vol	43	13	16	18
RT Vol	5	1	35	4
Lane Flow Rate	68	20	76	44
Geometry Grp	1	1	1	1
Degree of Util (X)	0.077	0.023	0.079	0.051
Departure Headway (Hd)	4.071	4.108	3.75	4.118
Convergence, Y/N	Yes	Yes	Yes	Yes
Cap	876	862	946	865
Service Time	2.114	2.176	1.811	2.166
HCM Lane V/C Ratio	0.078	0.023	0.08	0.051
HCM Control Delay	7.5	7.3	7.1	7.4
HCM Lane LOS	A	A	A	A
HCM 95th-tile Q	0.2	0.1	0.3	0.2

HCM 6th TWSC  
1: Yellow Creek Rd & Shiloh Church Rd

10/11/2018

Intersection						
Int Delay, s/veh	2					
Movement	WBL	WBR	NBT	NBR	SBL	SBT
Lane Configurations						
Traffic Vol, veh/h	47	18	68	27	14	238
Future Vol, veh/h	47	18	68	27	14	238
Conflicting Peds, #/hr	0	0	0	0	0	0
Sign Control	Stop	Stop	Free	Free	Free	Free
RT Channelized	-	None	-	None	-	None
Storage Length	0	-	-	-	-	-
Veh in Median Storage, #	0	-	0	-	-	0
Grade, %	0	-	0	-	-	0
Peak Hour Factor	89	89	85	85	92	92
Heavy Vehicles, %	0	0	2	0	0	2
Mvmt Flow	53	20	80	32	15	259

Major/Minor	Minor1	Major1	Major2			
Conflicting Flow All	385	96	0	0	112	0
Stage 1	96	-	-	-	-	-
Stage 2	289	-	-	-	-	-
Critical Hdwy	6.4	6.2	-	-	4.1	-
Critical Hdwy Stg 1	5.4	-	-	-	-	-
Critical Hdwy Stg 2	5.4	-	-	-	-	-
Follow-up Hdwy	3.5	3.3	-	-	2.2	-
Pot Cap-1 Maneuver	622	966	-	-	1490	-
Stage 1	933	-	-	-	-	-
Stage 2	765	-	-	-	-	-
Platoon blocked, %			-	-		
Mov Cap-1 Maneuver	615	966	-	-	1490	-
Mov Cap-2 Maneuver	615	-	-	-	-	-
Stage 1	933	-	-	-	-	-
Stage 2	756	-	-	-	-	-

Approach	WB	NB	SB
HCM Control Delay, s	10.9	0	0.4
HCM LOS	B		

Minor Lane/Major Mvmt	NBT	NBRWBLn1	SBL	SBT
Capacity (veh/h)	-	-	684	1490
HCM Lane V/C Ratio	-	-	0.107	0.01
HCM Control Delay (s)	-	-	10.9	7.4
HCM Lane LOS	-	-	B	A
HCM 95th %tile Q(veh)	-	-	0.4	0

Intersection	
Intersection Delay, s/veh	7.6
Intersection LOS	A

Movement	EBL	EBT	EBR	WBL	WBT	WBR	NBL	NBT	NBR	SBL	SBT	SBR
Lane Configurations		↕			↕			↕			↕	
Traffic Vol, veh/h	6	23	2	14	7	18	0	8	2	42	49	1
Future Vol, veh/h	6	23	2	14	7	18	0	8	2	42	49	1
Peak Hour Factor	0.59	0.59	0.59	0.73	0.73	0.73	0.63	0.63	0.63	0.78	0.78	0.78
Heavy Vehicles, %	0	0	0	0	0	8	0	0	0	0	0	0
Mvmt Flow	10	39	3	19	10	25	0	13	3	54	63	1
Number of Lanes	0	1	0	0	1	0	0	1	0	0	1	0

Approach	EB	WB	NB	SB
Opposing Approach	WB	EB	SB	NB
Opposing Lanes	1	1	1	1
Conflicting Approach Left	SB	NB	EB	WB
Conflicting Lanes Left	1	1	1	1
Conflicting Approach Right	NB	SB	WB	EB
Conflicting Lanes Right	1	1	1	1
HCM Control Delay	7.5	7.3	7.2	7.9
HCM LOS	A	A	A	A

Lane	NBLn1	EBLn1	WBLn1	SBLn1
Vol Left, %	0%	19%	36%	46%
Vol Thru, %	80%	74%	18%	53%
Vol Right, %	20%	6%	46%	1%
Sign Control	Stop	Stop	Stop	Stop
Traffic Vol by Lane	10	31	39	92
LT Vol	0	6	14	42
Through Vol	8	23	7	49
RT Vol	2	2	18	1
Lane Flow Rate	16	53	53	118
Geometry Grp	1	1	1	1
Degree of Util (X)	0.018	0.061	0.059	0.137
Departure Headway (Hd)	4.054	4.174	3.968	4.18
Convergence, Y/N	Yes	Yes	Yes	Yes
Cap	871	847	890	852
Service Time	2.134	2.255	2.051	2.234
HCM Lane V/C Ratio	0.018	0.063	0.06	0.138
HCM Control Delay	7.2	7.5	7.3	7.9
HCM Lane LOS	A	A	A	A
HCM 95th-tile Q	0.1	0.2	0.2	0.5

HCM 6th TWSC  
 1: Yellow Creek Rd & Shiloh Church Rd

10/11/2018

Intersection						
Int Delay, s/veh	1.2					
Movement	WBL	WBR	NBT	NBR	SBL	SBT
Lane Configurations	Y		T			T
Traffic Vol, veh/h	21	17	288	64	8	118
Future Vol, veh/h	21	17	288	64	8	118
Conflicting Peds, #/hr	0	0	0	0	0	0
Sign Control	Stop	Stop	Free	Free	Free	Free
RT Channelized	-	None	-	None	-	None
Storage Length	0	-	-	-	-	-
Veh in Median Storage, #	0	-	0	-	-	0
Grade, %	0	-	0	-	-	0
Peak Hour Factor	70	70	92	92	80	80
Heavy Vehicles, %	0	0	1	8	0	3
Mvmt Flow	30	24	313	70	10	148

Major/Minor	Minor1	Major1	Major2		
Conflicting Flow All	516	348	0	0	383
Stage 1	348	-	-	-	-
Stage 2	168	-	-	-	-
Critical Hdwy	6.4	6.2	-	-	4.1
Critical Hdwy Stg 1	5.4	-	-	-	-
Critical Hdwy Stg 2	5.4	-	-	-	-
Follow-up Hdwy	3.5	3.3	-	-	2.2
Pot Cap-1 Maneuver	523	700	-	-	1187
Stage 1	719	-	-	-	-
Stage 2	867	-	-	-	-
Platoon blocked, %			-	-	-
Mov Cap-1 Maneuver	518	700	-	-	1187
Mov Cap-2 Maneuver	518	-	-	-	-
Stage 1	719	-	-	-	-
Stage 2	859	-	-	-	-

Approach	WB	NB	SB
HCM Control Delay, s	11.8	0	0.5
HCM LOS	B		

Minor Lane/Major Mvmt	NBT	NBRWBLn1	SBL	SBT
Capacity (veh/h)	-	-	586	1187
HCM Lane V/C Ratio	-	-	0.093	0.008
HCM Control Delay (s)	-	-	11.8	8.1
HCM Lane LOS	-	-	B	A
HCM 95th %tile Q(veh)	-	-	0.3	0

HCM 6th AWSC  
3: Cowart Rd & Kelly Bridge Rd

10/11/2018

Intersection	
Intersection Delay, s/veh	7.5
Intersection LOS	A

Movement	EBL	EBT	EBR	WBL	WBT	WBR	NBL	NBT	NBR	SBL	SBT	SBR
Lane Configurations		↕			↕			↕			↕	
Traffic Vol, veh/h	0	18	1	5	21	45	7	58	5	17	23	4
Future Vol, veh/h	0	18	1	5	21	45	7	58	5	17	23	4
Peak Hour Factor	0.70	0.70	0.70	0.74	0.74	0.74	0.81	0.81	0.81	0.77	0.77	0.77
Heavy Vehicles, %	0	0	0	0	0	0	0	9	0	0	6	0
Mvmt Flow	0	26	1	7	28	61	9	72	6	22	30	5
Number of Lanes	0	1	0	0	1	0	0	1	0	0	1	0

Approach	EB	WB	NB	SB
Opposing Approach	WB	EB	SB	NB
Opposing Lanes	1	1	1	1
Conflicting Approach Left	SB	NB	EB	WB
Conflicting Lanes Left	1	1	1	1
Conflicting Approach Right	NB	SB	WB	EB
Conflicting Lanes Right	1	1	1	1
HCM Control Delay	7.4	7.3	7.7	7.6
HCM LOS	A	A	A	A

Lane	NBLn1	EBLn1	WBLn1	SBLn1
Vol Left, %	10%	0%	7%	39%
Vol Thru, %	83%	95%	30%	52%
Vol Right, %	7%	5%	63%	9%
Sign Control	Stop	Stop	Stop	Stop
Traffic Vol by Lane	70	19	71	44
LT Vol	7	0	5	17
Through Vol	58	18	21	23
RT Vol	5	1	45	4
Lane Flow Rate	86	27	96	57
Geometry Grp	1	1	1	1
Degree of Util (X)	0.099	0.032	0.101	0.067
Departure Headway (Hd)	4.134	4.192	3.802	4.203
Convergence, Y/N	Yes	Yes	Yes	Yes
Cap	860	841	929	844
Service Time	2.195	2.281	1.883	2.27
HCM Lane V/C Ratio	0.1	0.032	0.103	0.068
HCM Control Delay	7.7	7.4	7.3	7.6
HCM Lane LOS	A	A	A	A
HCM 95th-tile Q	0.3	0.1	0.3	0.2



HCM 6th TWSC  
1: Yellow Creek Rd & Shiloh Church Rd

10/11/2018

Intersection						
Int Delay, s/veh	6.8					
Movement	WBL	WBR	NBT	NBR	SBL	SBT
Lane Configurations	↘	↗	↑	↗	↘	↑
Traffic Vol, veh/h	208	154	68	86	64	238
Future Vol, veh/h	208	154	68	86	64	238
Conflicting Peds, #/hr	0	0	0	0	0	0
Sign Control	Stop	Stop	Free	Free	Free	Free
RT Channelized	-	None	-	None	-	None
Storage Length	0	250	-	175	235	-
Veh in Median Storage, #	0	-	0	-	-	0
Grade, %	0	-	0	-	-	0
Peak Hour Factor	89	89	85	85	92	92
Heavy Vehicles, %	0	0	2	0	0	2
Mvmt Flow	234	173	80	101	70	259

Major/Minor	Minor1	Major1	Major2			
Conflicting Flow All	479	80	0	0	181	0
Stage 1	80	-	-	-	-	-
Stage 2	399	-	-	-	-	-
Critical Hdwy	6.4	6.2	-	-	4.1	-
Critical Hdwy Stg 1	5.4	-	-	-	-	-
Critical Hdwy Stg 2	5.4	-	-	-	-	-
Follow-up Hdwy	3.5	3.3	-	-	2.2	-
Pot Cap-1 Maneuver	549	986	-	-	1407	-
Stage 1	948	-	-	-	-	-
Stage 2	682	-	-	-	-	-
Platoon blocked, %			-	-	-	-
Mov Cap-1 Maneuver	522	986	-	-	1407	-
Mov Cap-2 Maneuver	522	-	-	-	-	-
Stage 1	948	-	-	-	-	-
Stage 2	648	-	-	-	-	-

Approach	WB	NB	SB
HCM Control Delay, s	14	0	1.6
HCM LOS	B		

Minor Lane/Major Mvmt	NBT	NBR	WBLn1	WBLn2	SBL	SBT
Capacity (veh/h)	-	-	522	986	1407	-
HCM Lane V/C Ratio	-	-	0.448	0.175	0.049	-
HCM Control Delay (s)	-	-	17.4	9.4	7.7	-
HCM Lane LOS	-	-	C	A	A	-
HCM 95th %tile Q(veh)	-	-	2.3	0.6	0.2	-

HCM 6th TWSC  
2: Cowart Rd & Crystal Falls Pkwy

10/11/2018

Intersection						
Int Delay, s/veh	8					
Movement	EBL	EBR	NBL	NBT	SBT	SBR
Lane Configurations	↖	↗	↖	↑	↑	↗
Traffic Vol, veh/h	104	297	109	41	65	38
Future Vol, veh/h	104	297	109	41	65	38
Conflicting Peds, #/hr	0	0	0	0	0	0
Sign Control	Stop	Stop	Free	Free	Free	Free
RT Channelized	-	None	-	None	-	None
Storage Length	0	170	155	-	-	195
Veh in Median Storage, #	0	-	-	0	0	-
Grade, %	0	-	-	0	0	-
Peak Hour Factor	92	92	92	92	92	92
Heavy Vehicles, %	2	2	2	2	2	2
Mvmt Flow	113	323	118	45	71	41

Major/Minor	Minor2	Major1	Major2			
Conflicting Flow All	352	71	112	0	-	0
Stage 1	71	-	-	-	-	-
Stage 2	281	-	-	-	-	-
Critical Hdwy	6.42	6.22	4.12	-	-	-
Critical Hdwy Stg 1	5.42	-	-	-	-	-
Critical Hdwy Stg 2	5.42	-	-	-	-	-
Follow-up Hdwy	3.518	3.318	2.218	-	-	-
Pot Cap-1 Maneuver	646	991	1478	-	-	-
Stage 1	952	-	-	-	-	-
Stage 2	767	-	-	-	-	-
Platoon blocked, %				-	-	-
Mov Cap-1 Maneuver	594	991	1478	-	-	-
Mov Cap-2 Maneuver	594	-	-	-	-	-
Stage 1	876	-	-	-	-	-
Stage 2	767	-	-	-	-	-

Approach	EB	NB	SB
HCM Control Delay, s	10.9	5.6	0
HCM LOS	B		

Minor Lane/Major Mvmt	NBL	NBT	EBLn1	EBLn2	SBT	SBR
Capacity (veh/h)	1478	-	594	991	-	-
HCM Lane V/C Ratio	0.08	-	0.19	0.326	-	-
HCM Control Delay (s)	7.6	-	12.5	10.4	-	-
HCM Lane LOS	A	-	B	B	-	-
HCM 95th %tile Q(veh)	0.3	-	0.7	1.4	-	-

Intersection	
Intersection Delay, s/veh	8.3
Intersection LOS	A

Movement	EBL	EBT	EBR	WBL	WBT	WBR	NBL	NBT	NBR	SBL	SBT	SBR
Lane Configurations		↕			↕			↕			↕	
Traffic Vol, veh/h	6	23	8	29	7	18	16	56	42	42	66	1
Future Vol, veh/h	6	23	8	29	7	18	16	56	42	42	66	1
Peak Hour Factor	0.59	0.59	0.59	0.73	0.73	0.73	0.63	0.63	0.63	0.78	0.78	0.78
Heavy Vehicles, %	0	0	0	0	0	8	0	0	0	0	0	0
Mvmt Flow	10	39	14	40	10	25	25	89	67	54	85	1
Number of Lanes	0	1	0	0	1	0	0	1	0	0	1	0

Approach	EB	WB	NB	SB
Opposing Approach	WB	EB	SB	NB
Opposing Lanes	1	1	1	1
Conflicting Approach Left	SB	NB	EB	WB
Conflicting Lanes Left	1	1	1	1
Conflicting Approach Right	NB	SB	WB	EB
Conflicting Lanes Right	1	1	1	1
HCM Control Delay	8	8.1	8.3	8.4
HCM LOS	A	A	A	A

Lane	NBLn1	EBLn1	WBLn1	SBLn1
Vol Left, %	14%	16%	54%	39%
Vol Thru, %	49%	62%	13%	61%
Vol Right, %	37%	22%	33%	1%
Sign Control	Stop	Stop	Stop	Stop
Traffic Vol by Lane	114	37	54	109
LT Vol	16	6	29	42
Through Vol	56	23	7	66
RT Vol	42	8	18	1
Lane Flow Rate	181	63	74	140
Geometry Grp	1	1	1	1
Degree of Util (X)	0.21	0.08	0.094	0.174
Departure Headway (Hd)	4.185	4.603	4.593	4.482
Convergence, Y/N	Yes	Yes	Yes	Yes
Cap	860	779	781	802
Service Time	2.201	2.627	2.617	2.5
HCM Lane V/C Ratio	0.21	0.081	0.095	0.175
HCM Control Delay	8.3	8	8.1	8.4
HCM Lane LOS	A	A	A	A
HCM 95th-tile Q	0.8	0.3	0.3	0.6

HCM 6th TWSC  
1: Yellow Creek Rd & Shiloh Church Rd

10/11/2018

Intersection						
Int Delay, s/veh	9.2					
Movement	WBL	WBR	NBT	NBR	SBL	SBT
Lane Configurations	↘	↗	↑	↗	↘	↑
Traffic Vol, veh/h	127	107	288	242	159	118
Future Vol, veh/h	127	107	288	242	159	118
Conflicting Peds, #/hr	0	0	0	0	0	0
Sign Control	Stop	Stop	Free	Free	Free	Free
RT Channelized	-	None	-	None	-	None
Storage Length	0	250	-	175	235	-
Veh in Median Storage, #	0	-	0	-	-	0
Grade, %	0	-	0	-	-	0
Peak Hour Factor	70	70	92	92	80	80
Heavy Vehicles, %	0	0	1	8	0	3
Mvmt Flow	181	153	313	263	199	148

