

**DAWSON COUNTY BOARD OF COMMISSIONERS  
VOTING SESSION AGENDA – SEPTEMBER 3, 2020  
DAWSON COUNTY GOVERNMENT CENTER ASSEMBLY ROOM  
25 JUSTICE WAY, DAWSONVILLE, GEORGIA 30534  
TO IMMEDIATELY FOLLOW THE 4:00 PM WORK SESSION**

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**A. ROLL CALL**

**B. INVOCATION**

**C. PLEDGE OF ALLEGIANCE**

**D. ANNOUNCEMENTS**

**E. APPROVAL OF MINUTES**

[Minutes](#) of the Work Session held on August 20, 2020

[Minutes](#) of the Voting Session held on August 20, 2020

[Minutes](#) of the Special Called Meeting held on August 20, 2020

**F. APPROVAL OF AGENDA**

**G. PUBLIC COMMENT**

**H. PUBLIC HEARINGS**

[1.](#) 9-1-1 Ordinance Update (*1st of 1 hearing*)

[2.](#) Annual Capital Improvements Element Update (*1st of 1 hearing*)

**I. NEW BUSINESS**

[1.](#) Consideration of Continuation Application for Victims of Crime Act Grant for FY 2021

[2.](#) Consideration of Annexation #C210043

**J. PUBLIC COMMENT**

**K. ADJOURNMENT**

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

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

**DAWSON COUNTY BOARD OF COMMISSIONERS**  
**WORK SESSION MINUTES – AUGUST 20, 2020**  
**DAWSON COUNTY GOVERNMENT CENTER ASSEMBLY ROOM**  
**25 JUSTICE WAY, DAWSONVILLE, GEORGIA 30534**  
**4:00 PM**

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*Those present were Chairman Billy Thurmond; Commissioner Sharon Fausett, District 1; Commissioner Chris Gaines, District 2; Commissioner Tim Satterfield, District 3; Commissioner Julie Hughes Nix, District 4; County Manager David Headley; County Attorney Angela Davis; County Clerk Kristen Cloud; and interested citizens of Dawson County.*

**PUBLIC HEARING**

2020 Millage Rate and Property Tax (3rd of 3 hearings. 1st hearing was held at 11 a.m. August 6, 2020, and 2nd hearing was held at 6 p.m. August 6, 2020)

Chairman Thurmond provided information regarding the proposed millage rate. He said the current millage rate is 8.0890 and that the Board of Commissioners (BOC), following the final public hearing, would hold a Special Called Meeting at 6 p.m. August 20, 2020, to establish the millage rate. He explained that the BOC sets the county millage rate and the Board of Education sets the school board's millage rate. Chairman Thurmond mentioned the numerous local- and state-approved exemptions available to citizens. In total, these exemptions in the county add up to \$260,989,642, he said; and these exemptions come off of the 40 percent assessed value, not the 100 percent assessed value.

Commissioner Gaines detailed the process of getting to the point of the BOC setting the millage rate. He discussed the offices involved and their duties, the advertising and public hearing process, and the time lines that must be met throughout the process.

Prior to opening the public hearing, Chairman Thurmond announced that, because of COVID-19, the BOC is giving citizens who may not feel comfortable attending public meetings an opportunity to submit comments in writing.

Chairman Thurmond opened the hearing by asking if there was anyone present who wished to be heard on the 2020 Millage Rate and Property Tax.

The following submitted comment on the 2020 Millage Rate and Property Tax:

- Joel Anderson submitted a comment, which was read aloud by Chairman Thurmond: "I have a few questions about the Board of Education wanting to raise the millage rate on land taxes. My first question is: since the population of the county has grown then wouldn't Dawson County be receiving more money from new residents moving in? With that, why would we need to raise taxes? Because if there are more people moving into Dawson County, then that would mean more revenue for the county; meaning that instead of saying because of more people then we need more money. However, wouldn't each person that is moving in paying their fair share in taxes so that the county can take that money into supplying the county, for what the county needs? My second question is: why would raising any kind of tax during the pandemic, where people have lost their jobs, be in consideration of doing? My third question is: shouldn't the ones in the county that either have no children in school, or they have children in a private school or home

schooling, be exempt from having to pay taxes on the portion of what the county takes out in land taxes for education? [Is it not] 80 percent of our land tax that goes to the school system? So shouldn't the portion of the land tax go back into the pockets of those individuals that don't have children in the school system?"

Chairman Thurmond directed Anderson to the Board of Education concerning his questions regarding the school board and its millage rate.

- Ashley Brogdon, Dawsonville, Georgia, submitted a comment, which was read aloud by Chairman Thurmond: “Good afternoon, my name is Ashley Brogdon. My family moved here about six years ago. We love Dawson County, but we're noticing a concerning trend. First there was the increase in assessed value for property taxes. We followed the directions on the letter and showed up before the board to fight the charges. After having made our argument, the board noted that our points were valid and might be better off settling directly with the county, but the tax assessors explained it was too late. We would have to adhere to the board's decision (the board only had the power to meet us halfway, and not maintain our original assessed value). Again, no transparency on how to handle this. One could even say we were misled by our county. Then a Dollar General was built that no one in our surrounding area wanted. The county held a public hearing where most people spoke out against the DG, and the only people for the building of the DG on Harmony Church Road were the construction company and the DG manager. The county voted no at that time. Then the county held a second, quickly arranged, public hearing with little advanced notice; so quick that one commissioner was absent from the meeting. And, magically, the DG was approved and built. No transparency, and the commissioners went against public opinion and outcry. Then the people voted against the 8 percent sales tax for TSPLOST. And one tax commissioner said he didn't feel like the people of Dawson County understood what the tax was for. We understand fully, sir. You are in error. We, as taxpayers, feel that the commissioners are misusing the funds, and we do not want you to raise a sales tax that could upset people coming from surrounding areas to our retail stores. Dawson already has a great shopping area that pulls in a lot of revenue for this county. We don't want you to upset them. Dawson already has a TSPLOST account as well. Please make this more transparent; how much is in the account, and where are the funds going? This commissioner also stated per *Dawson County News* that he would hate to have to raise property taxes to get the TSPLOST money. That sounds like a threat. It certainly seems like one in light of this hearing - a hearing held not at a time when most people can attend, or watch in Zoom/remote media. A seemingly unpublic scenario for a very public topic. And here we are now, citizens simply asking for a tentative budget for FY 2021. We are asking to be given the facts, let us decide, and honor our choice. We need transparency and commissioners that will take our rights seriously. With four Title I schools in our district, a median income of \$65K (this means 50 percent of the people make less than \$65K), a population of only 26,000 people, why do we need higher taxes? Don't forget the 8.7 percent of families who are impoverished (these statistics can be found on census.gov). I know the commissioners keep stating we need to keep up with surrounding counties, but I found on the Georgia Department of Revenue website ([dor.georgia.gov](http://dor.georgia.gov)) that our millage rates are very similar to surrounding counties. And we still have Title I schools? Who are you actually planning to tax? What is the benefit to us? By comparison: Dawson: school tax of 15.778, unincorporated/incorporated tax of 8.089. Forsyth has a median income of \$101K,

population of 244K. Their school tax is 17.3, and their unincorporated/incorporated tax is 4.791, with 5 percent of families in poverty. I have notes on Gilmer, Hall, Lumpkin and Pickens if you would like to see them or check them out yourselves, but time is short. We are vastly different counties and, when looking at tax percentages, demographics should be taken into consideration. Many families are traveling outside Dawson County for jobs that pay more than \$65K a year. If Dawson had more opportunities for those kinds of jobs, this would be a different conversation.”

Chairman Thurmond asked if there was anyone else present who wished to speak on the 2020 Millage Rate and Property Tax and, hearing none, closed the hearing.

## **NEW BUSINESS**

1. Presentation of Continuation Application for Victims of Crime Act Grant for FY 2021- District Attorney Lee Darragh  
*This item will be placed on the September 3, 2020, Voting Session Agenda.*
2. Presentation of FY 2021 Department of Human Services / Deanna Specialty Transportation Contract and Memorandum of Understanding- Senior Services Director Dawn Pruett  
*This item will be added to the August 20, 2020, Voting Session Agenda.*
3. Presentation of Annual Capital Improvements Element Update- Planning & Development Director Jameson Kinley  
*This item will be added to the August 20, 2020, Voting Session Agenda for consideration to move forward with a public hearing.*
4. Presentation of Resolution of Acceptance of Coronavirus Aid, Relief, and Economic Security Act Funding for Dawson County- Chief Financial Officer Vickie Neikirk  
*This item, presented by Emergency Services Director Danny Thompson, will be added to the August 20, 2020, Voting Session Agenda. Thompson also provided a local COVID-19 update.*
5. County Manager Report  
*This item was for information only.*
6. County Attorney Report  
*County Attorney Davis had no information to report and requested an executive session when appropriate.*

APPROVE:

ATTEST:

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

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

**DAWSON COUNTY BOARD OF COMMISSIONERS  
VOTING SESSION MINUTES – AUGUST 20, 2020  
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 Billy Thurmond; Commissioner Sharon Fausett, District 1; Commissioner Chris Gaines, District 2; Commissioner Tim Satterfield, District 3; Commissioner Julie Hughes Nix, District 4; County Manager David Headley; County Attorney Angela Davis; County Clerk Kristen Cloud; and interested citizens of Dawson County.

**INVOCATION:** Chairman Thurmond

**PLEDGE OF ALLEGIANCE:** Chairman Thurmond

**ANNOUNCEMENTS:**

None

**APPROVAL OF MINUTES:**

Motion passed 4-0 to approve the Minutes of the Special Called Meeting held on August 6, 2020. Gaines/Nix

Motion passed 4-0 to approve the Minutes of the Work Session held on August 6, 2020. Satterfield/Fausett

Motion passed 4-0 to approve the Minutes of the Voting Session held on August 6, 2020. Fausett/Nix

**APPROVAL OF AGENDA:**

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

- Additions of Nos. 4 through 6 under New Business:
  - FY 2021 Department of Human Services / Deanna Specialty Transportation Contract and Memorandum of Understanding
  - Move Forward with a Public Hearing for Annual Capital Improvements Element Update
  - Resolution of Acceptance of Coronavirus Aid, Relief, and Economic Security Act Funding for Dawson County

Gaines/Fausett

**PUBLIC COMMENT:**

None

**ZONINGS:**

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

ZA 20-02 - Paul Behrmann requests to rezone 5 acres of property located at Highway 53 East TMP 094-136 from CCB (Commercial Community Business) to RSR (Residential Sub-Rural).

