

**DAWSON COUNTY BOARD OF COMMISSIONERS
VOTING SESSION AGENDA - THURSDAY, SEPTEMBER 17, 2015
DAWSON COUNTY GOVERNMENT CENTER ASSEMBLY ROOM
6:00 PM**

A. ROLL CALL

B. OPENING PRESENTATION

[Clean](#) Water Proclamation - Doris Cook - Etowah Water and Sewer Authority
Dawson County Chamber of Commerce - Chamber President Christie Haynes

C. INVOCATION

D. PLEDGE OF ALLEGIANCE

E. ANNOUNCEMENTS

F. APPROVAL OF MINUTES

[Minutes](#) of the Voting Session held on August 20, 2015

G. APPROVAL OF AGENDA

H. PUBLIC COMMENT (3 minute limit/person 15 minutes maximum)

I. ALCOHOL LICENSE

J. ZONING

1. VR 15-16 – Dawson Marketplace has made a request to vary from the Land Use Resolution, Article IV, Section 121-102, to vary from the front setback requirement, Article VI, Section 121-171, to vary from the maximum parking allowed; the Development and Design Guidelines of the Georgia Highway 400 Corridor, Division 7, Section 117-235; to vary from the building façade, Division 8, Section 117-259, to vary from the screening of mechanical equipment. Dawson County Sign Ordinance, to vary from sign requirements; The property is located on TMP 106-075-008, 114-015, 114-024, 114-025 & 107-318. The property is zoned C-HB (Commercial Highway Business).

K. PUBLIC HEARING

L. UNFINISHED BUSINESS

M. NEW BUSINESS

1. Approval of request to hold Senior Center Quilt Raffle
2. Approval of FY 2016 Legacy Link Addendum #1
3. Approval of the Hazard Mitigation Plan Update Grant Application
4. Approval of Board Appointments:

- Lori VanSickle - Dawson County Library Board - *replacing Kay Black* (Term: September 2015 to August 2019)
- Duane Wallace - Dawson County Library Board - *replacing Eydie Stegall* (Term: September 2015 to August 2019)

N. ADJOURNMENT

O. PUBLIC COMMENT

Backup material for agenda item:

Clean Water Proclamation - Doris Cook - Etowah Water and Sewer Authority



DAWSON COUNTY BOARD OF COMMISSIONERS

CLEAN WATER MONTH PROCLAMATION

WHEREAS, the citizens of Dawson County are served water by Etowah Water & Sewer Authority; and

WHEREAS, water is the most basic and essential resource needed by every living creature; and

WHEREAS, it is vital to promote the preservation of our most valuable resource through education, hard work, technology, and community support; and

WHEREAS, the employees of Etowah Water & Sewer Authority have an obligation to you, the citizens of Dawson County; and

WHEREAS, the Dawson County Commission felt it necessary to support the activities and efforts of the Etowah Water & Sewer Authority to prevent and reduce wasteful, impractical or unreasonable use of its water resources; and

WHEREAS, the Dawson County Commission can help foster conservation, education and community support incentives of the Etowah Water & Sewer Authority and the State of Georgia's management of water resources; and

WHEREAS, we ask you, the citizens, to help us meet this obligation by joining in the activities and efforts to keep our water safe and dependable through resource management, water source protection and conservation;

NOW, THEREFORE, the Dawson County Commission does hereby proclaim October as "CLEAN WATER MONTH" in DAWSON COUNTY.

IN WITNESS WHEREOF, I have hereunto, set my hand and caused the Seal of the County to be affixed this 17th day of September, 2015.

Mike Berg, Chairman

Danielle Yarbrough, County Clerk



Dawson County Board of Commissioners

Backup material for agenda item:

Minutes of the Voting Session held on August 20, 2015

DAWSON COUNTY BOARD OF COMMISSIONERS
VOTING SESSION MINUTES – AUGUST 20, 2015
DAWSON COUNTY GOVERNMENT CENTER ASSEMBLY ROOM
25 JUSTICE WAY, DAWSONVILLE
6:00PM

ROLL CALL: Those present were Chairman Berg; Commissioner Fausett, District 1; Commissioner Swafford, District 2; Commissioner Hamby, District 3; Commissioner Nix, District 4; County Manager Campbell; County Attorney Homans; County Clerk Yarbrough and interested citizens of Dawson County.

OPENING PRESENTATION: Muscular Dystrophy Association Proclamation – Abby Ruffner

Motion passed unanimously to approve the Muscular Dystrophy Association Proclamation as written. Hamby/Nix

INVOCATION: Chairman Berg

PLEDGE OF ALLEGIANCE: Chairman Berg

ANNOUNCEMENTS:

- Chairman Berg announced that Commissioner Nix would be celebrating a birthday next week.
- Chairman Berg also announced that the next two Board of Commissioners meetings had been cancelled due to lack of business. The next meeting would be the regularly scheduled Work Session on September 10, 2015.
- Commissioner Swafford announced that this Saturday at 6:00 p.m., the Dawson County Fire Department would be graduating a volunteer class at Riverview Middle School.
- Chairman Berg announced that the county had received two reimbursement checks from the Georgia Emergency Management Agency for assistance with storm debris clean-up. One check was for \$223,732.22 and the other for \$119,384.76.
- Chairman Berg asked Executive Assistant Ginny Tarver to give an update on the Citizens' Government Academy. She reported that there were 18 participants registered so far and the first night of class would be September 8th.

APPROVAL OF MINUTES:

Motion passed unanimously to approve the minutes from the Voting Session held on August 6, 2015 as written. Nix/Hamby

APPROVAL OF THE AGENDA:

Motion passed unanimously to approve the agenda as written with the following change:

- Move the Executive Session originally scheduled after Roll Call to the end of the meeting.

Fausett/Swafford

PUBLIC COMMENT:

None

ALCOHOL LICENSE HEARING:

None

ZONING:

ZA 15-03 – Delinda Umberger on behalf of Aqua Design Pool and Spas has made a request to rezone 1.998 acres from R-A (Residential Agricultural) to C-HB (Commercial Highway Business). The property is located at TMP 098-009.

Chairman Berg announced that if anyone had contributed more than \$250 to the campaign for public office and wished to speak they will have to fill out a form which will be made available to them. Under normal program, ten minutes will be given to those who wish to speak in favor of or opposition to with some redirect, time permitting.

Planning and Development Director Rachel Burton explained that there was no additional information to report regarding this application.

Applicant Delinda Umberger stated that her intent in rezoning the property was to establish a custom pool business called Aqua Pool and Spas. Her future plans were to tear down the barn currently on the property and erect a metal building 40' x 80' and 15-20' feet high.

Chairman Berg asked if anyone wished to speak in favor of the application. The following spoke:

- Chris Sharp- *6903 Alan Thomas Road, Cumming, Georgia*

Chairman Berg asked if anyone wished to speak in opposition of the application. The following spoke:

- Attorney Christopher Light- *112 N. Main Street, Cumming, Georgia*- Representing Bryan Martin
- Debbie Kelly- *7090 Alan Thomas Road, Cumming, Georgia*
- Bryan Martin- *6965 Alan Thomas Road, Cumming, Georgia*

Motion tied 2-2 to deny ZA 15-03. Nix/Fausett. Commissioners Hamby and Swafford voted against the motion.

Motion passed 3-1 to approve ZA 15-03 with the following stipulations:

- An additional 10 foot wide vegetative buffer a minimum of 8' in height to the required 25 foot side and rear building setbacks adjacent to residential district.
- The rezoning is only approved for this specific business and owner.

Swafford/Hamby- Commissioner Nix voted against the motion.

PUBLIC HEARING:

None

UNFINISHED BUSINESS:

Approval of the 2015 Employee Compensation Proposal – Postponed from the August 6, 2015 Voting Session

Motion passed unanimously to approve the 2015 Employee Compensation Proposal of a 4.38% increase, for a total of \$333,784.00 to be allocated to elected officials and department heads, excluding the sheriff’s office, to be distributed at their discretion with the stipulation that any employee receiving an increase must have been employed with the county at least six months. Swafford/Hamby

NEW BUSINESS:

Approval to of the request to unfreeze a salaried District Attorney’s Office position

Motion passed 3-1 to approve the request to unfreeze a salaried District Attorney’s Office position. Nix/Hamby- Commissioner Swafford voted against the motion.

Approval of the request to install an ATM in the Government Center 1st Floor Public Area

Motion passed unanimously to approve the request to install an ATM in the Government Center 1st Floor Public Area. Nix/Hamby

Approval of the request for approval of budget increase for Tax Assessor’s Attorney Fees

Motion passed unanimously to approve the request for approval of budget increase for Tax Assessor’s Attorney Fees. Swafford/Fausett

Approval of the 2015 Emergency Management Performance Grant (EMPG)

Motion passed unanimously to approve the 2015 Emergency Management Performance Grant (EMPG). Swafford/Hamby

Approval of Special Event Business License – MarineMax Boat Show

Motion passed unanimously to approve Special Event Business License – MarineMax Boat Show. Hamby/Fausett

ADJOURNMENT:

PUBLIC COMMENT:

None

EXECUTIVE SESSION:

Motion passed unanimously to go into Executive Session. Hamby/Swafford

APPROVE:

ATTEST:

Mike Berg, Chairman

Danielle Yarbrough, County Clerk

Backup material for agenda item:

1. VR 15-16 – Dawson Marketplace has made a request to vary from the Land Use Resolution, Article IV, Section 121-102, to vary from the front setback requirement, Article VI, Section 121-171, to vary from the maximum parking allowed; the Development and Design Guidelines of the Georgia Highway 400 Corridor, Division 7, Section 117-235; to vary from the building façade, Division 8, Section 117-259, to vary from the screening of mechanical equipment. Dawson County Sign Ordinance, to vary from sign requirements; The property is located on TMP 106-075-008, 114-015, 114-024, 114-025 & 107-318. The property is zoned C-HB (Commercial Highway Business).

DAWSON COUNTY VARIANCE APPLICATION

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

VR 15-16 Tax Map & Parcel # (TMP): 106-075-008
Current Zoning: C-14B Commission District #: _____
Submittal Date: 8-14-15 Time: 10:15 am/pm Received by: KM (staff initials)
Fees Assessed: 300.00 Paid: CR # 13196
~~BOC~~ Planning Commission Meeting Date: 9-17-15

APPLICANT INFORMATION (or Authorized Representative)

Printed Name: Hendon-BRE Dawson Marketplace LLC
Address: 3445 Peachtree Road, Suite 465, Atlanta, GA 30326

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

Status: Owner Authorized Agent Lessee Option to purchase

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

I have /have not _____ participated in a Pre-application meeting with Planning Staff.
If not, I agree _____ /disagree _____ to schedule a meeting the week following the submittal deadline.
Meeting Date: 8/13/15 Applicant Signature: [Signature]

PROPERTY INFORMATION

Street Address of Property: 343 Gordon Moss Road
Land Lot(s): 371, 372, 408, 409, 431 District: 13th Section: 1st
432, 433, 434, 407
Subdivision/Lot: _____ Building Permit #: _____ (if applicable)
Directions to the Property: SW side GA 400 + Dawson Forest Road

REQUESTED ACTION

A Variance is requested from the requirements of Article # IV Section # 12-102 12-171 of the Land Use Resolution/Sign Ordinance/Subdivision Regulations/Other (circle one).

Dev + Design GL of GA 400
Div 7, Sec 117-235 + Div 8, Sec 117-259

If other, please describe: _____

Type of Variance requested:

- Front Yard [] Side Yard [] Rear Yard variance of _____ feet to allow the structure to:
- [] be constructed; [] remain a distance of _____ feet from the: _____
- [] property line, [] road right of way, or other (explain below):

_____ instead of the required distance of _____ required by the regulations.

[] Lot Size Request for a reduction in the minimum lot size from _____ to _____

Sign Variance for: Dawson Co. Sign Ordinance

[] Home Occupation Variance to operate: _____ business

Other (explain request): _____

If there are other variance requests for this site in past, please list case # and nature of variance: _____

Variances to standards and requirements of the Regulations, with respect to open area, setbacks, yard area, lot coverage, height, and other quantitative requirements may be granted if, on the basis of the application, investigation, and other evidence submitted by the applicant, all four (4) expressly written findings below are made:

1. Describe why a strict and literal enforcement of the standards would result in a practical difficulty or unnecessary hardship: _____

To Be Addressed On Attachment

2. Describe the exceptional and extraordinary conditions applicable to this property which do not apply to other properties in the same district: _____

3. Describe why granting a variance would not be detrimental to the public health, safety, morals or welfare and not be materially injurious to properties in the near vicinity: _____

4. Describe why granting this variance would support the general objectives within this Resolution:

Submit clear explanation of all four questions above. You may add sheets if necessary.

(Variances should not be granted if the need arises as a result of action by the applicant or previous owner.)

PROPERTY OWNER AUTHORIZATION

I / we J. Charles Haden Jr + Parker Blanchard hereby swear that I / we own the property located at (fill in address and / or tax map & parcel #):

lots 371, 372, 408, 409, 431, 432, 433, 434, 407 District 13 Section 1st

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 variance requested on this property. I understand that any variance granted, and / or conditions 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 6 months from the date of the last action by the Board of Commissioners.

Printed name of applicant or agent: Matt Wilson

Signature of applicant or agent: [Signature] Date: 8/13/15

Printed Name of Owner(s): Hendon-BRE, Dawson Marketplace, LLC BREC-Dawsonville, LLC
J. Charles Haden Jr. Managing Member PARKER B. BLANCHARD, MANAGER

Signature of Owner(s): [Signatures] Date 8/13/15

Sworn and subscribed before me this 13th day of August, 20 15.

Jerry D. Pascual
Notary Public

My Commission Expires: OCTOBER 6, 2018



(Seal)

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

VR# 15-16

TMP# 106-075-008

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 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 and Parcel Number listing any parcel(s) adjoining or adjacent to parcel where variance or rezone is being requested.**

	<u>Name</u>	<u>Address</u>
TMP _____	1. _____	_____
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.

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 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 special use or rezoning 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 of Applicant or Agent:  Date: 8/13/15

Signature of Witness:  Date: 8/13/15

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 office 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 that written request and publication the 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 Commission. Further the applicant is encouraged to be present at the hearing to substantiate reasons for withdrawal. Please note that no refund of application fee may be made unless directed by the Board of Commissioners.

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 Atlanta (city), GA (state)

[Signature]
Signature of Applicant

8/13/15
Date

Matt Wilson
Printed Name

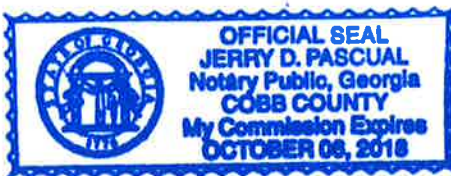
Name of Business

SUBSCRIBED AND SWORN BEFORE ME ON

THIS 13th DAY OF August, 20 15

Jerry D. Pascual Notary Public

My Commission Expires: OCTOBER 6, 2018



(Seal)



August 11, 2015

Matt Wilson
Wilson Development Group
2964 Peachtree Road, Ste. 350
Atlanta, GA 30305

Re: Potable Water & Sanitary Sewer Availability
TMP: 106.075.008, 107.318, 114.015, 114.024 & 114.025
13th District, 1st Section, LLs: 371, 372, 407, 408, 409, 432, 433, 434
Proposed Blanchard Real Estate Retail Development

Dear Mr. Wilson,

Regarding the property referenced above, capacity is available for potable water and sanitary sewer service. Water and sewer capacity must be purchased for the property based on the Authority's standards and formulas for the planned property use at the prevailing rate. The property developer and/or owner must fund all costs associated with extending and/or upgrading the existing infrastructure to service the property and future development. All infrastructure extensions and upgrades must be designed and built in accordance with the Authority's most recent specifications.

Please feel free to contact me at your convenience if any further information is needed.

Sincerely,

John V. Cronan
Systems Coordinator

EXCELLENCE INTEGRITY STEWARDSHIP COMMITMENT EFFICIENCY VISION

P.O. Box 769 • 1162 Highway 53 East • Dawsonville, GA 30534 • Tel: (706) 216-8474 • Fax (706) 216-6170 • www.etowahwater.org



DAWSON COUNTY BOARD OF COMMISSIONERS Planning and Development

August 13, 2015

Mr. Matt Wilson
Principal
Wilson Development Group
2964 Peachtree Road - Suite 350
Atlanta, GA 30305

Dear Mr. Wilson:

In connection with the Property, I hereby certify and represent the following statements are true as of the date of this letter:

TAX MAP & PARCEL: 106-075-008, 114-015, 114-024, 114-025 & 107-318

LOCATION: 343 Gordon Moss Road, 127 Gordon Moss Road, 175 Gordon Moss Road, and 1224 Hwy. 400 South (all located in Dawsonville, GA)

ZONING: C-HB (Commercial Highway Business)

The said Property is within the Dawson County commercial zoning district and exempt from minor subdivision plat specifications per Article V, Section 133-115 of the Dawson County Subdivision Regulations.

The following has been cut and pasted from the Dawson County Subdivision Regulations:

Sec. 133-115. - Minor subdivision plat specifications (not applicable to commercial/industrial districts).

(a) Purpose and intent. It is intended that the subdivision process comply with this section to allow for subdivision of land up to five lots. It is the intent of the board of commissioners to prohibit the practice of "chain" subdivisions where the same or related landowners seek to subdivide consecutive and/or contiguous minor subdivisions to avoid the requirements of a major subdivision. It is also the intent of the board of commissioners to prohibit minor subdivisions adjacent to each other within a five-year period if the original tract of land is owned by another person or entity and was transferred or sold to circumvent the major subdivision requirements. The planning and development director and public works director have the discretion to require a major subdivision plat if a minor subdivision plat does not conform with the purposes and intent of the minor subdivision plat specifications.

(b) General requirements. The minor subdivision plat shall conform to all applicable regulations regarding subdivision of land and the Dawson County Minor Subdivision Plat Review Checklist in addition to the following requirements:

(1) No more than five lots will be created from the parent tract within a five-year period.

(2) Minimum lot size shall be regulated according to the Land Use Resolution (chapter 121 of this Code).

(3) Extension of common driveways onto adjacent tracts beyond the subdivision of a maximum of five lots will not be allowed.