Major/Minor	Minor1	Major1	Major2			
Conflicting Flow All	859	313	0	0	576	0
Stage 1	313	-	-	-	-	-
Stage 2	546	-	-	-	-	-
Critical Hdwy	6.4	6.2	-	-	4.1	-
Critical Hdwy Stg 1	5.4	-	-	-	-	-
Critical Hdwy Stg 2	5.4	-	-	-	-	-
Follow-up Hdwy	3.5	3.3	-	-	2.2	-
Pot Cap-1 Maneuver	329	732	-	-	1007	-
Stage 1	746	-	-	-	-	-
Stage 2	584	-	-	-	-	-
Platoon blocked, %			-	-	-	-
Mov Cap-1 Maneuver	264	732	-	-	1007	-
Mov Cap-2 Maneuver	264	-	-	-	-	-
Stage 1	746	-	-	-	-	-
Stage 2	468	-	-	-	-	-

Approach	WB	NB	SB
HCM Control Delay, s	29	0	5.4
HCM LOS	D		

Minor Lane/Major Mvmt	NBT	NBRWBLn1	WBLn2	SBL	SBT
Capacity (veh/h)	-	-	264	732	1007
HCM Lane V/C Ratio	-	-	0.687	0.209	0.197
HCM Control Delay (s)	-	-	44	11.2	9.5
HCM Lane LOS	-	-	E	B	A
HCM 95th %tile Q(veh)	-	-	4.6	0.8	0.7

HCM 6th TWSC  
2: Cowart Rd & Crystal Falls Pkwy

10/11/2018

Intersection						
Int Delay, s/veh	7.7					
Movement	EBL	EBR	NBL	NBT	SBT	SBR
Lane Configurations	↖	↗	↖	↗	↗	↖
Traffic Vol, veh/h	69	196	329	72	38	115
Future Vol, veh/h	69	196	329	72	38	115
Conflicting Peds, #/hr	0	0	0	0	0	0
Sign Control	Stop	Stop	Free	Free	Free	Free
RT Channelized	-	None	-	None	-	None
Storage Length	0	170	155	-	-	195
Veh in Median Storage, #	0	-	-	0	0	-
Grade, %	0	-	-	0	0	-
Peak Hour Factor	92	92	92	92	92	92
Heavy Vehicles, %	2	2	2	2	2	2
Mvmt Flow	75	213	358	78	41	125

Major/Minor	Minor2	Major1	Major2			
Conflicting Flow All	835	41	166	0	-	0
Stage 1	41	-	-	-	-	-
Stage 2	794	-	-	-	-	-
Critical Hdwy	6.42	6.22	4.12	-	-	-
Critical Hdwy Stg 1	5.42	-	-	-	-	-
Critical Hdwy Stg 2	5.42	-	-	-	-	-
Follow-up Hdwy	3.518	3.318	2.218	-	-	-
Pot Cap-1 Maneuver	338	1030	1412	-	-	-
Stage 1	981	-	-	-	-	-
Stage 2	445	-	-	-	-	-
Platoon blocked, %				-	-	-
Mov Cap-1 Maneuver	252	1030	1412	-	-	-
Mov Cap-2 Maneuver	252	-	-	-	-	-
Stage 1	732	-	-	-	-	-
Stage 2	445	-	-	-	-	-

Approach	EB	NB	SB
HCM Control Delay, s	13.5	6.9	0
HCM LOS	B		

Minor Lane/Major Mvmt	NBL	NBT	EBLn1	EBLn2	SBT	SBR
Capacity (veh/h)	1412	-	252	1030	-	-
HCM Lane V/C Ratio	0.253	-	0.298	0.207	-	-
HCM Control Delay (s)	8.4	-	25.2	9.4	-	-
HCM Lane LOS	A	-	D	A	-	-
HCM 95th %tile Q(veh)	1	-	1.2	0.8	-	-

Intersection	
Intersection Delay, s/veh	8.5
Intersection LOS	A

Movement	EBL	EBT	EBR	WBL	WBT	WBR	NBL	NBT	NBR	SBL	SBT	SBR
Lane Configurations		↕			↕			↕			↕	
Traffic Vol, veh/h	0	18	19	49	21	45	18	90	31	17	76	4
Future Vol, veh/h	0	18	19	49	21	45	18	90	31	17	76	4
Peak Hour Factor	0.70	0.70	0.70	0.74	0.74	0.74	0.81	0.81	0.81	0.77	0.77	0.77
Heavy Vehicles, %	0	0	0	0	0	0	0	9	0	0	6	0
Mvmt Flow	0	26	27	66	28	61	22	111	38	22	99	5
Number of Lanes	0	1	0	0	1	0	0	1	0	0	1	0

Approach	EB	WB	NB	SB
Opposing Approach	WB	EB	SB	NB
Opposing Lanes	1	1	1	1
Conflicting Approach Left	SB	NB	EB	WB
Conflicting Lanes Left	1	1	1	1
Conflicting Approach Right	NB	SB	WB	EB
Conflicting Lanes Right	1	1	1	1
HCM Control Delay	7.8	8.6	8.6	8.5
HCM LOS	A	A	A	A

Lane	NBLn1	EBLn1	WBLn1	SBLn1
Vol Left, %	13%	0%	43%	18%
Vol Thru, %	65%	49%	18%	78%
Vol Right, %	22%	51%	39%	4%
Sign Control	Stop	Stop	Stop	Stop
Traffic Vol by Lane	139	37	115	97
LT Vol	18	0	49	17
Through Vol	90	18	21	76
RT Vol	31	19	45	4
Lane Flow Rate	172	53	155	126
Geometry Grp	1	1	1	1
Degree of Util (X)	0.211	0.065	0.194	0.16
Departure Headway (Hd)	4.416	4.457	4.491	4.582
Convergence, Y/N	Yes	Yes	Yes	Yes
Cap	813	802	799	782
Service Time	2.444	2.492	2.52	2.611
HCM Lane V/C Ratio	0.212	0.066	0.194	0.161
HCM Control Delay	8.6	7.8	8.6	8.5
HCM Lane LOS	A	A	A	A
HCM 95th-tile Q	0.8	0.2	0.7	0.6

## APPENDIX C: NCHRP Turn Lane Warrants

**Figure 2 - 5. Guideline for determining the need for a major-road left-turn bay at a two-way stop-controlled intersection.**

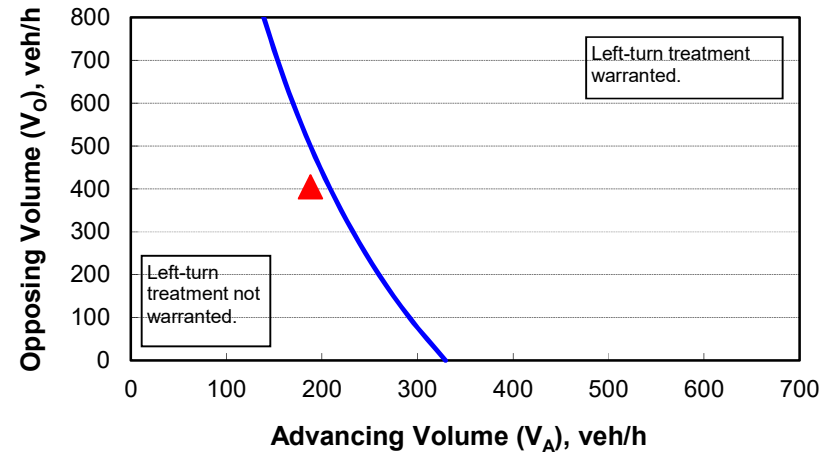
**2-lane roadway (English)**

INPUT

Variable	Value
85 <sup>th</sup> percentile speed, mph:	45
Percent of left-turns in advancing volume ( $V_A$ ), %:	43%
Advancing volume ( $V_A$ ), veh/h:	188
Opposing volume ( $V_O$ ), veh/h:	405

OUTPUT

Variable	Value
Limiting advancing volume ( $V_A$ ), veh/h:	208
<b>Guidance for determining the need for a major-road left-turn bay:</b>	
<b>Left-turn treatment NOT warranted.</b>	



CALIBRATION CONSTANTS

Variable	Value
Average time for making left-turn, s:	3.0
Critical headway, s:	5.0
Average time for left-turn vehicle to clear the advancing lane, s:	1.9



**Figure 2 - 5. Guideline for determining the need for a major-road left-turn bay at a two-way stop-controlled intersection.**

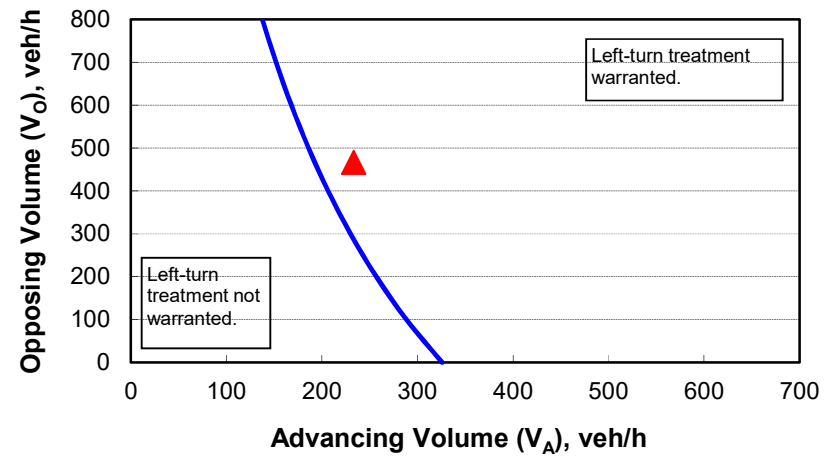
**2-lane roadway (English)**

**INPUT**

Variable	Value
85 <sup>th</sup> percentile speed, mph:	45
Percent of left-turns in advancing volume ( $V_A$ ), %:	52%
Advancing volume ( $V_A$ ), veh/h:	233
Opposing volume ( $V_O$ ), veh/h:	467

**OUTPUT**

Variable	Value
Limiting advancing volume ( $V_A$ ), veh/h:	193
<b>Guidance for determining the need for a major-road left-turn bay:</b>	
<b>Left-turn treatment warranted.</b>	



**CALIBRATION CONSTANTS**

Variable	Value
Average time for making left-turn, s:	3.0
Critical headway, s:	5.0
Average time for left-turn vehicle to clear the advancing lane, s:	1.9

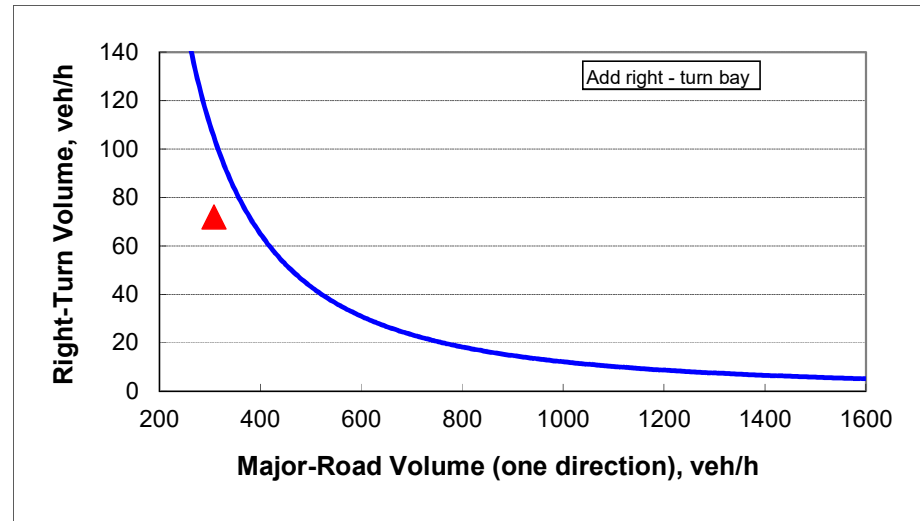
**Figure 2 - 6. Guideline for determining the need for a major-road right-turn bay at a two-way stop-controlled intersection.**

INPUT

Roadway geometry:	2-lane roadway
Variable	Value
Major-road speed, mph:	45
Major-road volume (one direction), veh/h:	308
Right-turn volume, veh/h:	72

OUTPUT

Variable	Value
Limiting right-turn volume, veh/h:	105
<b>Guidance for determining the need for a major-road right-turn bay for a 2-lane roadway:</b>	
<b>Do NOT add right-turn bay.</b>	



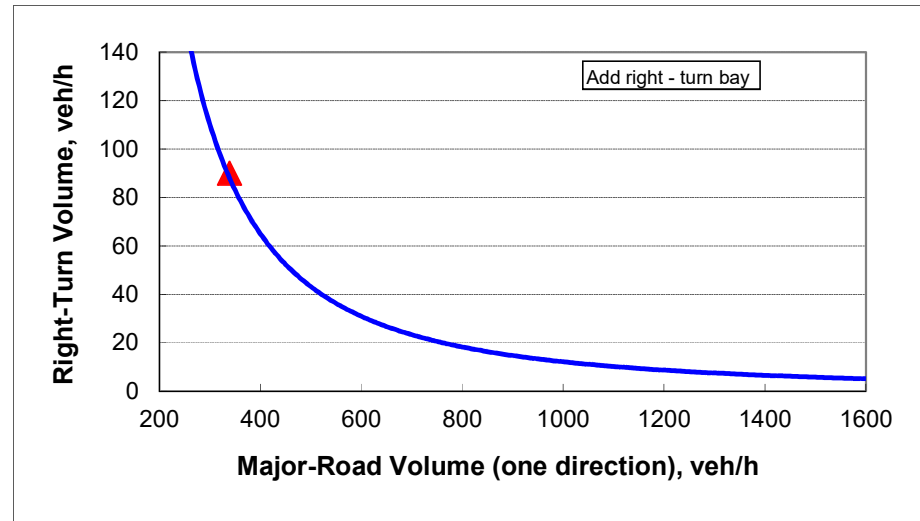
**Figure 2 - 6. Guideline for determining the need for a major-road right-turn bay at a two-way stop-controlled intersection.**

INPUT

Roadway geometry:	2-lane roadway
Variable	Value
Major-road speed, mph:	45
Major-road volume (one direction), veh/h:	339
Right-turn volume, veh/h:	90

OUTPUT

Variable	Value
Limiting right-turn volume, veh/h:	88
<b>Guidance for determining the need for a major-road right-turn bay for a 2-lane roadway:</b>	
<b>Add right-turn bay.</b>	



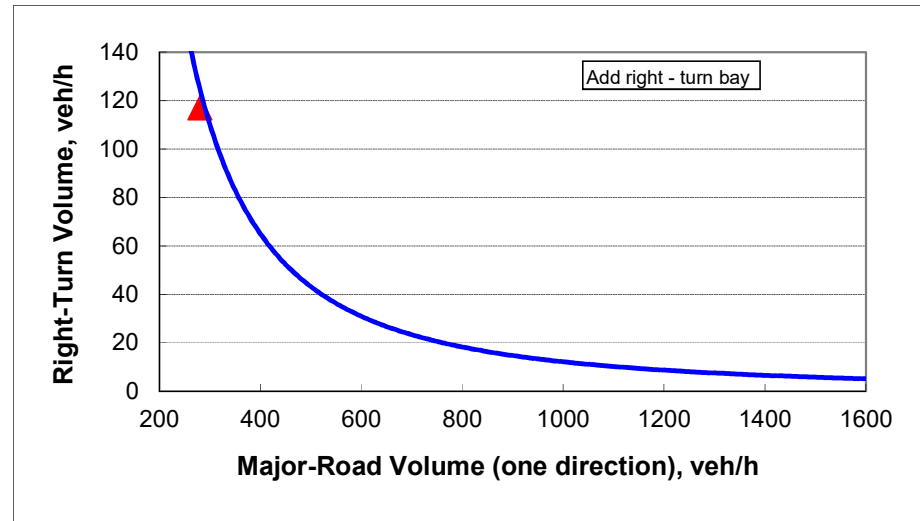
**Figure 2 - 6. Guideline for determining the need for a major-road right-turn bay at a two-way stop-controlled intersection.**

INPUT

Roadway geometry:	2-lane roadway
Variable	Value
Major-road speed, mph:	45
Major-road volume (one direction), veh/h:	280
Right-turn volume, veh/h:	117

OUTPUT

Variable	Value
Limiting right-turn volume, veh/h:	125
<b>Guidance for determining the need for a major-road right-turn bay for a 2-lane roadway:</b>	
<b>Do NOT add right-turn bay.</b>	



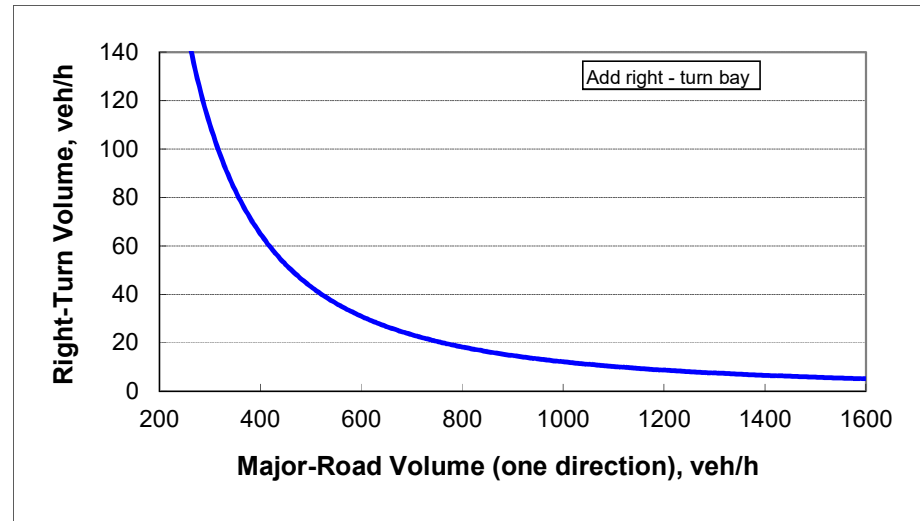
**Figure 2 - 6. Guideline for determining the need for a major-road right-turn bay at a two-way stop-controlled intersection.**

INPUT

Roadway geometry:	2-lane roadway
Variable	Value
Major-road speed, mph:	45
Major-road volume (one direction), veh/h:	362
Right-turn volume, veh/h:	154

OUTPUT

Variable	Value
Limiting right-turn volume, veh/h:	78
<b>Guidance for determining the need for a major-road right-turn bay for a 2-lane roadway:</b>	
<b>Add right-turn bay.</b>	





**MEMORANDUM**

**TO:** Jameson Kinley, Director  
Dawson County Planning and Development  
Other Interested Parties

**FROM:** Adam Hazell, AICP, Planning Director

**DATE:** March 8, 2019

**SUBJECT:** DRI Project Review, Dawson County

**PROJECT:** DRI-2890, Crystal Falls

---

The Georgia Mountains Regional Commission (GMRC) has completed the review of the project identified above. Based on comments received and staff analysis of this project, conducted in accordance with the Georgia Department of Community Affairs' Procedures for the Review of Developments of Regional Impact, the GMRC finds that the proposed action does **NOT** present any potential adverse inter-jurisdictional impacts. Please note that this finding is advisory only and assumes the project will proceed as presented to the GMRC and will comply with all applicable local, State and federal rules and regulations.