Planning & Development Director Jameson Kinley said the applicant seeks to rezone 5 acres of property that he and two associates purchased in 1996, from CCB to RSR. When the property was purchased they had intentions to build medical / dental offices; that did not come to fruition and the applicant has had the property for sale for several years, according to Kinley. The applicant seeks to revert the property back to a residential zoning in hopes of selling it. Kinley said the Planning Commission recommended unanimous approval of the request at its July meeting.

Applicant Carole Behrmann said the property has been for sale as a commercial property for about six years and that it has failed to sale. She said a real estate agent suggests rezoning in an attempt to sale the property.

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

Motion passed 4-0 to approve ZA 20-02. Nix/Gaines

ZA 20-03 - Derek Perry requests to rezone 7.48 acres of property located at Big Savannah Road TMP 111-105 from RSR (Residential Sub-Rural) to RA (Residential Agriculture).

Planning & Development Director Jameson Kinley said the applicant seeks to down zone his property, located off Etowah River Road, from RSR to RA for the purpose of building a caretaker's cottage for his daughter and granddaughter to move into so that they can assist in caring for he and his wife as they age. Kinley said the applicant purchased the property in 1989 and has lived there since. The property is surrounded by RSR and RA property and it backs up to the Etowah River, according to Kinley, who said the Planning Commission recommended unanimous approval of the request at its July meeting.

Applicant Derek Perry said he has lived on the property for many years and his daughter, a mother who attends college and works full-time, would like stay on the property. Perry said the property remains mostly natural, and the proposed caretaker's cottage would be a small footprint on a slab.

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

Motion passed 4-0 to approve ZA 20-03. Fausett/Satterfield

ZA 20-04 - Ronald Jones requests to rezone 2 acres of property located at 1710 Howser Mill Road TMP 082-030-001 from RA (Residential Agriculture) to RSR (Residential Sub-Rural).

Planning & Development Director Jameson Kinley said the applicant acquired the property in 2016 and seeks to rezone a 2-acre portion of parcel 082-030-001. This would leave 9.03 acres of the property to be absorbed by the applicant's son-in-law, according to Kinley. The applicant's primary residence is on the portion of the property he seeks to rezone, according to Kinley, adding that the property is surrounded by RA, RSR and the City of Dawsonville. Kinley said,

“Rezoning this property to RSR would fit into the general character of this area.” He said the Planning Commission recommended unanimous approval of the request at its July meeting.

Applicant Ronald Jones said his wife passed away and that he is refinancing his home. Jones said he only wants to refinance 2 acres with the residence. He said “the other 9 acres will go to my son-in-law, which we already have 14 other acres there.” Jones said his residence is away from the road and that he has a 700-foot driveway.

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

Motion passed 4-0 to approve ZA 20-04. Satterfield/Fausett

**NEW BUSINESS:**

Consideration of Information Technology Exemption Request for Ambulance Transport Billing Software and Electronic Patient Care Reporting Software

Motion passed 4-0 to approve the Information Technology Exemption Request for Ambulance Transport Billing Software and Electronic Patient Care Reporting Software – for Emergency Medical Services Consultants to perform the ambulance billing services at 5 percent of the collections and for ESO Solutions to perform the electronic patient care reporting and cardiac monitor integration at costs of a one-time fee of \$3,808.50 and \$10,780 annually. Nix/Satterfield

Consideration of Naming the New Pavilion at Veterans Memorial Park

Motion passed 4-0 to approve to Name the New Pavilion at Veterans Memorial Park the “Bowen Family Pavilion.” Fausett/Gaines

Consideration to Move Forward with a Public Hearing for 9-1-1 Ordinance Update

Motion passed 4-0 to approve to Move Forward with a Public Hearing for 9-1-1 Ordinance Update. Gaines/Fausett

Consideration of FY 2021 Department of Human Services / Deanna Specialty Transportation Contract and Memorandum of Understanding

Motion passed 4-0 to approve the FY 2021 Department of Human Services / Deanna Specialty Transportation Contract and Memorandum of Understanding. Satterfield/Gaines

Consideration to Move Forward with a Public Hearing for Annual Capital Improvements Element Update

Motion passed 4-0 to approve to Move Forward with a Public Hearing for Annual Capital Improvements Element Update. Nix/Satterfield

Consideration of Resolution of Acceptance of Coronavirus Aid, Relief, and Economic Security Act Funding for Dawson County

Motion passed 4-0 to approve the Resolution of Acceptance of Coronavirus Aid, Relief, and Economic Security Act Funding for Dawson County – to accept funding in the amount of \$1,196,773. Satterfield/Gaines

**PUBLIC COMMENT:**

None

**ADJOURNMENT:**

**EXECUTIVE SESSION:**

Motion passed 4-0 to enter into Executive Session to discuss litigation and personnel. Gaines/Nix

APPROVE:

ATTEST:

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

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

DRAFT



**DAWSON COUNTY BOARD OF COMMISSIONERS  
SPECIAL CALLED MEETING MINUTES – AUGUST 20, 2020  
DAWSON COUNTY GOVERNMENT CENTER ASSEMBLY ROOM  
25 JUSTICE WAY, DAWSONVILLE, GEORGIA 30534  
6:00 PM**

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

**ROLL CALL:** Those present were Chairman Billy Thurmond; Commissioner Sharon Fausett, District 1; Commissioner Chris Gaines, District 2; Commissioner Tim Satterfield, District 3; Commissioner Julie Hughes Nix, District 4; County Manager David Headley; County Clerk Kristen Cloud; and interested citizens of Dawson County. County Attorney Angela Davis was not present.

**INVOCATION:** Chairman Thurmond

**PLEDGE:** Chairman Thurmond

**ANNOUNCEMENTS:**

None

**APPROVAL OF AGENDA:**

Motion passed 4-0 to approve the agenda as presented. Gaines/Fausett

**PUBLIC COMMENT:**

None

**NEW BUSINESS:**

*Adoption of Millage Rate for the 2020 Property Tax Levy*

Motion passed 4-0 to approve a 50 percent rollback of the 2020 property tax, reducing the millage rate to 7.885. The millage rate of 7.885 is a reduction from the 2019 rate of 8.089. Satterfield/Gaines

**PUBLIC COMMENT:**

None

**ADJOURNMENT:**

**APPROVE:**

**ATTEST:**

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

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



## DAWSON COUNTY BOARD OF COMMISSIONERS AGENDA FORM

Department: Planning & Development

Work Session: 8/6/2020

Prepared By: Harmony Gee

Voting Session: 8/20/2020

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

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

Agenda Item Title: Presentation of 9-1-1 Ordinance Update

**Background Information:**

The last time that this ordinance was updated was in 1991.

**Current Information:**

Budget Information: Applicable: \_\_\_\_\_ Not Applicable: x Budgeted: Yes \_\_\_\_\_ No n/a

Fund	Dept.	Acct No.	Budget	Balance	Requested	Remaining

Recommendation/Motion: \_\_\_\_\_

Department Head Authorization: \_\_\_\_\_

Date:

Finance Dept. Authorization: Vickie Neikirk

Date: 7/27/20

County Manager Authorization: DH

Date: 7/27/2020

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

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

**Comments/Attachments:**

**AN ORDINANCE OF  
THE BOARD OF COMMISSIONERS OF DAWSON COUNTY  
TO ESTABLISH A UNIFORM STREET NAMING AND PROPERTY NUMBERING SYSTEM FOR DAWSON  
COUNTY; TO PROVIDE THE ASSIGNMENTS AND POSTINGS OF DESIGNATED STRUCTURE AND FEATURE  
NUMBERS; TO PROVIDE FOR THE ASSISTANCE OF UTILITY COMPANIES IN REQUIRING COMPLIANCE;  
TO REQUIRE THAT COUNTY DEPARTMENTS ASSIST IN THE IMPLEMENTATION OF THE SYSTEM; AND TO  
PROVIDE METHODS FOR IMPLEMENTING SAID SYSTEM AND FOR THE ENFORCEMENT THEREOF**

**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 has determined to adopt an ordinance regulating these matters;

**WHEREAS**, Due to the rapid rate of growth in Dawson County, the adoption of NG911 technology and standards by the Federal Government, and the lack of an official address numbering system, we propose the addressing system described in this ordinance be adopted by Dawson County.

**NOW, THEREFORE**, the Board of Commissioners of Dawson County hereby enact this ordinance as follows.

**Section 1- Road Names and Addresses**

The purpose of this ordinance is to provide a system of unique road names and addresses which is essential to the successful implementation of the E-911 Emergency Services System and is, therefore, essential to the efficient and effective provision of such services as police, fire, and emergency medical services. The GIS Analyst/E-911 Coordinator, shall develop and maintain a uniform system of road naming and addressing and maintain the addressing database and road inventory.

**Section 2- Duplication of Road Names**

New or existing road names will not be allowed if they duplicate county roads or municipal streets within or outside zip code areas, specifically as they relate to the delivery range of local postal services.

**Section 3- Uniform Numbering System**

- a. All numbers will be assigned based off of the structures driveway entrance as it pertains to the roads length, with even numbers on the right and odd numbers on the left. All numbers will be assigned by the GIS Analyst/E-911 Coordinator.
- b. A number will be assigned within a reasonable amount of time upon receiving an official building permit and any other necessary documents or data. All numbers shall be block letters not less than four inches in height.
- c. This ordinance shall apply to all future development.
- d. Written notification of the proper address of each structure shall be given to the owner, occupant or agent.

**Section 4- Placement of Numbers**

- a. All numbers shall be conspicuously placed immediately above, on or beside the appropriate door so that the number is clearly visible from the street. In cases where the building is situated more than fifty feet from the street or road, the building number shall be placed near the walk or driveway of the common entrance to the building or mailbox post if the mailbox is on the same side as the building. If the mailbox is on the opposite side of the street, a post shall be placed on the side the number is assigned to display the number so as to be clearly visible from the street or road from each direction.
- b. The owner, occupant or agent of each building or house or other structure assigned a number under the uniform numbering system provided in this ordinance, shall place or cause to be placed said number on the house, building or other structure within thirty (30) days after receiving notification of the proper number assignment.
- c. Cost and installation of the number shall be paid for by the property owner or occupant. All numbers shall be made of durable clearly visible material and shall contrast with the color of the house, building or other structure.
- d. It shall be unlawful for any person to alter, deface or take down a number placed on any property in accordance with this ordinance except for repair or replacement of such number. If the number has to be removed for the purpose of repair or remodeling, the number shall be displayed in a temporary place until the construction is complete and placed in the proper location.