Planning

Zoning

Code Enforcement

GIS

Building Permits
and
Inspections

Business Licenses

Alcohol Licenses

Soil Erosion

Dawson County
Government Center
25 Justice Way
Suite 2322
Dawsonville, GA 30534
Phone 706-344-3500
ext. 42337
Fax 706-531-2726



Planning

Zoning

Code Enforcement

GIS

Building Permits
and
Inspections

Business Licenses

Alcohol Licenses

Soil Erosion

(4) No further subdivision will be allowed within five years of the approval of the minor subdivision plat.

(5) Dawson County Public Works reserves the right to require the applicant to submit a stormwater management plan with the minor subdivision plan.

(6) Common driveways shall be centered in a 30-foot-wide access and utility easement.

(7) Submittal, review, approval and recording of a minor subdivision plat shall be in accordance with the procedures for a final plat contained in sections 133-111 through 133-114.

(c) General plat and plan appearance. The Georgia Plat Act (O.C.G.A. § 15-6-67) and Dawson County Minor Subdivision Plat Review Checklist shall govern the appearance and size of the documents.

(d) Access. Access to minor subdivisions may be provided by either existing public streets or a common private driveway. Profiles of common private driveways will be required to be submitted with the minor subdivision plat.

(e) Flag lots. No more than two flag lots shall adjoin one another. The "pole" portion of the flag lot shall be a minimum of 30 feet wide for its entire length. Multiple individual driveways are discouraged. One common private driveway is preferred to serve multiple lots. No two "flag" portions of the lot shall be contiguous.

(f) Maintenance of common elements. The common private driveway and all other common elements of the minor subdivision shall be owned and maintained by a mandatory property owners' association. Dawson County will not be responsible for maintenance of common private driveways or other common elements. The minor subdivision plat shall contain the following note in large bold letters: "The Common Private Driveway shown on this plat is the responsibility of the property owners' association or property owner. Dawson County will not maintain the Common Private Driveway."

(Ord. of 8-19-2010, § 504)

END OF CUT & PASTE

Sincerely,

Rachel Burton, RLA
Director

Dawson County
Government Center
25 Justice Way
Suite 2322
Dawsonville, GA 30534
Phone 706-344-3500
ext. 42337
Fax 706-531-2726

Requested Variance, Hardship, and Proposed Resolution

ZONING: It is our understanding that the zoning classification for this property is Commercial-Highway Business, or C-HB. The site is located within the Georgia 400 Corridor - South Overlay District. The governing ordinances are as follows:

Land Use Resolution of Dawson County, Georgia last amended October 17, 2013
Development and Design Guidelines -- Georgia 400 Corridor -- Dawson County, Georgia
Dawson County Buffer, Landscape, and Tree Ordinance
Sign Ordinance of the Board of Commissioners of Dawson County, Georgia

Based on the latest proposed Master Site Plan (SK-5, dated July 28, 2015) the following variances would be required and are hereby respectfully requested:

SETBACKS: "The minimum setbacks from the right-of-way for all Commercial Districts . . . are as follows; 100 feet on parkways and divided state highways . . ." (Land Use Resolution, Article IV, Section 400 A.)

Proposed Variance: The minimum setback from the right-of-way for Georgia 400 will be 90 feet for this project.

1. The strict and literal enforcement of the 100-foot minimum setback would result in a practical difficulty and an unnecessary hardship because the 100-foot minimum setback would render multiple acres unusable and result in an impractical waste of a valuable economic resource. Much of the most developable property on this site happens to be located at or near the "100-foot minimum setback" and the extra 10 feet of developable area will make a significant difference when spread out over the entire project. Additionally, this area of Georgia 400 contains extra wide rights-of-way and those swales, when added to a 100-foot minimum set back, create an unnecessarily large gulf between the consumer traffic and their shopping center destination.
2. This particular property is unique because of the width of the swales along GA 400 and the fact that nearby shopping centers have already been granted greater reductions to the 100-yard minimum setback requirements. Additionally, the reduction of the 100-yard minimum setback will allow those areas on the property less suitable for development, e.g. environmentally sensitive areas, to be more easily avoided.
3. The granting of this request to reduce the 100-foot minimum setback by 10 feet to 90 feet over the many acres of frontage will in no way be detrimental to the public health, safety, morals or welfare and will not injure nearby properties because the requested variance is minimal in nature and much less than other nearby sites. However, it will still allow the property to develop in a more economical and beneficial pattern.
4. Granting this requested variance provides great support for the objectives of the C-HB zoning district because that district is specifically intended to be a safe haven for highway oriented businesses to thrive and without this variance this property would be much more difficult to develop as a community shopping center.

BUILDING EXTERIOR MATERIALS: "As a general rule, front facades should be at least 80 percent brick and stone. Side facades should be at least fifty percent brick and stone." (Dawsonville Georgia 400 Guidelines, Section 6.3 A.)

Proposed Variance: Front facades and side facades may be composed of up to fifty (50) percent fenestration, up to seventy-five (75) percent secondary materials (such as stucco), and a minimum of twenty-five (25) percent brick and/or stone (including precast stone.) Synthetic stucco shall be accepted as equal to common stucco.

1. The strict and literal enforcement of requiring a majority of brick and stone would result in a practical difficulty and an unnecessary hardship due to the number, size and scale of the buildings proposed here. Additionally, these types of buildings are not typically built with a majority of brick and stone. If this particular variance were not granted the costs of development would rise exponentially and the project would quickly become impossible.
2. The sheer size and scale of the proposed project makes this a unique situation. The proposed large buildings with tall facades would be far too expensive to build with a majority of brick and stone. Furthermore, even if it could somehow be done the resulting development, if mostly brick and stone, would likely appear institutional and be uninviting to customers.
3. Granting this variance will not endanger the public health, safety, morals or welfare or be injurious to nearby properties because the proposed alternative materials are consistent with first class shopping centers and routinely used in this region on first class similarly situated community shopping centers.
4. Granting this requested variance supports the objectives of the C-HB zoning district because it encourages wise economic growth of highway oriented businesses located in the highway business district. Conversely, requiring this type of shopping center to be built mostly with brick and stone would make it so much more expensive to build that a development of this size and scale would quickly become impossible.

MAXIMUM PARKING ALLOWED: "The maximum number of off-street parking spaces for any building or use shall not exceed the amount determined as follows: . . . Parking lots of 51 spaces or more . . . may not have more than one hundred ten percent (110%) of the minimum number of spaces required in Section 607.1.A." (Land Use Resolution, Article VI, Section 607.1.B.)

Proposed Variance: The maximum number of off-street parking spaces allowed for restaurants shall be one per 50 square feet of gross floor area (20 per thousand.)

1. The strict and literal enforcement of these standards would result in a practical difficulty and an unnecessary hardship because it would render spaces and outparcels appropriate for and intended for restaurants essentially unusable as such. Free-standing destination restaurants calculate their parking requirements based on seating and kitchen capacity and not on square footage. These parking limitations would make it nearly impossible to attract the quality free-standing sit down restaurants planned for the shopping center.
2. The strict application of these maximum parking standards to the proposed restaurant uses makes this situation quite unique. The strict standards may work for retail, office, institution and other uses but stand-alone destination restaurants require additional spaces that require an exception.
3. Granting this requested variance would not damage the public health, safety, morals or welfare and not injure nearby properties due to the modest increase in the overall net number of parking spaces and the limitation to restaurants.
4. Granting this requested variance would provide support for the general objectives of the C-HB zoning district as it will facilitate the development of highway oriented businesses like free-standing destination restaurants.

MONUMENT SIGNS: For a "Planned Center -- Within the Ga. 400 Overlay District . . . one freestanding sign per street frontage will be allowed assuming each frontage is equal to or greater than two hundred

(200) feet in length. . . . The sign shall have a maximum height of twenty-five (25) feet." (Sign Ordinance of Dawson County, Article IX, Sections 200.B)

Proposed Variance: Five monument signs, as depicted in the Dawson Marketplace Sign Criteria Package (attached), will be allowed along the Georgia 400 frontage.

1. The strict and literal enforcement of the sign limits could result in a developer having to allow each parcel its own 25 foot sign. This could lead to a sea of duplicate 25 foot signs causing confusion and an extremely unattractive "sign filled" view scape in the area. On the other hand, the proposed sign package not only combines those multiple signs but also provides a suitable "marquis" sign which will be visually consistent with the proposed shopping center building facades which may exceed 40-feet in height.
2. This particular development proposed for this property represents an exceptional and extraordinary situation because of the sheer size of the development proposed. The sign ordinance appears to be intended for a different scale of development and perhaps never contemplated a situation where it would allow or require multiple 25-foot signs. The signage here should be consistent with the scale of what is being proposed and as such the provided sign package should be approved in lieu of the normal signage requirements.
3. Granting this requested variance would in no way be detrimental to the public health, safety, morals or welfare and especially not be injurious to properties in the near vicinity because the sign package proposed is consistent with the scale of the project and the resulting outcome will be superior to what would be allowed by-right under the existing ordinance.
4. Granting this requested variance would provide support for the general objectives of the C-HB zoning district because it will enable the property to be appropriately developed in a highway oriented manner with tasteful appropriately sized signage.

WALL SIGNAGE FOR SINGLE TENANT BUILDINGS: "Three wall signs will be permitted per building. Only one (1) wall sign shall be permitted per wall. Wall signs shall not exceed one (1) sq. ft. per linear foot of building wall facade each and shall not exceed one hundred eighty (180) sq. ft. each." (Sign Ordinance of Dawson County, Article IX, Section 300.A)

Proposed Variances:

1. Only one Business Identification Sign will be permitted per wall, but other minor signs such as "Drive Through," or "Pharmacy," or decorative plaques containing the business logo, etc. will also be allowed, provided the total area of all signs on each wall does not exceed the maximum allowed area.

2. Total allowed area of signage per wall shall not exceed two (2) sq. ft. per linear foot of building wall facade or three hundred sixty (360) sq. ft. total.

1. The strict and literal enforcement of these standards would result in a practical difficulty and an unnecessary hardship because the proposed development is a first class shopping center with large retail tenants that require signage consistent with all their other stores. If those signs are not allowed it will be extremely difficult to lease the buildings and to develop the shopping center with first class tenants – if at all. Additionally, much of the signage will be located up to 600+ feet away from the frontage road which would render the standard signage practically unreadable.

2. This particular property and the proposed type of development is a unique situation in that the sign ordinance was probably never intended to apply to large retail tenants that not only display their name but also "informational enhancement" signage, e.g. "Drive Through" or "Pharmacy". Signs that merely inform the consumer of the services provided rather than tout the brand or the stores name. Additionally, this situation is unique because much of the signage will be located up to 600+ feet away from the frontage road which would render the standard signage practically unreadable.
3. Granting this requested variance would in no way be detrimental to the public health, safety, morals or welfare and especially not be injurious to properties in the near vicinity because the signage proposed is consistent with the size and scale of the development and the standard signs required by certain national tenants.
4. Granting this requested variance would provide support for the general objectives of the C-HB zoning district as it would encourage the appropriate highway oriented businesses that require signage that is easily identifiable from the highway.

WALL SIGNAGE FOR MULTI-TENANT BUILDINGS: "Two wall signs shall be permitted per tenant. Only one (1) wall sign shall be permitted per tenant wall. Wall signs shall not exceed 1 sq. ft. per linear foot of tenant wall facade each and shall not exceed 180 sq. ft. each." (Sign Ordinance of Dawson County, Article IX, Section 300.B)

Proposed Variances:

1. Only one Business Identification Sign will be permitted per tenant per wall, but other minor signs such as "Drive Through," or "Pharmacy," or decorative plaques containing the business logo, etc. will also be allowed, provided the total area of all signs on each wall does not exceed the maximum allowed area.

2. Total allowed area of signage per wall shall not exceed two (2) sq. ft. per linear foot of building wall facade or three hundred sixty (360) sq. ft. total.

1. The strict and literal enforcement of these standards would result in a practical difficulty and an unnecessary hardship because the proposed development is a first class shopping center with large retail tenants that require signage consistent with all their other stores. If those signs are not allowed it will be extremely difficult to lease the buildings and to develop the shopping center with first class tenants – if at all. Additionally, much of the signage will be located up to 600+ feet away from the frontage road which would render the standard signage practically unreadable.
2. This particular property and the proposed type of development is a unique situation in that the sign ordinance was probably never intended to apply to large retail tenants that not only display their name but also "informational enhancement" signage, e.g. "Drive Through" or "Pharmacy". Signs that merely inform the consumer of the services provided rather than tout the brand or the stores name. Additionally, this situation is unique because much of the signage will be located up to 600+ feet away from the frontage road which would render the standard signage practically unreadable.
3. Granting this requested variance would in no way be detrimental to the public health, safety, morals or welfare and especially not be injurious to properties in the near vicinity because the signage proposed is consistent with the size and scale of the development and the standard signs required by certain national tenants.
4. Granting this requested variance would provide support for the general objectives of the C-HB zoning district as it would encourage the appropriate highway oriented businesses that require signage that is easily identifiable from the highway.

SCREENING OF MECHANICAL EQUIPMENT FROM STREET: "Rooftop mechanical and electrical equipment shall be screened from public view by building elements that are designed as an integral part of the building architecture." (Dawsonville Georgia 400 Guidelines, Section 7.3.)

Proposed Variance: This requirement would be waived ONLY for rear facades of buildings facing Lumpkin Campground Road. The exception would not apply to front and side facades of the main center, nor to any part of any outparcel building.

1. The strict and literal enforcement of the standards would result in a practical difficulty and an unnecessary hardship because it would require building rear facades on very tall buildings separated from adjacent properties by major roads. This would result in extreme increases in cost for very little net community benefit as the rooftop machinery will be positioned so that it is practically impossible to see unless one is situated just right and a significant distance away.
2. This particular property is unique due to the size and scale of the proposed buildings which make screening of the rooftop machinery from the rear impractical and largely unnecessary.
3. Granting this requested variance would not damage the health, safety, morals or welfare and not be injurious to nearby properties because the rooftop equipment will be screened on three sides and placed toward the front of the buildings. Doing so will make the equipment very difficult to see from the unscreened rear of the building just as if it were actually "screened from public view" by building elements. In this instance the "building elements" will be the increased distance from the rear of the building rather than a built up façade but the net result will be the same.
4. Granting this requested variance would provide support for the general objectives of the C-HB zoning district as it will allow economic growth and practical development in the highway business district without requiring unnecessary expense which could stifle growth by increasing costs.



Official Tax Receipt
Dawson County
 25 Justice Way, Suite 1222
 Dawsonville, GA 30534
 --Online Receipt--

Trans No	Property ID / District Description	Original Due	Interest & Penalty	Prev Paid	Amount Due	Amount Paid	Transaction Balance
2014 - 1546	106 075 008 / 001 LL 371 372 408 409 432 433 434 FMV: \$2,338,400.00	\$23,836.72	\$0.00 Fees: \$0.00 \$0.00		\$23,836.72	\$23,836.72	\$0.00 Current Due: \$0.00
	Totals:	\$23,836.72	\$0.00		\$23,836.72	\$23,836.72	\$0.00

Paid Date: 11/13/2014

Charge Amt: \$23,836.72

BREC- DAWSONVILLE LLC
 C/O BLANCHARD REALESATE CAPITAL
 2964 PEACHTREE RD NW
 STE 750
 ATLANTA, GA 30305



Official Tax Receipt
Dawson County
 25 Justice Way, Suite 1222
 Dawsonville, GA 30534
 --Online Receipt--

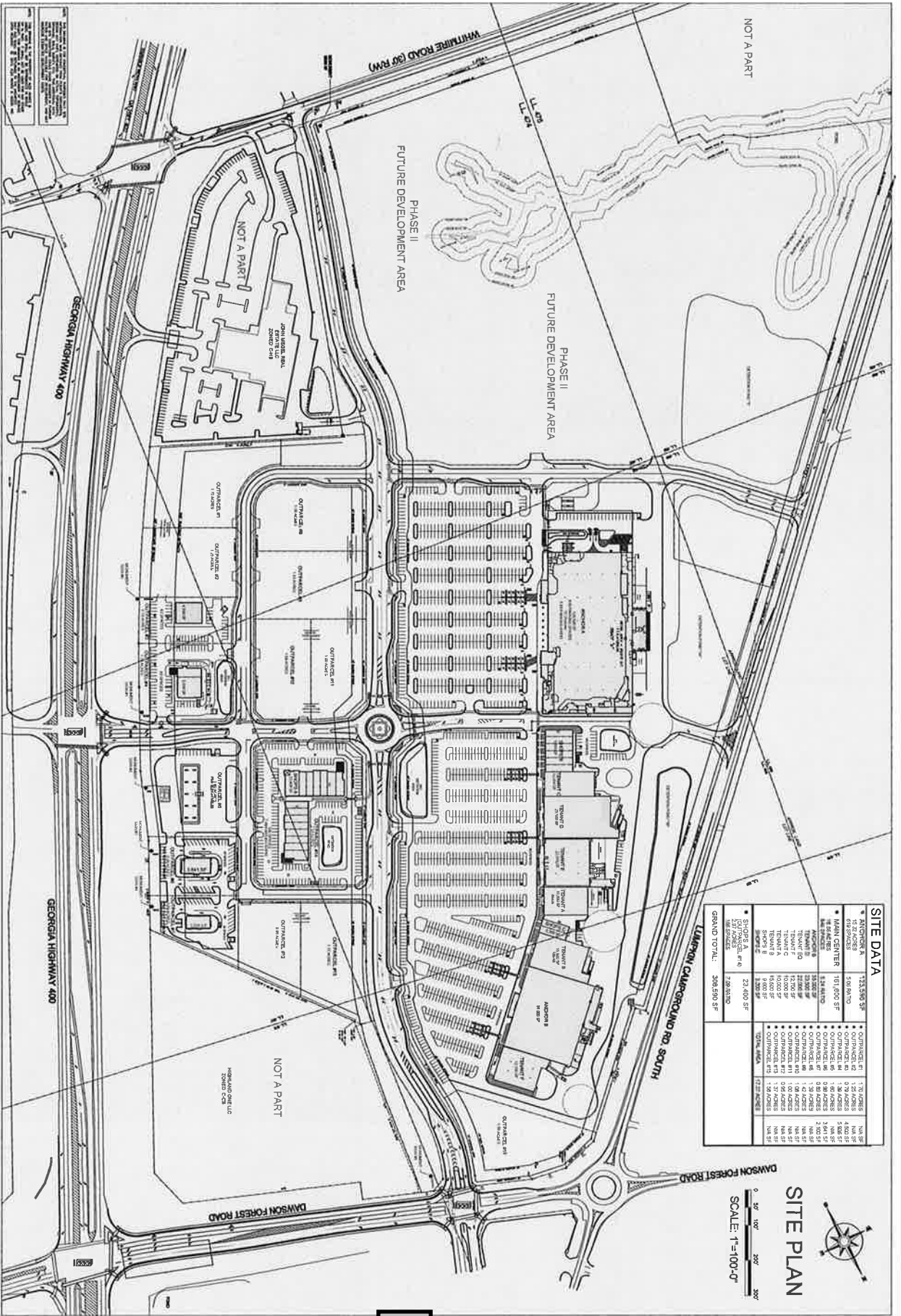
Trans No	Property ID / District Description	Original Due	Interest & Penalty	Prev Paid	Amount Due	Amount Paid	Transaction Balance
2014 - 1547	107 318 / 001 LL 432 433 LD 13-S FMV: \$1,361,600.00	\$13,879.60	\$0.00 Fees: \$0.00 \$0.00		\$13,879.60	\$13,879.60	\$0.00 Current Due: \$0.00
	Totals:	\$13,879.60	\$0.00		\$13,879.60	\$13,879.60	\$0.00