Copies of the staff review, any comments from interested stakeholders and any recommendations have been included with this memo. They should be considered and addressed by the local government in its final determination and review/permitting procedures for the finding to remain as stated.



**DRI #2890 – Crystal Falls**

**STATEMENT OF FINDING**

---

Based on the information provided, comments received, a review of the local comprehensive plan and prevailing DRI review criteria, the GMRC staff analysis finds that this project does **NOT** present any potential adverse inter-jurisdictional impacts. The finding assumes the project will proceed as presented to the GMRC and only if the project complies with all applicable local, State and federal rules and regulations and if the following advisory comments and recommendations are considered and addressed.

**Summary of Staff Review**

- This proposed project is for 1,012 single-family unit subdivision with golf course, amenities, clubhouse, and a hotel. The project site is within the southwest portion of Dawson County adjacent to the Cherokee County and Pickens County lines, just west of the undeveloped 10,000+ acre Dawson Forest tract but within proximity to the growing suburban development creeping northward from metropolitan Atlanta. Ga 400 is approximately 10 miles to the east and I-575 is about the same distance to the west.
- The development is a conventional golf-course community in a suburbanizing part of the County. Surrounding development patterns include varieties of rural residential lots and other subdivisions, with various churches or isolated commercial properties scattered in the area. Public water will be available and a package sewer treatment plant is intended to be on site, which will be managed by the Cherokee County Water and Sewer Authority. ***No regional concerns regarding utilities.***
- The project site straddles the northern portion of Crystal Lake/Hollis Lathem Reservoir. The reservoir, which is owned and managed by the Cherokee County Water and Sewer Authority, encompasses 334 acres with about 15 miles of shoreline and is surrounded by 150 foot buffer. It is accessible to the public for a fee and under specific terms. This proximity to the reservoir and the various streams that help supply it means portions of the project site are within a water supply watershed and flood plains. Dawson County has the State required development standards for land use within these areas. ***Assuming compliance with State and local regulations, no regional concerns regarding environmental protection. However, best environmental practices are encouraged regarding stormwater management.***



- As a predominantly private residential development the project is expected to produce minimal traffic. The development will be located to the west of Cowart Road between Yellow Creek Road to the south and Kelly Bridge Road to the north. The site will have only one full access point at the existing intersection of Cowart Road and Crystal Fall Parkway. *Assuming the applicants proposed recommendations (or comparable measures) are implemented and address the needs identified by Cherokee County, there are no regional concerns regarding traffic or transportation infrastructure.*

<b>CONSISTENCY REVIEW</b>	
<b>Is the proposed DRI compliant with ...</b>	<b>Comment</b>
<i>The GMRC Regional Plan?</i>	Yes
<i>Other State or regional plans for the area?</i>	Yes
<i>Applicable Service Delivery Agreements and/or land use management measures?</i>	Yes
<i>Projected capacity for utilities and services?</i>	Yes
<i>Are there any potential inter-jurisdictional conflicts identified by the GMRC?</i>	No significant or standing conflict was raised or identified by staff.

**Outside Comments Received**

(Copies of full comments can be found as submitted attached to this report.)

- Dawsonville
- Lumpkin County
- Gilmer County
- Cherokee County
- Northwest Georgia Regional Commission



**Chairman**  
Harry Johnston

**County Manager**  
Jerry W. Cooper



**Commissioners**  
Steve West, District 1  
Raymond Gunnin, District 2  
District 3  
Corey Ragsdale, District 4

**CHEROKEE COUNTY BOARD OF COMMISSIONERS**

1130 Bluffs Parkway · Canton, Georgia 30114  
678-493-6000 · Fax 678-493-6013  
www.cherokeega.com

February 21, 2019

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

Re: Crystal Falls Lake and Golf Club  
DRI Review and Rezoning Request

Dear Chairman Thurmond:

Cherokee County is in receipt of a Notice of DRI Review as a result of a rezoning request for the Crystal Falls Lake and Golf Club subdivision located in Dawson County, just outside of our County.

Upon review of the Traffic Impact Study for the project as prepared by Lowe Engineers, dated October 16, 2018, the additional traffic generated by the proposed rezoning will make it necessary to improve the intersection of Yellow Creek Road and Shiloh Church Road in Cherokee County. Those intersection improvements include the installation of a left-turn lane on southbound Yellow Creek Road, installation of right-turn lane on northbound Yellow Creek Road and the installation of a right-turn lane on westbound Shiloh Church Road. Per the traffic study if the additional traffic generated by this rezoning request were not present, no improvements would be needed at this intersection to accommodate the background traffic growth. Given its low-density land use plan for this area, Cherokee County has no current plans to improve this intersection.

Cherokee County is therefore requesting that Dawson County, if it moves forward with this rezoning, require the applicant to improve the intersection of Yellow Creek Road and Shiloh Church Road, as described in the traffic study. This includes all costs associated with the design, right-of-way acquisition and construction. Details of that could be memorialized under a Development Agreement between the applicant and Cherokee County.

Cherokee County appreciates the opportunity to review this proposal. If additional information is required, please contact Geoffrey E. Morton, P.E., Community Development Agency Director at 678-493-6077 or [gmorton@cherokeega.com](mailto:gmorton@cherokeega.com).

Sincerely,



Harry B. Johnston, Chairman  
Cherokee County Board of Commissioners

Cc: Cherokee County Board of Commissioners  
Jerry W. Cooper, County Manager  
Geoffrey E. Morton, P.E., Community Development Agency Director  
Jeff Watkins, Planning & Zoning Director  
Adam Hazell, AICP, Georgia Mountains Regional Commission  
Jameson Kinley, Dawson County Planning & Development Director



**Georgia Mountains  
Regional Commission**

**DEVELOPMENTS OF REGIONAL IMPACT  
Comments Form**

Project Name: **Crystal Falls**

Project I.D.: **DRI-2890**

Name of Commenting Organization: Gilmer County Planning & Zoning

Address: 9 Southside Square

Ellijay, Ga. 30540

Contact Person: Karen Henson

Telephone No.: 706-635-3406

Do you believe your jurisdiction will be affected by the proposed development?  Yes  No

Please describe the effects (positive and/or negative) the proposed project could have on your jurisdiction:

Based on the description of the project we see no negative effects for Gilmer County. The positive effects

Would be economic (spin-off) from possible tourist traffic.

Form Completed By: Karen Henson

Title: Director

Signature:

Date: 2/21/19

Mail Comments to: Adam Hazell  
Planning Director  
P. O. Box 1720  
Gainesville, GA 30503

O: 770.538.2617  
F: 770.538.2625  
E-mail: ahazell@gmrc.ga.gov

Comments Due By: **March 7, 2018 (2:00 PM)**

**From:** [Beverly Banister](#)  
**To:** [Adam Hazell](#)  
**Cc:** [Bob Bolz](#)  
**Subject:** RE: Notice of DRI review  
**Date:** Tuesday, March 05, 2019 1:37:36 PM

---

Good afternoon Adam,

This project information was brought before the City of Dawsonville's City Council last night for review; their response was "We see no impact on the City of Dawsonville by this development". Is there a form that needs to be completed to file their comment? Or is emailing you their reply sufficient? Please let me know.

Kindest regards,

*Beverly A. Banister*  
City Clerk

City of Dawsonville  
415 Hwy 53 E  
Suite 100  
Dawsonville, GA 30534  
Phone: (706) 265-3256  
Fax: (706) 265-4214  
[beverly.banister@dawsonville-ga.gov](mailto:beverly.banister@dawsonville-ga.gov)



---

**From:** Bob Bolz <citymanager@dawsonville-ga.gov>  
**Sent:** Monday, February 25, 2019 6:03 PM  
**To:** Mike Eason <mike.eason@dawsonville-ga.gov>  
**Cc:** Beverly Banister <clerk@dawsonville-ga.gov>  
**Subject:** FW: Notice of DRI review

Do we need to put on Monday Agenda due to new deadline?  
Bob

**From:** [Bruce Georgia](#)  
**To:** [Adam Hazell](#)  
**Subject:** RE: Notice of DRI review  
**Date:** Wednesday, February 20, 2019 1:46:43 PM  
**Attachments:** [image003.png](#)  
[image001.png](#)

---

Adam,  
Thanks...I see no effects for Lumpkin County.

Respectfully,  
Bruce

Director, Planning Department  
Lumpkin County, Georgia  
[www.lumpkincounty.gov](http://www.lumpkincounty.gov)  
706-482-2666



## **A MODEL OF LOCAL GOVERNMENT**

TRUSTWORTHINESS, RESPECT, INTEGRITY, EXCELLENCE & DEDICATION



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---

**From:** Adam Hazell <ahazell@gmrc.ga.gov>  
**Sent:** Wednesday, February 20, 2019 9:33 AM  
**To:** Jameson Kinley (jkinley@dawsoncounty.org) <jkinley@dawsoncounty.org>; Harmony Gee (hgee@dawsoncounty.org) <hgee@dawsoncounty.org>  
**Cc:** 'robbie.irvin@dawsonville-ga.gov' <robbie.irvin@dawsonville-ga.gov>; Bob Bolz <citymanager@dawsonville-ga.gov>; Bruce Georgia <Bruce.Georgia@LumpkinCounty.GOV>; syamala@hallcounty.org; VDBernstein@forsythco.com; 'dlwebb@forsythco.com' <dlwebb@forsythco.com>; Jeff Watkins <jwatkins@cherokeega.com>; mstallings@cherokeega.com; khenson@gilmercounty-ga.gov; rbuckingham@pickenscountyga.gov; Julie Meadows (jmeadows@nwgrc.org) <jmeadows@nwgrc.org>  
**Subject:** RE: Notice of DRI review

**From:** [Julianne Meadows](#)  
**To:** [Adam Hazell](#)  
**Subject:** RE: Notice of DRI review  
**Date:** Wednesday, February 20, 2019 2:06:07 PM

---

Thank you for the opportunity to review the proposed residential development in the adjoining Dawson County. NWGRC has no comment on the proposed project.

*Julianne Meadows*

Northwest Georgia Regional Commission  
1 Jackson Hill Drive/ PO Box 1798  
Rome GA 30162-1798  
[www.nwgrc.org](http://www.nwgrc.org)  
(706) 295-6485

---

**From:** Adam Hazell <ahazell@gmrc.ga.gov>  
**Sent:** Wednesday, February 20, 2019 9:33 AM  
**To:** Jameson Kinley (jkinley@dawsoncounty.org) <jkinley@dawsoncounty.org>; Harmony Gee (hgee@dawsoncounty.org) <hgee@dawsoncounty.org>  
**Cc:** 'robbie.irvin@dawsonville-ga.gov' <robbie.irvin@dawsonville-ga.gov>; Bob Bolz <citymanager@dawsonville-ga.gov>; Bruce Georgia <Bruce.Georgia@LumpkinCounty.GOV>; syamala@hallcounty.org; VDBernstein@forsythco.com; 'dlwebb@forsythco.com' <dlwebb@forsythco.com>; Jeff Watkins <jwatkins@cherokeega.com>; mstallings@cherokeega.com; khenson@gilmercounty-ga.gov; rbuckingham@pickenscountyya.gov; Julianne Meadows <jmeadows@nwgrc.org>  
**Subject:** RE: Notice of DRI review

**CAUTION:** This email originated from outside of the organization. Do not click links or open attachments unless you recognize the sender and know the content is safe.

Apologies, as I forgot to include the review form earlier.

**Adam Hazell, AICP**  
**Planning Director**  
**Georgia Mountains Regional Commission**  
**770-538-2617 – Office**  
**678-571-3644 – Mobile**  
[ahazell@gmrc.ga.gov](mailto:ahazell@gmrc.ga.gov)

---

**From:** Adam Hazell  
**Sent:** Wednesday, February 20, 2019 9:15 AM  
**To:** Jameson Kinley ([jkinley@dawsoncounty.org](mailto:jkinley@dawsoncounty.org)); Harmony Gee ([hgee@dawsoncounty.org](mailto:hgee@dawsoncounty.org))  
**Cc:** 'robbie.irvin@dawsonville-ga.gov'; Bob Bolz; Bruce Georgia; [syamala@hallcounty.org](mailto:syamala@hallcounty.org); [VDBernstein@forsythco.com](mailto:VDBernstein@forsythco.com); [dlwebb@forsythco.com](mailto:dlwebb@forsythco.com); Jeff Watkins; 'mstallings@cherokeega.com';

**Chairman**  
Harry Johnston

**County Manager**  
Jerry W. Cooper



**Commissioners**  
Steve West, District 1  
Raymond Gunnin, District 2  
District 3  
Corey Ragsdale, District 4

**CHEROKEE COUNTY BOARD OF COMMISSIONERS**

1130 Bluffs Parkway · Canton, Georgia 30114  
678-493-6000 · Fax 678-493-6013  
www.cherokeega.com

February 21, 2019

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

Re: Crystal Falls Lake and Golf Club  
DRI Review and Rezoning Request

Dear Chairman Thurmond:

Cherokee County is in receipt of a Notice of DRI Review as a result of a rezoning request for the Crystal Falls Lake and Golf Club subdivision located in Dawson County, just outside of our County.

Upon review of the Traffic Impact Study for the project as prepared by Lowe Engineers, dated October 16, 2018, the additional traffic generated by the proposed rezoning will make it necessary to improve the intersection of Yellow Creek Road and Shiloh Church Road in Cherokee County. Those intersection improvements include the installation of a left-turn lane on southbound Yellow Creek Road, installation of right-turn lane on northbound Yellow Creek Road and the installation of a right-turn lane on westbound Shiloh Church Road. Per the traffic study if the additional traffic generated by this rezoning request were not present, no improvements would be needed at this intersection to accommodate the background traffic growth. Given its low-density land use plan for this area, Cherokee County has no current plans to improve this intersection.

Cherokee County is therefore requesting that Dawson County, if it moves forward with this rezoning, require the applicant to improve the intersection of Yellow Creek Road and Shiloh Church Road, as described in the traffic study. This includes all costs associated with the design, right-of-way acquisition and construction. Details of that could be memorialized under a Development Agreement between the applicant and Cherokee County.

Cherokee County appreciates the opportunity to review this proposal. If additional information is required, please contact Geoffrey E. Morton, P.E., Community Development Agency Director at 678-493-6077 or [gmorton@cherokeega.com](mailto:gmorton@cherokeega.com).

Sincerely,



Harry B. Johnston, Chairman  
Cherokee County Board of Commissioners

Cc: Cherokee County Board of Commissioners  
Jerry W. Cooper, County Manager  
Geoffrey E. Morton, P.E., Community Development Agency Director  
Jeff Watkins, Planning & Zoning Director  
Adam Hazell, AICP, Georgia Mountains Regional Commission  
Jameson Kinley, Dawson County Planning & Development Director



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

**Applicant**.....Dawson Cherokee Capital, LLC

**Amendment #** .....ZA 19-01

**Request**.....Rezone Property from RSR (Residential Sub-Rural) to RPC (Residential Planned Community)

**Proposed Use** .....Planned Residential Community featuring 1012 lots and amenities (pool, club house, bocce & pickle ball, trails in addition to the existing golf) geared to an active adult market.

**Current Zoning** .....RSR (Residential Sub-Rural)

**Size**.....1038± acres

**Location** ..... Approximately 3 miles on Cowart Rd. in the Crystal Falls Lake and Golf Community

**Tax Parcel** .....041 007

**Planning Commission Date** .....February 19, 2019

**Staff Recommendation** .....Approval

---

**Applicant Proposal**

The applicant is seeking to rezone the property from RSR (Residential Sub-Rural) to RPC (Residential Planned Community) allow for a master plan community that will consist of 1012 homes on approximately 1038.46 acres. The first phase will consist of 367-home Senior lifestyle neighborhood with additional amenities being added to the development including a pool and clubhouse, bocce & pickle ball, and walking trails.

**History and Existing Land Uses**

The current use of the property is a lake and golf community but lacking a masterplan consisting of 422 homes/platted lots. Since its inception in 2002, only 5 homes/lots have been sold.

<b>Adjacent Land Uses</b>	<b>Existing zoning</b>	<b>Existing Use</b>
North	RSR	Residential
South	R-A	Residential
East	R-A	Residential & Farming
West	RSRMM	Residential

**Development Support and Constraints**

A petition of support was signed by over 110 existing members and players of the golf course, they have also provided letters of support from Cherokee County Water and Sewer Authority and Etowah Water and Sewer Authority (who will providing the sewer and water treatments for the development and expansion if approved). A town hall meeting was held on January 29<sup>th</sup> at Crystal Falls where the adjacent property owners were invited to attend to ask questions. Several suggestions were made to the engineers and said that they would be taken into consideration.