#### **Section 5- New Roads**

- a. Each new road or street name shall be recorded on a "Road Name Request Form" before it can be reviewed and approved by the GIS Analyst/E-911 Coordinator.
- b. Private roads or private driveways will be named and numbered if they provide access to more than two residences.

#### **Section 6- Subdivisions**

- a. Each new subdivision plat shall be submitted to the Planning and Development Department for approval.
- b. No addresses shall be issued until a building permit is received for the structure.
- c. Subdivisions will be required to provide the GIS Analyst/E-911 Coordinator with electronic CAD data that contains the site plan and approved street names before addresses can be issued.

#### **Section 7- Mobile Home Parks**

- a. Each new mobile home park plat shall be submitted to the Planning and Development Department for approval.
- b. No addresses shall be issued until a building permit is received for the structure.
- c. All mobile home parks shall be named and a street sign will mark the entrance to the park. Each lot in the mobile home park shall be numbered in numerical order with even numbers on the right and odd numbers on the left. Each mobile home park will have one general address. The address shall be posted at the entrance to the park and each lot address number shall be posted outside of each mobile home.
- d. Mobile home parks will also be required to provide the GIS Analyst/E-911 Coordinator with electronic CAD data of the site plan before addresses can be issued.

## **Section 8- Shopping Centers**

- a. Each new shopping center plat shall be submitted to the Planning and Development Department for approval.
- b. No addresses shall be issued until a building permit is received for the structure.
- c. Each shopping center will have one letter assigned to each individual building within the shopping center, starting with the letter "A". (Building A, Building B, etc...) Each business within an individual building will be designated as a suite and have a number and be numbered in consecutive order from the entrance of the building.
- d. Shopping Centers will also be required to provide the GIS Analyst/E-911 Coordinator with electronic CAD data of the site plan before addresses can be issued.

## **Section 9- Commercial Developments**

- a. Each commercial development will have one general address. The address shall be posted at the entrance of the commercial property.
- b. No address shall be issued until a building permit is received for the structure.
- c. Any additional buildings apart from the main addressed building will be lettered beginning with the letter A, with the letter posted visibly on the outside of each building.
- d. Commercial developments will also be required to provide the GIS Analyst/E-911 Coordinator with electronic CAD data of the site plan before addresses can be issued.

## **Section 10- Apartment Complexes**

- a. Each apartment complex shall have one general address at the entrance.
- b. No addresses shall be issued until a building permit is received for the structure.
- c. Each building in the complex shall be numbered and each apartment unit in the building shall have a unique unit number that will be determined as stated: All unit numbers will be at least three digits long, but no longer than five digits long. The first number will be the building number, the second number will be the story of the building where the unit is located, any numbers after that will be the number of the unit based on the entrance to the apartment building. Units will be numbered in numerical order from the entrance of the building with even numbers on the right and odd numbers on the left.
- d. Apartment Complexes will also be required to provide the GIS Analyst/E-911 Coordinator with electronic CAD data of the site plan before addresses can be issued.

## **Section 11- Addressed Features**

- a. Specified features that are not structures will also be addressed. These addresses will be based on their position along the length of the road they are on.
- b. These specific features will include: retention and detention ponds which will also have the latitude and longitude coordinates included for 911 purposes, and various utility features which will be addressed internally if the need for an address is determined.

## **Section 12- Penalties**

Any person who violates any of the provisions of this ordinance shall be guilty of a misdemeanor and shall be subject to a fine not exceeding two hundred (\$200.00) dollars or to imprisonment for a term not exceeding thirty (30) days. Each day, which such violation continues; shall constitute a separate offense.

**Section 13- Severability**

If any paragraph, sub-paragraph, sentence, clause, phrase, or any portion of this ordinance shall be declared invalid or unconstitutional by any court of competent jurisdiction or if the provisions of any part of this ordinance as applied to any particular situation or set of circumstances shall be declared invalid or unconstitutional, then such invalidity shall not be construed (1) to affect the portions of the ordinance not held to be invalid or (2) to affect the application of this ordinance to other circumstances. It is hereby declared to be the intent of the Board of Commissioners of Dawson County to provide for separable and divisible parts, and the Board of Commissioners hereby adopts any and all parts not held invalid.

**Section 14- REPEALER**

All resolutions or ordinances or parts of resolutions or ordinances in conflict with the terms of this ordinance are hereby repealed, but it is hereby provided that any resolution or ordinance that may be applicable hereto and aid in carrying out or making effective the intent, purpose, and provisions hereof, which shall be liberally construed in favor of Dawson County, is hereby adopted as part hereof.

This ordinance shall be effective on the \_\_\_\_\_ day of \_\_\_\_\_, 20\_\_.

Approved, this \_\_\_ day of \_\_\_\_\_, 20\_\_.

Dates of Public Hearings:

Dates of Advertisements:



## DAWSON COUNTY BOARD OF COMMISSIONERS AGENDA FORM

Department: Planning & Development

Work Session: 8/20/2020

Prepared By: Harmony Gee

Voting Session: 8/20/2020

Presenter: Jameson Kinley

Public Hearing: Yes  No

Agenda Item Title: Presentation of Dawson County Capital Improvements Element

**Background Information:**

Yearly submittal to DCA of the Dawson County Capital Improvements Element (CIE) showing the 2019 expenditures of the impact fees.

**Current Information:**

Document formatted to DCA standards. This will need to be moved to tonight's voting session for consideration to move forward with a public hearing, so that the submittal to the DCA will occur in a timely manner.

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

Fund	Dept.	Acct No.	Budget	Balance	Requested	Remaining

Recommendation/Motion: \_\_\_\_\_

Department Head Authorization: \_\_\_\_\_

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

Finance Dept. Authorization: Vickie Neikirk

Date: 8/13/20

County Manager Authorization: DH

Date: 8/13/2020

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

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

**Comments/Attachments:**

15

# **Capital Improvements Element 2020 Annual Update:**

## **Financial Report & Community Work Program**

Dawson County, GA

**Draft**



## Introduction

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

According to the Compliance Requirements, the Annual Update:

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

## Financial Report

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

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

The County’s fiscal year runs from January 1 to December 31. Thus, this financial report is based on the audit prepared for FY 2019. The required financial information for each public facility category appears in the main financial table (page 3); service area designations appear in the project tables that follow (pages 4 through 7).

## Schedule of Improvements

In addition to the financial report, the County has prepared a five-year schedule of improvement a community

work program (CWP) as specified in the Compliance Requirements (Chapter 110-12-2-.03(2)(c)), which states that local governments that have a CIE must “update their entire Community Work Programs annually.”<sup>1</sup>

According to DCA’s requirements,<sup>2</sup> the CWP must include:

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

All of this information appears in the Community Work Program portion of this document, beginning on page 8. This Community Work Program is based on the CIE adopted July 10, 2018.

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

<sup>2</sup> Chapter 110-12-1-.05(2)(c)(i).

## IMPACT FEES FINANCIAL REPORT – DAWSON COUNTY, GA Fiscal Year 2019

DAWSON COUNTY

Annual Impact Fee Financial Report - Fiscal Year 2019

	Library Services	Fire Protection	Law Enforcement	Roads	Parks & Recreation	Administration	TOTAL
<b>Service Area</b>	County-wide	County-wide	County-wide	Ga 400 Corridor	County-wide		
<b>Impact Fee Fund Balance January 1, 2018</b>	\$59,876.67	\$103,143.93	\$45,913.37	\$52,463.16	\$241,671.25	(\$47,407.86)	\$455,660.51
<b>Impact Fees Collected (January 1, 2018 through December 31, 2019)</b>	\$159,448.22	\$132,797.04	\$0.00*	\$77,754.28	\$506,457.36	\$24,925.49	\$901,382.39
<b>Subtotal: Fee Accounts</b>	\$219,324.89	\$235,940.97	\$45,913.37	\$130,217.44	\$748,128.61	(\$22,482.37)	\$1,357,042.90
<b>Accrued Interest</b>	\$741.1	\$797.24	\$155.14	\$440.00	\$2,527.92	(\$75.97)	\$4,585.44
<b>(Impact Fee Refunds)</b>	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00
<b>(FY 2019 Expenditures)</b>	\$0.00	\$122,000.00	\$0.00	\$0.00	\$0.00	\$0.00	\$145,599.00
<b>Impact Fee Fund Balance December 31, 2019</b>	\$220,065.99	\$114,738.21	\$46,068.51	\$130,657.44	\$750,656.53	(\$22,558.34)	\$1,239,628.35
<b>Impact Fees Encumbered</b>	\$220,065.99	\$114,738.21	\$46,068.51	\$130,657.44	\$750,656.53		\$1,239,628.35

\*Effective July 10, 2018, no impact fees allocated for law enforcement.