Paid Date: 11/13/2014

Charge Amt: \$13,879.60

BREC-DAWSONVILLE LLC
 C/O BLANCHARD REAL ESTATE CAPITAL
 2964 PEACHTREE RD NW
 STE 750
 ATLANTA, GA 30305





SITE DATA

• ANCHOR A	133,589 SF	• OUTPARCEL #1	1.78 ACRES	744 SF
• ANCHOR B	5,068,170 SF	• OUTPARCEL #2	1.25 ACRES	4,988 SF
• MAIN CENTER	1191,400 SF	• OUTPARCEL #4	1.84 ACRES	5,828 SF
• 88 ACRES	1,514,810 SF	• OUTPARCEL #5	0.98 ACRES	3,841 SF
• ANCHOR B	53,828 SF	• OUTPARCEL #7	0.82 ACRES	2,102 SF
• TOWER B	32,296 SF	• OUTPARCEL #8	1.42 ACRES	744 SF
• TOWER C	142,204 SF	• OUTPARCEL #9	1.00 ACRES	744 SF
• TOWER D	14,000 SF	• OUTPARCEL #10	1.00 ACRES	744 SF
• TOWER E	45,000 SF	• OUTPARCEL #11	0.92 ACRES	744 SF
• TOWER F	3,200 SF	• OUTPARCEL #12	1.10 ACRES	744 SF
• TOWER G	1,200 SF	• OUTPARCEL #13	1.22 ACRES	744 SF
• SHOPS A #1	23,400 SF	• OUTPARCEL #14	1.22 ACRES	744 SF
• SHOPS A #2	2,921,810 SF			
• SHOPS A #3	298,550 SF			
• SHOPS A #4				
• SHOPS A #5				
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ALEX MUÑOZ & ASSOCIATES, Inc.
 INTERIOR DESIGN | ARCHITECTURE | EXTERIOR DESIGN | LANDSCAPE ARCHITECTURE
 SITE PLANNING | FLOOR PLANNING | CONSTRUCTION ADMINISTRATION

Dawson Market Place
 LOCATED AT
 GA 400 & DAWSON FOREST RD.
 DAWSONVILLE, GEORGIA 30534

BLANCHARD REAL ESTATE
 HENDON PROPERTIES

AUGUST 10, 2015
 SK-6



MAIN CENTER ELEVATION - SOUTH END



MAIN CENTER ELEVATION - NORTH END



Dawson




CLARA & DANIELA FOREST RD
DANFORTH, ONTARIO L9A 4K4

AUGUST 10, 2015



ALEX MILAGZ & ASSOCIATES, INC.

Dawson



LOCATED AT:
GA 400 & DAWSON FOREST RD.
DAWSONVILLE, GEORGIA 30534

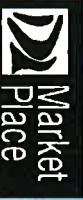


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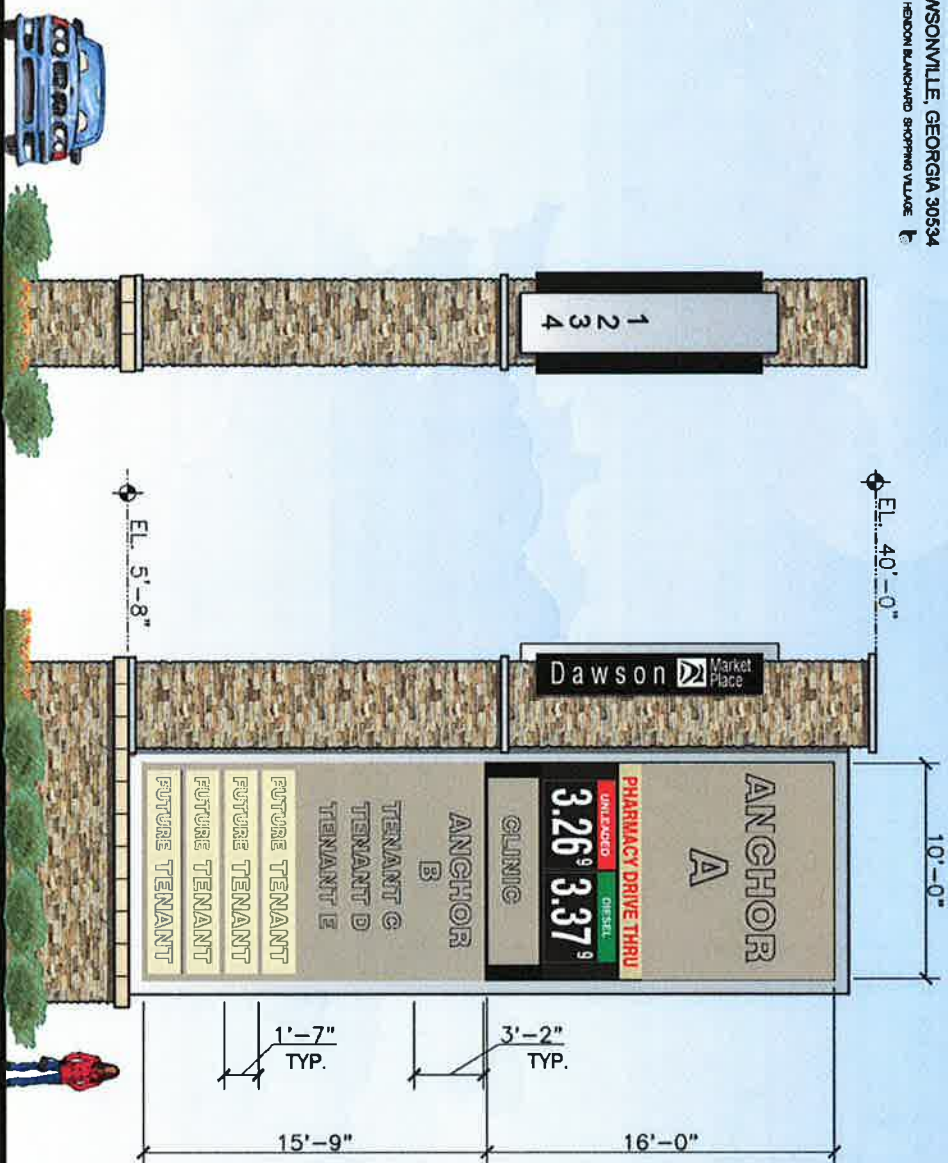


SIGN CRITERIA

Dawson



LOCATED AT:
 GA 400 & DAWSON FOREST RD.
 DAWSONVILLE, GEORGIA 30534
 HENDON BLANCHARD SHOPPING VILLAGE



LOCATION #1



LOCATION #2



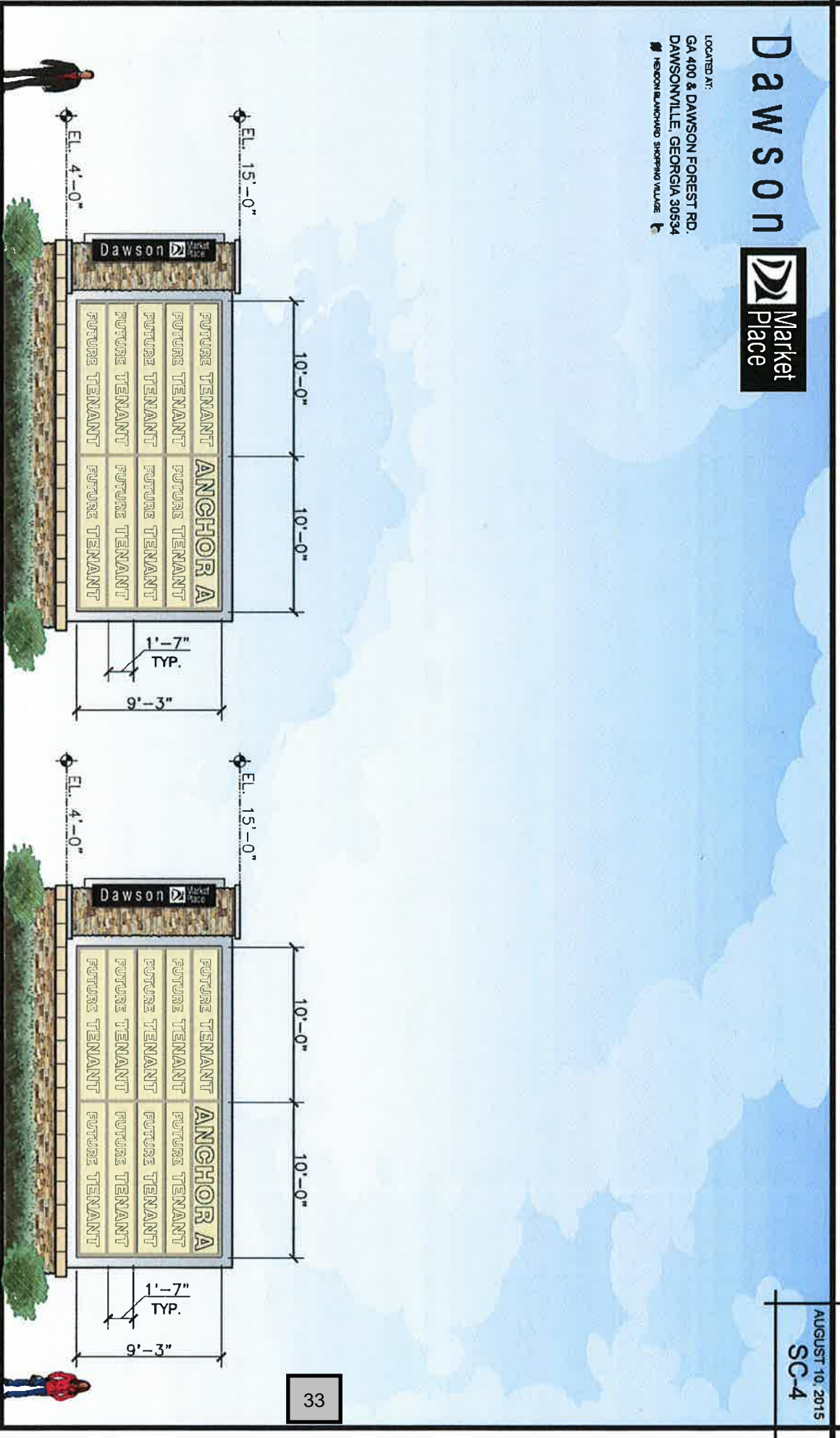
CONCEPTUAL ELEVATION

Dawson



LOCATED AT:
 GA 400 & DAWSON FOREST RD,
 DAWSONVILLE, GEORGIA 30534
 HENDON BLANCHARD SHOPPING VILLAGE

AUGUST 10, 2015
 SC-4



LOCATION #5

LOCATION #7

CONCEPTUAL ELEVATION



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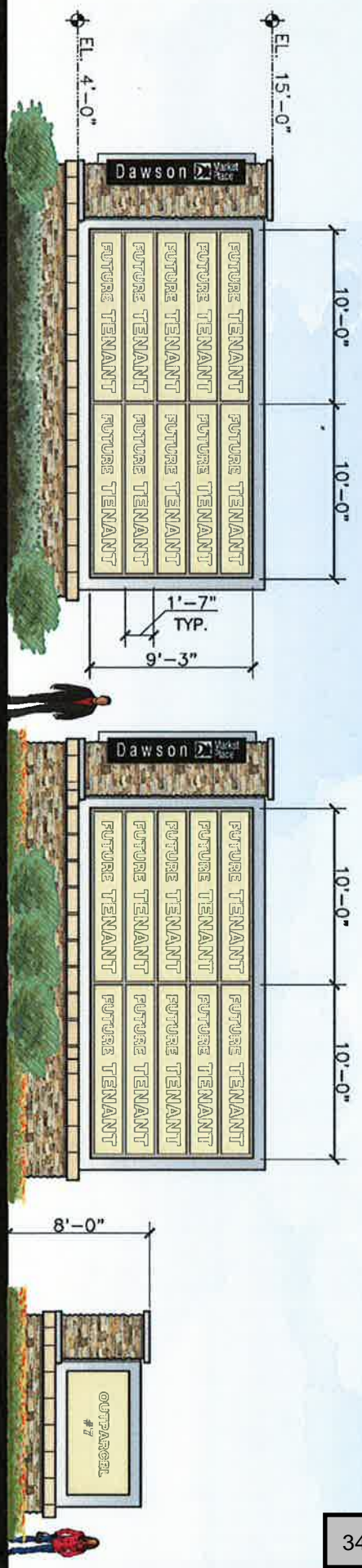


Dawson



LOCATED AT:
GA 400 & DAWSON FOREST RD.
DAWSONVILLE, GEORGIA 30534
HENDON BLANCHARD SHOPPING VILLAGE

AUGUST 10, 2015
SC-5



34

LOCATION #6

LOCATION #3

LOCATION #4

CONCEPTUAL ELEVATION



HENDON PROPERTIES

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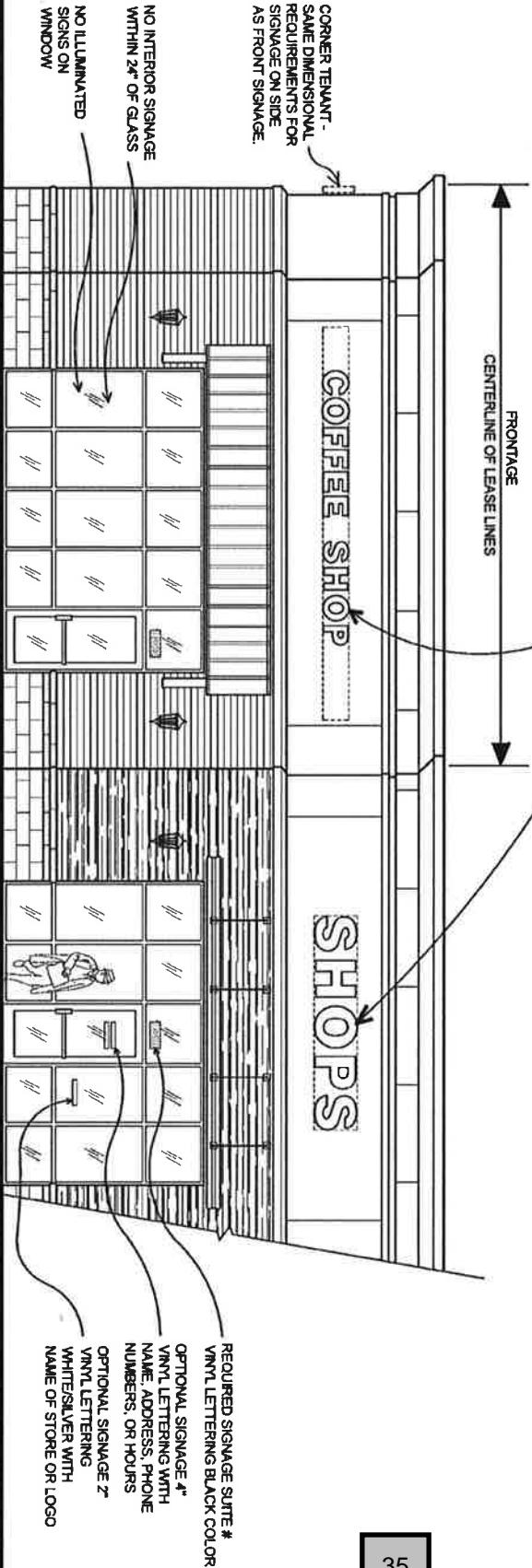
BLANCHARD REAL ESTATE

LOCATED AT:
 400 & DAWSON FOREST RD.
 DAWSONVILLE, GEORGIA 30534
 HENDON BLANCHARD SHOPPING VILLAGE

WALL SIGNAGE FOR MULTI-TENANT BUILDINGS:
 TWO WALL SIGNS SHALL BE PERMITTED PER TENANT
 ONLY ONE TENANT SIGN PER WALL FACE.
 WALL SIGNS SHALL NOT EXCEED TWO (2) SQUARE FEET
 PER LINEAR FOOT OF BUILDING WALL FACADE (LEASE LINE FRONTAGE)
 AND NOT TO EXCEED 360 SF PER WALL SIGN.
 MINOR SIGNS ARE PERMITTED AND THE SIGN AREA SHALL BE INCLUDED
 AS PART OF THE MAIN WALL SIGN ALLOWANCE.