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

According to the 2013-2033 Comprehensive Plan and accompanying FLUP (Future Land Use Plan), the subject property is identified as Residential Planned Community.

**Public Facilities/Impacts**

**Engineering Department** – “The Developer shall install left turn lanes; and right hand decal lane prior to phase one permitting; sight distance analysis shall be approved with entrance plans prior to permitting.”

**Environmental Health Department** –

No comments necessary due to Etowah Water and Sewer facilitating the water and sewer treatment of the development.

**Emergency Services** – The closest Fire Station is 2.6 miles away with an approximate response time of 4 minutes and is manned by volunteers. The zoning of this property will have an impact on Emergency Services in: response times, manpower, apparatuses, work load and emergency response increase. “The proposed number of homes in this development will greatly exceed the total number of homes currently served by DCES Station #5. This can be anticipated to result in a significant increase in the number of calls for service. Station 5 is presently an unmanned/volunteer station with no ambulance, so requires a med unit from another station to be dispatched to all medical calls. Moving forward with this growth will require reassessment of DCES response capabilities in the area to both medical and fire service calls. Additional questions regarding fire department access roads, lot size/set back concerns, etc.”

**Etowah Water & Sewer Authority** – “Water and sewer will be available at this site but will require upgrades and possible relocations may be necessary. Decision will be pending utility plan submittal and will be funded by the developer per EWSA as to the authority’s specifications.”

**Dawson County Sheriff’s Office** – “As of right now, the police protection is not adequate in the area but eventual staff increases would be added but there is not a time frame as to when that would be.”

**Board of Education** – No comments necessary.

**Georgia Department of Transportation** – A traffic study was performed and attached.

### **Analysis**

- It conforms 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.**  
Adjacent properties to the North, South, East, and West are residentially zoned and consistent with the proposed use of the subject property for residential purposes.
- B. The extent to which property values are diminished by the particular land use classification.**  
There should be no diminishment of property values since the residential uses with this property are consistent with the adjacent residential uses of neighboring 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 since the property in question is currently zoned with the same density of homes.
- 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 and is reflected as such within the Future Land Use Map.
- 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 not been vacant but for many years as forgone any additional

development due to the down swing of the economy but has maintained the golf course and grounds. Since the inception of the development in 2002 only 5 lots/homes have been sold.

**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 target an active adult market in hopes of bringing new life and business to the development. With the down turn of the market several years ago, there has only been 5 homes and lots sold since the inception of the development. The hardship imposed on the property owner would be loss of revenue from the potential sale of the new lots.

**Staff Recommendation**

Staff understands that this has not been the first proposal for this development. ZA02-21 was approved in 2002 for site with much similar intent. Changing the zoning from RSR to RPC can arguably say that this fits the intent better within the walls of the Comprehensive Plan. With that understood, Staff recommends APPROVAL with Stipulations. Staff recommends that we include the stipulations from ZA02-21 (attached) and the comments of the Executive Session from the minutes announced on Monday January 13, 2003. Three of the bulleted stipulations should however be excluded. (1)The percolation test is now not necessary that Etowah Water and Sewer is providing their services. (2) Phasing of the golf course can be omitted since the golf course is complete. (3) “Commercial areas are use specific for the lodge, clubhouse and swim/tennis facilities” can be omitted because it is better described within the RPC zoning.

\*Owner shall contribute \$70,000.00 to the costs to improve and signalize the Hwy 53/Cowart Road intersection.

\*The owner shall improve Cowart Road within Dawson County to the intersection of Kelly Bridge Road to a width of 24 foot pavement and 5 foot shoulder.

\*Storm water management plan to be followed.

\*Provide a list of recommended fertilizers for homeowners in protective covenants.

\*Improve internal mobility of project, by providing items such as trails and cart traffic.

\*Maintain a 50 foot undisturbed vegetative buffer, where vegetation exists, adjacent to Cowart and Roscoe Collett Roads.

\*This shall be a gated community.

\*Stipulations outlined in letter from Roach & Geiger, Attorneys at Law, dated December 20, 2002.

\*Development will be specific to the site plan submitted. Areas indicated as future development must be approved by the Dawson County Board of Commissioners.

\*Provided deceleration lanes and turning lanes at all subdivision entrances.

\*Survey be performed identifying endangered and threatened aquatic animal species and protected per Federal regulations.

Pictures of Property:



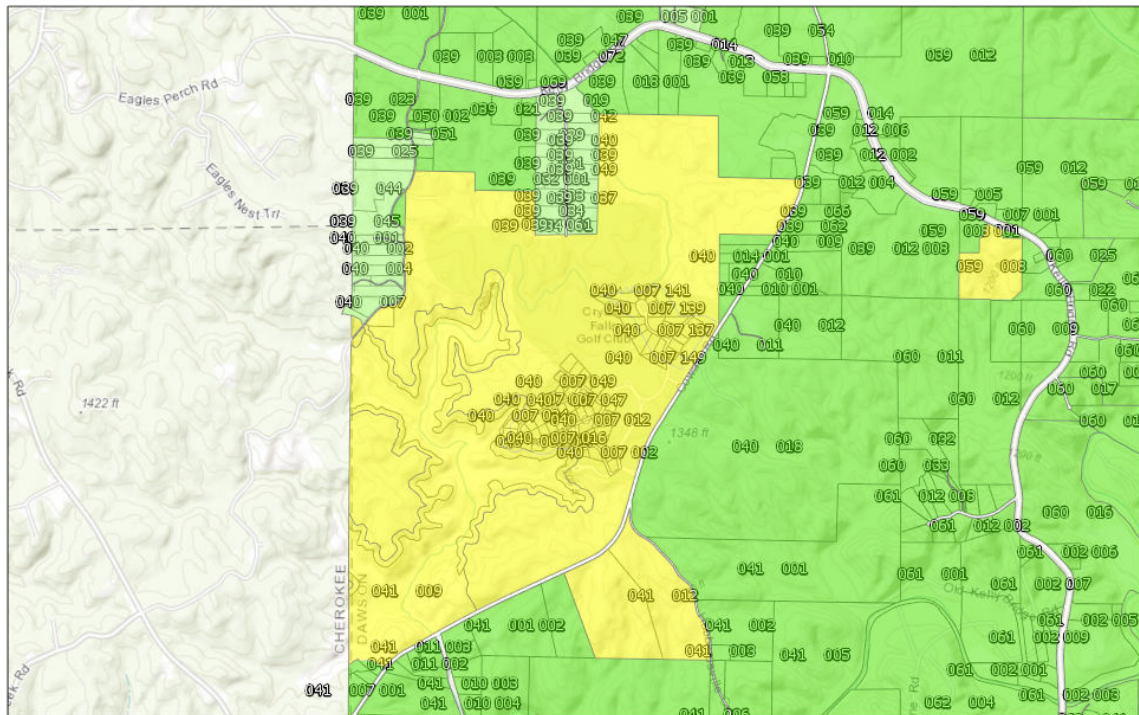






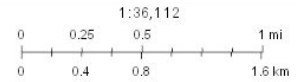
Current Zoning Map:

Dawson County Current Zoning



1/3/2019, 5:04:12 PM

Zoning  RSR  C-IR Parcel  
 RA  RSRMM

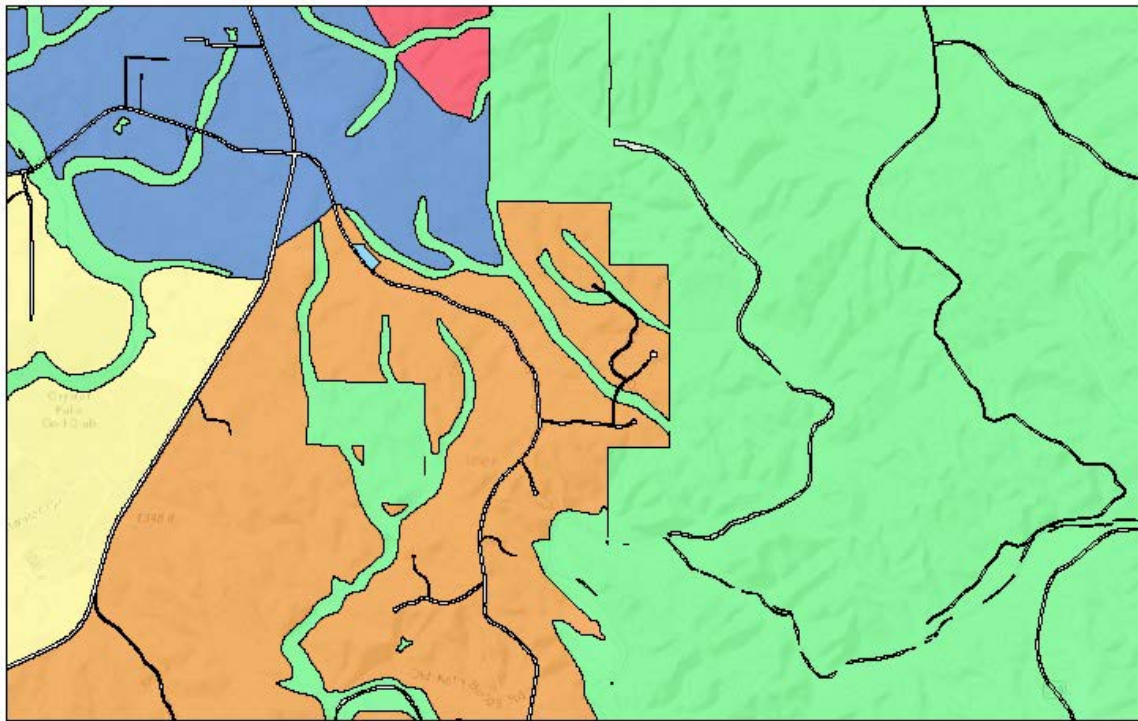


Sources: Esri, HERE, Garmin, Intermap, increment P Corp., GEBCO, USGS, Planning and Development  
 Esri, HERE, Garmin, INCREMENT P, USGS, METINASA, EPA, USDA

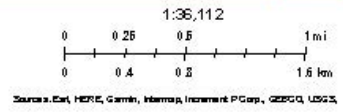


Future Land Use Map:

Future Land Use



January 7, 2019

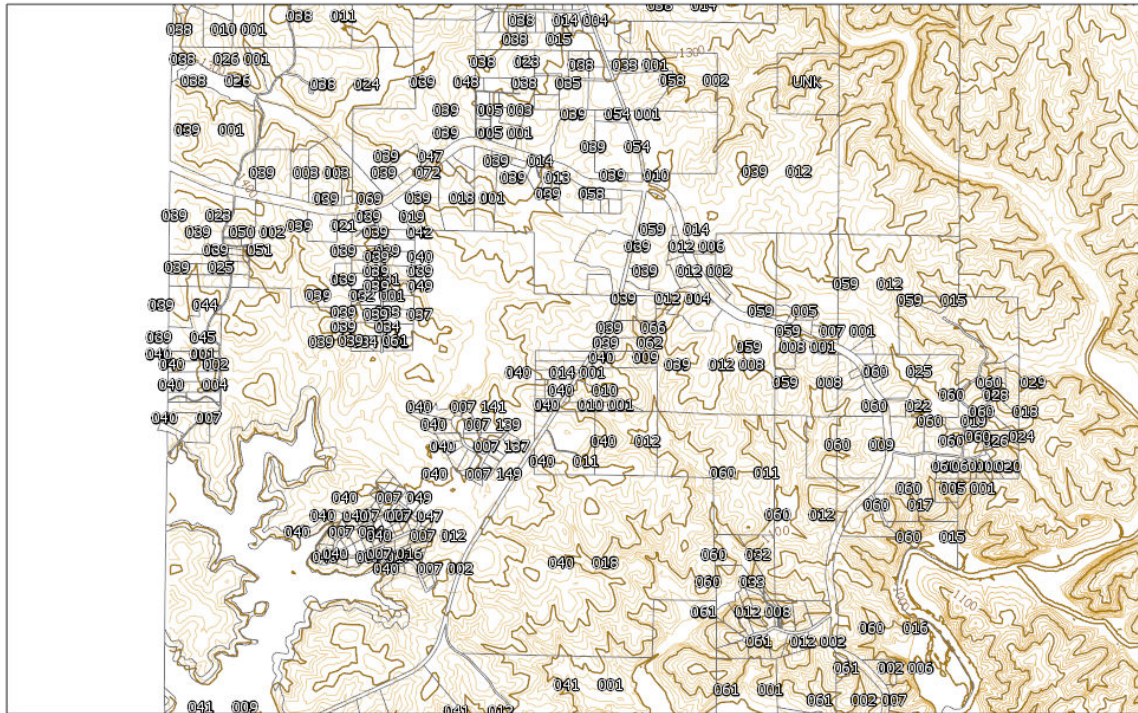


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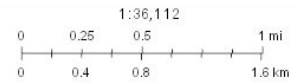
 Residential Planned Community

Topography:

Crystal Falls Topo Map



1/3/2019, 5:10:22 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

**Item Attachment Documents:**

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

**DAWSON COUNTY REZONING APPLICATION**

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

ZA 19-01

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

Submittal Date: 1-7-19 Time: \_\_\_\_\_ am/pm Received by: JG (staff initials)

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

Planning Commission Meeting Date: Feb 19, 2019

Board of Commissioners Meeting Date: March 21, 2019

**APPLICANT INFORMATION** (or Authorized Representative)

Printed Name: Jerry Fouta

Address: \_\_\_\_\_

Phone: \_\_\_\_\_  
Listed \_\_\_\_\_  
Unlisted \_\_\_\_\_

Business \_\_\_\_\_  
Personal \_\_\_\_\_

Jerry Fouta

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

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

I have  /have not \_\_\_\_\_ participated in a Pre-application meeting with Planning Staff.

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

Meeting Date: 1-7-19 Applicant Signature: \_\_\_\_\_

**PROPERTY OWNER/PROPERTY INFORMATION**

Name: Jerry Fouta

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

Rezoning from: R-A to: C-HB Total acreage being rezoned: \_\_\_\_\_

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



Subdivision Name (if applicable): \_\_\_\_\_ Lot(s) #: \_\_\_\_\_

Current Use of Property: \_\_\_\_\_

Any prior rezoning requests for property? \_\_\_\_\_ if yes, please provide rezoning case #: ZA \_\_\_\_\_

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

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

If yes, what section? \_\_\_\_\_

**SURROUNDING PROPERTY ZONING CLASSIFICATION:**

North C-HB South Mixed Use East Mixed Use West ASR

Future Land Use Map Designation: Rural Residential

Access to the development will be provided from:

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

**REQUESTED ACTION & DETAILS OF PROPOSED USE**

Rezoning to: C-HB  Special Use Permit for: \_\_\_\_\_

Proposed Use: mini storage

Existing Utilities:  Water  Sewer  Gas  Electric

Proposed Utilities:  Water  Sewer  Gas  Electric

**RESIDENTIAL**

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

Minimum Heated Floor Area: \_\_\_\_\_ sq. ft. Density/Acre: \_\_\_\_\_

Type:  Apartments  Condominiums  Townhomes  Single-family  Other

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

**COMMERCIAL & INDUSTRIAL**

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

**APPLICANT CERTIFICATION**

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

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

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

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

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

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

**WITHDRAWAL**

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

I hereby withdraw application # \_\_\_\_\_ Date \_\_\_\_\_

**Withdrawal of Application:**

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



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

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

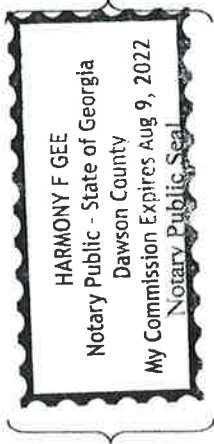
Prior to administrative action the applicant shall be required to sign this waiver which indicates that the applicant understands that a use is ongoing adjacent to his use which will produce odors, noise, dust and other effects which may not be compatible with the applicant's development. Nevertheless,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

This notice and acknowledgement shall be public record.

Applicant Signature: *Jerry Fuchs*  
Applicant Printed Name: Jerry Fuchs  
Application Number: ZA 19.02  
Date Signed: 1-7-19

Sworn and subscribed before me

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





**PROPERTY OWNER AUTHORIZATION**

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

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

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

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

\*\*\*\*\*

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

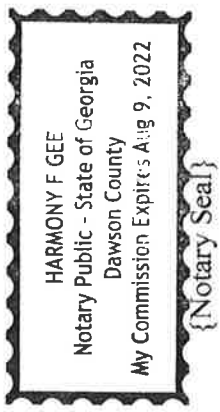
Mailing address: \_\_\_\_\_

City, State, Zip: Dawsonville, GA

Telephone Number: \_\_\_\_\_ Listed \_\_\_\_\_ Unlisted \_\_\_\_\_

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

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



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

## DRI INFORMATION

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

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

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

**Dawson County, Georgia Board of Commissioners**

**Affidavit for Issuance of a Public Benefit  
As Required by the Georgia Illegal Immigration Reform and Enforcement Act of 2011**

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

I am a United States citizen.