<b>Public Facility:</b>	<b>Library Services</b>							
<b>Service Area:</b>	County-wide							
<b>Project Description</b>	<b>Project Start Date</b>	<b>Project End Date</b>	<b>Local Cost of Project</b>	<b>Maximum Percentage of Funding from Impact Fees</b>	<b>Maximum Funding Possible from Impact Fees</b>	<b>Impact Fees Expended to Date</b>	<b>Impact Fees Encumbered</b>	<b>Status/Remarks</b>
Collection Materials	2018	2018	\$38,934.07	99.49%	\$38,735.51			Delayed
Collection Materials	2019	2019	\$38,934.07	99.49%	\$38,735.51			Delayed
Collection Materials	2020	2020	\$39,262.72	99.50%	\$39,066.41		\$ 39,262.72	
Collection Materials	2021	2021	\$39,350.36	99.50%	\$39,153.61		\$ 20,613.79	
Collection Materials	2022	2022	\$39,021.71	99.49%	\$38,822.70		\$39,021.71	
Collection Materials	2023	2023	\$38,605.42	99.49%	\$38,408.53		\$38,605.42	
Collection Materials	2024	2024	\$38,758.79	99.49%	\$38,561.12		\$38,758.79	
Collection Materials	2025	2025	\$38,671.15	99.49%	\$38,473.93		\$38,671.15	
Collection Materials	2026	2026	\$38,934.07	99.49%	\$38,735.51		\$5,132.41	
Collection Materials	2027	2027	\$39,087.44	99.50%	\$38,892.00			
Collection Materials	2028	2028	\$39,175.08	99.50%	\$38,979.20			
Collection Materials	2029	2029	\$39,087.44	99.50%	\$38,892.00			
Collection Materials	2030	2030	\$38,758.79	99.49%	\$38,561.12			
Collection Materials	2031	2031	\$38,846.43	99.49%	\$38,648.31			
Collection Materials	2032	2032	\$38,671.15	99.49%	\$38,473.93			
Collection Materials	2033	2033	\$38,517.78	99.49%	\$38,321.34			
Collection Materials	2034	2034	\$38,430.14	99.49%	\$38,234.15			
Collection Materials	2035	2035	\$38,254.86	99.49%	\$38,059.76			
Collection Materials	2036	2036	\$38,671.15	99.49%	\$38,473.93			
Collection Materials	2037	2037	\$39,262.72	99.50%	\$39,066.41			
Collection Materials	2038	2038	\$40,117.21	99.45%	\$39,896.57			
Collection Materials	2039	2039	\$40,796.42	99.46%	\$40,576.12			
Collection Materials	2040	2040	\$41,212.71	99.47%	\$40,994.28			
New library space (13,991 sf)	2026	2026	\$4,365,192.00	100.00%	\$4,365,192.00			
			<b>\$5,264,553.68</b>		<b>\$5,259,953.93</b>		<b>\$ 220,065.99</b>	

<b>Public Facility:</b>	<b>Fire Protection</b>							
<b>Service Area:</b>	County-wide							
<b>Project Description</b>	<b>Project Start Date</b>	<b>Project End Date</b>	<b>Local Cost of Project</b>	<b>Maximum Percentage of Funding from Impact Fees</b>	<b>Maximum Funding Possible from Impact Fees</b>	<b>Impact Fees Expended to Date</b>	<b>Impact Fees Encumbered</b>	<b>Status/ Remarks</b>
Medic	2020	2020	\$250,000.00	100.00%	\$250,000.00		\$143,738.21	
Engine	2019	2019	\$400,000.00	100.00%	\$400,000.00	\$122,000.00		satisfied
Tender	2021	2021	\$300,000.00	100.00%	\$300,000.00			
Engine	2022	2022	\$400,000.00	100.00%	\$400,000.00			
Medic	2022	2022	\$250,000.00	100.00%	\$250,000.00			
Engine	2023	2023	\$400,000.00	100.00%	\$400,000.00			
Ladder	2023	2023	\$1,100,000.00	100.00%	\$1,100,000.00			
Engine	2028	2028	\$400,000.00	100.00%	\$400,000.00			
New Station 3	2023	2023	\$1,937,339.00	25.00%	\$484,334.75			
Station 11	2025	2025	\$133,894.00	100.00%	\$133,894.00			
Station 12	2028	2028	\$505,594.00	100.00%	\$505,594.00			
Station 13	2031	2031	\$140,997.00	100.00%	\$140,997.00			
Station 14	2034	2034	\$144,658.00	100.00%	\$144,658.00			
Station 15	2037	2037	\$2,184,961.00	100.00%	\$2,184,961.00			
Training Center	2024	2024	\$220,807.00	100.00%	\$220,807.00			
			<b>\$8,768,250.00</b>		<b>\$7,315,245.75</b>	<b>\$122,000.00</b>	<b>\$ 143,738.21</b>	

<b>Public Facility:</b>	<b>Roads</b>							
<b>Service Area:</b>	County wide							
<b>Project Description</b>	<b>Project Start Date</b>	<b>Project End Date</b>	<b>Local Cost of Project</b>	<b>Maximum Percentage of Funding from Impact Fees</b>	<b>Maximum Funding Possible from Impact Fees</b>	<b>Impact Fees Expended to Date</b>	<b>Impact Fees Encumbered</b>	<b>Status/ Remarks</b>
Kelly Bridge Road, full depth reclamation and widening both lanes	2018	2018	\$2,262,592.57	44.6778557%	\$1,010,877.84			delayed
Lumpkin Campground Road, lane addition and lane widening	2019	2019	\$4,230,847.21	44.6778557%	\$1,890,251.81			delayed
Red Rider Road, right-of-way acquisition and road widening	2019	2019	\$1,269,254.16	44.6778557%	\$567,075.54			satisfied
Sweetwater Juno Road, road widening and resurfacing	2019	2019	\$1,375,025.34	44.6778557%	\$614,331.84			delayed
Couch Road, road wideing and resurfacing	2020	2020	\$3,807,317.28	44.6778557%	\$1,701,027.72		\$130,657.44	
Grant Road East, upgrade dirt to pavement and road widening	2020	2020	\$870,243.95	44.6778557%	\$388,806.34			
Shoal Creek - Shoal Creek Road Bridge, replacement with additional lanes and weight	2020	2020	\$2,719,512.35	44.6778557%	\$1,215,019.80			
Amicalola River - Goshen Church Bridgem replacement with additional lanes and weight	2021	2021	\$1,678,131.39	44.6778557%	\$749,753.12			
Whitmire Drive West, add third (center turn) lane	2021	2021	\$895,003.41	44.6778557%	\$399,868.33			satisfied
Prepare Transportation Plan (in house)	2020	2020		n/a				
			<b>\$19,107,927.66</b>		<b>\$8,537,012.35</b>		<b>\$130,657.44</b>	

\*satisfied – Projects were satisfied through other means, therefore removed from CWP.

<b>Public Facility:</b>	<b>Parks and Recreation</b>							
<b>Service Area:</b>	County wide							
<b>Project Description</b>	<b>Project Start Date</b>	<b>Project End Date</b>	<b>Local Cost of Project</b>	<b>Maximum Percentage of Funding from Impact Fees</b>	<b>Maximum Funding Possible from Impact Fees</b>	<b>Impact Fees Expended to Date</b>	<b>Impact Fees Encumbered</b>	<b>Status/Remarks</b>
Park Acres	2020	2020	\$2,995,770.00	84.76%	\$2,539,214.65		\$349,405.53	
Baseball/Softball Fields	tbd	tbd						
Basketball Courts (outdoor)	tbd	tbd	\$395,649.00	99.53%	\$393,789.45			
Multi-Purpose Fields	tbd	tbd	\$1,134,839.00	95.16%	\$1,079,912.79			
Picnic Pavilions	tbd	tbd	\$463,753.00	77.78%	\$360,707.08			
Playgrounds	tbd	tbd	\$695,626.00	66.66%	\$463,704.29			
Aquatic Center (deferred)	tbd	tbd		58.34%				
Tennis Courts	tbd	tbd	\$993,690.00	83.33%	\$828,041.88			
Gymnasium	tbd	tbd	\$2,550,964.00	100.00%	\$2,550,964.00			
Maintenance Sheds	tbd	tbd	\$415,646.00	100.00%	\$415,646.00			
Office/Concession	tbd	tbd	\$489,462.00	100.00%	\$489,462.00			
Recreation Center	tbd	tbd	\$5,402,116.00	100.00%	\$5,402,116.00			
Restroom/Concession	tbd	tbd	\$799,593.00	95.18%	\$761,052.62			
Senior Rec Center	2019	2021	\$401,251.00	100.00%	\$401,251.00		\$401,251.00	
Maintenance Yard	tbd	tbd	\$6,118.00	100.00%	\$6,118.00			
Walking Trails	tbd	tbd	\$569,373.00	100.00%	\$569,373.00			
Parking	tbd	tbd	\$1,898,284.00	100.00%	\$1,898,284.00			
			<b>\$19,212,134.00</b>		<b>\$18,159,636.76</b>	<b>\$0.00</b>	<b>\$750,656.53</b>	

**2020-2024 COMMUNITY WORK PROGRAM  
DAWSON COUNTY, GA**

DCA Category	Activity	2020	2021	2022	2023	2024	Responsible Party	Cost Estimate	Funding Source
Com. Facilities	Purchase of collection materials	✓	✓	✓	✓	✓	Dawson County Library	\$194,186	99.5% impact fees; SPLOST
Com. Facilities	New Jail (Wrap-up to previous new jail project identified in the 2006 CIE)	✓					Sherriff's Office	\$45,715.05	100% impact fees
Com. Facilities	Purchase fire engine for Station 4			✓			Emergency Services	\$400,000	100% impact fees
Com. Facilities	Purchase medic vehicle for Station 4			✓			Emergency Services	\$250,000	100% impact fees
Com. Facilities	Purchase medic vehicle for Station 5		✓				Emergency Services	\$250,000	100% impact fees
Com. Facilities	Purchase fire engine for Station 9			✓			Emergency Services	\$400,000	100% impact fees
Com. Facilities	Purchase tender for Station 9			✓			Emergency Services	\$300,000	100% impact fees
Com. Facilities	Install fire hydrants (Annual installation in accordance with the Authority's schedule)	✓	✓	✓	✓	✓	EWSA	\$237,900	100% impact fees
Com. Facilities	Acquire park land (140 acres)			✓			Parks & Rec Dept., BOC	\$800,000	84.76% impact fees; SPLOST
Com. Facilities	Senior Rec Center (Cost excludes \$750,000 grant)	✓	✓				Senior Services	\$401,251	100% impact fees

\*Fire Stations renumbered in 2018

\*2019-2023 CWP lists impact fee eligible projects. A complete CWP can be found in the Comprehensive Plan.