SIGNAGE SPECIFICATIONS

* FASCIA-TYPE MULTITENANT SIGNS:
 FINISH COLOR SHALL BE CONTRASTING TO THE ARCHITECTURAL FINISHES OF THE BUILDING. FASCIA-TYPE SIGN COPY, FOR INDIVIDUAL TENANTS SHALL BE LIMITED TO INDIVIDUAL LETTERS, LOGOS OR LOGOTYPES.
 ALL SIGNS SHALL BE CONSTRUCTED WITH ALUMINUM RETURNS AND BACKS WITH ACRYLIC FACES AND BE INTERNALLY ILLUMINATED WITH REMOTE TRANSFORMERS - (NO EXPOSED TRACKS OR RACEWAYS WILL BE PERMITTED). NON-ILLUMINATED FORMED PLASTIC OR METAL LETTERS ARE PERMITTED AS LONG AS THEY MEET THE ABOVE CRITERIA.
 (SEE ELEVATION ABOVE FOR DIMENSIONAL REQUIREMENTS)



STATEMENT OF RESERVATION OF CONSTITUTIONAL RIGHTS

A failure by Dawson County to grant approval of the Variance Application to which this reservation of rights is attached, as requested by the Applicant, would impose a disproportionate hardship on the Applicant without any accruing benefits to any surrounding property owners. The failure to grant this Variance Application would be unconstitutional in that it would render the property of limited use and significantly limit its marketability. As such, not granting this Application or granting it with conditions that are significantly different than those proposed constitutes a taking without just and adequate compensation and without due process of law. Further, the failure to grant the Application would be contrary to the wishes and desire of the property owner and would constitute an arbitrary and capricious act and would discriminate in an arbitrary, capricious and unreasonable manner between the property owner and owners of similarly situated property in violation of Article I, Section I, Paragraph I, and Article I, Section III, Paragraph I (a) of the Constitution of the State of Georgia and the Equal Protection Clause of the Fourteenth Amendment to the Constitution of the United States. Restricting the property owner's utilization of the subject property would constitute an arbitrary, capricious and discriminatory act and would likewise violate each of the provisions of the State and Federal Constitutions set forth hereinabove.

Any decision that would deny the Application, as requested by the Applicant, would also be a violation of the Constitution of the State of Georgia, Article IX, Section II, Paragraph I that "counties pass clearly reasonable ordinances."

A refusal by Dawson County to approve the Application, as requested by the Applicant, thereby prohibiting the only viable economic use of the Subject Property, would be an unreasonable application of local land use authority which bears no relationship to the public health, safety, morality or general welfare of the public and would constitute an arbitrary and irrational abuse of discretion by the Dawson County Board of Commissioners in violation of Article I, Section I, Paragraph I of the Constitution of the State of Georgia and the Due Process Clause of the Fifth and Fourteenth Amendments to the Constitution of the United States. The Applicant maintains that a refusal to approve the Application, as requested by the Applicant, would also be an abuse of discretion under the power granted to local governments by the Georgia Constitution and the Zoning Procedures Law, O.C.G.A. §36-66-1, et seq.

In filing this statement with the Application to which it is attached, the Applicant hereby reserves all rights and remedies available to it under the Constitution of the United States, the Constitution of the State of Georgia, all applicable federal, state and local laws and ordinances and in equity.

Accordingly, the Applicant respectfully requests that the Application, as requested by the Applicant be approved. The Applicant also reserves the right to amend this statement and the Application by supplementing further responses and documents.

DAWSON COUNTY BOARD OF COMMISSIONERS MEMORANDUM

DATE: SEPTEMBER 8, 2015

TO: DAWSON COUNTY BOARD OF COMMISSIONERS

FROM: RACHEL BURTON, PLANNING AND DEVELOPMENT DIRECTOR

MEETING: SEPTEMBER 17, 2015 @ 6:00 P.M. – DAWSON COUNTY GOVERNMENT CENTER, ASSEMBLY ROOM 2303

Introduction

The Dawson County Board of Commissioners is asked to consider a variance to vary from the Land Use Resolution, Article IV, Section 121-102, to vary from the front setback requirement, Article VI, Section 121-171, to vary from the maximum parking allowed; the Development and Design Guidelines of the Georgia Highway 400 Corridor, Division 7, Section 117-235; to vary from the building façade, Division 8, Section 117-259, to vary from the screening of mechanical equipment. Dawson County Sign Ordinance, to vary from sign requirements. The property is located on TMP 106-075-008, 114-015, 114-024, 114-025 & 107-318. The property is zoned C-HB (Commercial Highway Business).

CASE NUMBER: VR 15-16

APPLICANT: Hendon-BRE Dawson Marketplace, LLC

LOCATION: 343 Gordon Moss Road (TMP 106-075-008, 114-015, 114-024, 114-025 and 107-318)

PURPOSE: Front setback reduction and variance from the maximum parking allowed from the Land Use Resolution; variance from the architectural requirements and screening of mechanical equipment of the Georgia Highway 400 Corridor; variance of sign requirements from the Dawson County Sign Ordinance

EXISTING ZONING: C-HB (Commercial Highway Business)

APPLICABLE REGULATION(S): Land Use Resolution, Article IV, Section 121-102 and Article VI, Section 121-171; Development and Design Guidelines of the Georgia Highway 400 Corridor, Division 7, Section 117-235 and Division 8, Section 117-259; and the Dawson County Sign Ordinance

SURROUNDING ZONING: North – C-HB (Commercial Highway Business)
South – C-HB (Commercial Highway Business) & R-A (Residential Agricultural)
East – C-HB (Commercial Highway Business)
West – C-HB (Commercial Highway Business), RS (Residential Suburban), R-A (Residential Agricultural), C-IR (Commercial Industrial Restricted)

SUBJECT PROPERTY HISTORY: ZA 14-05: TMP 114-015, 114-024, 114-025 rezoned from R-A to C-HB in 2014
ZA 07-14: TMP 106-075SP rezoned from R-A to C-IR to C-HB in 2007
ZA 98-08: TMP 114-024 rezoned from R-A to C-IR in 1998

FUTURE LAND USE PLAN: Commercial Highway

PRESENTATION OF SUBJECT

The subject property consists of approximately 96.68 acres. The property previously was used for residences and undeveloped land. In 2007 and 2014 the property was rezoned from R-A to C-HB. The property was recently approved for a proposed commercial development to include a large grocery store, a gas station, numerous retail stores and restaurants.

APPLICATION OF REGULATIONS WOULD CREATE A PRACTICAL DIFFICULTY OR UNNECESSARY HARDSHIP

1. The minimum setback from the right-of-way for Georgia 400 will be 90 feet for this project.

The strict and literal enforcement of the 100-foot minimum setback would result in a practical difficulty and an unnecessary hardship because the 100-foot minimum setback would render multiple acres unusable and result in an impractical waste of a valuable economic resource. Much of the most developable property on this site happens to be located at or near the "100-foot minimum setback" and the extra 10 feet of developable area will make a significant difference when spread out over the entire project. Additionally, this area of Georgia 400 contains extra wide rights-of-way and those swales, when added to a 100-foot minimum set back, create an unnecessarily large gulf between the consumer traffic and their shopping center destination.

2. Front facades and side facades may be composed of up to fifty (50) percent fenestration, up to seventy-five (75) percent secondary materials (such as stucco), and a minimum of twenty-five (25) percent brick and/or stone (including precast stone.) Synthetic stucco shall be accepted as equal to common stucco.

The strict and literal enforcement of requiring a majority of brick and stone would result in a practical difficulty and an unnecessary hardship due to the number, size and scale of the buildings proposed here. Additionally, these types of buildings are not typically built with a majority of brick and stone. If this particular variance were not granted the costs of development would rise exponentially and the project would quickly become impossible.

3. The maximum number of off-street parking spaces allowed for restaurants shall be one per 50 square feet of gross floor area (20 per thousand.)

The strict and literal enforcement of these standards would result in a practical difficulty and an unnecessary hardship because it would render spaces and outparcels appropriate for and intended for restaurants essentially unusable as such. Free-standing destination restaurants calculate their parking requirements based on seating and kitchen capacity and not on square footage. These parking limitations would make it nearly impossible to attract the quality free-standing sit down restaurants planned for the shopping center.

4. Five monument signs, as depicted in the Dawson Marketplace Sign Criteria Package (attached), will be allowed along the Georgia 400 frontage.

The strict and literal enforcement of the sign limits could result in a developer having to allow each parcel its own 25 foot sign. This could lead to a sea of duplicate 25 foot signs causing confusion and an extremely unattractive "sign filled" view scape in the area. On the other hand, the proposed sign package not only combines those multiple signs but also provides a suitable "marquis" sign which will be visually consistent with the proposed shopping center building facades which may exceed 40-feet in height

5. Wall Signage for Single Tenant Building: Only one Business Identification Sign will be permitted per wall, but other minor signs such as "Drive Through," or "Pharmacy," or decorative plaques containing the business logo, etc. will also be allowed, provided the total area of all signs on each wall does not exceed the maximum allowed area.

Total allowed area of signage per wall shall not exceed two (2) sq. ft. per linear foot of building wall facade or three hundred sixty (360) sq. ft. total.

The strict and literal enforcement of these standards would result in a practical difficulty and an unnecessary hardship because the proposed development is a first class shopping center with large retail tenants that require signage consistent with all their other stores. If those signs are not allowed it will be extremely difficult to lease the buildings and to develop

the shopping center with first class tenants – if at all. Additionally, much of the signage will be located up to 600+ feet away from the frontage road which would render the standard signage practically unreadable.

- 6. Wall Signage for Multi-Tenant Buildings: Only one Business Identification Sign will be permitted per tenant per wall, but other minor signs such as "Drive Through," or "Pharmacy," or decorative plaques containing the business logo, etc. will also be allowed, provided the total area of all signs on each wall does not exceed the maximum allowed area.**

Total allowed area of signage per wall shall not exceed two (2) sq. ft. per linear foot of building wall facade or three hundred sixty (360) sq. ft. total.

The strict and literal enforcement of these standards would result in a practical difficulty and an unnecessary hardship because the proposed development is a first class shopping center with large retail tenants that require signage consistent with all their other stores. If those signs are not allowed it will be extremely difficult to lease the buildings and to develop the shopping center with first class tenants – if at all. Additionally, much of the signage will be located up to 600+ feet away from the frontage road which would render the standard signage practically unreadable.

- 7. Rooftop screening of mechanical equipment from street. This requirement would be waived ONLY for rear facades of buildings facing Lumpkin Campground Road. The exception would not apply to front and side facades of the main center, nor to any part of any outparcel building.**

The strict and literal enforcement of the standards would result in a practical difficulty and an unnecessary hardship because it would require building rear facades on very tall buildings separated from adjacent properties by major roads. This would result in extreme increases in cost for very little net community benefit as the rooftop machinery will be positioned so that it is practically impossible to see unless one is situated just right and a significant distance away.

EXTRAORDINARY AND EXCEPTIONAL CONDITIONS PECULIAR TO THE SITE

- 1. The minimum setback from the right-of-way for Georgia 400 will be 90 feet for this project.**

This particular property is unique because of the width of the swales along GA 400 and the fact that nearby shopping centers have already been granted greater reductions to the 100-yard minimum setback requirements. Additionally, the reduction of the 100-yard minimum setback will allow those areas on the property less suitable for development, e.g. environmentally sensitive areas, to be more easily avoided.

- 2. Front facades and side facades may be composed of up to fifty (50) percent fenestration, up to seventy-five (75) percent secondary materials (such as stucco), and a minimum of twenty-five (25) percent brick and/or stone (including precast stone.) Synthetic stucco shall be accepted as equal to common stucco.**

The sheer size and scale of the proposed project makes this a unique situation. The proposed large buildings with tall facades would be far too expensive to build with a majority of brick and stone. Furthermore, even if it could somehow be done the resulting development, if mostly brick and stone, would likely appear institutional and be uninviting to customers.

- 3. The maximum number of off-street parking spaces allowed for restaurants shall be one per 50 square feet of gross floor area (20 per thousand.)**

The strict application of these maximum parking standards to the proposed restaurant uses makes this situation quite unique. The strict standards may work for retail, office, institution and other uses but stand-alone destination restaurants require additional spaces that require an exception.

- 4. Five monument signs, as depicted in the Dawson Marketplace Sign Criteria Package (attached), will be allowed along the Georgia 400 frontage.**

This particular development proposed for this property represents an exceptional and extraordinary situation because of the sheer size of the development proposed. The sign ordinance appears to be intended for a different scale of development and perhaps never contemplated a situation where it would allow or require multiple 25-foot signs. The signage here should be consistent with the scale of what is being proposed and as such the provided sign package should be approved in lieu of the normal signage requirements.

- 5. Wall Signage for Single Tenant Building: Only one Business Identification Sign will be permitted per wall, but other minor signs such as "Drive Through," or "Pharmacy," or decorative plaques containing the business**

logo, etc. will also be allowed, provided the total area of all signs on each wall does not exceed the maximum allowed area.

Total allowed area of signage per wall shall not exceed two (2) sq. ft. per linear foot of building wall facade or three hundred sixty (360) sq. ft. total.

This particular property and the proposed type of development is a unique situation in that the sign ordinance was probably never intended to apply to large retail tenants that not only display their name but also “informational enhancement” signage, e.g. “Drive Through” or “Pharmacy”. Signs that merely inform the consumer of the services provided rather than tout the brand or the stores name. Additionally, this situation is unique because much of the signage will be located up to 600+ feet away from the frontage road which would render the standard signage practically unreadable.

- 6. Wall Signage for Multi-Tenant Buildings: Only one Business Identification Sign will be permitted per tenant per wall, but other minor signs such as "Drive Through," or "Pharmacy," or decorative plaques containing the business logo, etc. will also be allowed, provided the total area of all signs on each wall does not exceed the maximum allowed area.**

Total allowed area of signage per wall shall not exceed two (2) sq. ft. per linear foot of building wall facade or three hundred sixty (360) sq. ft. total.

This particular property and the proposed type of development is a unique situation in that the sign ordinance was probably never intended to apply to large retail tenants that not only display their name but also “informational enhancement” signage, e.g. “Drive Through” or “Pharmacy”. Signs that merely inform the consumer of the services provided rather than tout the brand or the stores name. Additionally, this situation is unique because much of the signage will be located up to 600+ feet away from the frontage road which would render the standard signage practically unreadable.

- 7. Rooftop screening of mechanical equipment from street. This requirement would be waived ONLY for rear facades of buildings facing Lumpkin Campground Road. The exception would not apply to front and side facades of the main center, nor to any part of any outparcel building.**

This particular property is unique due to the size and scale of the proposed buildings which make screening of the rooftop machinery from the rear impractical and largely unnecessary.

RELIEF WOULD NOT CAUSE SUBSTANTIAL DETRIMENT TO THE PUBLIC GOOD OR IMPAIR THE PURPOSES AND INTENT OF THESE REGULATIONS, NO VARIANCE MAY BE GRANTED FOR A USE OR BUILDING THAT IS PROHIBITED BY THIS ORDINANCE

- 1. The minimum setback from the right-of-way for Georgia 400 will be 90 feet for this project.**

The granting of this request to reduce the 100-foot minimum setback by 10 feet to 90 feet over the many acres of frontage will in no way be detrimental to the public health, safety, morals or welfare and will not injure nearby properties because the requested variance is minimal in nature and much less than other nearby sites. However, it will still allow the property to develop in a more economical and beneficial pattern.

- 2. Front facades and side facades may be composed of up to fifty (50) percent fenestration, up to seventy-five (75) percent secondary materials (such as stucco), and a minimum of twenty-five (25) percent brick and/or stone (including precast stone.) Synthetic stucco shall be accepted as equal to common stucco.**

Granting this variance will not endanger the public health, safety, morals or welfare or be injurious to nearby properties because the proposed alternative materials are consistent with first class shopping centers and routinely used in this region on first class similarly situated community shopping centers.

- 3. The maximum number of off-street parking spaces allowed for restaurants shall be one per 50 square feet of gross floor area (20 per thousand.)**

Granting this requested variance would not damage the public health, safety, morals or welfare and not injure nearby properties due to the modest increase in the overall net number of parking spaces and the limitation to restaurants.

- 4. Proposed Variance: Five monument signs, as depicted in the Dawson Marketplace Sign Criteria Package (attached), will be allowed along the Georgia 400 frontage.**

Granting this requested variance would in no way be detrimental to the public health, safety, morals or welfare and especially not be injurious to properties in the near vicinity because the sign package proposed is consistent with the scale of the project and the resulting outcome will be superior to what would be allowed by-right under the existing ordinance.

- 5. Wall Signage for Single Tenant Building: Only one Business Identification Sign will be permitted per wall, but other minor signs such as "Drive Through," or "Pharmacy," or decorative plaques containing the business logo, etc. will also be allowed, provided the total area of all signs on each wall does not exceed the maximum allowed area.**

Total allowed area of signage per wall shall not exceed two (2) sq. ft. per linear foot of building wall facade or three hundred sixty (360) sq. ft. total.

Granting this requested variance would in no way be detrimental to the public health, safety, morals or welfare and especially not be injurious to properties in the near vicinity because the signage proposed is consistent with the size and scale of the development and the standard signs required by certain national tenants.

- 6. Wall Signage for Multi-Tenant Buildings: Only one Business Identification Sign will be permitted per tenant per wall, but other minor signs such as "Drive Through," or "Pharmacy," or decorative plaques containing the business logo, etc. will also be allowed, provided the total area of all signs on each wall does not exceed the maximum allowed area.**

Total allowed area of signage per wall shall not exceed two (2) sq. ft. per linear foot of building wall facade or three hundred sixty (360) sq. ft. total.

Granting this requested variance would in no way be detrimental to the public health, safety, morals or welfare and especially not be injurious to properties in the near vicinity because the signage proposed is consistent with the size and scale of the development and the standard signs required by certain national tenants.

- 7. Rooftop screening of mechanical equipment from street. This requirement would be waived ONLY for rear facades of buildings facing Lumpkin Campground Road. The exception would not apply to front and side facades of the main center, nor to any part of any outparcel building.**

Granting this requested variance would not damage the health, safety, morals or welfare and not be injurious to nearby properties because the rooftop equipment will be screened on three sides and placed toward the front of the buildings. Doing so will make the equipment very difficult to see from the unscreened rear of the building just as if it were actually "screened from public view" by building elements. In this instance the "building elements" will be the increased distance from the rear of the building rather than a built up façade but the net result will be the same.

A LITERAL INTERPRETATION OF THE ZONING ORDINANCE WOULD DEPRIVE THE APPLICANT OF RIGHTS OTHERS IN THE SAME DISTRICT HAVE BEEN ALLOWED

- 1. The minimum setback from the right-of-way for Georgia 400 will be 90 feet for this project.**

Granting this requested variance provides great support for the objectives of the C-HB zoning district because that district is specifically intended to be a safe haven for highway oriented businesses to thrive and without this variance this property would be much more difficult to develop as a community shopping center.

- 2. Front facades and side facades may be composed of up to fifty (50) percent fenestration, up to seventy-five (75) percent secondary materials (such as stucco), and a minimum of twenty-five (25) percent brick and/or stone (including precast stone.) Synthetic stucco shall be accepted as equal to common stucco.**

Granting this requested variance supports the objectives of the C-HB zoning district because it encourages wise economic growth of highway oriented businesses located in the highway business district. Conversely, requiring this type of shopping center to be built mostly with brick and stone would make it so much more expensive to build that a development of this size and scale would quickly become impossible.