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

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

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

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

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

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

Executed in Dawsonville (city), Georgia (state)

Jerry Fouts  
Signature of Applicant

Jerry Fouts  
Printed Name

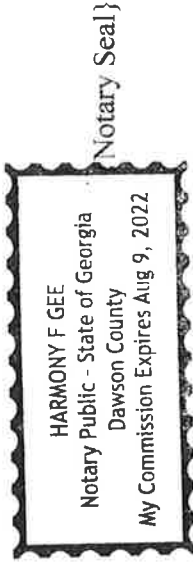
1-7-19  
Date

\_\_\_\_\_  
Name of Business

SUBSCRIBED AND SWORN BEFORE ME ON

THIS 1 DAY OF January, 2019

Harmony Flee Notary Public  
My Commission Expires: Aug 9, 2022



Previous Document

Next Page

Plat Book 00050 Page 00195

Previous Page

Next Document

Tools

Best Fit

Flip Horizontal

Flip Vertical

Rotate

Options

Printing

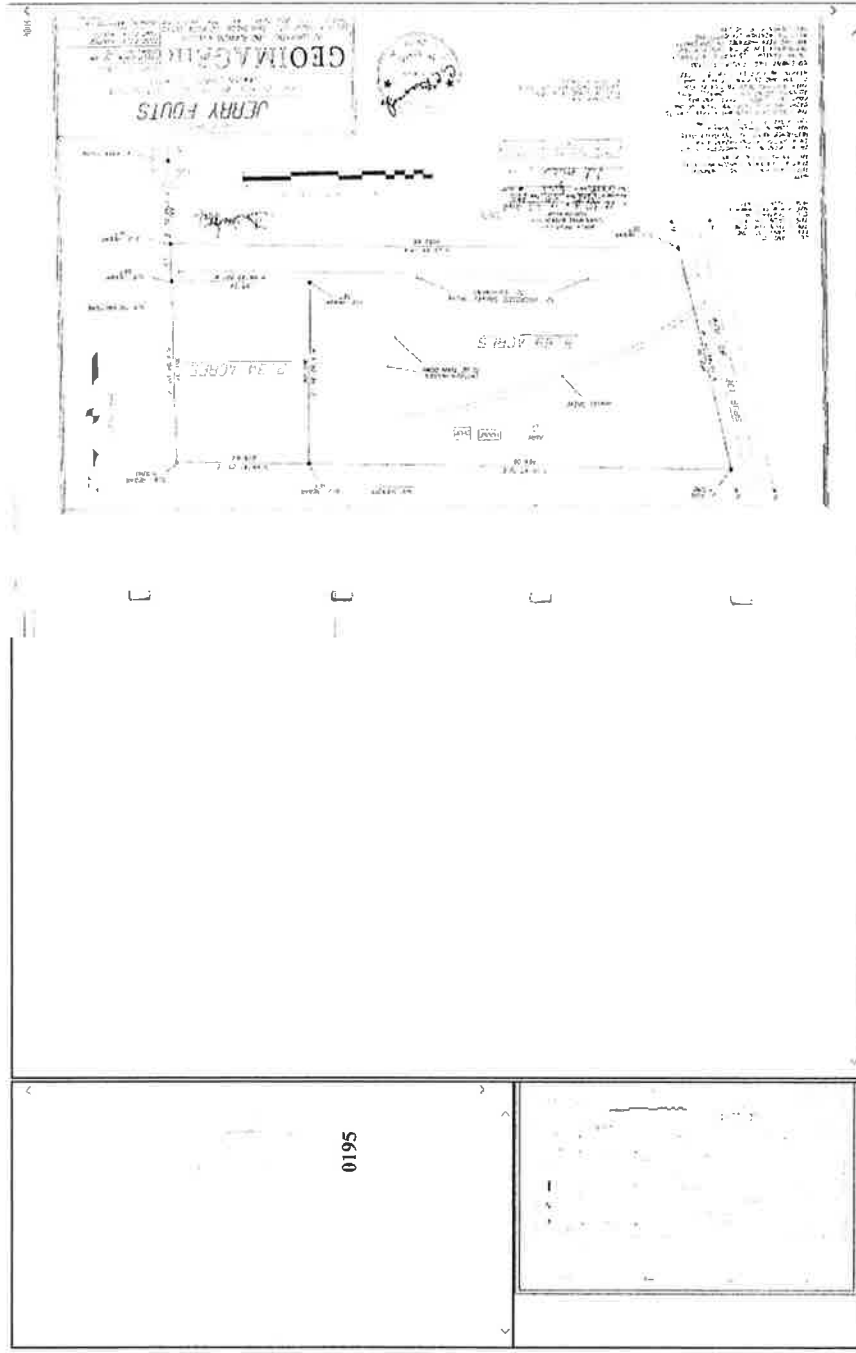
Zoom

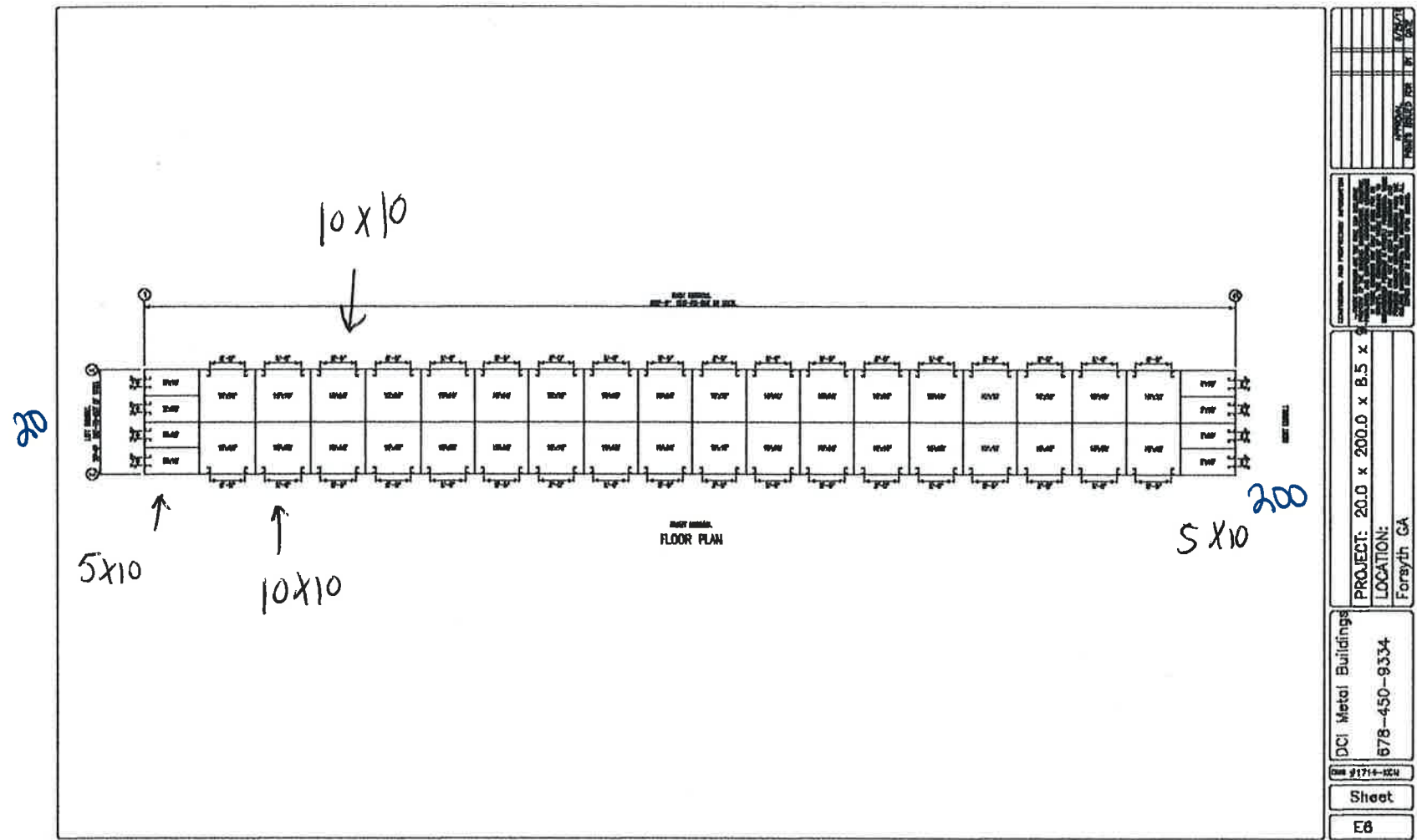
Zoom In

Zoom Out

Cancel Zoom

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





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

Excel

INDIVIDUAL SEWAGE DISPOSAL SYSTEM PERMIT APPLICATION AND INSPECTION REPORT

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

DATE SYSTEM INSP. \_\_\_\_\_

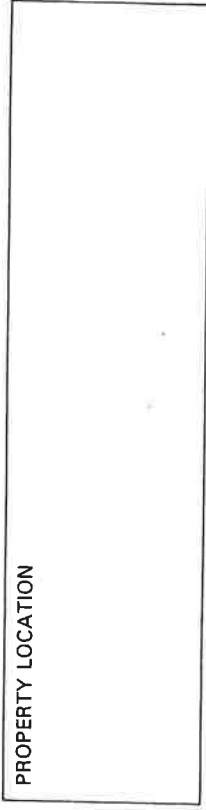
RECEIPT # \_\_\_\_\_

PROPERTY OWNER & ADDRESS \_\_\_\_\_

Jimmy Smith

TELEPHONE \_\_\_\_\_

SEWAGE CONTRACTOR \_\_\_\_\_



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

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

Jimmy M. Forto

Owner or applicant's signature

1. Type water supply: \_\_\_\_\_

2. 1. individual 2. community  public

3. 1. New system  Repair 3. Existing

3. Perc rate CO. Sew

4. Type facility Dwelling 7 beds

5. No of bedrooms or gallons \_\_\_\_\_

6. Subdivision: yes / no \_\_\_\_\_

7. Lot size 4 1/2 Acres

8. Building line \_\_\_\_\_

9. Septic tank capacity min. 750 gallons

10. As installed \_\_\_\_\_

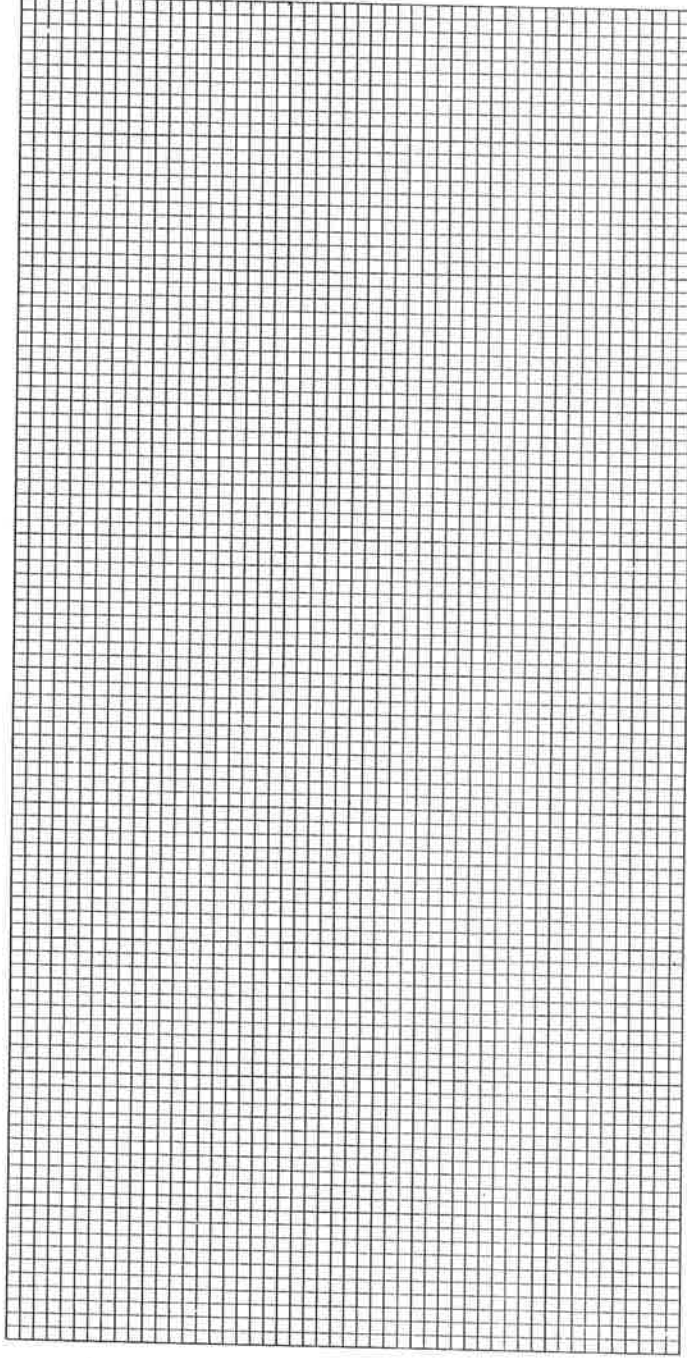
11. Dosing tank capacity \_\_\_\_\_

Site:  Approved;  Approved conditionally;  Rejected

System:  Approved;  Approved conditionally;  Rejected

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

REMARKS:



Inspector: Don Florig

Inspector: \_\_\_\_\_

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

started 4-13-87

4-15-87 finished

Instruction Permit Number

*Jerry Smith*  
Owner's Name

Dawson  
County

Road

Subdivision & Lot Number

Frank Glass  
Contractor's Signature

Address

WATER SUPPLY: Public  Individual

NUMBER OF FIELD LINES 2

HOUSE STRUCTURE: New  Existing

TOTAL LENGTH: 180 feet

TYPE OF FACILITY House

WIDTH OF TRENCH: 36 inches

SEWAGE INSTALLATION: New  Existing

DEPTH OF TRENCH: 3 ft. inches

NUMBER OF BEDROOMS: 2 Gallons 1000

DISTANCE FROM FOUNDATION: 20 ft. feet

BUILDING LINE FROM ROAD:

NEAREST PROPERTY LINE: feet

LOT SIZE: Depth: Width:

DISTANCE FROM WELL: feet

SEPTIC TANK CAPACITY: 1000 Gals.

FILTER MATERIAL: Size 57 Depth 12 inches

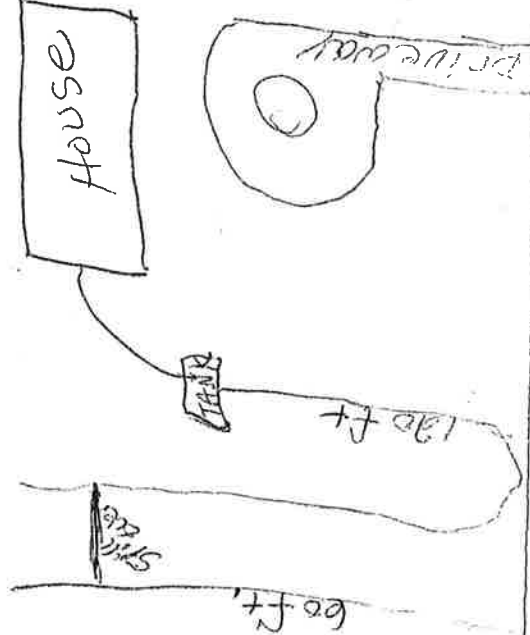
DISTANCE TANK FROM WELL: City Water

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

-----  
Represents field line

-----  
Represents solid line and sewers

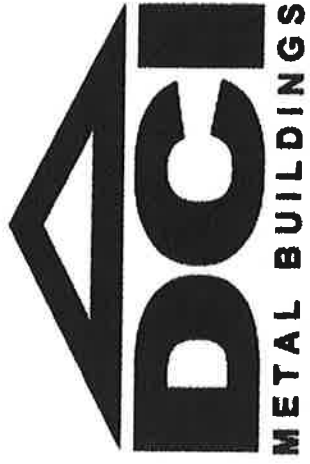
SKETCH



Revised January 1, 1973

AS BUILT PLOT PLAN





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

## ESTIMATE

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

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

### **BUILDING SPECIFICATIONS:**

#### **Pre-Engineered Metal Building Mini Storage Building**

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

Live Load: 20 PSF Wind Load: 115 MPH

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

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

Column Type: Standard Girt: Flush/Bypass

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

Warranty: 25 Years on Paint and Galvalume Finish



74

WARRANTY DEED

STATE OF GEORGIA FORSYTH County.

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

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

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

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

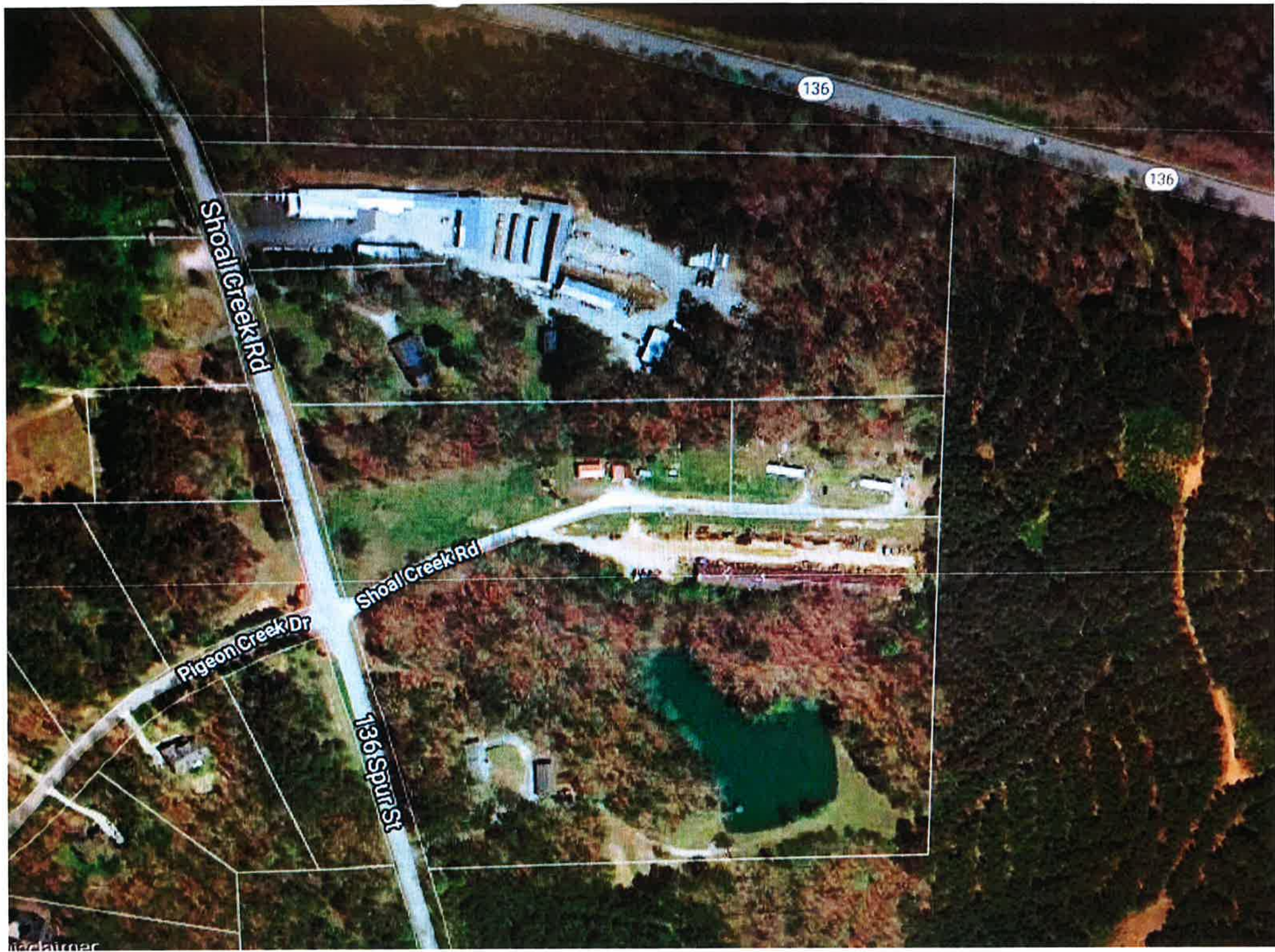
Said tract of land contains 11.3 acres more or less.