DCA Category	Activity	2020	2021	2022	2023	2024	Responsible Party	Cost Estimate	Funding Source
Transportation	Kelly Bridge Road, full depth reclamation and widening both lanes	✓	✓				PWD	\$2,200,000	44.68% impact fees; SPLOST
Transportation	Lumpkin Campground Road, lane addition and lane widening	✓	✓	✓	✓		PWD	\$4,000,000	44.68% impact fees; SPLOST
Transportation	Sweetwater Juno Road, road widening and resurfacing		✓	✓			PWD	\$1,300,000	44.68% impact fees; SPLOST
Transportation	Couch Road, road widening and resurfacing			✓	✓		PWD	\$3,500,000	44.68% impact fees; SPLOST
Transportation	Grant Road East, up-grade dirt to pavement and road widening				✓		PWD	\$800,000	44.68% impact fees; SPLOST
Transportation	Shoal Creek – Shoal Creek Road Bridge, replacement with additional lanes and weight limit					✓	PWD	\$2,500,000	44.68% impact fees; SPLOST
Transportation	Amicalola River – Goshen Church Bridge, replacement with additional lanes and weight			✓	✓		PWD	\$1,500,000	44.68% impact fees; SPLOST
Transportation	Transportation Plan (Prepared by staff)	✓	✓				PWD	\$0	Prepared by Staff
Transportation	Update impact fee Capital Improvements Element with road improvements (Consultant		✓	✓			PWD	\$0	Prepared by Staff





## DAWSON COUNTY BOARD OF COMMISSIONERS AGENDA FORM

Department:   District Attorney  

Work Session:   08-20-20  \_\_\_\_\_

Prepared By:   Laurie Whalen  \_\_\_\_\_

Voting Session:   08-20-20  \_\_\_\_\_

Presenter:   Lee Darragh  \_\_\_\_\_

Public Hearing:   Yes     No     X  

Agenda Item Title:   VOCA Grant     Continuation  \_\_\_\_\_

**Background Information:**

Since 2017, the District Attorney's office has been awarded the VOCA (Victims of Crime Act) grant through PAC (Prosecuting Attorneys' Council) and CJCC (Criminal Justice Coordinating Council).

The grant award for 2020 was \$74,419. It covers the wages and benefits for one employee. The county match is 25% for this grant. Other employees' salaries in the VOCA program are used for the match. We anticipate a similar amount for the next year.

**Current Information:**

The District Attorney's office would like approval to apply for continuation of the VOCA grant. It will have the same terms as last year and will be a similar amount.

We ask that this be reviewed and voted on at the 08-20-2020 voting session meeting.

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

Fund	Dept.	Acct No.	Budget	Balance	Requested	Remaining
250	2200					

Recommendation/Motion: \_\_\_\_\_

Department Head Authorization: \_\_\_\_\_

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

Finance Dept. Authorization:   Vickie Neikirk  \_\_\_\_\_

Date:   8/11/20  \_\_\_\_\_

County Manager Authorization:   DH  \_\_\_\_\_

Date:   8/11/2020  \_\_\_\_\_

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

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

**Comments/Attachments:**



August 21, 2020

**CERTIFIED MAIL**

Mr. Billy Thurmond and Board of Commissioners Dawson County  
25 Justice Way, Suite 2313  
Dawsonville, GA 30534

Re: Annexation of Property of Michael Turner, General Partner of B & K Turner Family LLP: ANX# C2100043

Dear Mr. Thurmond,

Please be advised that the City of Dawsonville, Georgia, pursuant to authority vested in the Mayor and Council of the City of Dawsonville by Article 2, Chapter 36, Title 36 of the Official Code of Georgia Annotated, received a petition to annex the property referenced above. This annexation petition will be heard during the public hearing segment of the following meetings; Planning Commission on September 14, 2020 and City Council on September 21, 2020. City Council for a decision on October 5, 2020.

This letter has been sent to you by certified mail, return receipt requested, upon receipt of the Annexation Petition of Property of Michael Turner, General Partner of B & K Turner Family LLP. Said notice is in compliance with O.C.G.A. §§ 36-36-6, and 36-36-111. Please see the attached copy of the annexation petition and map of the site proposed to be annexed, which are included to allow you to identify the subject area, as well as the intended use of the property.

Pursuant to O.C.G.A. § 36-36-113, upon receipt of this notice Dawson County has thirty (30) calendar days to raise an objection to the proposed use of the above referenced land, and to specify the basis, therefore.

Finally, in accord with O.C.G.A. § 36-36-7, Dawson County has five (5) business days from the receipt of this notice to notify the City that there are County-owned public facilities within the area proposed for annexation.

Thank you for your time and attention to this matter, and I look forward to hearing from you regarding this issue. If I may be of assistance in this regard or any other, please do not hesitate to contact me.

Stanislav Zaverukha  
Permit Technician

Enclosures  
CC: David Headley, County Manager  
Jarrard & Davis, LLP, County Attorney



**City of Dawsonville**  
 415 Highway 53 East, Suite 100  
 Dawsonville, GA 30534 Phone:  
 (706) 265-3256

**Annexation Petition  
 into the  
 City of Dawsonville, GA**

**Annexation #** \_\_\_\_\_

**FEE \$250.00 (NONREFUNDABLE)** Date Paid \_\_\_\_\_ Cash /Ck # \_\_\_\_\_

Please Print Clearly **ZONING AMENDMENT APPLICATION AND FEES RECEIVED ? YES NO**

Applicant Name(s): Allen Street Properties LLC  
 Mailing Address 1090 Oakhaven Drive city Roswell State GA Zip 30075  
 E-Mail \_\_\_\_\_  
 Applicant Telephone Number(s): \_\_\_\_\_

Property Owner's Name(s): B + K Turner Family, LLLP  
 Mailing Address 1090 Oakhaven Dr city Roswell State GA Zip 30075  
 E-Mail \_\_\_\_\_  
 Property Owner's Telephone Number(s): Michael Turner

Address of Property to be Annexed: Perimeter Road VACANT LOT  
 Tax Map & Parcel # 093004001 Property Size in Acres: 74.85 Survey Recorded in Plat Book # \_\_\_\_\_ Page # \_\_\_\_\_  
 Land Lot # 375, 371, 372, 427, 428 District # 12th Section # \_\_\_\_\_ Legal Recorded in Deed Book # 1053 Page # 303  
 Current Use of Property: vacant  
 County Zoning Classification: RSR + RA City Zoning Classification: R3

Land Use & Zoning Ordinance, Article VII. General Provisions Sec. 708. Annexation:  
 Any land area subsequently added to the incorporated area of Dawsonville shall automatically be classified R-1 (single-family residential district) until or unless otherwise classified by amendment to the official zoning map.

Petition **MUST** include a completed application with signatures and **ALL** attachments.

An 8 1/2 x 11 copy of the current **RECORDED BOUNDARY SURVEY** of said property showing the contiguity of said property to the existing corporate limits of the City of Dawsonville, GA.

A copy of the current metes and bounds **LEGAL DESCRIPTION** that matches the boundary survey of the property being annexed.

Survey **must** be signed and sealed by a Registered Land Surveyor.

Survey **must** be signed, stamped recorded by Dawson County Clerk's Office, Superior Court



**City of Dawsonville**  
 415 Highway 53 East, Suite 100  
 Dawsonville, GA 30534 Phone:  
 (706) 265-3256

**Annexation Petition  
 into the  
 City of Dawsonville, GA**

**Please answer the following questions to meet and comply with the United States Department of Justice, Civil Rights Division, Voting Section, Section 5 of the Voting Rights Act.**

1. Intended Use of Land:  X  Residential   Commercial  
  Existing Structure(s)   Vacant  
  Other (specify) \_\_\_\_\_
2. Number of persons currently residing on the property: \_\_\_\_\_;  VACANT   
 Number of persons 18 years or older: \_\_\_\_\_; Number of persons registered to vote: \_\_\_\_\_
3. The number of all residents occupying the property:
 

<u> </u> American Indian	<u> </u> Alaskan Native
<u> </u> Asian	<u> </u> Pacific Islander
<u> </u> Black, not of Hispanic Origin	<u> </u> Hispanic
<u> </u> White, not of Hispanic Origin	<u> </u> VACANT

**Please answer the following questions to meet and comply with the U. S. Department of Commerce, which requires this information to provide Population Estimates.**

**ARC Population Estimate Information**

- A. Number of existing housing units:  0
- B. List of Addresses for each housing unit in the annexed area at the time of the annexation:  
 \_\_\_\_\_
- C. Disposition of existing structures (e.g. to stay the same, be demolished, moved or converted):  
 \_\_\_\_\_
- D. Names of affected Subdivision: \_\_\_\_\_
- E. Name of affected Multi-Family Complex: \_\_\_\_\_
- F. Names of Group Quarters (dormitories, nursing homes, jails, etc.):  
 \_\_\_\_\_
- G. Names of affected Duplexes: \_\_\_\_\_
- H. Names of Mobile Home Parks: \_\_\_\_\_




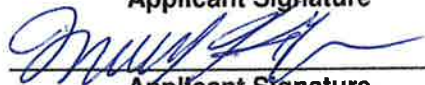
**City of Dawsonville**  
 415 Highway 53 East, Suite 100  
 Dawsonville, GA 30534 Phone:  
 (706) 265-3256

**Annexation Petition  
 into the  
 City of Dawsonville, GA**

**Property Owner(s) Authorization**

I / We the undersigned, being the owner(s) of real property of the territory described herein as Perimeter Road/093004001 (Address/Tax Map Parcel), respectfully request that the Mayor and City Council of the City of Dawsonville, Georgia annex this property into the City and extend the City boundaries to include the same.

Upon signature of this document, I / We the undersigned certify that all the information provided is true and accurate to the best of our knowledge.