- 3. The maximum number of off-street parking spaces allowed for restaurants shall be one per 50 square feet of gross floor area (20 per thousand.)**

Granting this requested variance would provide support for the general objectives of the C-HB zoning district as it will facilitate the development of highway oriented businesses like free-standing destination restaurants.

4. Five monument signs, as depicted in the Dawson Marketplace Sign Criteria Package (attached), will be allowed along the Georgia 400 frontage.

Granting this requested variance would provide support for the general objectives of the C-HB zoning district because it will enable the property to be appropriately developed in a highway oriented manner with tasteful appropriately sized signage.

5. Wall Signage for Single Tenant Building: Only one Business Identification Sign will be permitted per wall, but other minor signs such as "Drive Through," or "Pharmacy," or decorative plaques containing the business logo, etc. will also be allowed, provided the total area of all signs on each wall does not exceed the maximum allowed area.

Total allowed area of signage per wall shall not exceed two (2) sq. ft. per linear foot of building wall facade or three hundred sixty (360) sq. ft. total.

Granting this requested variance would provide support for the general objectives of the C-HB zoning district as it would encourage the appropriate highway oriented businesses that require signage that is easily identifiable from the highway.

6. Wall Signage for Multi-Tenant Buildings: Only one Business Identification Sign will be permitted per tenant per wall, but other minor signs such as "Drive Through," or "Pharmacy," or decorative plaques containing the business logo, etc. will also be allowed, provided the total area of all signs on each wall does not exceed the maximum allowed area.

Total allowed area of signage per wall shall not exceed two (2) sq. ft. per linear foot of building wall facade or three hundred sixty (360) sq. ft. total.

Granting this requested variance would provide support for the general objectives of the C-HB zoning district as it would encourage the appropriate highway oriented businesses that require signage that is easily identifiable from the highway.

7. Rooftop screening of mechanical equipment from street. This requirement would be waived ONLY for rear facades of buildings facing Lumpkin Campground Road. The exception would not apply to front and side facades of the main center, nor to any part of any outparcel building.

Granting this requested variance would provide support for the general objectives of the C-HB zoning district as it will allow economic growth and practical development in the highway business district without requiring unnecessary expense which could stifle growth by increasing costs.

A list of comments from pertinent Dawson County Departmental staff:

- A. **Engineering Department** – No comments necessary.
- B. **Environmental Health Department** – No comments necessary.
- C. **Emergency Services** – No comments necessary.
- D. **Etowah Water & Sewer Authority** – No comments necessary.
- E. **Dawson County Sheriff's Office** – No comments necessary.
- F. **Board of Education** – No comments necessary.
- G. **Georgia Department of Transportation** – Per Doug Fadool, the proposed offset for this development will not affect GDOT ROW at the subject location.

Photographs of the subject property:



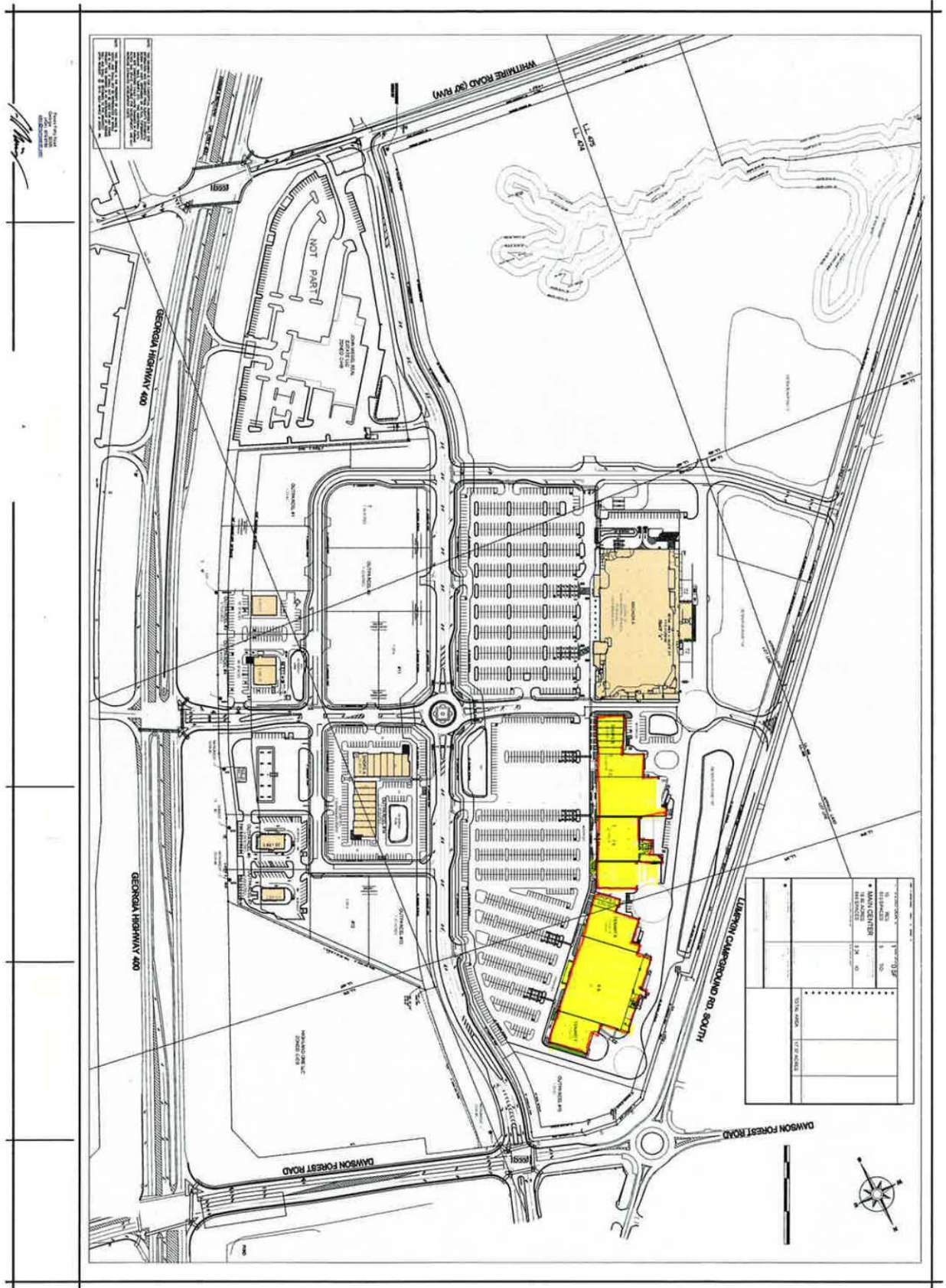
Zoning signs on subject property.

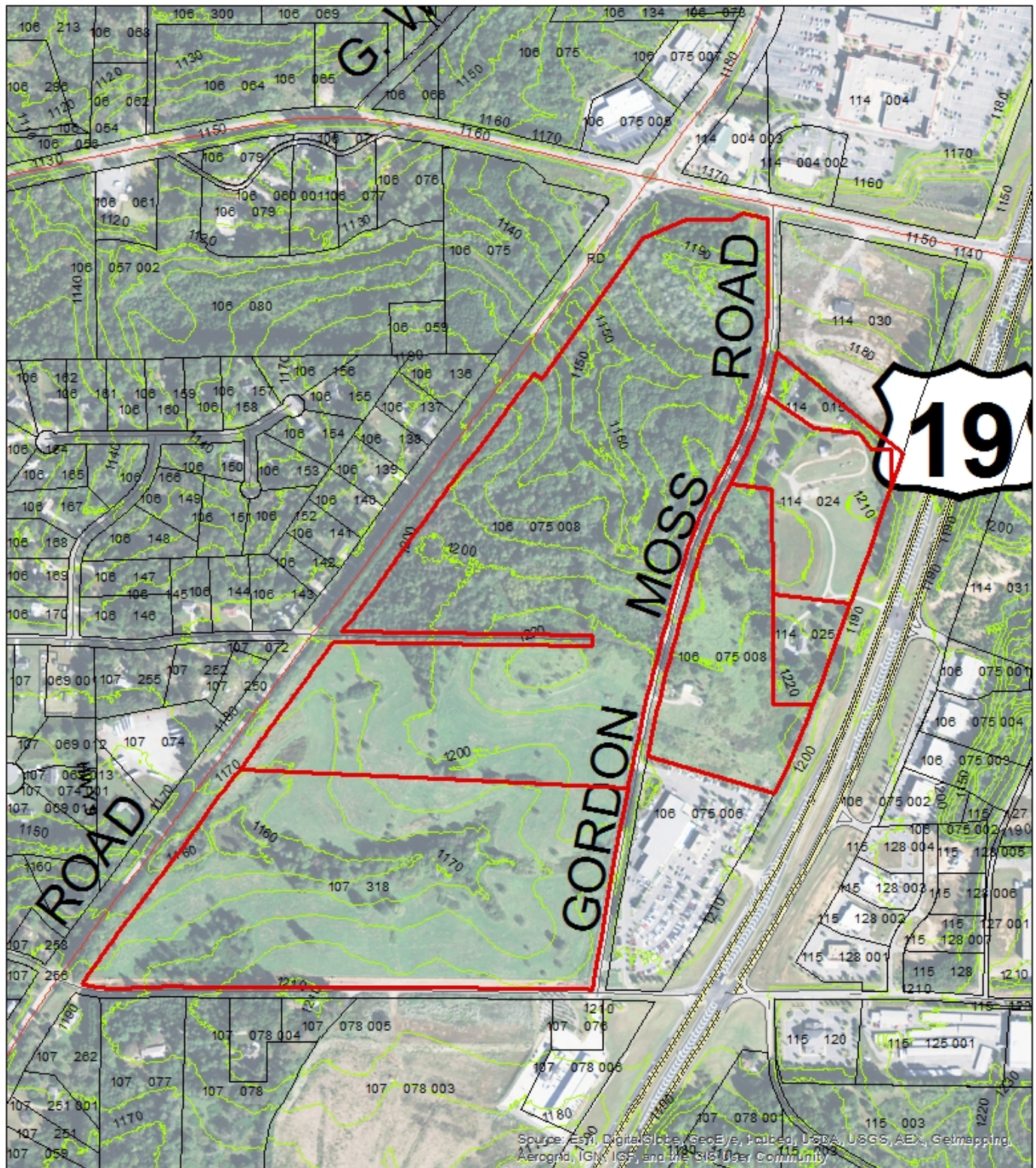
Recommendation

Staff has reviewed the variance application as well as the existing conditions on the subject property and adjacent properties. Staff is of the opinion that the applicant does have a hardship, see below recommendations based on seven items requested by the applicant:

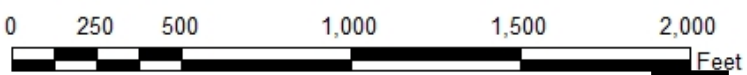
1. Staff recommends **APPROVAL** for a 90' front building setback along Georgia Highway 400.
2. Staff recommends **APPROVAL** to allow the front building façade to be 60% brick/stone and the side facades to be 35% brick/stone. This does not apply to the outparcels.
3. Staff recommends **APPROVAL** for restaurants located on outparcels to have two parking spaces per 100 s.f. of gross floor area provided that the proposed restaurant submits supporting data that the increased parking is necessary for their business to the Planning and Development Department for review and approval.
4. Staff recommends **APPROVAL** of the five signs along Georgia Highway 400 since the combined height and sign face area would be less than the allowed signage for a planned center sign and individual outparcel ground-mounted signs per the Development and Design Guidelines of the Georgia Highway 400 Corridor. Staff recommends **APPROVAL** of the two signs along Whitmire Road and Dawson Forest Road for the additional sign face area of 35 s.f. per sign.
5. **Waiting on elevations of single tenant building with proposed signage from applicant to make a recommendation.**
6. Staff recommends **APPROVAL** of the multi-tenant sign request only for the highlighted buildings as shown on the attached SK-6 site plan submitted by the applicant dated August 10, 2015 to allow wall signs not to exceed 2 s.f. per linear foot of building wall façade each and not to exceed three hundred sixty (360) s.f. each.
7. Staff recommends **APPROVAL** to not require rooftop screening per the Development and Design Guidelines of the Georgia Highway 400 Corridor for the rear facades of buildings adjacent to Lumpkin Campground Road so long as the landscaped berm along Lumpkin Campground Road screens the mechanical equipment rooftop views. This exception would not apply to front and side facades of the main center, nor to any outparcel building.

cc: Dawson County Planning Commission
Cindy Campbell, County Manager
Joey Homans, County Attorney
Danielle Yarbrough, County Clerk
File

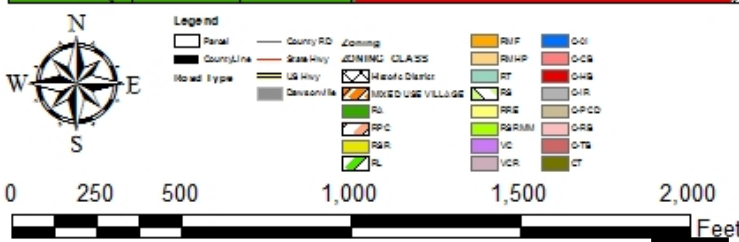
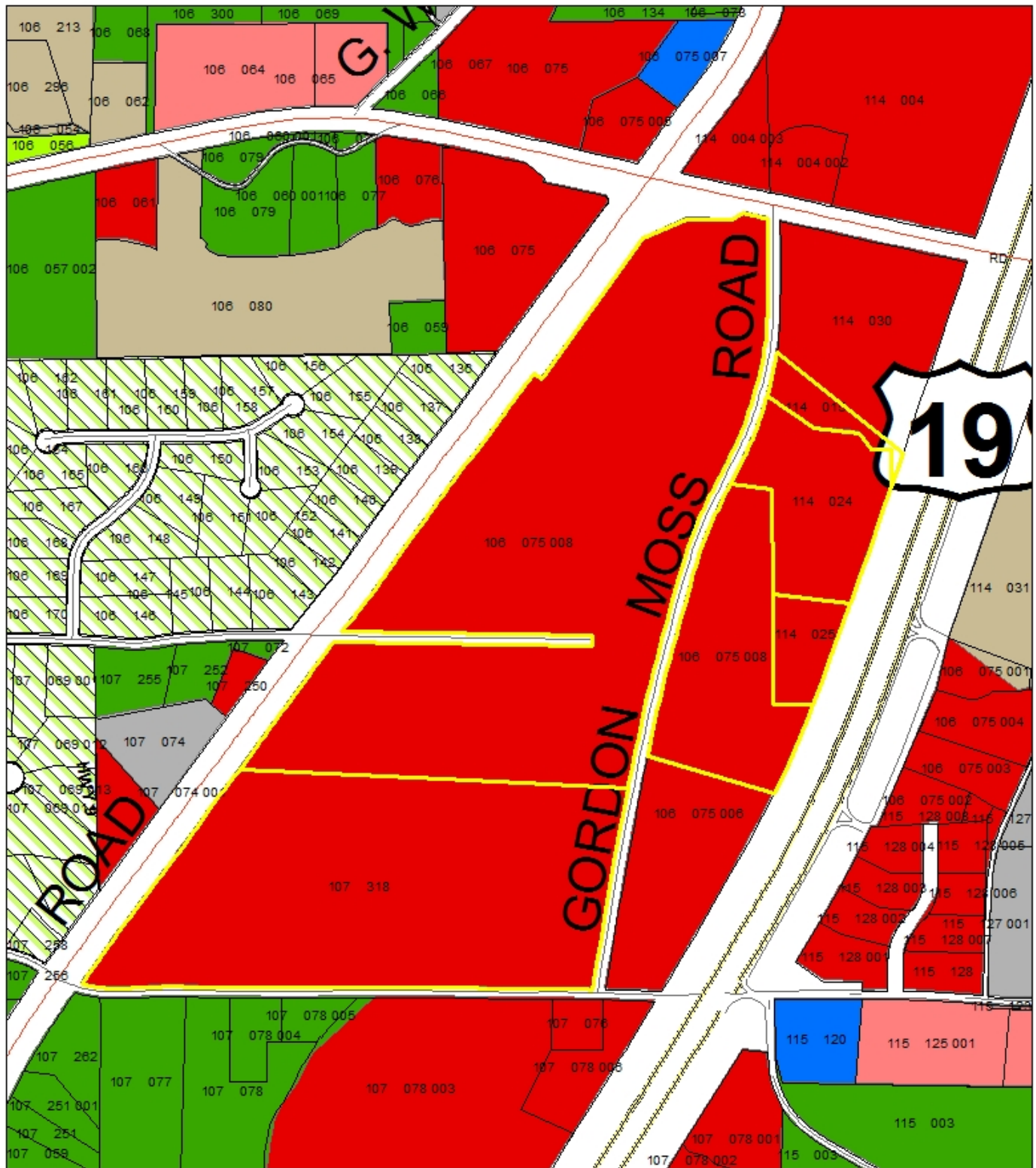