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

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

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







January 3, 2019

To Whom It May Concern

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

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

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

Sincerely,



Jerry Fouts



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

**Applicant**.....Jerry Fouts

**Amendment #** .....ZA-19-02

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

**Proposed Use** .....To construct a 48 unit mini storage facility/

**Current Zoning** .....R-A (Residential Agricultural/Residential Exurban)

**Size**.....8.89± acres

**Location** .....Shoal Creek Rd.

**Tax Parcel** .....081 007

**Planning Commission Date** .....February 19, 2019

**Staff Recommendation** .....Denial

**Applicant Proposal**

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

**History and Existing Land Uses**

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

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

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

**Development Support and Constraints**

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

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

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

**Public Facilities/Impacts**

**Engineering Department** –

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

**Environmental Health Department** – No Comments.

**Emergency Services** –

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

**Etowah Water & Sewer Authority** –

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

**Dawson County Sheriff’s Office** –

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

**Board of Education** – No comments necessary.

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

## Analysis

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

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

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

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

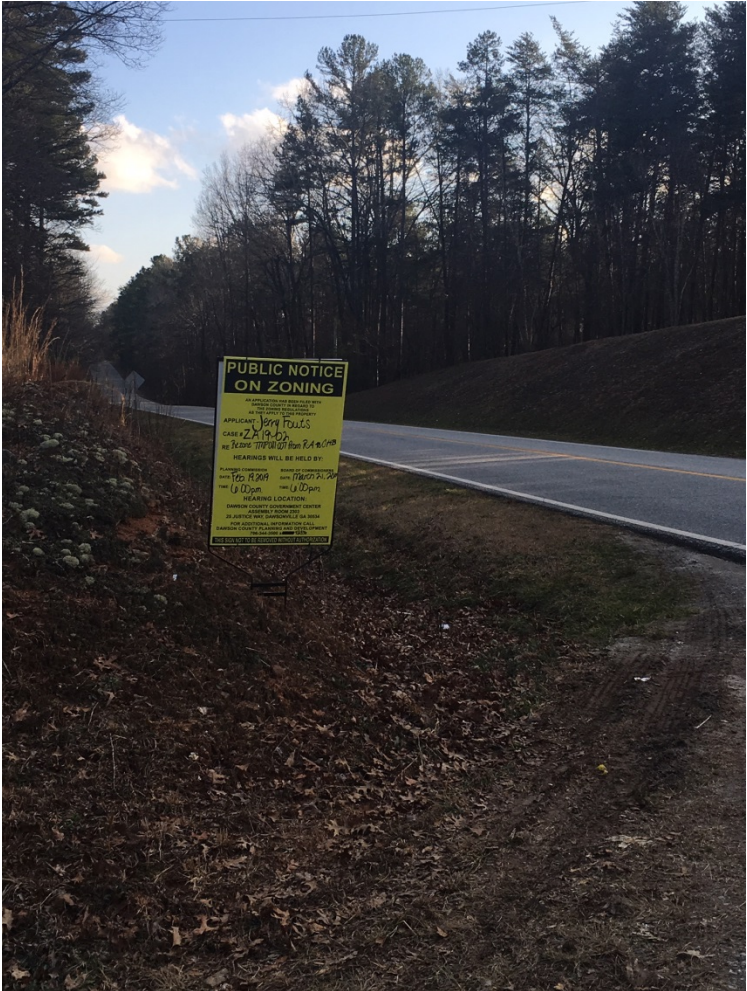
The applicant is looking to start a family run business that he can one day pass along to his grandchildren.

**Staff Recommendation**

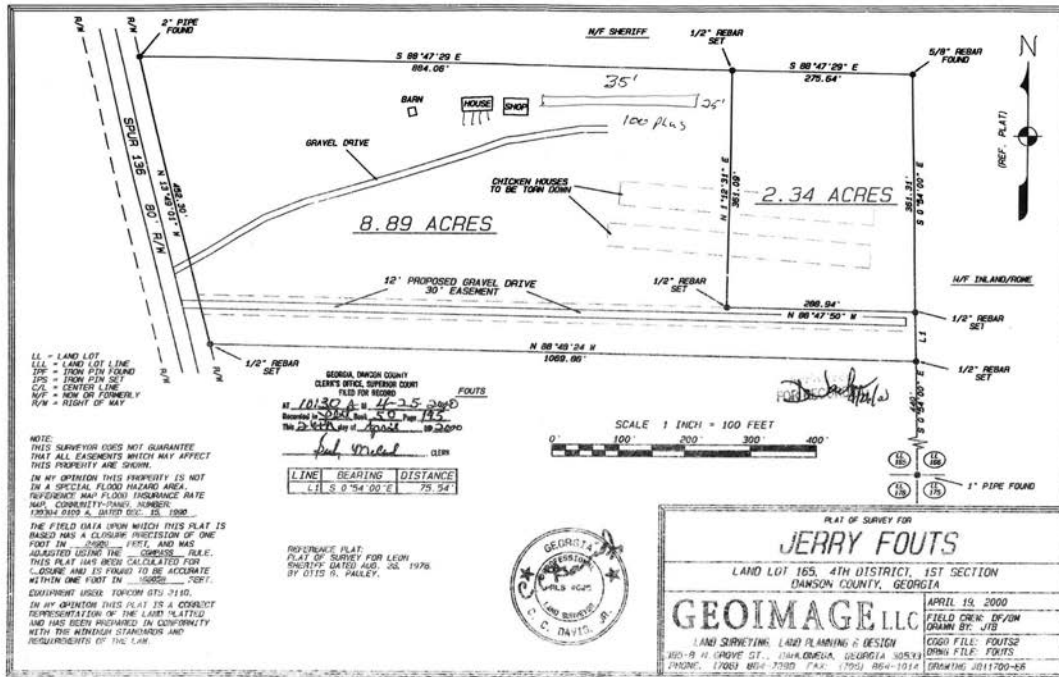
Based on the above analysis and information provided, Staff recommends Denial solely based on the fact that it does not conform to the Comprehensive plan and the Future Land Use Map.



Pictures of Property:

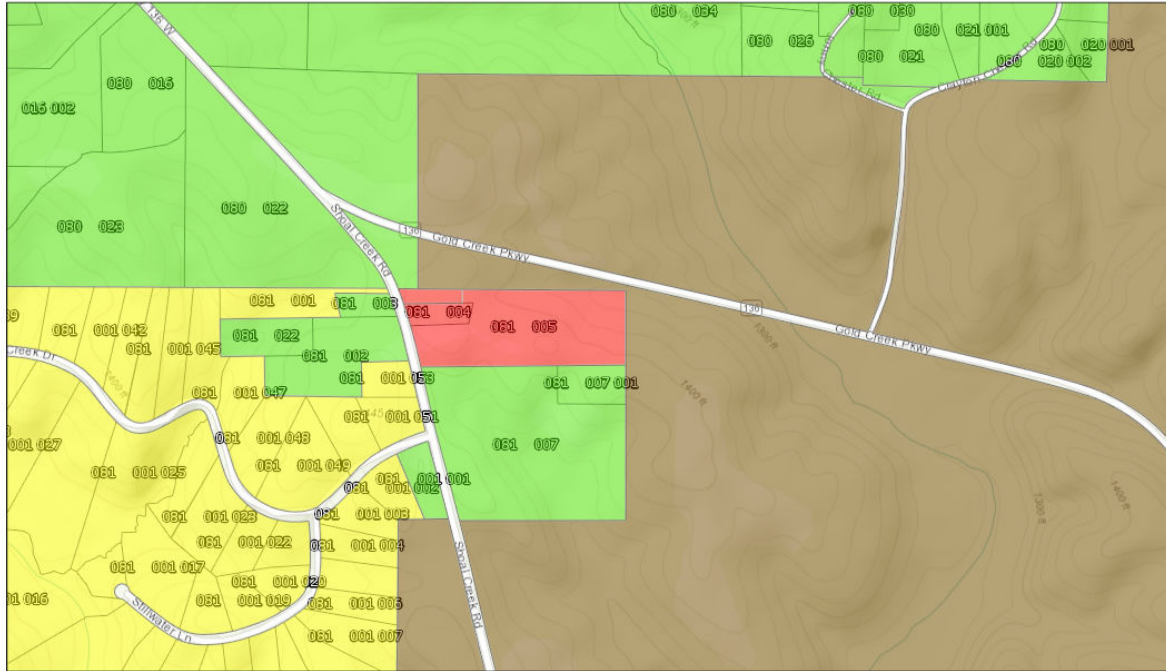


Plat:

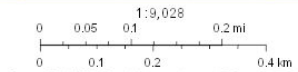


Current Zoning Map:

Dawson County



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 Zoning RSR MUV Parcel  
 RA C-HB

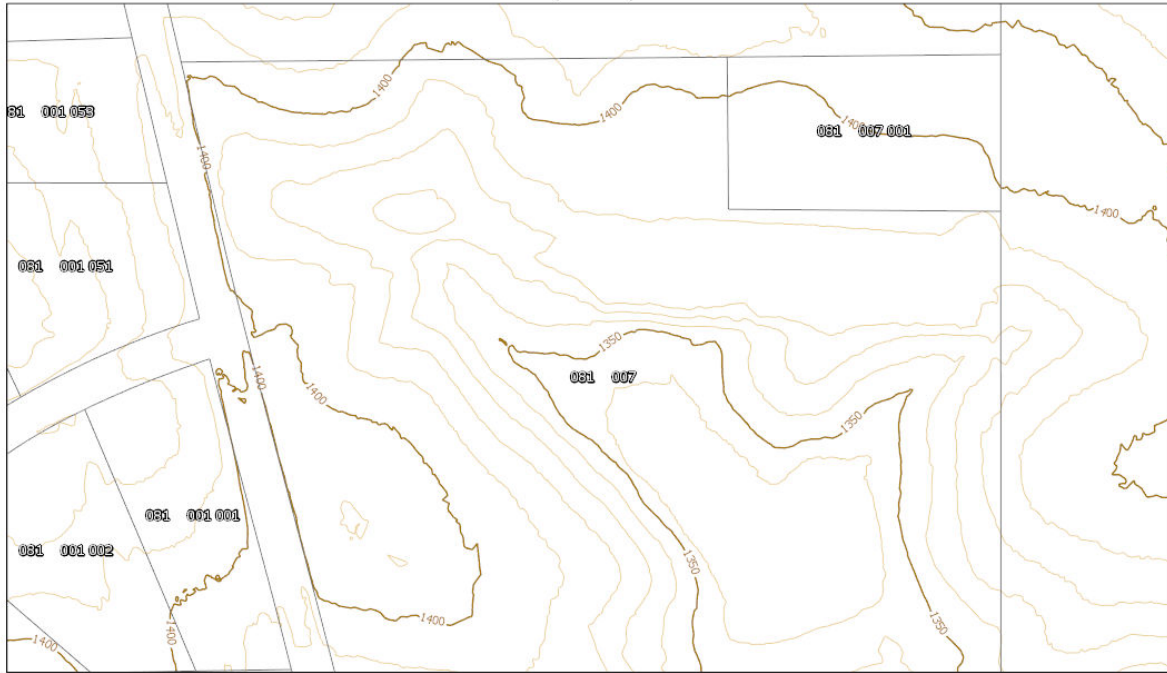


Sources: Esri, HERE, Garmin, Intermap, increment P Corp., GEBCO, USGS, FAO, NPS, NRCAN, GeoBase, IGN, Kadaster NL, Ordnance Survey, Esri Japan, METI, Esri China (Hong Kong), Swisstopo, © OpenStreetMap contributors, and the GIS User Community

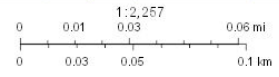
Planning and Development  
 Esri, HERE, Garmin, INCREMENT P, Intermap, USGS, METI/NASA, EPA, USDA |

Topography:

Topo Map



2/8/2019, 3:26:52 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 responsible for determining its

**Item Attachment Documents:**

1. Amendment to Attachment A Portion of the Impact Fee Ordinance - Reductions in the Fire and Roads Fees to 25 Percent of the Maximum Amounts (*2nd of 2 hearings. 1st hearing was held on March 7, 2019*)



## DAWSON COUNTY BOARD OF COMMISSIONERS AGENDA FORM

Department: Planning & Development

Work Session:

Prepared By: Harmony Gee

Voting Session: 3.07.19 & 3.21.19

Presenter: Jameson Kinley \_\_\_\_\_

Public Hearing: Yes x

Agenda Item Title: Presentation of Amendment A portion of the Impact Fee Ordinance.

**Background Information:**

Dawson County Board of Commissioners to consider an amendment to Attachment A portion of the Impact Fee Ordinance, resulting in a reductions in the fire and roads fees to 25% of the maximum amounts.

**Current Information:**

Budget Information: Applicable: \_\_\_\_\_ Not Applicable: x 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:**

## Attachment A: IMPACT FEE SCHEDULE

ITE Code*	Land Use	Library Services	Parks & Recreation	Fire Protection	Road Projects	Total Impact Fee	Unit of Measure
<b>Residential (200-299)</b>							
210	Single-Family Detached Housing	\$ 550.4600	\$ 1,748.4300	\$ 743.5100	\$ 329.7624	\$ 3,372.1624	per dwelling
220	Apartment	\$ 550.4600	\$ 1,748.4300	\$ 743.5100	\$ 230.3547	\$ 3,272.7547	per dwelling
230	Residential Condominium/Townhouse	\$ 550.4600	\$ 1,748.4300	\$ 743.5100	\$ 201.2554	\$ 3,243.6554	per dwelling
<b>Port and Terminal (000-099)</b>							
030	Intermodal Truck Terminal	\$ -	\$ -	\$ 0.4426	\$ 0.3146	\$ 0.7572	per square foot
<b>Industrial/Agricultural (100-199)</b>							
110	General Light Industrial	\$ -	\$ -	\$ 0.7218	\$ 0.2217	\$ 0.9435	per square foot
120	General Heavy Industrial	\$ -	\$ -	\$ 0.5720	\$ 0.0477	\$ 0.6197	per square foot
140	Manufacturing	\$ -	\$ -	\$ 0.5609	\$ 0.1215	\$ 0.6824	per square foot
150	Warehousing	\$ -	\$ -	\$ 0.2862	\$ 0.1132	\$ 0.3994	per square foot
151	Mini-Warehouse	\$ -	\$ -	\$ 0.0240	\$ 0.0795	\$ 0.1035	per square foot
152	High-Cube Warehouse	\$ -	\$ -	\$ 0.0237	\$ 0.0535	\$ 0.0772	per square foot
<b>Lodging (300-399)</b>							
310	Hotel or Conference Motel	\$ -	\$ -	\$ 178.1823	\$ 283.0021	\$ 461.1844	per room
311	All Suites Hotel	\$ -	\$ -	\$ 156.3729	\$ 169.7361	\$ 326.1090	per room
320	Motel	\$ -	\$ -	\$ 137.4519	\$ 195.0227	\$ 332.4746	per room
<b>Recreational (400-499)</b>							
430	Golf Course	\$ -	\$ -	\$ 76.8148	\$ 148.3906	\$ 225.2054	per acre
437	Bowling Alley	\$ -	\$ -	\$ 0.3127	\$ 0.9794	\$ 1.2921	per square foot
443	Movie Theater	\$ -	\$ -	\$ 0.4596	\$ 2.2938	\$ 2.7534	per square foot
460	Arena	\$ -	\$ -	\$ 1,042.3823	\$ 981.3433	\$ 2,023.7256	per acre
480	Amusement Park	\$ -	\$ -	\$ 2,844.3739	\$ 2,230.6205	\$ 5,074.9944	per acre
490	Tennis Courts	\$ -	\$ -	\$ 76.2749	\$ 478.7507	\$ 555.0256	per acre
491	Racquet/Tennis Club	\$ -	\$ -	\$ 0.0960	\$ 0.4123	\$ 0.5083	per square foot
492	Health/Fitness Center	\$ -	\$ -	\$ 0.2204	\$ 0.9677	\$ 1.1881	per square foot
495	Recreational Community Center	\$ -	\$ -	\$ 0.3882	\$ 0.9938	\$ 1.3820	per square foot
<b>Institutional (500-599)</b>							
520	Private Elementary School	\$ -	\$ -	\$ 0.3071	\$ 0.4267	\$ 0.7338	per square foot
530	Private High School	\$ -	\$ -	\$ 0.2042	\$ 0.3787	\$ 0.5829	per square foot
560	Church/Place of Worship	\$ -	\$ -	\$ 0.1086	\$ 0.2835	\$ 0.3921	per square foot
565	Day Care Center	\$ -	\$ -	\$ 0.8811	\$ 0.2740	\$ 1.1551	per square foot
566	Cemetery	\$ -	\$ -	\$ 25.4654	\$ 147.4572	\$ 172.9226	per acre
<b>Medical (600-699)</b>							
610	Hospital	\$ -	\$ -	\$ 0.9188	\$ 0.3520	\$ 1.2708	per square foot
620	Nursing Home	\$ -	\$ -	\$ 0.7291	\$ 0.1970	\$ 0.9261	per square foot
630	Clinic	\$ -	\$ -	\$ 1.2279	\$ 0.8372	\$ 2.0651	per square foot
<b>Office (700-799)</b>							
710	General Office Building	\$ -	\$ -	\$ 1.0391	\$ 0.3508	\$ 1.3899	per square foot
714	Corporate Headquarters Building	\$ -	\$ -	\$ 1.0711	\$ 0.2538	\$ 1.3249	per square foot
715	Single-Tenant Office Building	\$ -	\$ -	\$ 0.9847	\$ 0.3705	\$ 1.3552	per square foot
720	Medical-Dental Office Building	\$ -	\$ -	\$ 1.2682	\$ 1.1491	\$ 2.4173	per square foot
760	Research and Development Center	\$ -	\$ -	\$ 0.9156	\$ 0.2579	\$ 1.1735	per square foot
770	Business Park	\$ -	\$ -	\$ 0.9630	\$ 0.3956	\$ 1.3586	per square foot