(1)	 Property Owner Signature	<u>B &amp; K TURNER FAMILY LLLP</u> <u>Michael K Turner</u> Property Owner Printed Name
(2)	_____ Property Owner Signature	_____ Property Owner Printed Name
(1)	_____ Applicant Signature	<u>Myles Montgomery</u> Applicant Printed Name
(2)	 Applicant Signature	<u>Michael K Turner</u> Applicant Printed Name

Sworn to and subscribed before me  
 this 14 day of August 2020.  
Stanislav Zaverukha  
 Notary Public, State of Georgia



**Stanislav Zaverukha**  
 NOTARY PUBLIC  
 Dawson County, Georgia  
 My Commission Expires  
 March 21, 2023

My Commission Expires: March, 21, 2023 Notary Seal

Annexation Application Received Date Stamp: Rec'd 8/21/2020 Completed Application with Signatures  
 Rec'd 8/21/2020 Current Boundary Survey  
 Rec'd 8/14/2020 Legal Description  
 Rec'd 8/14/2020 ARC Population Estimate Information

Planning Commission Meeting Date (if rezone): 9/14/2020  
 Dates Advertised: 8/26/2020 sent on 8/21/2020  
 1st City Council Reading Date: 9/21/2020  
 2nd City Council Reading Date: 10/5/2020 Approved: YES NO  
 Date Certified Mail to: 8/21/2020 County Board of Commissioners & Chairman \_\_\_\_\_ County Manager \_\_\_\_\_ County Attorney

Letter Received from Dawson County Date: \_\_\_\_\_

**Perimeter Road  
+/-74.865 Acres**

All that tract or parcel of land lying and being in Land Lot 370,371,372,373,427 & 428 of the North Half of the 13th Land District, Dawson County, Georgia and being more particularly described as follows;

Beginning at the intersection of Land Lots 371 and 372 and the Easterly right of way of Perimeter Road (80' right of way), said point marked by a ½ inch Rod found;

THENCE leaving said right of way and traveling on the property line common to now or formally Perimeter Rd 1087 LLC and the Land Lot Line common to Land Lots 371 and 372, South 89 Degrees 59 Minutes 53 Seconds East for a distance of 245.92 feet to a point, said point marked by a ½ inch rebar pin found; THENCE leaving said Land Lot Line and traveling again on the property line common to now or formally Perimeter Rd 1087 LLC North 02 Degrees 10 Minutes 35 Seconds West for a distance of 398.62 feet to a point, said point lying on the southerly right of way of Turner Drive (Apparent 30' right of way), said point marked by an Axle Found; THENCE on said right of way South 89 Degrees 30 Minutes 22 Seconds East for a distance of 100.49 feet to a point; THENCE continuing on said right of way North 01 Degrees 06 Minutes 08 Seconds East for a distance of 28.95 feet to a point on the northerly right of way of Turner Drive, said point marked by an Axle Found; THENCE leaving said right of way and traveling on the property line common to now or formally Elton C. Jones, et al., North 00 Degrees 04 Minutes 01 Seconds East for a distance of 197.42 feet to a point, said point marked by an Axle Found; THENCE traveling on the property line common to Wanda W. Goodson, North 88 Degrees 55 Minutes 56 Seconds East for a distance of 222.67 feet to a point, said point marked by a ¾ inch crimp top pipe found; THENCE along the property line common to now or formally The First Baptist Church of Dawsonville, Inc., North 88 Degrees 56 Minutes 02 Seconds East for a distance of 202.77 feet to a point, said point being the centerline of a creek; THENCE traveling on said centerline creek the following thirty-six (36) courses and distances:

South 43 Degrees 24 Minutes 16 Seconds East for a distance of 33.74 feet to a point; THENCE South 03 Degrees 27 Minutes 49 Seconds West for a distance of 10.41 feet to a point; THENCE South 14 Degrees 46 Minutes 27 Seconds West for a distance of 33.59 feet to a point; THENCE South 87 Degrees 54 Minutes 34 Seconds East for a distance of 31.95 feet to a point; THENCE South 01 Degrees 55 Minutes 32 Seconds East for a distance of 31.16 feet to a point; THENCE South 00 Degrees 02 Minutes 56 Seconds West for a distance of 35.15 feet to a point; THENCE South 36 Degrees 20 Minutes 50 Seconds West for a distance of 26.45 feet to a point; THENCE South 21 Degrees 59 Minutes 08 Seconds West for a distance of 4.19 feet to a point; THENCE South 01 Degrees 23 Minutes 05 Seconds East for a distance of 51.39 feet to a point; THENCE South 36 Degrees 11 Minutes 04 Seconds East for a distance of 28.79 feet to a point; THENCE South 39 Degrees 57

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Minutes 03 Seconds East for a distance of 34.18 feet to a point; THENCE South 25 Degrees 14 Minutes 03 Seconds East for a distance of 24.29 feet to a point; THENCE South 59 Degrees 25 Minutes 33 Seconds East for a distance of 19.36 feet to a point; THENCE South 51 Degrees 41 Minutes 47 Seconds East for a distance of 25.33 feet to a point; THENCE South 12 Degrees 28 Minutes 30 Seconds West for a distance of 19.07 feet to a point; THENCE South 44 Degrees 35 Minutes 34 Seconds East for a distance of 41.47 feet to a point; THENCE South 12 Degrees 33 Minutes 16 Seconds East for a distance of 61.63 feet to a point; THENCE South 47 Degrees 50 Minutes 05 Seconds East for a distance of 39.37 feet to a point; THENCE South 17 Degrees 24 Minutes 49 Seconds East for a distance of 32.97 feet to a point; THENCE South 38 Degrees 35 Minutes 45 Seconds West for a distance of 19.01 feet to a point; THENCE South 21 Degrees 51 Minutes 22 Seconds East for a distance of 30.73 feet to a point; THENCE South 08 Degrees 14 Minutes 26 Seconds East for a distance of 38.16 feet to a point; THENCE South 02 Degrees 50 Minutes 11 Seconds East for a distance of 45.04 feet to a point; THENCE South 43 Degrees 16 Minutes 26 Seconds East for a distance of 26.42 feet to a point; THENCE South 20 Degrees 08 Minutes 22 Seconds West for a distance of 55.37 feet to a point; THENCE South 56 Degrees 50 Minutes 55 Seconds East for a distance of 30.32 feet to a point; THENCE North 31 Degrees 21 Minutes 31 Seconds East for a distance of 14.38 feet to a point; THENCE North 67 Degrees 40 Minutes 49 Seconds East for a distance of 14.23 feet to a point; THENCE South 60 Degrees 56 Minutes 10 Seconds East for a distance of 32.92 feet to a point; THENCE South 55 Degrees 54 Minutes 24 Seconds East for a distance of 36.09 feet to a point; THENCE South 11 Degrees 17 Minutes 10 Seconds East for a distance of 27.95 feet to a point; THENCE South 32 Degrees 47 Minutes 51 Seconds West for a distance of 15.14 feet to a point; THENCE South 11 Degrees 54 Minutes 42 Seconds East for a distance of 21.43 feet to a point; THENCE South 28 Degrees 24 Minutes 57 Seconds East for a distance of 33.77 feet to a point; THENCE South 57 Degrees 40 Minutes 33 Seconds East for a distance of 24.43 feet to a point; THENCE South 79 Degrees 46 Minutes 55 Seconds East for a distance of 8.47 feet to a point;

THENCE leaving said centerline creek South 02 Degrees 23 Minutes 44 Seconds East for a distance of 2009.18 feet to a point, said point marked by a ½ inch rebar pin found; THENCE traveling on the property line common to now or formally The Dawson County Board of Education, South 85 Degrees 54 Minutes 23 Seconds West for a distance of 1589.66 feet to a point, said point being the Easterly right of way of Perimeter Road (80' right of way), said point marked by a ½ inch rebar pin found; THENCE traveling on said Easterly right of way the following six (6) courses and distances:

Along a curve to the right having a radius of 4750.52 feet and an arc length of 180.80 feet being subtended by a chord bearing of North 05 Degrees 58 Minutes 08 Seconds East and a chord distance of 180.79 feet to a point; THENCE along a curve to the right having a radius of 3438.13 feet and an arc length of 387.33 feet being subtended by a chord bearing of North 10 Degrees 17 Minutes 12 Seconds East and a chord distance of 387.13 feet to a point; THENCE along a curve to the right having a radius of 3438.13 feet and an arc

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**length of 145.79 feet being subtended by a chord bearing of North 14 Degrees 43 Minutes 43 Seconds East and a chord distance of 145.78 feet to a point; THENCE North 15 Degrees 56 Minutes 37 Seconds East for a distance of 1011.43 feet to a point; THENCE along a curve to the left having a radius of 1049.03 feet and an arc length of 473.65 feet being subtended by a chord bearing of North 03 Degrees 00 Minutes 32 Seconds East and a chord distance of 469.63 feet to a point; THENCE along a curve to the left having a radius of 1766.51 feet and an arc length of 162.28 feet being subtended by a chord bearing of North 12 Degrees 33 Minutes 28 Seconds West and a chord distance of 162.22 feet to a point, said point marked by a ½ inch Rod Found, said point being THE TRUE POINT OF BEGINNING.**

**Said property contains +/-74.865 Acres.**

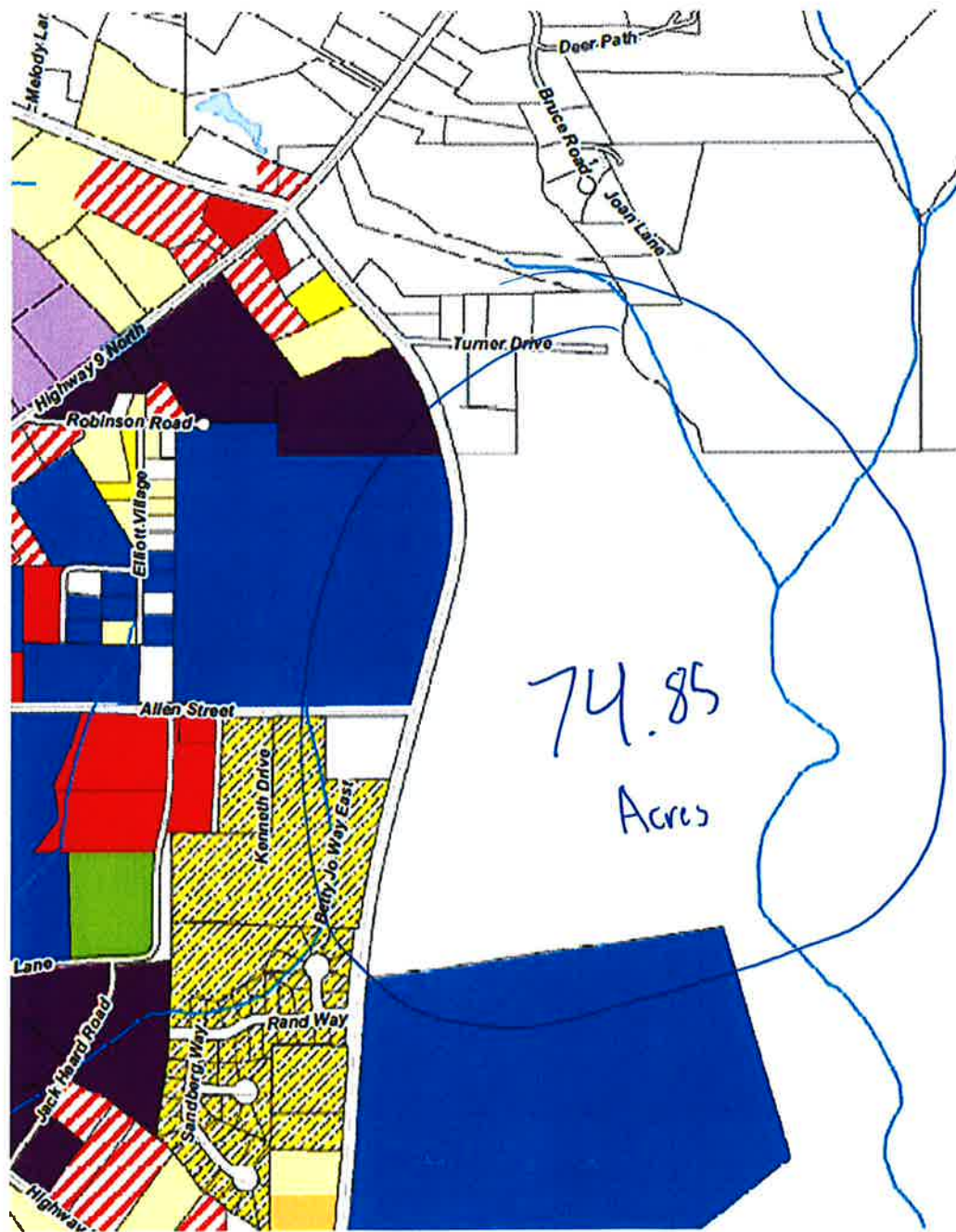
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Buford, Ga. 30519