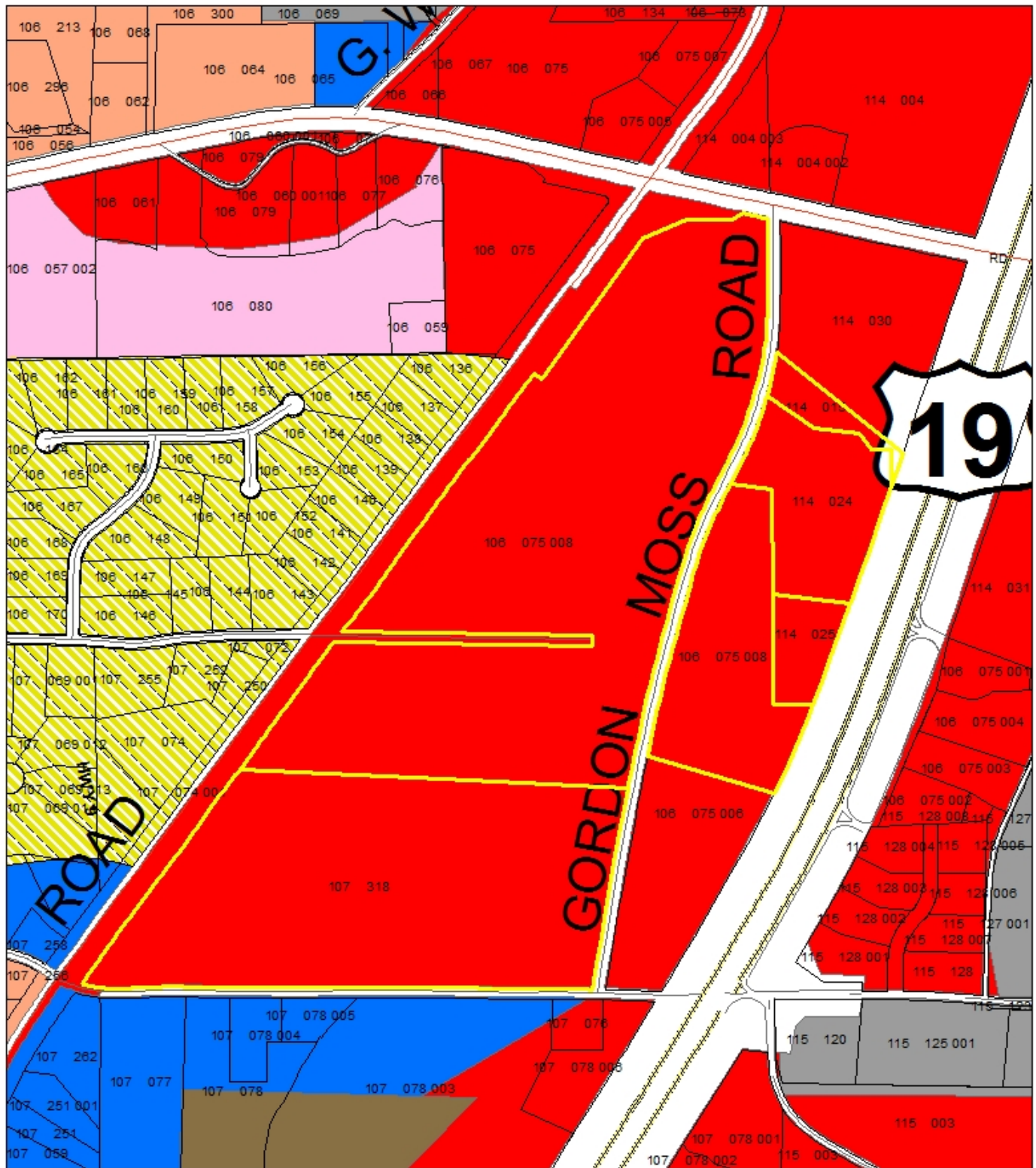
- Legend
- Parcel
 - County Line
 - Road Type
 - County RD
 - State Hwy
 - US Hwy
 - Dedication
 - 10' Contours



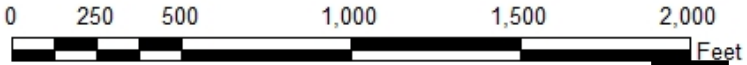
VR 15-16 Aerial w/Topo



VR 15-16 Existing Zoning



Legend		Future Land Use	
Parish	County RD	Public Land Use	Transportation/Communication/Utilities
County Line	State Hwy	Suburban Residential	Agriculture
Road Type	US Hwy	Rural Residential	Parks/Recreation/Conservation
Division Line		Sub-Rural Residential	Forestry
		Suburban Residential	Water
		Planned Residential Community	Water Supply Protection Use
		Town Residential	
		Multiple-Family Residential	
		Commercial - Highway	
		Crossroads Commercial	
		Campan-style Business Park	
		Office/Professional	
		Road Use Village	
		Public Institutional	
		Light Industrial	



VR 15-16 Future Land Use

Backup material for agenda item:

1. Approval of request to hold Senior Center Quilt Raffle



DAWSON COUNTY BOARD OF COMMISSIONERS AGENDA REQUEST

All items requiring action by the Commissioners must be presented first at a work session. The following information should be provided for each item.

No item will be considered for a work session until the Department has received authorization on the item by the County Manager.

Form must be submitted to the County Clerk 10 days prior to the meeting date.

Department: Senior Center

Presenter: Dawn Pruett

Submitted By: Dawn Pruett

Date Submitted: 8-24-2015

Item of Business/Agenda Title: Raffle for Senior Center

Attach an Executive Summary fully describing all elements of the item of business. (Attached)

THE ITEM IS FOR:

Work Session presentation only
(no action needed)

OR **Commission Action Needed.**

Is there a deadline on this item? If so, Explain:

Purpose of Request: Approval for Senior Center to sell tickets for raffle of quilt on Saturday, December 5, 2015 at the Christmas Bazaar.

Department Recommendation: Recommend approval of Raffle.

If the action involves a Resolution, Ordinance, Contract, Agreement, etc. has it been reviewed by the County Attorney?

Yes Explanation/ Additional Information:

No

If funding is involved, are funds approved within the current budget? **If Yes, Finance Authorization is Required Below.**

Yes Explanation/ Additional Information: Budget will be added as donations as proceeds are received.

No

Amount Requested: n/a

Amount Budgeted: n/a

Fund Name and Account Number: 100-00-5521-XXXXXX-000

Administration Staff Authorization

Dept. Head Authorization: Dawn Pruett Date: 8-24-2015

Finance Dept. Authorization: Dena Bosten Date: 9-3-2015

County Manager Authorization: CINDY CAMPBELL Work Session Date: 09/10/2015

Comments: _____



DAWSON COUNTY BOARD OF COMMISSIONERS
EXECUTIVE SUMMARY

SUBJECT: Quilt Raffle for Senior Center

DATE: 8-24-2015

BUDGET INFORMATION:

ANNUAL- _____

CAPITAL- _____

- RECOMMENDATION**
- POLICY DISCUSSION**
- STATUS REPORT**
- OTHER**

COMMISSION ACTION REQUESTED ON: September 17, 2015

PURPOSE: Request the BOC approval for the Margie Weaver Senior Center to sell raffle tickets for a quilt to assist in funding programs for the center.

HISTORY: The Senior Center started a quilt raffle three years ago at the same time they started their annual Christmas Bazaar.

FACTS AND ISSUES: The proceeds from the raffle help to assist with funding at the center for various projects including Christmas, art/painting classes, field trips, special activities, etc. Dawson County Sheriff's Office has approved and issued license to the center to raffle off the quilt.

-
-
- OPTIONS:**
1. Approve Quilt Raffle for the annual Christmas Bazaar.
 2. Do not approve Quilt Raffle for the annual Christmas Bazaar.

RECOMMENDED SAMPLE MOTION: Motion to approve the quilt raffle for the Senior Center for 2015.

DEPARTMENT: Senior Center

Prepared by: Dawn Pruett

Director Dawn Pruett

DAWSON COUNTY SHERIFF'S OFFICE RAFFLE LICENSE

THIS IS TO CERTIFY THAT

Organization

Dawson County Senior Center

The bearer of this license has met the requirements stated in
Georgia Code 16-12-22.1 to operate raffles.

Licensee:

Dawn Pruett, Director

Address 201 Recreation Road, Dawsonville, GA 30534

LICENSE EXPIRES DECEMBER 31

08-21-2015

Issued



Billy Carlisle, Sheriff of Dawson County

Backup material for agenda item:

2. Approval of FY 2016 Legacy Link Addendum #1



DAWSON COUNTY BOARD OF COMMISSIONERS AGENDA REQUEST

All items requiring action by the Commissioners must be presented first at a work session. The following information should be provided for each item.

No item will be considered for a work session until the Department has received authorization on the item by the County Manager.

Form must be submitted to the County Clerk 10 days prior to the meeting date.

Department: Senior Center

Presenter: Dawn Pruett

Submitted By: Dawn Pruett

Date Submitted: 9-1-2015

Item of Business/Agenda Title: Approval of FY 2016 Legacy Link Addendum #1

Attach an Executive Summary fully describing all elements of the item of business. (Attached)

THE ITEM IS FOR:

Work Session presentation only
(no action needed)

OR **Commission Action Needed.**

Is there a deadline on this item? If so, Explain:

Purpose of Request: Commission approval of FY 2016 Legacy Link Addendum #1

Department Recommendation: Recommend approval of FY 2016 Legacy Link Addendum #1

If the action involves a Resolution, Ordinance, Contract, Agreement, etc. has it been reviewed by the County Attorney?

Yes Explanation/ Additional Information:

No

If funding is involved, are funds approved within the current budget? **If Yes, Finance Authorization is Required Below.**

Yes Explanation/ Additional Information: Original Contract approved at \$89,207 Federal/State and \$233,999 Local Match.

No Revised amounts are \$85,901 Federal/State funds and same local match. Decrease in grant amount of \$3,306.

Amount Requested:

Amount Budgeted:

Fund Name and Account Number: 250-00-5510-XXXXXX-016

Administration Staff Authorization

Dept. Head Authorization: Dawn Pruett Date: 9-1-2015

Finance Dept. Authorization: Dena Bosten Date: 9-3-2015

County Manager Authorization: CINDY CAMPBELL Work Session Date: 9-10-2015

Comments: _____



DAWSON COUNTY BOARD OF COMMISSIONERS
EXECUTIVE SUMMARY

SUBJECT: FY 2016 Legacy Link Addendum #1

DATE: 9-1-2015

- RECOMMENDATION**
 POLICY DISCUSSION
 STATUS REPORT
 OTHER

BUDGET INFORMATION:

ANNUAL- _____
CAPITAL- _____

COMMISSION ACTION REQUESTED ON: 9-10-2015 Work Session/9-17-2015 Voting Session

PURPOSE: Approval of FY2016 Legacy Link Addendum #1.

HISTORY: Addenda are normally made every year with Legacy Link because original contract amounts are estimates and addenda are based on actual amounts allocated from Federal/State funds.

FACTS AND ISSUES:

-
-
- OPTIONS:** 1. Approve FY2016 Legacy Link Addendum #1.
2. Do not approve FY2016 Legacy Link Addendum #1.

RECOMMENDED SAMPLE MOTION: Motion to approve FY 2016 Legacy Link Addendum #1.

DEPARTMENT: Senior Center

Prepared by: Dawn Pruett

Director _____



August 31, 2015

Mr. Mike Berg, Chairman
Dawson County Board of Commissioners
25 Justice Way
Suite 2313
Dawsonville, GA 30534

Dear Mr. Berg:

Enclosed are two (2) original copies of the FY-2016 Addendum #1 Contract between The Legacy Link, Inc. and the Dawson County Commission for Nutrition Program Services. This Addendum is for the contract period of July 1, 2015– June 30, 2016.

After the Addendums have been reviewed and approved, **please sign and notarize both copies and return both copies** to The Legacy Link, Inc. Mrs. Pat V. Freeman, Chief Executive Officer of The Legacy Link, Inc., will also sign them. A fully executed copy will then be returned to your office.

Please let me know if you have any questions about the enclosed. My phone number is (678) 677--8511 or e-mail me at lgearls@legacylink.org.

Sincerely,

A handwritten signature in blue ink that reads "Linda Earls Clark".

Linda Earls Clark
AIMS Financial Specialist

cc: Contract File

Enclosure

ADDENDUM NO.1
TO
AGREEMENT

BETWEEN THE LEGACY LINK, INC., and DAWSON COUNTY COMMISSION
FOR THE PROVISION OF Nutrition program and entered into on the first
day of July, 2015.

Said Agreement is amended to read as follows.

5. Compensation.

(d) The Legacy agrees to provide federal and state funds for congregate meals in the amount of Six Thousand Seven Hundred Ninety One Dollars (\$6,791.00) and federal and state funds for home-delivered meals in the amount of Twenty Two Thousand Fifty Seven Dollars (\$22,057.00).

6. Non-Federal Funds.

The minimum cash requirement for the term of the Agreement, being Seventeen Thousand One Hundred Twenty Nine Dollars (\$17,129.00) for congregate meals and Sixty Seven Thousand Two Hundred Thirty Eight Dollars (\$67,238.00) for home delivered meals.

The Contractor shall provide the necessary non-match local resources required for the provision of the services listed in Paragraph two (2) of this contract, this amount being Two Hundred Thirty Three Thousand Nine Hundred Ninety Nine Dollars (\$233,999.00).

All other terms and conditions of this agreement remain unchanged.

IN WITNESS WHEREOF, the parties hereto have hereunto set their hands and affixed their seals the day and year first above written.

THE LEGACY LINK, INC.

By: _____

Chief Executive Officer

Subscribed and sworn to

In our presence:

Notary Public

Contractor:

DAWSON COUNTY COMMISSION

By: _____

Chairman

Subscribed and sworn to

In our presence:

Notary Public



Backup material for agenda item:

3. Approval of the Hazard Mitigation Plan Update Grant Application



DAWSON COUNTY BOARD OF COMMISSIONERS AGENDA REQUEST

All items requiring action by the Commissioners must be presented first at a work session. The following information should be provided for each item.

No item will be considered for a work session until the Department has received authorization on the item by the County Manager.

Form must be submitted to the County Clerk 10 days prior to the meeting date.

Department: ESA

Presenter: Billy Thurmond

Submitted By: Billy Thurmond

Date Submitted: 08-31-2015

Item of Business/Agenda Title: Hazard Mitigation Plan Update Grant

Attach an Executive Summary fully describing all elements of the item of business. (Attached)

THE ITEM IS FOR:

Work Session presentation only (no action needed) OR **Commission Action Needed.**

Is there a deadline on this item? If so, Explain: Deadline for submittal is Sept. 17, 2015

Purpose of Request: Every five years each county is required to update their hazard mitigation plan and have it approved by GEMA and FEMA. This make counties eligible for Federal and State funding in case of a disaster declaration.

Department Recommendation: Approval to submit for Hazard Mitigation grant

If the action involves a Resolution, Ordinance, Contract, Agreement, etc. has it been reviewed by the County Attorney?

Yes Explanation/ Additional Information: _____

No

If funding is involved, are funds approved within the current budget? **If Yes, Finance Authorization is Required Below.**

Yes Explanation/ Additional Information: 75% federal; 10% State; 15% county match. Our portion would be paid through in-kind labor. No actual dollar cost to the county.

No

Amount Requested: Total \$24,000.00

Amount Budgeted: Budget will be added if approved.

Federal \$18,000 State \$2,400 County \$3,600 In-kind

Fund Name and Account Number: 250-00-3928-XXXXX-000

Administration Staff Authorization

Dept. Head Authorization: Billy Thurmond

Date: 08-31-2015

Finance Dept. Authorization: Dena Bosten

Date: 09-03-2013

County Manager Authorization: CINDY CAMPBELL

Work Session Date: 09/10/2015

Comments: _____

Attachments: Agenda request, Executive summary, Application



DAWSON COUNTY BOARD OF COMMISSIONERS
EXECUTIVE SUMMARY

SUBJECT: Hazard Mitigation Plan Update Grant

DATE: 08-31-2015

RECOMMENDATION
 POLICY DISCUSSION
 STATUS REPORT
 OTHER

BUDGET INFORMATION:

ANNUAL- In-Kind match
CAPITAL-

COMMISSION ACTION REQUESTED ON: Request approval to apply for Hazard Mitigation Plan Grant

PURPOSE: This grant would supply funding for the county to contract for services to update the counties Hazard Mitigation Plan. This would keep the county in compliance with GEMA and FEMA.

HISTORY: Every five years the county is required to have an updated Hazard Mitigation Plan.

FACTS AND ISSUES: The plan allows the county to remain in compliance with GEMA and FEMA regulations. It also allows the county to be eligible for disaster funding. County portion of \$3600.00 would be paid through in-kind labor.

OPTIONS: None

RECOMMENDED SAMPLE MOTION: BOC approval to apply for HMPG funding.

DEPARTMENT:

Prepared by: Billy Thurmond

Director Billy Thurmond

THIS SECTION FOR STATE USE ONLY

FEMA-_____-DR-_____

Application Complete

In Declared Area

Statewide

HMGP Planning

Eligible Applicant

State or Local Government

Private Non-Profit (Tax ID Received)

Community NFIP Status:

Participating Community ID #: _____

State Application ID _____

In Good Standing Non-Participating CRS

Date Application Received _____

State Reviewer _____

Signed _____ Date _____

FEMA Application Hardcopy Submittal Date: _____

FEMA Application Completed NEMIS Entry Date: _____

**** Please submit two signed and one Microsoft Word copy of the application ****

This application is for the Hazard Mitigation Grant Program (HMGP) for a plan update proposal administered by the Georgia Emergency Management Agency (GEMA). Please complete all sections and provide all information as requested. **Incomplete applications will not be forwarded to FEMA for their review.** If you require assistance with this application, contact Kelly Reeves, Planner at (404) 635-2125.

Applicant Information

1. **Project Title: HAZARD MITIGATION PLAN UPDATE**

2. **Applicant (Organization) Dawson County**

3. **Applicant Type**

State or Local Government

State Legislative District(s): 7th & 9th Congressional District(s): 9th

Federal Tax I.D. Number : 58 – 6011882

DUNS Number : 03 - 948 – 6055

FIPS Code: 13085

4. **National Flood Insurance Program CID #: 1 3 0 3 0 4**

5. **NFIP Community Rating System Class Number: N/A**

6. **Point of Contact** (Individual responsible for the grant)

First Name: Billy Last Name: Thurmond

Title: EMA Director: Telephone: (706) 344-3666

Street Address: 393 Memory Lane

City: Dawsonville State: GA Zip Code: 30534

E-mail address: Bthurmond@dawsoncounty.org

7. **Authorized Applicant Agent** (An individual authorized to sign financial and legal documents on behalf on the local government (e.g., the Chairperson, Board of County Commissioners or the County Manager, etc.)

First Name: Mike _____ Last Name: Berg _____

Title: Chairman, Dawson County Board of Commissioner__Telephone: (706) 344-3501x 235 Fax: (706) 344-3889

Street Address : 25 Justice Way Suite 2313 _____

City: Dawsonville _____ State :GA Zip Code: 30534 _____

E-mail address : chairman@dawsoncounty.org

Signature: _____ Date: _____

GEORGIA EMERGENCY MANAGEMENT AGENCY

HMGP Planning Application

I. Project Description – Narrative Statement

A. Mitigation Activity

1. Please describe the strategy for completing this planning activity, including the review process, adoption and FEMA’s approval.