**Attachment A: IMPACT FEE SCHEDULE continued**

ITE Code*	Land Use	Library Services	Parks & Recreation	Fire Protection	Road Projects	Total Impact Fee	Unit of Measure
<b>Retail (800-899)</b>							
812	Building Materials and Lumber Store	\$ -	\$ -	\$ 0.4398	\$ 1.2645	\$ 1.7043	per square foot
813	Free-Standing Discount Superstore	\$ -	\$ -	\$ 0.3002	\$ 1.3158	\$ 1.6160	per square foot
814	Variety Store	\$ -	\$ -	\$ 0.3002	\$ 1.0847	\$ 1.3849	per square foot
815	Free-Standing Discount Store	\$ -	\$ -	\$ 0.6206	\$ 1.2071	\$ 1.8277	per square foot
816	Hardware/Paint Store	\$ -	\$ -	\$ 0.3015	\$ 0.7093	\$ 1.0108	per square foot
817	Nursery (Garden Center)	\$ -	\$ -	\$ 0.9756	\$ 1.9069	\$ 2.8825	per square foot
818	Nursery (Wholesale)	\$ -	\$ -	\$ 0.5213	\$ 1.0921	\$ 1.6134	per square foot
820	Shopping Center	\$ -	\$ -	\$ 0.5223	\$ 1.1133	\$ 1.6356	per square foot
823	Factory Outlet Center	\$ -	\$ -	\$ 0.5223	\$ 0.7446	\$ 1.2669	per square foot
826	Specialty Retail Center	\$ -	\$ -	\$ 0.6199	\$ 1.2410	\$ 1.8609	per square foot
841	Automobile Sales	\$ -	\$ -	\$ 0.4778	\$ 0.8821	\$ 1.3599	per square foot
843	Auto Parts Store	\$ -	\$ -	\$ 0.3002	\$ 0.9417	\$ 1.2419	per square foot
848	Tire Store	\$ -	\$ -	\$ 0.4003	\$ 0.5761	\$ 0.9764	per square foot
849	Tire Superstore	\$ -	\$ -	\$ 0.4003	\$ 0.5842	\$ 0.9845	per square foot
850	Supermarket	\$ -	\$ -	\$ 0.3641	\$ 1.5199	\$ 1.8840	per square foot
851	Convenience Market (Open 24 Hrs)	\$ -	\$ -	\$ 0.5630	\$ 5.1125	\$ 5.6755	per square foot
853	Convenience Market w/Gas Pumps	\$ -	\$ -	\$ 0.5630	\$ 4.6872	\$ 5.2502	per square foot
854	Discount Supermarket	\$ -	\$ -	\$ 0.7041	\$ 1.6334	\$ 2.3375	per square foot
860	Wholesale Market	\$ -	\$ -	\$ 0.2564	\$ 0.1419	\$ 0.3983	per square foot
857	Discount Club	\$ -	\$ -	\$ 0.4059	\$ 0.8815	\$ 1.2874	per square foot
862	Home Improvement Superstore	\$ -	\$ -	\$ 0.3002	\$ 0.3297	\$ 0.6299	per square foot
863	Electronics Superstore	\$ -	\$ -	\$ 0.3002	\$ 0.4204	\$ 0.7206	per square foot
876	Apparel Store	\$ -	\$ -	\$ 0.5223	\$ 1.1248	\$ 1.6471	per square foot
875	Department Store	\$ -	\$ -	\$ 0.6192	\$ 0.3876	\$ 1.0068	per square foot
880	Pharmacy/Drugstore	\$ -	\$ -	\$ 0.5223	\$ 1.2454	\$ 1.7677	per square foot
890	Furniture Store	\$ -	\$ -	\$ 0.1299	\$ 0.0350	\$ 0.1649	per square foot
<b>Services (900-999)</b>							
912	Drive-in Bank	\$ -	\$ -	\$ 1.4975	\$ 1.1267	\$ 2.6242	per square foot
931	Quality Restaurant	\$ -	\$ -	\$ 2.3331	\$ 1.1816	\$ 3.5147	per square foot
932	High-Turnover (Sit-Down) Restaurant	\$ -	\$ -	\$ 2.3331	\$ 1.6704	\$ 4.0035	per square foot
934	Fast-Food Restaurant	\$ -	\$ -	\$ 3.4089	\$ 4.6408	\$ 8.0497	per square foot
941	Quick Lubrication Vehicle Shop	\$ -	\$ -	\$ 656.7665	\$1,150.0150	\$ 1,806.7815	per service bay
944	Gasoline/Service Station	\$ -	\$ -	\$ 50.0394	\$1,167.7552	\$ 1,217.7946	per pump
945	Gasoline Station w/Convenience Mkt	\$ -	\$ -	\$ 0.0676	\$ 789.3971	\$ 789.4647	per pump
947	Self-Service Car Wash	\$ -	\$ -	\$ 62.5491	\$1,496.4114	\$ 1,558.9605	per stall

\* ITE Code means the land use code assigned in the *Trip Generation* manual published by the Institute of Transportation Engineers, 9th Edition.

Note: "Square foot" means square foot of gross building floor area.



## Attachment A: IMPACT FEE SCHEDULE

ITE Code*	Land Use	Library Services	Parks & Recreation	Fire Protection	Road Projects	Total Impact Fee	Unit of Measure
	<b>Residential (200-299)</b>						
210	Single-Family Detached Housing	\$ 550.4600	\$ 1,748.4300	\$ 185.8775	\$ 82.4406	\$ 2,567.2081	per dwelling
220	Apartment	\$ 550.4600	\$ 1,748.4300	\$ 185.8775	\$ 57.5887	\$ 2,542.3562	per dwelling
230	Residential Condominium/Townhouse	\$ 550.4600	\$ 1,748.4300	\$ 185.8775	\$ 50.3139	\$ 2,535.0814	per dwelling
	<b>Port and Terminal (000-099)</b>						
030	Intermodal Truck Terminal	\$ -	\$ -	\$ 0.1107	\$ 0.0787	\$ 0.1893	per square foot
	<b>Industrial/Agricultural (100-199)</b>						
110	General Light Industrial	\$ -	\$ -	\$ 0.1805	\$ 0.0554	\$ 0.2359	per square foot
120	General Heavy Industrial	\$ -	\$ -	\$ 0.1430	\$ 0.0119	\$ 0.1549	per square foot
140	Manufacturing	\$ -	\$ -	\$ 0.1402	\$ 0.0304	\$ 0.1706	per square foot
150	Warehousing	\$ -	\$ -	\$ 0.0716	\$ 0.0283	\$ 0.0999	per square foot
151	Mini-Warehouse	\$ -	\$ -	\$ 0.0060	\$ 0.0199	\$ 0.0259	per square foot
152	High-Cube Warehouse	\$ -	\$ -	\$ 0.0059	\$ 0.0134	\$ 0.0193	per square foot
	<b>Lodging (300-399)</b>						
310	Hotel or Conference Motel	\$ -	\$ -	\$ 44.5456	\$ 70.7505	\$ 115.2961	per room
311	All Suites Hotel	\$ -	\$ -	\$ 39.0932	\$ 42.4340	\$ 81.5273	per room
320	Motel	\$ -	\$ -	\$ 34.3630	\$ 48.7557	\$ 83.1187	per room
	<b>Recreational (400-499)</b>						
430	Golf Course	\$ -	\$ -	\$ 19.2037	\$ 37.0977	\$ 56.3014	per acre
437	Bowling Alley	\$ -	\$ -	\$ 0.0782	\$ 0.2449	\$ 0.3230	per square foot
443	Movie Theater	\$ -	\$ -	\$ 0.1149	\$ 0.5735	\$ 0.6884	per square foot
460	Arena	\$ -	\$ -	\$ 260.5956	\$ 245.3358	\$ 505.9314	per acre
480	Amusement Park	\$ -	\$ -	\$ 711.0935	\$ 557.6551	\$ 1,268.7486	per acre
490	Tennis Courts	\$ -	\$ -	\$ 19.0687	\$ 119.6877	\$ 138.7564	per acre
491	Racquet/Tennis Club	\$ -	\$ -	\$ 0.0240	\$ 0.1031	\$ 0.1271	per square foot
492	Health/Fitness Center	\$ -	\$ -	\$ 0.0551	\$ 0.2419	\$ 0.2970	per square foot
495	Recreational Community Center	\$ -	\$ -	\$ 0.0971	\$ 0.2485	\$ 0.3455	per square foot
	<b>Institutional (500-599)</b>						
520	Private Elementary School	\$ -	\$ -	\$ 0.0768	\$ 0.1067	\$ 0.1835	per square foot
530	Private High School	\$ -	\$ -	\$ 0.0511	\$ 0.0947	\$ 0.1457	per square foot
560	Church/Place of Worship	\$ -	\$ -	\$ 0.0272	\$ 0.0709	\$ 0.0980	per square foot
565	Day Care Center	\$ -	\$ -	\$ 0.2203	\$ 0.0685	\$ 0.2888	per square foot

566	Cemetery	\$ -	\$ -	\$ 6.3664	\$ 36.8643	\$ <b>43.2307</b>	per acre
	<b>Medical (600-699)</b>						
610	Hospital	\$ -	\$ -	\$ 0.2297	\$ 0.0880	\$ <b>0.3177</b>	per square foot
620	Nursing Home	\$ -	\$ -	\$ 0.1823	\$ 0.0493	\$ <b>0.2315</b>	per square foot
630	Clinic	\$ -	\$ -	\$ 0.3070	\$ 0.2093	\$ <b>0.5163</b>	per square foot
	<b>Office (700-799)</b>						
710	General Office Building	\$ -	\$ -	\$ 0.2598	\$ 0.0877	\$ <b>0.3475</b>	per square foot
714	Corporate Headquarters Building	\$ -	\$ -	\$ 0.2678	\$ 0.0635	\$ <b>0.3312</b>	per square foot
715	Single-Tenant Office Building	\$ -	\$ -	\$ 0.2462	\$ 0.0926	\$ <b>0.3388</b>	per square foot
720	Medical-Dental Office Building	\$ -	\$ -	\$ 0.3171	\$ 0.2873	\$ <b>0.6043</b>	per square foot
760	Research and Development Center	\$ -	\$ -	\$ 0.2289	\$ 0.0645	\$ <b>0.2934</b>	per square foot
770	Business Park	\$ -	\$ -	\$ 0.2408	\$ 0.0989	\$ <b>0.3397</b>	per square foot

### Attachment A: IMPACT FEE SCHEDULE continued

ITE Code*	Land Use	Library Services	Parks & Recreation	Fire Protection	Road Projects	Total Impact Fee	Unit of Measure
	<b>Retail (800-899)</b>						
812	Building Materials and Lumber Store	\$ -	\$ -	\$ 0.1100	\$ 0.3161	\$ <b>0.4261</b>	per square foot
813	Free-Standing Discount Superstore	\$ -	\$ -	\$ 0.0751	\$ 0.3290	\$ <b>0.4040</b>	per square foot
814	Variety Store	\$ -	\$ -	\$ 0.0751	\$ 0.2712	\$ <b>0.3462</b>	per square foot
815	Free-Standing Discount Store	\$ -	\$ -	\$ 0.1552	\$ 0.3018	\$ <b>0.4569</b>	per square foot
816	Hardware/Paint Store	\$ -	\$ -	\$ 0.0754	\$ 0.1773	\$ <b>0.2527</b>	per square foot
817	Nursery (Garden Center)	\$ -	\$ -	\$ 0.2439	\$ 0.4767	\$ <b>0.7206</b>	per square foot
818	Nursery (Wholesale)	\$ -	\$ -	\$ 0.1303	\$ 0.2730	\$ <b>0.4034</b>	per square foot
820	Shopping Center	\$ -	\$ -	\$ 0.1306	\$ 0.2783	\$ <b>0.4089</b>	per square foot
823	Factory Outlet Center	\$ -	\$ -	\$ 0.1306	\$ 0.1862	\$ <b>0.3167</b>	per square foot
826	Specialty Retail Center	\$ -	\$ -	\$ 0.1550	\$ 0.3103	\$ <b>0.4652</b>	per square foot
841	Automobile Sales	\$ -	\$ -	\$ 0.1195	\$ 0.2205	\$ <b>0.3400</b>	per square foot
843	Auto Parts Store	\$ -	\$ -	\$ 0.0751	\$ 0.2354	\$ <b>0.3105</b>	per square foot
848	Tire Store	\$ -	\$ -	\$ 0.1001	\$ 0.1440	\$ <b>0.2441</b>	per square foot
849	Tire Superstore	\$ -	\$ -	\$ 0.1001	\$ 0.1461	\$ <b>0.2461</b>	per square foot
850	Supermarket	\$ -	\$ -	\$ 0.0910	\$ 0.3800	\$ <b>0.4710</b>	per square foot
851	Convenience Market (Open 24 Hrs)	\$ -	\$ -	\$ 0.1408	\$ 1.2781	\$ <b>1.4189</b>	per square foot
853	Convenience Market w/Gas Pumps	\$ -	\$ -	\$ 0.1408	\$ 1.1718	\$ <b>1.3126</b>	per square foot
854	Discount Supermarket	\$ -	\$ -	\$ 0.1760	\$ 0.4084	\$ <b>0.5844</b>	per square foot

860	Wholesale Market	\$ -	\$ -	\$ 0.0641	\$ 0.0355	\$ <b>0.0996</b>	per square foot
857	Discount Club	\$ -	\$ -	\$ 0.1015	\$ 0.2204	\$ <b>0.3219</b>	per square foot
862	Home Improvement Superstore	\$ -	\$ -	\$ 0.0751	\$ 0.0824	\$ <b>0.1575</b>	per square foot
863	Electronics Superstore	\$ -	\$ -	\$ 0.0751	\$ 0.1051	\$ <b>0.1802</b>	per square foot
876	Apparel Store	\$ -	\$ -	\$ 0.1306	\$ 0.2812	\$ <b>0.4118</b>	per square foot
875	Department Store	\$ -	\$ -	\$ 0.1548	\$ 0.0969	\$ <b>0.2517</b>	per square foot
880	Pharmacy/Drugstore	\$ -	\$ -	\$ 0.1306	\$ 0.3114	\$ <b>0.4419</b>	per square foot
890	Furniture Store	\$ -	\$ -	\$ 0.0325	\$ 0.0088	\$ <b>0.0412</b>	per square foot
	<b>Services (900-999)</b>						
912	Drive-in Bank	\$ -	\$ -	\$ 0.3744	\$ 0.2817	\$ <b>0.6561</b>	per square foot
931	Quality Restaurant	\$ -	\$ -	\$ 0.5833	\$ 0.2954	\$ <b>0.8787</b>	per square foot
932	High-Turnover (Sit-Down) Restaurant	\$ -	\$ -	\$ 0.5833	\$ 0.4176	\$ <b>1.0009</b>	per square foot
934	Fast-Food Restaurant	\$ -	\$ -	\$ 0.8522	\$ 1.1602	\$ <b>2.0124</b>	per square foot
941	Quick Lubrication Vehicle Shop	\$ -	\$ -	\$ 164.1916	\$ 287.5038	\$ <b>451.6954</b>	per service bay
944	Gasoline/Service Station	\$ -	\$ -	\$ 12.5099	\$ 291.9388	\$ <b>304.4487</b>	per pump
945	Gasoline Station w/Convenience Mkt	\$ -	\$ -	\$ 0.0169	\$ 197.3493	\$ <b>197.3662</b>	per pump
947	Self-Service Car Wash	\$ -	\$ -	\$ 15.6373	\$ 374.1029	\$ <b>389.7401</b>	per stall

\* ITE Code means the land use code assigned in the *Trip Generation* manual published by the Institute of Transportation Engineers, 9th Edition.