City of Dawsonville Zoning Map

Dawson  
County  
Zoning  
Map

74.85  
Acres

(Green) Zoning: RA

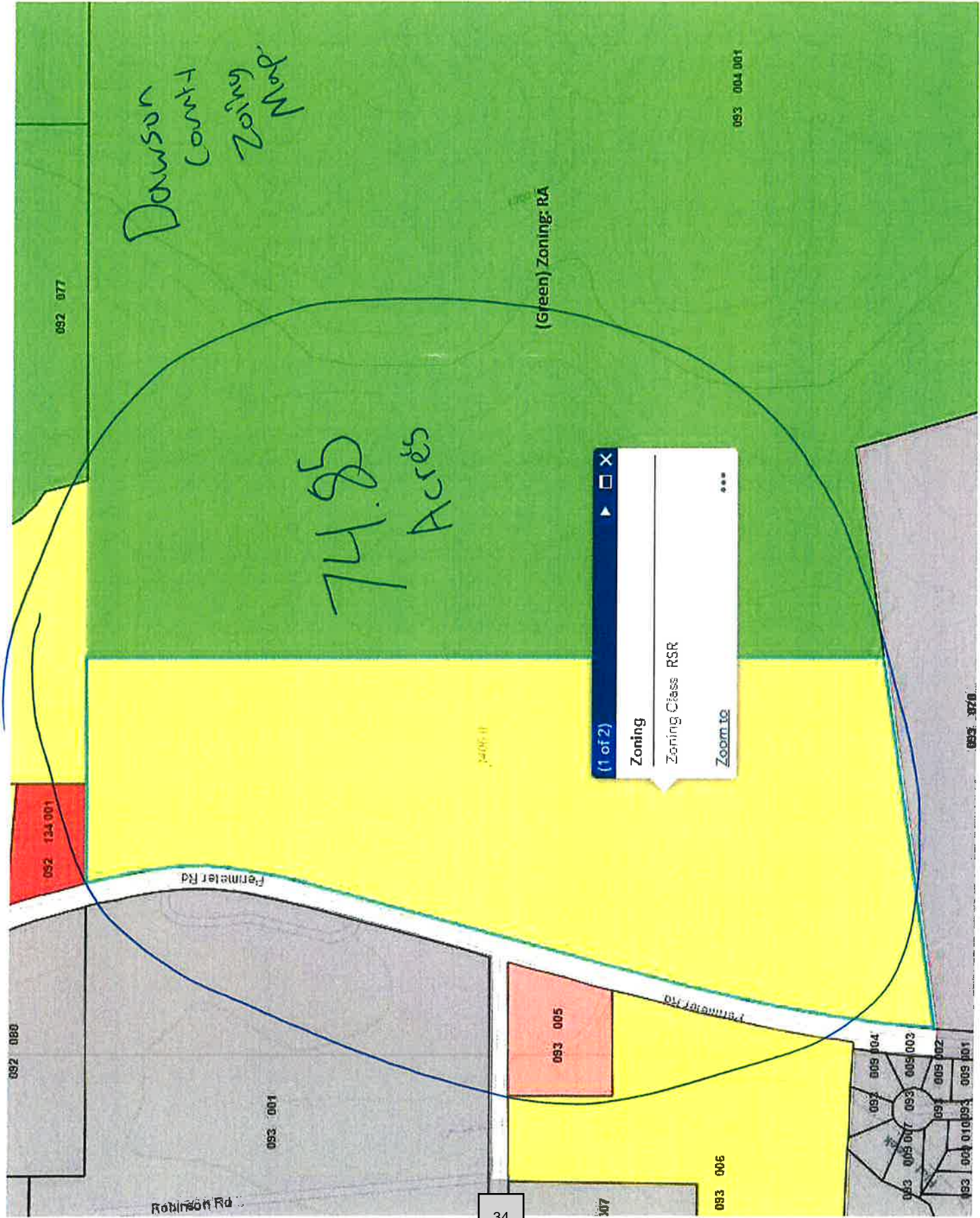
(1 of 2)

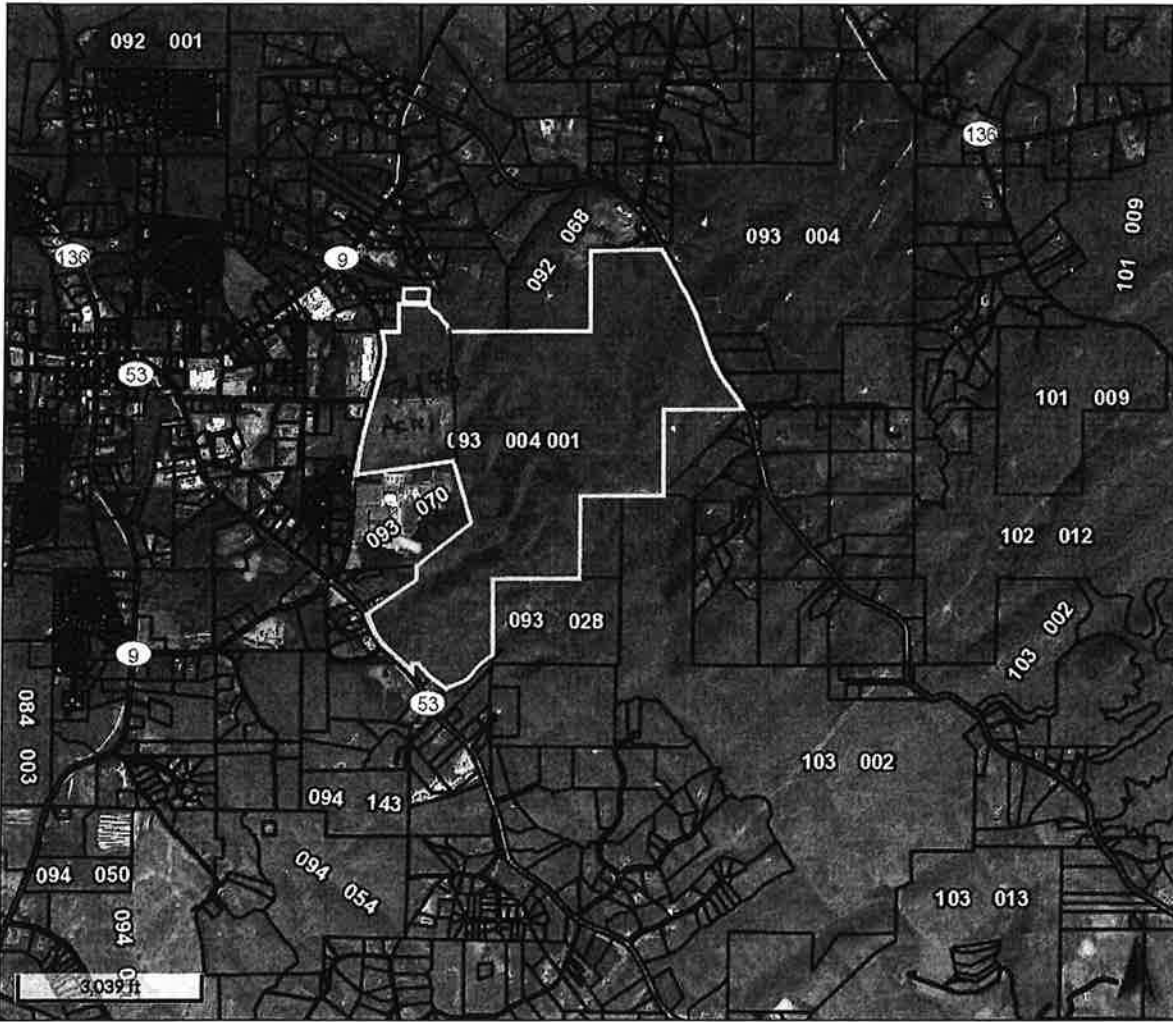
Zoning

Zoning Class RSR

Zoom to

...