The County will form a planning committee comprised of representatives of various county departments, as well as other interested parties, such as outside state and regional agencies, local businesses, residents, the City of Dawsonville, public etc. The committee will be lead by the EMA Director and will meet on a regular basis with the contracted consultant in order to accomplish the items set forth in the Scope of Work below, including addressing any recommended revisions from the original plan’s review crosswalk (attached). The consultant will coordinate the planning process including the meetings, write the plan based on committee findings and work through the State and Federal review and approval process. The consultant will coordinate the process of meeting the objectives outlined in the Scope of Work below with the assistance and input of the appropriate committee members and local staff resources as necessary. Outside interested parties will be invited to participate by direct invitation and by public postings and meeting notices. A minimum of two public hearings will be held in order to provide the public an opportunity to comment during the drafting phase and prior to final adoption.

2. Please describe how the applicant will manage the costs and schedule and how successful performance will be ensured.

A budget will be set according to the budget figures in this application to allow for the use of a contractor and labor on the part of committee members and other staff members. Expenses will be incurred according to the budget items and will not exceed the total grant award. This will be tracked by the county as well as the State’s grants management system which tracks expenses to date and remaining grant figures. Also, the county will track each budget allocation as expenses are occurred under those allocations to ensure that expenses remain within the allowed budget.

3. Please describe the staff and resources needed to implement this mitigation activity and the applicant’s ability to provide these resources.

This planning process involves a variety of staff and expertise, which will be used as necessary. Specifically, expertise will be needed from the Fire Department, Tax Assessor, Building Inspections, Public Health, etc. Dawson County is able to provide the staff resources to meet these needs.

4. Please explain how this mitigation activity will leverage involvement of partners to enhance its outcome.

The planning process will involve the opportunity for outside agencies and public to be a part. This will be done by a combination of direct invitation, public notice and individual meetings with the various agencies as necessary.

5. Please describe the outreach activities that are planned relative to this mitigation activity (signs, press releases, success stories, etc) and/or how this mitigation activity will serve as a model for other communities.

At the outset of the process, the EMA Director will invite various outside State agencies, local businesses, The City of Dawsonville and others to be a part of the process. In addition, the public will be notified and invited to attend through public notices and a minimum of two public meetings with opportunity for public comment.

6. Please describe how this planning activity will benefit the applicant’s constituents.

This activity will benefit the local citizens of Dawson County by providing a current and up to date hazard mitigation plan for Dawson County and the City of Dawsonville, thereby ensuring the County and City’s eligibility to participate in future mitigation grants.

GEORGIA EMERGENCY MANAGEMENT AGENCY

HMGP Planning Application

7. Does your County plan to update your Hazard Mitigation Plan In-House or with the assistance of an outside contractor?
[] In-House [X] Contractor

(If outside contractor selected please describe the duties they will perform to meet the Scope of Work below)

Dawson County intends to contract with a consultant to act as the facilitator of the planning process as well as to develop and write the plan update. The consultant and the County will attend GEMA Pre-Disaster Mitigation planning workshops as they are offered.

The contracted consultant will meet with the EMA Director and GEMA as necessary to discuss the plan development process and construct an invitation list for the larger planning committee.

The contracted consultant and County EMA Director will pull together existing data, plans, and EMA capabilities together in a draft report to be discussed by both the Task Force and the larger stakeholder group. This will include the base HRV analysis provided by GEMA and added to by local data and the contracted consultant efforts.

The contracted consultant will Review all hazards to address any newly identified hazards that pose a more significant threat than was apparent when the previously approved plan was prepared and discuss new occurrences of hazard events and update the probability of future occurrences.

The contracted consultant will work the Task Force to update the current inventory of existing and proposed buildings, infrastructure, and critical facilities in hazard areas.

The contracted consultant will update the loss estimate to reflect any changes to the hazard profile and/or the inventory of structures.

The contracted consultant will analyze, update, and continue development of Goals, Objectives, and Action Steps with the assistance of the task force and stakeholders.

The contracted consultant will update the Plan Maintenance and Implementation to include an analysis of whether the previously approved plan's method and schedule for monitoring, evaluating, and updating the plan worked, and what elements or processes, if any, were changed; and discuss the method and schedule to be used over the next five years.

The contracted consultant will describe how the community was kept involved during the plan maintenance process over the previous five years, within the planning process section of the plan update and how they will continue public involvement during the planning period.

The contracted consultant will work with the planning committee and GEMA staff throughout the State and Federal plan review process to ensure that, in the end, Dawson County has a federally approved updated hazard mitigation plan

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B. Scope of Work

Dawson County will update its existing Multi-jurisdictional Mitigation Plan according to the requirements of the Disaster Mitigation Act of 2000. This Scope of Work was designed in conformance to FEMA Plan Guidance requirements.

Dawson County agrees to have representatives attend and participate in all GEMA and local level mitigation planning meetings and workshops. The county will coordinate as needed with the GEMA representative to utilize the tools necessary and to ensure that the plan meets the most current Federal regulations. Each county will be required to complete the following: Critical Facility Inventory and basic mapping will be established in the Georgia Mitigation Information System, including running reports by jurisdiction for each identified hazard; GEMA Worksheets 3A for each participating jurisdiction for each identified hazard; high level detail for all mitigation action steps as required by FEMA and GEMA; insure all "recommended revisions" from their previous FEMA Plan review are addressed in the plan update.

Additionally, Dawson County will insure the plan update is consistent with the most current requirements from FEMA, including:

- **Identify all changes to the plan within each section**
- **Update the Planning Process**
 - List jurisdictions participating in the plan that seek approval.
 - Describe process used to review and analyze each section of plan, as well as process to determine if a section warranted an update.
- **Improve the risk assessment**
 - Address any newly identified hazards that pose a more significant threat than was apparent when previously approved plan was prepared.
 - Discuss new occurrences of hazard events and update the probability of future occurrences.
 - Incorporate new information where data deficiencies were identified in the original plan, or if the data deficiencies remain unresolved, explain why they remain unresolved and include a schedule to resolve the issue.
 - Include current inventory of existing and proposed buildings, infrastructure, and critical facilities in hazard areas, including existing NFIP repetitive loss structures. The community will determine how far into the future they wish to go in considering proposed buildings and Critical Facilities based on and timed with data gathering phase of their comprehensive plan or land use plan update.
 - The loss estimate should be updated to reflect any changes to the hazard profile and/or the inventory of structures. Any changes to analysis methodologies must be noted. Any previously noted data deficiencies should be updated or explained.
 - Should include a general overview of land uses and types of development occurring within community and highlight any new and/or relevant information.
 - If there are changes in the risk assessment or the vulnerability of the community to the hazards, the information must be attributed to the appropriate jurisdiction(s) or to the whole planning area, whichever applies.
- **Analyze, update, and continue development of Goals, Objectives, and Action Steps**
 - Use this update as an opportunity for jurisdictions to reconsider the goals and objectives. For goals and actions that remain, the plan must document that they were re-evaluated and deemed valid and effective.
 - Goals and objectives shall include the community's strategy for new or continued NFIP participation. Continue to use the "STAPLEE Criteria" (Social, Technical, Administrative, Political, Legal, Economic, and Environmental), or incorporate the STAPLEE Criteria if not previously used to assess the value of and develop an understanding of the cost effectiveness of mitigation action steps. If actions remain unchanged, the updated plan must indicate why changes are not necessary.
 - Shall include evaluation and prioritization for any new mitigation action steps.
- **Update the Plan Maintenance and Implementation**
 - Must include an analysis of whether previously approved plan's method and schedule for monitoring, evaluating, and updating plan worked, and what elements or processes, if any, were changed; and discuss method and schedule to be used over next five years.
 - Describe other planning mechanisms or ordinances that this plan will be incorporated into, such as Comprehensive Plans.
- **Information Dissemination**
 - Describe how community was kept involved during plan maintenance process over previous five years, within planning process section of plan update.
 - Plan maintenance section shall describe how community will involve public during plan maintenance process over next five years.
- **Adoption and Review**
 - The plan will be submitted for State review and recommendation prior to adoption.
 - Upon recommendation from GEMA, the county and participating municipalities will adopt the plan.
 - The adopted plan will be submitted for FEMA review and approval.

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C. Evaluation Information

1. Current Dawson County Hazard Mitigation Plan Approval Date: July 30, 2013
2. Current Dawson County Hazard Mitigation Plan Expiration Date: July 29, 2018

D. Project Milestones

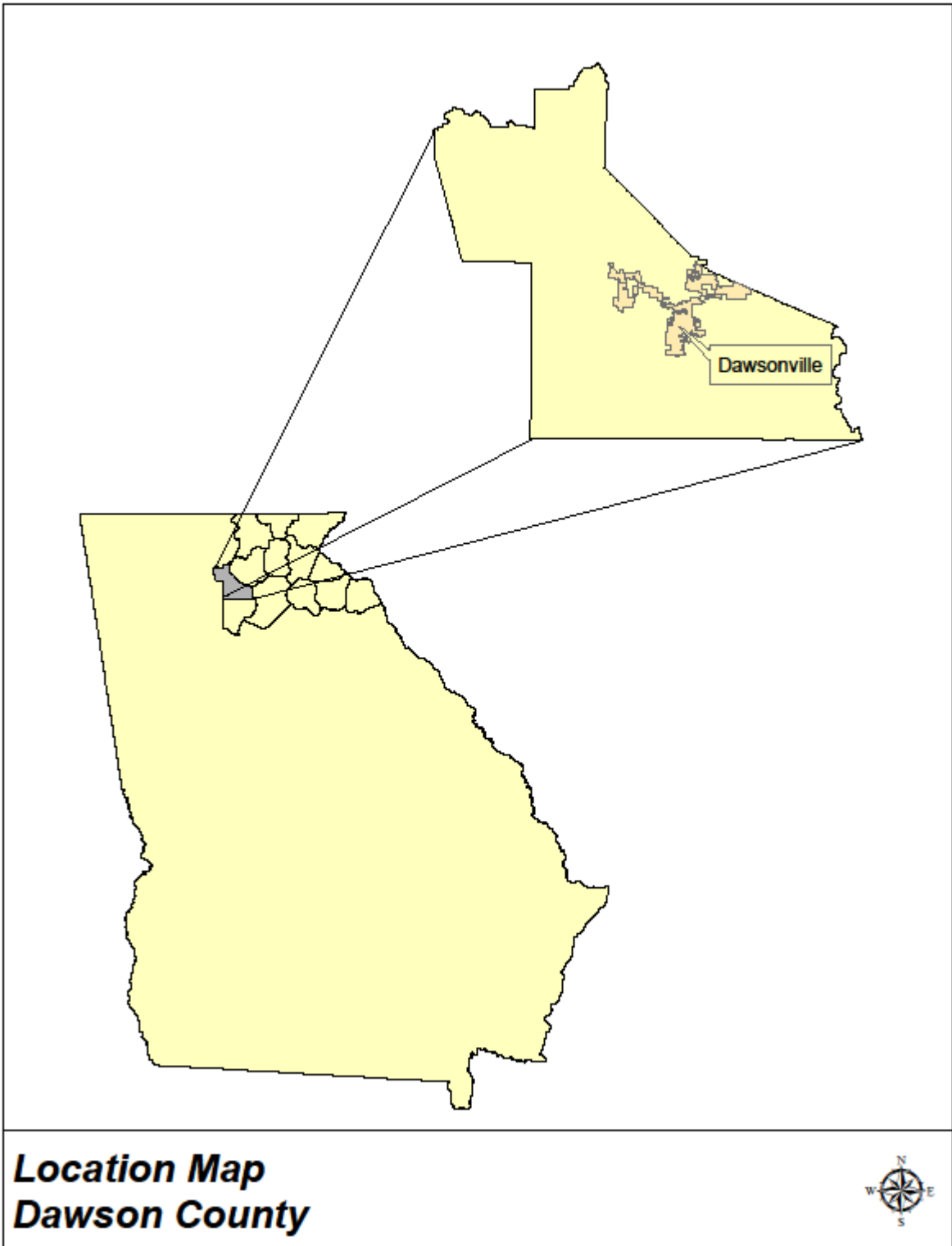
List the major milestones in this project:

<u>Milestone</u>	<u>Number of Days to Complete</u>
Issuance of Subgrantee/Grantee Agreement	90 days
Hire Planning Consultant	60 days
Establish and Form Planning Committee	60 days
Gather Critical Facilities Data	90 days
Hazard Identification and Risk Assessment Update	120 days
Analyze, update, and continue development of Goals, Objectives, and Action Steps	90 days
Mitigation Strategy Update	90 days
Update the Planning Process	60 days
Submit Plan for GEMA Review and Approval	30 days
Submit Plan for FEMA Review and Approval	60 days
Plan Adoption and implementation	60 days
Update Plan Maintenance and Implementation	60 days
Financial Reconciliation and Closeout	<u>90 days</u>
Total	960 days

E. Location

Please provide a county map and give a brief description of the county and list the municipalities that will be covered by this plan update along with a description of each. (Example: Date founded, population, major industries, special events, etc.)

Dawson County was created by a legislative act on December 3, 1857, primarily out of Lumpkin County and smaller parts of Gilmer, Pickens and Forsyth counties. Dawsonville, Georgia is the civic seat and social center of Dawson County. The City was incorporated in 1959 and became the center for county government operations in 1860. Throughout the 1830's and 1840's the area that was to become Dawson County was in the midst of the first gold rush in America. Numerous mines and mining operations - some within the city limits of Dawsonville - were located throughout the area. Remnants of these mines and small mining projects can still be found within the county. Over time the local economy has flourished and struggled with a mostly agriculture base, but Dawsonville's prevailing identity stems from its origins as a haven for the production and trade of moonshine. The popularity of this era remains with a cultural festival named after the illegal alcohol, while, more importantly, the production of fast cars used to transport moonshine lead to the community's fascination with auto racing that survives today within a local museum. The southern terminus of the Appalachian Trail lies in Dawson County, which, combined with the abundant reserved forest within the area, has raised the profile of outdoor recreational activities for locals and tourists alike. But retail commerce and industry has grown in the region, as well, as suburban development and population growth has crept to and beyond the Dawson County line. Georgia Highway 400 and an outlet mall have raised the regional awareness of Dawsonville, and modern technology has helped permit the once small, rural community to blossom with potential for true urbanized amenities.



GEORGIA EMERGENCY MANAGEMENT AGENCY

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History of Hazards

Please provide an assessment of the frequency and severity of each of the following hazards that have affected Dawson County in the past.

Coastal Storms:

Frequency: Not Applicable Very Low Low Moderate High
Severity: Minor Serious Extensive Catastrophic

Earthquake:

Frequency: Not Applicable Very Low Low Moderate High
Severity: Minor Serious Extensive Catastrophic

Windstorms:

Frequency: Not Applicable Very Low Low Moderate High
Severity: Minor Serious Extensive Catastrophic

Fire:

Frequency: Not Applicable Very Low Low Moderate High
Severity: Minor Serious Extensive Catastrophic

Flood:

Frequency: Not Applicable Very Low Low Moderate High
Severity: Minor Serious Extensive Catastrophic

Freezing:

Frequency: Not Applicable Very Low Low Moderate High
Severity: Minor Serious Extensive Catastrophic

Hurricane:

Frequency: Not Applicable Very Low Low Moderate High
Severity: Minor Serious Extensive Catastrophic

Mud/Landslide:

Frequency: Not Applicable Very Low Low Moderate High
Severity: Minor Serious Extensive Catastrophic

Severe Ice Storms:

Frequency: Not Applicable Very Low Low Moderate High
Severity: Minor Serious Extensive Catastrophic

Severe Storms:

Frequency: Not Applicable Very Low Low Moderate High
Severity: Minor Serious Extensive Catastrophic

Snow:

Frequency: Not Applicable Very Low Low Moderate High
Severity: Minor Serious Extensive Catastrophic

Tornado:

Frequency: Not Applicable Very Low Low Moderate High
Severity: Minor Serious Extensive Catastrophic

Tsunami:

Frequency: Not Applicable Very Low Low Moderate High
Severity: Minor Serious Extensive Catastrophic

Typhoon:

Frequency: Not Applicable Very Low Low Moderate High
Severity: Minor Serious Extensive Catastrophic

Volcano:

Frequency: Not Applicable Very Low Moderate High
Severity: Minor Serious Catastrophic

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II. Budget

In this section, with regard to the Scope of Work [Section I(B) above], please provide details of all costs in relation to this project. Reasonable cost estimates are essential. **Do not** include contingency costs in the budget. (See example below)

A. Labor

Description	Hours	Rate	Cost	Source
County Staff	240	\$25.00/hr.	\$6,000.00	County Budget

The budget includes \$6,000.00 for county staff to be utilized as part of the non-Federal share. The cost for the county staff was determined based upon an average salary for the staff anticipated to participate in the planning process multiplied by the estimated hours to oversee the process, research hazard histories, inventory building and infrastructure assets, identify goals and objectives and get the updated plan adopted and approved.

B. Fees Paid Include any other costs associated with the project, engineering, permits, inspections, etc.

Description of Task	Hours	Rate	Cost	Source
Contractor Fee	600	\$30.00/hr.	\$18,000.00	Grant

Total Estimated Project Cost \$ 24,000.00

C. Funding Sources (round figures to the nearest dollar) The maximum FEMA share for HMGP projects is 75%. The other 25% can be made up of State and Local funds as well as in-kind services. HMGP funds may be packaged with other Federal funds, but other Federal funds (except for Federal funds which lose their Federal identity at the State level – such as CDBG, ARS, HOME) may not be used for the State or Local match.

<i>Estimated FEMA Share</i>	\$ <u>18,000.00</u>	<u>75</u> % of Total
<i>Non-Federal Share</i>		
Estimated Local Share	\$ <u>3,600.00</u>	<u>15</u> % of Total (Cash)
Estimated State Share	\$ <u>2,400.00</u>	<u>10</u> % of Total (Cash)
Total Project Costs	\$ <u>24,000.00</u>	<u>100</u> % of Total

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ASSURANCES - NON-CONSTRUCTION PROGRAMS

Public reporting burden for this collection of information is estimated to average 15 minutes per response, including time for reviewing instructions, searching existing data sources, gathering and maintaining the data needed, and completing and reviewing the collection of information. Send comments regarding the burden estimate or any other aspect of this collection of information, including suggestions for reducing this burden, to the Office of Management and Budget, Paperwork Reduction Project (0348-0040), Washington, DC 20503.

PLEASE DO NOT RETURN YOUR COMPLETED FORM TO THE OFFICE OF MANAGEMENT AND BUDGET. SEND IT TO THE ADDRESS PROVIDED BY THE SPONSORING AGENCY.