Note: "Square foot" means square foot of gross building floor area.

**A RESOLUTION AND ORDINANCE OF THE  
DAWSON COUNTY BOARD OF COMMISSIONERS  
MODIFYING THE IMPACT FEES IMPOSED BY THE  
DAWSON COUNTY IMPACT FEE ORDINANCE**

**WHEREAS**, the Constitution of the State of Georgia, approved by the voters of the State in November 1982, and effective July 1, 1983, provides in Article IX, Section 2, Paragraph 1 thereof, that the governing authority of the County may adopt clearly reasonable ordinances, resolutions, and regulations;

**WHEREAS**, Dawson County currently has in place the Development Impact Fee Ordinance of Dawson County, Georgia (“Impact Fee Ordinance”), which is codified in Article III; of Chapter 101 of the Dawson County Code of Ordinances; and

**WHEREAS**, Dawson County’s current Impact Fee Ordinance collects impact fees in accordance with a separate schedule of fees set by the County and incorporated into the Impact Fee Ordinance (Section 101-61(a)(1)); and

**WHEREAS**, the Dawson County Board of Commissioners has determined to review and update its Impact Fee Ordinance; and

**WHEREAS**, the Board desires that the County’s impact fees be more in line with the impact fees of neighboring communities; and

**WHEREAS**, the Board believes that modifications of the County’s impact fees will increase the County’s competitiveness in attracting target industries that will pay higher wages for the County’s citizens (such as medical, office, and manufacturing); and

**WHEREAS**, the Board believes that modifications of the County’s impact fees will increase the opportunity for the County to create a more balanced property tax digest; and

**WHEREAS**, to that end, the Board believes that impact fees as described in the attached Exhibit “A” are appropriate and in the best interest of the public health, safety and welfare; and

**WHEREAS**, the Board of Commissioners finds that the impact fees as described in Exhibit “A” serve a legitimate public purpose, and employ means that are reasonably necessary to achieve that purpose; and

**WHEREAS**, the Board finds that the impact fees as described in Exhibit “A” are reasonable in relation to the goal it seeks to achieve; and

**WHEREAS**, the Board desires to incorporate the newly modified impact fees and their impact into the next annual update to the Capital Improvement Element of the County’s Comprehensive Plan; and

**WHEREAS**, the Board has advertised and held public hearings on the question of a modification of impact fees on March 7, 2019, and on March 21, 2019; and

**WHEREAS**, this matter is now ready for Board of Commissioners consideration and action;

**NOW THEREFORE BE IT RESOLVED AND ORDAINED BY THE DAWSON COUNTY BOARD OF COMMISSIONERS AS FOLLOWS:**

1. The findings in the above preamble are hereby adopted by the Board of Commissioners;
2. Section 101-61(a)(1) is amended by making Exhibit A hereto the “attachment A” referenced in the Section, which shall become effective immediately;
3. The Board of Commissioners directs staff to incorporate the newly modified impact fees and their impact into the next annual update to the Capital Improvement Element of the County’s Comprehensive Plan

**BE IT RESOLVED AND ORDAINED** this 21<sup>st</sup> day of March, 2019

**DAWSON COUNTY BOARD OF COMMISSIONERS**

\_\_\_\_\_  
Billy Thurmond, Chairman

\_\_\_\_\_  
Sharon Fausett, Member

\_\_\_\_\_  
Chris Gaines, Member

\_\_\_\_\_  
Tim Satterfield, Member

\_\_\_\_\_  
Julie Hughes Nix, Member

Attest:

\_\_\_\_\_  
Clerk to the Board

## Attachment A: IMPACT FEE SCHEDULE

ITE Code*	Land Use	Library Services	Parks & Recreation	Fire Protection	Road Projects	Total Impact Fee	Unit of Measure
	<b>Residential (200-299)</b>						
210	Single-Family Detached Housing	\$ 550.4600	\$ 1,748.4300	\$ 185.8775	\$ 82.4406	\$ 2,567.2081	per dwelling
220	Apartment	\$ 550.4600	\$ 1,748.4300	\$ 185.8775	\$ 57.5887	\$ 2,542.3562	per dwelling
230	Residential Condominium/Townhouse	\$ 550.4600	\$ 1,748.4300	\$ 185.8775	\$ 50.3139	\$ 2,535.0814	per dwelling
	<b>Port and Terminal (000-099)</b>						
030	Intermodal Truck Terminal	\$ -	\$ -	\$ 0.1107	\$ 0.0787	\$ 0.1893	per square foot
	<b>Industrial/Agricultural (100-199)</b>						
110	General Light Industrial	\$ -	\$ -	\$ 0.1805	\$ 0.0554	\$ 0.2359	per square foot
120	General Heavy Industrial	\$ -	\$ -	\$ 0.1430	\$ 0.0119	\$ 0.1549	per square foot
140	Manufacturing	\$ -	\$ -	\$ 0.1402	\$ 0.0304	\$ 0.1706	per square foot
150	Warehousing	\$ -	\$ -	\$ 0.0716	\$ 0.0283	\$ 0.0999	per square foot
151	Mini-Warehouse	\$ -	\$ -	\$ 0.0060	\$ 0.0199	\$ 0.0259	per square foot
152	High-Cube Warehouse	\$ -	\$ -	\$ 0.0059	\$ 0.0134	\$ 0.0193	per square foot
	<b>Lodging (300-399)</b>						
310	Hotel or Conference Motel	\$ -	\$ -	\$ 44.5456	\$ 70.7505	\$ 115.2961	per room
311	All Suites Hotel	\$ -	\$ -	\$ 39.0932	\$ 42.4340	\$ 81.5273	per room
320	Motel	\$ -	\$ -	\$ 34.3630	\$ 48.7557	\$ 83.1187	per room
	<b>Recreational (400-499)</b>						
430	Golf Course	\$ -	\$ -	\$ 19.2037	\$ 37.0977	\$ 56.3014	per acre
437	Bowling Alley	\$ -	\$ -	\$ 0.0782	\$ 0.2449	\$ 0.3230	per square foot
443	Movie Theater	\$ -	\$ -	\$ 0.1149	\$ 0.5735	\$ 0.6884	per square foot
460	Arena	\$ -	\$ -	\$ 260.5956	\$ 245.3358	\$ 505.9314	per acre
480	Amusement Park	\$ -	\$ -	\$ 711.0935	\$ 557.6551	\$ 1,268.7486	per acre
490	Tennis Courts	\$ -	\$ -	\$ 19.0687	\$ 119.6877	\$ 138.7564	per acre
491	Racquet/Tennis Club	\$ -	\$ -	\$ 0.0240	\$ 0.1031	\$ 0.1271	per square foot
492	Health/Fitness Center	\$ -	\$ -	\$ 0.0551	\$ 0.2419	\$ 0.2970	per square foot
495	Recreational Community Center	\$ -	\$ -	\$ 0.0971	\$ 0.2485	\$ 0.3455	per square foot
	<b>Institutional (500-599)</b>						
520	Private Elementary School	\$ -	\$ -	\$ 0.0768	\$ 0.1067	\$ 0.1835	per square foot
530	Private High School	\$ -	\$ -	\$ 0.0511	\$ 0.0947	\$ 0.1457	per square foot
560	Church/Place of Worship	\$ -	\$ -	\$ 0.0272	\$ 0.0709	\$ 0.0980	per square foot
565	Day Care Center	\$ -	\$ -	\$ 0.2203	\$ 0.0685	\$ 0.2888	per square foot
566	Cemetery	\$ -	\$ -	\$ 6.3664	\$ 36.8643	\$ 43.2307	per acre
	<b>Medical (600-699)</b>						
610	Hospital	\$ -	\$ -	\$ 0.2297	\$ 0.0880	\$ 0.3177	per square foot
620	Nursing Home	\$ -	\$ -	\$ 0.1823	\$ 0.0493	\$ 0.2315	per square foot
630	Clinic	\$ -	\$ -	\$ 0.3070	\$ 0.2093	\$ 0.5163	per square foot
	<b>Office (700-799)</b>						
710	General Office Building	\$ -	\$ -	\$ 0.2598	\$ 0.0877	\$ 0.3475	per square foot
714	Corporate Headquarters Building	\$ -	\$ -	\$ 0.2678	\$ 0.0635	\$ 0.3312	per square foot
715	Single-Tenant Office Building	\$ -	\$ -	\$ 0.2462	\$ 0.0926	\$ 0.3388	per square foot
720	Medical-Dental Office Building	\$ -	\$ -	\$ 0.3171	\$ 0.2873	\$ 0.6043	per square foot
760	Research and Development Center	\$ -	\$ -	\$ 0.2289	\$ 0.0645	\$ 0.2934	per square foot
770	Business Park	\$ -	\$ -	\$ 0.2408	\$ 0.0989	\$ 0.3397	per square foot

## Attachment A: IMPACT FEE SCHEDULE continued

ITE Code*	Land Use	Library Services	Parks & Recreation	Fire Protection	Road Projects	Total Impact Fee	Unit of Measure
	<b>Retail (800-899)</b>						
812	Building Materials and Lumber Store	\$ -	\$ -	\$ 0.1100	\$ 0.3161	\$ <b>0.4261</b>	per square foot
813	Free-Standing Discount Superstore	\$ -	\$ -	\$ 0.0751	\$ 0.3290	\$ <b>0.4040</b>	per square foot
814	Variety Store	\$ -	\$ -	\$ 0.0751	\$ 0.2712	\$ <b>0.3462</b>	per square foot
815	Free-Standing Discount Store	\$ -	\$ -	\$ 0.1552	\$ 0.3018	\$ <b>0.4569</b>	per square foot
816	Hardware/Paint Store	\$ -	\$ -	\$ 0.0754	\$ 0.1773	\$ <b>0.2527</b>	per square foot
817	Nursery (Garden Center)	\$ -	\$ -	\$ 0.2439	\$ 0.4767	\$ <b>0.7206</b>	per square foot
818	Nursery (Wholesale)	\$ -	\$ -	\$ 0.1303	\$ 0.2730	\$ <b>0.4034</b>	per square foot
820	Shopping Center	\$ -	\$ -	\$ 0.1306	\$ 0.2783	\$ <b>0.4089</b>	per square foot
823	Factory Outlet Center	\$ -	\$ -	\$ 0.1306	\$ 0.1862	\$ <b>0.3167</b>	per square foot
826	Specialty Retail Center	\$ -	\$ -	\$ 0.1550	\$ 0.3103	\$ <b>0.4652</b>	per square foot
841	Automobile Sales	\$ -	\$ -	\$ 0.1195	\$ 0.2205	\$ <b>0.3400</b>	per square foot
843	Auto Parts Store	\$ -	\$ -	\$ 0.0751	\$ 0.2354	\$ <b>0.3105</b>	per square foot
848	Tire Store	\$ -	\$ -	\$ 0.1001	\$ 0.1440	\$ <b>0.2441</b>	per square foot
849	Tire Superstore	\$ -	\$ -	\$ 0.1001	\$ 0.1461	\$ <b>0.2461</b>	per square foot
850	Supermarket	\$ -	\$ -	\$ 0.0910	\$ 0.3800	\$ <b>0.4710</b>	per square foot
851	Convenience Market (Open 24 Hrs)	\$ -	\$ -	\$ 0.1408	\$ 1.2781	\$ <b>1.4189</b>	per square foot
853	Convenience Market w/Gas Pumps	\$ -	\$ -	\$ 0.1408	\$ 1.1718	\$ <b>1.3126</b>	per square foot
854	Discount Supermarket	\$ -	\$ -	\$ 0.1760	\$ 0.4084	\$ <b>0.5844</b>	per square foot
860	Wholesale Market	\$ -	\$ -	\$ 0.0641	\$ 0.0355	\$ <b>0.0996</b>	per square foot
857	Discount Club	\$ -	\$ -	\$ 0.1015	\$ 0.2204	\$ <b>0.3219</b>	per square foot
862	Home Improvement Superstore	\$ -	\$ -	\$ 0.0751	\$ 0.0824	\$ <b>0.1575</b>	per square foot
863	Electronics Superstore	\$ -	\$ -	\$ 0.0751	\$ 0.1051	\$ <b>0.1802</b>	per square foot
876	Apparel Store	\$ -	\$ -	\$ 0.1306	\$ 0.2812	\$ <b>0.4118</b>	per square foot
875	Department Store	\$ -	\$ -	\$ 0.1548	\$ 0.0969	\$ <b>0.2517</b>	per square foot
880	Pharmacy/Drugstore	\$ -	\$ -	\$ 0.1306	\$ 0.3114	\$ <b>0.4419</b>	per square foot
890	Furniture Store	\$ -	\$ -	\$ 0.0325	\$ 0.0088	\$ <b>0.0412</b>	per square foot
	<b>Services (900-999)</b>						
912	Drive-in Bank	\$ -	\$ -	\$ 0.3744	\$ 0.2817	\$ <b>0.6561</b>	per square foot
931	Quality Restaurant	\$ -	\$ -	\$ 0.5833	\$ 0.2954	\$ <b>0.8787</b>	per square foot
932	High-Turnover (Sit-Down) Restaurant	\$ -	\$ -	\$ 0.5833	\$ 0.4176	\$ <b>1.0009</b>	per square foot
934	Fast-Food Restaurant	\$ -	\$ -	\$ 0.8522	\$ 1.1602	\$ <b>2.0124</b>	per square foot
941	Quick Lubrication Vehicle Shop	\$ -	\$ -	\$ 164.1916	\$ 287.5038	\$ <b>451.6954</b>	per service bay
944	Gasoline/Service Station	\$ -	\$ -	\$ 12.5099	\$ 291.9388	\$ <b>304.4487</b>	per pump
945	Gasoline Station w/Convenience Mkt	\$ -	\$ -	\$ 0.0169	\$ 197.3493	\$ <b>197.3662</b>	per pump
947	Self-Service Car Wash	\$ -	\$ -	\$ 15.6373	\$ 374.1029	\$ <b>389.7401</b>	per stall

\* ITE Code means the land use code assigned in the *Trip Generation* manual published by the Institute of Transportation Engineers, 9th Edition.

Note: "Square foot" means square foot of gross building floor area.

**Item Attachment Documents:**

1. Consideration of Request to Apply for Fireworks Tax Grant





## DAWSON COUNTY BOARD OF COMMISSIONERS AGENDA FORM

Department: **Fire**

Work Session:

Prepared By: **Danny Thompson**

Voting Session: 03.21.19

Presenter: **Danny Speaks**

Public Hearing: Yes \_\_\_\_\_ No X

Agenda Item Title: **Fireworks Tax Grant**

**Background Information:**

In 2015 Senate Bill 350 was passed. 40% of the revenue collected is returned to the Georgia Firefighters Standard Training Council. A grant program was established for fire departments to improve equipment and training for Georgia firefighters

**Current Information:**

The grant application period is open. Dawson County Fire requests permission to apply for the grant. This is a 90/10, with our obligation being 10%. We are looking at purchasing the newest Nomex hoods (120), reducing particulate absorption of cancer-causing agents. We will be purchasing a turnout gear extractor, so that after a fire personnel can wash and remove the containments permeated in the gear. We will also purchase a LED right angle flashlight (60) for every member. We have requested \$18,686.66, with our obligation being \$1,868.66. We have this money in our current budget.

Budget Information: Applicable: \_\_\_\_\_ Not Applicable: \_\_\_\_\_ Budgeted: Yes X No \_\_\_\_\_

Fund	Dept.	Acct No.	Budget	Balance	Requested	Remaining

Recommendation/Motion: **Approve**

Department Head Authorization: DT

Date: **03/09/2019**

Finance Dept. Authorization: Vickie Neikirk

Date: 3/12/19

County Manager Authorization: DH

Date: 3-12-19

County Attorney Authorization: \_\_\_\_\_

Date: \_\_\_\_\_

**Comments/Attachments:**

**Item Attachment Documents:**

2. Consideration of Resolution Regarding Defunding Of In-House Legal Department Expenses for Westlaw Services

**A RESOLUTION  
BY THE  
DAWSON COUNTY  
BOARD OF COMMISSIONERS**

**WHEREAS**, the Constitution of the State of Georgia, approved by the voters of the State in November 1982, and effective July 1, 1983, provides in Article IX, Section 2, Paragraph 1 thereof, that the governing authority of the County may adopt clearly reasonable ordinances, resolutions, and regulations;

**WHEREAS**, the Dawson County Board of Commissioners (the “Board”) is charged to establish a budget for the offices, departments, and agencies that comprise the Dawson County government as outlined in O.C.G.A. § 36-81-1, et. seq.;

**WHEREAS**, the County previously had an inhouse legal department;

**WHEREAS**, the County currently holds a contract with Thomson Reuters valued at approximately \$243.75 per month for a Westlaw subscription for the inhouse legal department’s use;

**WHEREAS**, the County’s inhouse legal department ceased to exist as of December 28, 2018;

**WHEREAS**, the Board finds that because the County’s inhouse legal department has been eliminated, the Westlaw services contemplated in the contract with Thomson Reuters are no longer needed.

**NOW, THEREFORE, BE IT RESOLVED** that the Dawson County Board of Commissioners does hereby amend the fiscal year 2019 budget to reflect the defunding and elimination of appropriated funds for the contract with Thomson Reuters for Westlaw services.

**[SIGNATURES ON FOLLOWING PAGE]**

**BE IT RESOLVED** this \_\_\_\_\_ day of \_\_\_\_\_, 2019

**DAWSON COUNTY BOARD OF COMMISSIONERS**

\_\_\_\_\_  
Billy Thurmond, Chairman

\_\_\_\_\_  
Sharon Fausett, Member

\_\_\_\_\_  
Chris Gaines, Member

\_\_\_\_\_  
Tim Satterfield, Member

\_\_\_\_\_  
Julie Hughes Nix, Member

Attest:

\_\_\_\_\_  
Clerk to the Board