Overview



Legend

 Parcels

Parcel ID: 093 004 001  
Alt ID: 15711  
Owner: B & K TURNER FAMILY LLP  
Acres: 492  
Assessed Value: \$2089400

Date created: 8/21/2020  
Last Data Uploaded: 8/21/2020 12:27:47 AM

Developed by  Schneider  
GEOSPATIAL

**Summary**

093 004 001  
 PERIMETER RD  
 Location Address  
 LL 367 368 372 373 374 375 376 435 426 427 +  
 (Note: Not to be used on legal documents)  
 V-S-Covr Use  
 UNINCORPORATED (District 01)  
 Class  
 Tax District  
 Millage Rate  
 23.867  
 Acres  
 492  
 DLT - River Parcels (B) (122000)  
 Homestead Exemption  
 No (S0)  
 Land/District  
 N/A  
[View Map](#)

**Owner**

**B & K TURNER FAMILY LLP**  
 1090 OAKHAVEN DR  
 ROSWELL, GA 30075

**Rural Land**

Type	Description	Calculation Method	Soil Productivity	Acres
RUR	Woodland	Rural	1	972
RUR	Woodland	Rural	3	24.38
RUR	Woodland	Rural	4	1.54
RUR	Woodland	Rural	5	44.57
RUR	Woodland	Rural	6	15.23
RUR	Woodland	Rural	7	165.38
RUR	Woodland	Rural	8	231.18

**Conservation Use Rural Land**

Type	Description	Soil Productivity	Acres
CUV	Timberland 93	4	0.58
CUV	Timberland 93	3	1.31
CUV	Timberland 93	2	12.21
CUV	Timberland 93	1	0.19
CUV	Timberland 93	3	1.54
CUV	Timberland 93	6	1.54
CUV	Timberland 93	7	2071
CUV	Timberland 93	6	161.19
CUV	Timberland 93	5	3.02
CUV	Timberland 93	7	232.82
CUV	Timberland 93	3	11.35
CUV	Timberland 93	1	9.56
CUV	Timberland 93	3	11.25
CUV	Timberland 93	2	11.04
CUV	Timberland 93	3	2.32
CUV	Timberland 93	2	0.07
CUV	Timberland 93	4	1

**Sales**

Sale Date	Deed Book / Page	Plat Book / Page	Sale Price	Reason	Gender	Grantee
12/31/2012	1053 303		\$0	Gift	TURNER KENNETH	B & K TURNER FAMILY LLP
9/15/2010	962 319		\$0	Estate (non-ALT)	TUCKER W R ESTATE	TURNER KENNETH
3/2/1968	873		\$0	Quitclaim (non-ALT)	TUCKER W R ESTATE	TUCKER W R ESTATE

**Valuation**

Year / Value	2020	2019	2018	2017	2016
Previous Value	\$2,089,400	\$2,089,400	\$2,056,363	\$2,056,363	\$2,056,363
Land Value	\$2,089,400	\$2,089,400	\$2,089,400	\$2,056,363	\$2,056,363
Improvement Value	\$0	\$0	\$0	\$0	\$0
Accessory Value	\$0	\$0	\$0	\$0	\$0
Current Value	\$2,089,400	\$2,089,400	\$2,089,400	\$2,056,363	\$2,056,363
10 Year Land Covenant (Agreement Year / Value)	2012 / \$391,589	2012 / \$380,451	2012 / \$369,647	2012 / \$359,066	2012 / \$348,971

**Photos**



No data available for the following modules: Land, Residential Improvement Information, Commercial Improvement Information, Mobile Homes, Accessory Information, Prebill Mobile Homes, Permits, Sketches.

The Data on this website is provided as is without warranty. We do not warrant the accuracy, completeness, or reliability of the information provided on this website. The information is provided for informational purposes only and should not be used for legal or financial purposes.

User Privacy Policy  
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Last Data Update: 8/21/2020, 12:27:47 AM

Version: 2.8.29



Created by

Schneider Geospatial

REQUEST FOR  
ANNEXATION AND REZONING ACTION  
FROM CITY OF DAWSONVILLE ZONING BOARD

FOR

**B & K TURNER FAMILY, LLP**  
**74.865-ACRE SUBDIVISION ON PERIMETER ROAD**

NATURE OF REQUEST

To annex and rezone a vacant 74.865-Acre Tract into the City of Dawsonville

PURPOSE OF REQUEST

To allow for development of a 124 Lot Residential Subdivision

NARRATIVE

The scope of this project is to annex and rezone a 74.865-Acre tract into the City of Dawsonville for a proposed 124 Lot Residential Subdivision w/ an amenity area.

This property is a 74.865 acre tract of land, Land Lots 370, 371, 372, 373, 427 and 428, 12<sup>th</sup> District. The property is currently zoned RSR and RA. We are requesting a rezoning of R-3. Minimum lot size shall be 75'x100'. It has frontage on Perimeter Road, but we are also proposing extending Turner Drive that will serve as an 2nd access point to the subject tract. The intent is to utilize 53.995 acres to develop the 124 lot subdivision and amenity area. This will yield a density of 2.30 units / acre. The remaining 20.87 acres are to be used as a borrow pit due to topography.

Located to the north of subject property along Perimeter Road is residential property zoned R-A. Located to the north of subject property located along the Turner Drive access is The First Baptist Church of Dawsonville. Located to the east of the subject property is residential tracts and a large tract zoned RA owned by the applicant. Dawson County High School is located to the south. Located to the west is Perimeter Road. Proposed access into the residential subdivision will be from a proposed entrance located along Perimeter Road and a proposed entrance from Turner Drive.

Both potable water and sanitary sewer will serve this tract. Storm water detention will be provided by an onsite pond facilities.

We feel that the requested annexation and rezoning to allow for a 124 Lot residential subdivision would be an appropriate type of use for this area. It is unlikely to pose any problems for any of the neighbors. We do not believe that allowing the proposed use of this property would in any way devalue or pose hardships on any of the surrounding properties.

Field 002/10/20 11:03AM  
 BL 00065 Pg 0162  
 Plot Doc: PLAT

Priority: 10:00 Interest: 50:00  
 Participation: 1:15:15:10:03  
 JUSTIN POWER, Clerk of Superior Court  
 DAWSON County, Georgia



THIS PLAT WAS PREPARED FOR THE EXCLUSIVE USE OF THE PERSON, PERSONS, OR ENTITY NAMED BY THE SURVEYOR'S NAME AND SHOULD NOT BE EXTENDED TO ANY UNNAMED PERSON WITHOUT AN EXPRESS ACCEPTATION BY THE SURVEYOR SIGNING SAID PLAT.

THIS REPRESENTATION AS SHOWN HEREON IS PURELY A STATEMENT OF THE SURVEYOR'S OPINION BASED ON ENGINEERING INFORMATION AND FIELD AND MEASUREMENT DATA. IT DOES NOT CONSTITUTE EVIDENCE OF TITLE OR RIGHTS IN REAL PROPERTY. THE SURVEYOR'S LIABILITY IS LIMITED TO THE EXTENT OF HIS OR HER PROFESSIONAL SERVICES AS SHOWN HEREON.

NO PORTION OF THIS PLAT IS SUBJECT TO A DEED OR OTHER INSTRUMENT WHICH IS NOT IDENTIFIED BY BEARING AND DISTANCE OR BY LOCATION AND GRAPHIC DATA ON THIS PLAT. IF A PLAT IS FILED IN THE PUBLIC RECORDS, DATED APRIL 4, 2018

A TURNER 84-105 TOTAL STATION WAS USED TO OBTAIN THE LINEAR AND ANGULAR MEASUREMENTS USED IN THE PREPARATION OF THIS PLAT.

THE FIELD DATA UPON WHICH THIS MAP OR PLAT IS BASED HAS A CLOSURE PERCENTAGE OF ONE FOOT IN 10,000 FEET AND AN ANGULAR ERROR OF 40" PER ANGULAR POINT, AND WAS ADJUSTED USING THE LEAST SQUARES METHOD.

THIS MAP OR PLAT HAS BEEN CALCULATED FOR CLOSURE AND IS FOUND TO BE ACCURATE WITHIN ONE FOOT IN 10,000 FEET AND CONTAINS 174,865 ACRES.

THIS SURVEY WAS PREPARED WITHOUT THE BENEFIT OF ANY SURVEY OF THE SUBJECT PROPERTY BY OTHER SURVEYORS. THE SURVEYOR HAS REVIEWED THE RECORDS OF GEORGIA PREMIER LAND SERVICES, INC. AND HAS NOT CONDUCTED AN INSPECTION OF COMPLETION.



LINE	LENGTH	BEARING
L1	30.74	S87°24'42"W
L2	10.44	S67°24'42"W
L3	33.28	S47°46'37"W
L4	23.55	S27°46'37"W
L5	25.16	S07°46'37"W
L6	34.11	S00°00'00"W
L7	48.49	S17°29'32"W
L8	6.19	S37°29'32"W
L9	84.99	S57°29'32"E
L10	48.79	S78°11'36"E
L11	31.18	S97°29'32"E
L12	24.19	S17°29'32"E
L13	18.16	S57°29'32"E
L14	28.13	S37°29'32"E
L15	16.01	S17°29'32"E
L16	41.47	S44°20'34"E
L17	44.93	S17°29'32"E
L18	39.37	S07°46'37"E
L19	37.97	S07°46'37"E
L20	19.01	S28°20'44"W
L21	30.73	S47°29'32"W
L22	34.18	S67°29'32"W
L23	31.18	S87°29'32"W
L24	28.13	S67°29'32"W
L25	16.01	S47°29'32"W
L26	41.47	S27°29'32"W
L27	14.18	S07°29'32"W
L28	14.18	S07°29'32"W
L29	31.18	S47°29'32"W
L30	38.19	S67°29'32"W
L31	37.95	S87°29'32"W
L32	18.14	S67°29'32"W
L33	11.43	S87°29'32"E
L34	33.77	S07°29'32"E
L35	11.43	S07°29'32"E
L36	8.42	S27°46'37"E

REFERENCES:  
 1) LIMITED WARRANTY DEED RECORDED IN DEED BOOK 105296, pgs. DAWSON COUNTY RECORDS



THIS SURVEY WAS PREPARED IN COMPLIANCE WITH THE TECHNICAL STANDARDS FOR PROFESSIONAL SURVEYING IN GEORGIA AS SET FORTH IN CHAPTER 800 OF THE RULES OF THE GEORGIA BOARD OF PROFESSIONAL SURVEYING AND MAPPING. THE SURVEYOR'S LIABILITY IS LIMITED TO THE EXTENT OF HIS OR HER PROFESSIONAL SERVICES AS SHOWN HEREON.

MINOR PLAT FOR:  
**B & K TURNER FAMILY, LLLP**

**GEORGIA PREMIER LAND SERVICES, INC.**  
 PROFESSIONAL LAND SURVEYING  
 1000 Peachtree Street, Suite 200  
 Atlanta, Georgia 30309  
 Phone: 404.525.1111  
 Fax: 404.525.1112  
 Website: www.gplsi.com

Date: 4/1/18    Land List: 398,323,323,323,323,323    Sheet No:  
 District: DAWSON 45198    County: DAWSON, GA    Scale: 1"=20'  
 Project: 80033    Drawn By: JS