NOTE: Certain of these assurances may not be applicable to your project or program. If you have questions, please contact the awarding agency. Certain Federal awarding agencies may require applicants to certify to additional assurances. If such is the case, you will be notified.

As the duly authorized representative of the applicant, I certify that the applicant:

1. Has the legal authority to apply for Federal assistance and the institutional, managerial and financial capability (including funds sufficient to pay the non-Federal share of project cost) to ensure proper planning, management and completion of the project described in this application.
2. Will give the awarding agency, the Comptroller General of the United States and, if appropriate, the State, through any authorized representative, access to and the right to examine all records, books, papers, or documents related to the award; and will establish a proper accounting system in accordance with generally accepted accounting standards or agency directives.
3. Will establish safeguards to prohibit employees from using their positions for a purpose that constitutes or presents the appearance of personal or organizational conflict of interest, or personal gain.
4. Will initiate and complete the work within the applicable time frame after receipt of approval of the awarding agency.
5. Will comply with the Intergovernmental Personnel Act of 1970 (42 U.S.C. §§4728-4763) relating to prescribed standards for merit systems for programs funded under one of the 19 statutes or regulations specified in Appendix A of OPM's Standards for a Merit System of Personnel Administration (5 C.F.R. 900, Subpart F).
6. Will comply with all Federal statutes relating to nondiscrimination. These include but are not limited to: (a) Title VI of the Civil Rights Act of 1964 (P.L. 88-352) which prohibits discrimination on the basis of race, color or national origin; (b) Title IX of the Education Amendments of 1972, as amended (20 U.S.C. §§1681- 1683, and 1685-1686), which prohibits discrimination on the basis of sex; (c) Section 504 of the Rehabilitation Act of 1973, as amended (29 U.S.C. §794), which prohibits discrimination on the basis of handicaps; (d) the Age Discrimination Act of 1975, as amended (42 U.S.C. §§6101-6107), which prohibits discrimination on the basis of age; (e) the Drug Abuse Office and Treatment Act of 1972 (P.L. 92-255), as amended, relating to nondiscrimination on the basis of drug abuse; (f) the Comprehensive Alcohol Abuse and Alcoholism Prevention, Treatment and Rehabilitation Act of 1970 (P.L. 91-616), as amended, relating to nondiscrimination on the basis of alcohol abuse or alcoholism; (g) §§523 and 527 of the Public Health Service Act of 1912 (42 U.S.C. §§290 dd-3 and 290 ee-3), as amended, relating to confidentiality of alcohol and drug abuse patient records; (h) Title VIII of the Civil Rights Act of 1968 (42 U.S.C. §§3601 et seq.), as amended, relating to nondiscrimination in the sale, rental or financing of housing; (i) any other nondiscrimination provisions in the specific statute(s) under which application for Federal assistance is being made; and, (j) the requirements of any other nondiscrimination statute(s) which may apply to the application.
7. Will comply, or has already complied, with the requirements of Titles II and III of the Uniform Relocation Assistance and Real Property Acquisition Policies Act of 1970 (P.L. 91-646) which provide for fair and equitable treatment of persons displaced or whose property is acquired as a result of Federal or federally-assisted programs. These requirements apply to all interests in real property acquired for project purposes regardless of Federal participation in purchases.
8. Will comply, as applicable, with provisions of the Hatch Act (5 U.S.C. §§1501-1508 and 7324-7328) which limit the political activities of employees whose principal employment activities are funded in whole or in part with Federal funds.
9. Will comply, as applicable, with the provisions of the Davis-Bacon Act (40 U.S.C. §§276a to 276a-7), the Copeland Act (40 U.S.C. §276c and 18 U.S.C. §874), and the Contract Work Hours and Safety Standards Act (40 U.S.C. §§327-333), regarding labor standards for federally-assisted construction subagreements.
10. Will comply, if applicable, with flood insurance purchase requirements of Section 102(a) of the Flood Disaster Protection Act of 1973 (P.L. 93-234) which requires recipients in a special flood hazard area to participate in the program and to purchase flood insurance if the total cost of insurable construction and acquisition is \$10,000 or more.
11. Will comply with environmental standards which may be prescribed pursuant to the following: (a) institution of environmental quality control measures under the National Environmental Policy Act of 1969 (P.L. 91-190) and Executive Order (EO) 11514; (b) notification of violating facilities pursuant to EO 11738; (c) protection of wetlands pursuant to EO 11990; (d) evaluation of flood hazards in floodplains in accordance with EO 11988; (e) assurance of project consistency with the approved State

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management program developed under the Coastal Zone Management Act of 1972 (16 U.S.C. §§1451 et seq.); (f) conformity of Federal actions to State (Clean Air) Implementation Plans under Section 176(c) of the Clean Air Act of 1955, as amended (42 U.S.C. §§7401 et seq.); (g) protection of underground sources of drinking water under the Safe Drinking Water Act of 1974, as amended (P.L. 93-523); and, (h) protection of endangered species under the Endangered Species Act of 1973, as amended (P.L. 93-205).

12. Will comply with the Wild and Scenic Rivers Act of 1968 (16 U.S.C. §§1271 et seq.) related to protecting components or potential components of the national wild and scenic rivers system.

13. Will assist the awarding agency in assuring compliance with Section 106 of the National Historic Preservation Act of 1966, as amended (16 U.S.C. §470), EO 11593 (identification and protection of historic properties), and the Archaeological and Historic Preservation Act of 1974 (16 U.S.C. §§469a-1 et seq.).

14. Will comply with P.L. 93-348 regarding the protection of human subjects involved in research, development, and related activities supported by this award of assistance.

15. Will comply with the Laboratory Animal Welfare Act of 1966 (P.L. 89-544, as amended, 7 U.S.C. §§2131 et seq.) pertaining to the care, handling, and treatment of warm blooded animals held for research, teaching, or other activities supported by this award of assistance.

16. Will comply with the Lead-Based Paint Poisoning Prevention Act (42 U.S.C. §§4801 et seq.) which prohibits the use of lead-based paint in construction or rehabilitation of residence structures.

17. Will cause to be performed the required financial and compliance audits in accordance with the Single Audit Act Amendments of 1996 and OMB Circular No. A-133, "Audits of States, Local Governments, and Non-Profit Organizations."

18. Will comply with all applicable requirements of all other Federal laws, executive orders, regulations, and policies governing this program.

SIGNATURE OF AUTHORIZED APPLICANT AGENT	TITLE: County Commissioner
APPLICANT ORGANIZATION: Dawson County	DATE SUBMITTED

GEORGIA EMERGENCY MANAGEMENT AGENCY

HMGP Planning Application

Example: Letter of Availability of Matching Funds

(Please prepare the following letter on county letterhead and after securing the proper signatures, attach the letter to the hardcopy of this application)

Dawson County Letterhead

County Official with signatory authority

September 1, 2015

Mr. Terry K. Lunn, Director
Hazard Mitigation Division
Georgia Emergency Management Agency
Post Office Box 18055
Atlanta, Georgia 30316

RE: **Dawson** County Five Year Hazard Mitigation Plan Update Grant Pre-Application for FEMA Grant Funding

Dear Mr. Lunn:

I have been well informed of the County staff's preparation of the Hazard Mitigation Planning Grant (HMGP) Application Worksheet. If accepted, we understand that the county may be eligible for federal grant funding to assist with the update of our Hazard Mitigation Plan.

Dawson County has funding to meet the required 15% Local Match for this project. We appreciate your assistance and the assistance of your staff in the preparation of this application.

Sincerely,

County Official with signatory authority
Official Title

GEORGIA EMERGENCY MANAGEMENT AGENCY

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Example: Municipal Letter of Intent to Participate

(Please distribute the following letter to your municipalities and, after securing the proper signatures, attach the letter(s) to the hardcopy of this application)

September 1, 2015

Mr. Billy Thurmond
Emergency Management Director
Dawson County Emergency Management Agency
Address
Dawsonville, Georgia 30028

Dear Mr. Thurmond:

It is our understanding that Dawson County has applied for a grant from the Federal Emergency Management Agency through the Georgia Emergency Management Agency to fund the cost of updating the county's Multi-Jurisdictional Hazard Mitigation Plan. We recognize that participation in this plan update process and adoption of this multi-jurisdictional plan is important, not only to the Dawson County, but to the City of Dawsonville as well, in order to be eligible to future Federal money for mitigation related projects. We also understand that there is a local match requirement which can be met in part by participation of our staff in the plan update process.

It is our intention to participate fully with the county in this process, providing input into the plan update, providing available staff resources to assist with the local match requirement and adopting the plan in order for the City of Dawsonville to remain eligible for mitigation funding. We look forward to hearing from you on this process soon. If you have any questions, please contact Billy Thurmond at (123) 456-7890.

Sincerely,

Name Here
Title of Local Official Here

Backup material for agenda item:

4. Approval of Board Appointments:

- Lori VanSickle - Dawson County Library Board - *replacing Kay Black* (Term: September 2015 to August 2019)
- Duane Wallace - Dawson County Library Board - *replacing Eydie Stegall* (Term: September 2015 to August 2019)

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



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

Board or Authority Applied for Library

Name Lori A. VanSickle

Home Address 33 Ranger Rd

City, State, Zip Dawsonville, GA 30534

Mailing Address (if different) _____

City, State, Zip _____

Telephone Number _____ Alternate Number _____

Fax Telephone Number _____

E-Mail Address _____

Additional information you would like to provide:

I have been living in Dawson County for 10 years. With my years of experience and love of books and our library system make me a perfect match to serve on the board.

Signature Lori A. VanSickle Date 7/23/15

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

Return to: Dawson County Board of Commissioners
Attn: County Clerk
25 Justice Way, Suite 2313
Dawsonville, GA 30533
(706) 344-3501 FAX: (706) 344-3889

Lori Ann VanSickle
33 Ranger Rd Dawsonville, GA 30534

Carrier Objective:

To attain a position within an organization where I can enhance and utilize my exceptional skills, hardworking capabilities, knowledge and 20 plus years of leadership and management to our mutual benefit.

Highlights of Qualifications:

Results-oriented and dedicated business professional with demonstrated success in general management. History of providing innovative leadership with focus on total organizational coordination to efficiently manage operation, provide innovative concepts, supervise high performing teams and oversee staff. Extensive background in accounting, sales, and P&L, with the proven ability to control cost and positively impact the bottom line. Experienced in managing all aspects of a hotel and restaurant property. Track record of exceeding goals boosting sales and increasing revenue without compromising customer service.

Experience:

- Site and Lodge Manager on Duty for the two largest State Park Lodges in Georgia
- General Manager for 70 room hotel with over 100 employees
- All aspects of managing busy restaurant, conference facility, retail and lodge
- Corporate Meeting and Conference Planner for groups of 5 to 500
- Customer Service and Computer training of staff
- Proficient in Microsoft Office Suite and 20+ other computer software programs
- Accounting Payable and Receivable for Multi-Million Dollar Corporation
- Sales-Products-Services-Merchandise Cataloging
- Total meeting coordination from initial inquiry, to group's departure including but not limited to proposals, contracts, banquet event orders, invoice and collection.
- Planned events and worked with a variety of group: corporate, educational, church, association, family reunions, social, weddings and Federal and State government.
- Coordinated with group contact on agenda, meeting room set up, food and beverage, A/V, lodging and special activities.
- Up-selling products and services to groups and individuals.
- Member of the "Green Team" on site at Unicoi State Park and Lodge
- Office manager for 20+ employees, responsible for implementing daily procedures of employees.
- Supervisor for 30+ employees in busy inbound sales and customer service call center.
- Proficient in the handling of employee issues including but not limited to: no-show, call in, disagreements, understanding of company policy, performance evaluations, time cards, verbal and written disciplinary actions.
- Front Desk and Night Audit experience.
- Revised revenue forecasting reports and updated numbers monthly
- Traveled to other Lodge Park sites to train in computer system and sales revenue forecasting.
- One of only six people in Lodge Region chosen in to attend Room Master training in Florida.
- Inventory supervisor for multi-million dollar corporation. Accounts receivable and payable.
- Traveled all over the state of Georgia to represent GA State parks in trade shows, expos and other events.
- Created total meeting packages for groups.
- Set up packages with area business to help promote individual reservations.
- Repair Associate, with 100+ calls per day working with clients on customer service, troubleshooting, sales of products and services.

- Administrative assistant to President, Owner, CEO, CFO and Controller.
- Corporate secretary to the Board of Directors.
- Troubleshooting for vendors, billing, inventory tracking, purchase orders, etc.
- Payroll, time card, tax calculations and paychecks. Tax reports: Monthly, Quarterly and Yearly.

Technical Skills:

Innquest-RoomMaster, Caterease, GroupWise, Quicken, PC Tools, DOS, MS Excel, MS Word, Lotus, CC Mail, WordPerfect, Business Works, MS Exchange, MS Publisher, Peachtree Accounting, MS Windows, QuickBooks, Crystal Reports, Open Mail, Internet Software, MAX, FIDELIO and MICROS.

College Coursed in Lotus 123, WordPerfect, MS Office, MS Works, MS Windows, and Desktop Publishing.

Tutored fellow college students in: Lotus 123, WordPerfect and MS Office

Qualified in 10-key by touch, Multi-Line telephones, Xerox Machine, Fax, Typewriter, Scanner, PBX systems, IBM compatible computers and printers, Mailroom equipment, lap top, microphones, LCD and Overhead projectors.

Special Training and Awards:

- CPR and Basic First Aid Certified
- GA DNR Interactive Management Training
- UGA Continuing Education-*Service Heroes in Hospitality*
- GA TiPs Certified
- 2009 GA State Parks Division Customer Service Person of the year

Employment History:

- **12/2013-Present**
Director of Sales, Marketing & Revenue / Amicalola Falls State Park and Lodge
Dawsonville, GA
- **07/2008-12/2013**
Lodge General Manager / Amicalola Falls State Park and Lodge
Dawsonville, GA
- **10/2007-07/2008**
Acting Lodge General Manager / Amicalola Falls State Park and Lodge
Dawsonville, GA
- **05/2006-07/2008**
Director of Sales / Unicoi State Park and Lodge
Helen, GA
- **12/2002-05/2006**
Conference Coordinator / Unicoi State Park and Lodge
Helen, GA
- **09/2001-11/2002**
Front Desk Supervisor and Sales Manager / Gold Creek Resort
Dawsonville, GA
- **08/2001-04/1999**
Repair Associate and Customer Service / Sprint Inc
Hood River, OR
- **08/1998-03/1999**
Office Manager and Corporate Secretary / JDAR Corporation
Stevenson, WA

Education:

Mt. Hood Community College and Columbia Gorge Community College
Major emphasis on: Business, Computers and English/Communication
Currently attending Lanier Tech/Marketing Management

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



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

Board or Authority Applied for LIBRARY BOARD

Name Duane Isabel Wallaw

Home Address 151 Bent Ridge Dr S,

City, State, Zip Dawsonville, GA 30534

Mailing Address (if different) _____

City, State, Zip _____

Telephone Number _____ Alternate Number _____

Fax Telephone Number _____

E-Mail Address _____

Additional information you would like to provide:

See ATTACHED Resume

Signature Duane I Wallaw Date 7/23/2015

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

Return to: Dawson County Board of Commissioners
Attn: County Clerk
25 Justice Way, Suite 2313
Dawsonville, GA 30533
(706) 344-3501 FAX: (706) 344-3889

DUANE ISABEL WALLACE, M.A., N.C.C.,L.P.C.

151 Bent Ridge Dr S
Dawsonville, Georgia 30534

- OBJECTIVE** To use my counseling skills in ministry and community mental health.
- EDUCATION** Denver Seminary, M.A. Community Counseling
Denver Seminary Certificate in Spiritual Guidance
Mary Washington College of U.VA., B.S. Biology
- POST GRADUATE EDUCATION** **Solution Focused Brief Therapy, Spring semester, 2002**
"Attachment and Intersubjectivity in the Healing Relationship", April 2002.
"Couples Therapy with an Uncooperative Partner", December, 2002.
"Effective Therapy for Personality Disorders", April, 2003.
"Advanced Prepare/Enrich Workshop", July, 2003
"Using Emotional Intelligence to Improve Therapeutic Techniques", Sept., 2003.
"Personality Disorders in Social Work & Healthcare", January, 2004.
"Basic and Advanced CISM: Group Crisis Intervention," August, 2004.
"Thought Field Therapy Algorithms", February 2005.
" Individual Crisis Intervention" August, 2005.
" Dialectical Behavioral Therapy " October, 2005
"Ethics"October 2010
"Trauma, PTSD, and Traumatic Grief", November 2010
" Intimate Partners Abuse/Domestic Violence", January 2011
- SEMINARS**
- PROFESSIONAL** American Association of Christian Counselors
Prepare/Enrich Marital Therapy Referral Network
- LICENSES** LPC by State of Georgia
- CERTIFICATIONS** NCC by National Board for Certified Counselors
Prepare/Enrich Marital and Premarital Counselor
First Aide, CPR, and Medical Administration of Rxs in residential treatment
- EXPERIENCE**
- PRN therapist for Lifecycles Clinic 2012 to 2014
 - Private practice counseling with individuals and couples, 2001 to present
 - Adjunct professor, Group Counseling at Denver Seminary 2003-2006
 - Pro-bono psychotherapy at Caritas Clinic of St Joseph's Hospital 2006-2007
 - Pro-bono psychotherapy at Inner City Health Center, 2001 to 2004.
 - Counselor, Critical Incident Stress Management (CISM) team, 2002 to 2006
 - Clinical intern at Mental Health Corporation of Denver, out-patient clinic for chronically mentally ill clients. 2000 to 2001
 - Paralegal, property manager, landscape designer, medical technician, high school teacher
- VOLUNTEER** Dawson County Family Promise Day Center Search Team 2013 to present
Dawson County Senior Center volunteer counseling and activities 2011 to present
Good Shepherd Clinic Information/Referral volunteer 2009 to present.
- SERVICE** Grace Café team leader 2009 to present
Mentor for Denver Seminary students, 2001 to 2006.
Shepherd for married couples, 1996 to 2002, and MOPS mentor, 1997 to 2000.
Volunteer teacher at Denver Street School, 1993 to 1996.
- REFERENCES** Clinicians: Susan Lawson-Cauthon,LPC Elisabeth Suarez, Phd.