

**DAWSON COUNTY BOARD OF COMMISSIONERS
VOTING SESSION AGENDA – THURSDAY, DECEMBER 16, 2021
DAWSON COUNTY GOVERNMENT CENTER ASSEMBLY ROOM
25 JUSTICE WAY, DAWSONVILLE, GEORGIA 30534
6:00 PM**

A. ROLL CALL

B. INVOCATION

C. PLEDGE OF ALLEGIANCE

D. ANNOUNCEMENTS

E. APPROVAL OF MINUTES

1. Amendment to the Minutes of the Voting Session held on November 4, 2021
2. Minutes of the Work Session held on December 2, 2021
3. Minutes of the Voting Session held on December 2, 2021

F. APPROVAL OF AGENDA

G. PUBLIC COMMENT

H. ALCOHOL

1. New Alcohol License (*Retail Package Sale of Beer and Wine*) – E-Z Buy Kwik Mart

I. ZONINGS

1. ZA 21-21 - Jim King requests to rezone TMP 098-015, 098-016-001 and 098-016-002 from RA (Residential Agriculture) to RS3 (Residential Suburban 3) for the purpose of developing a 379-lot subdivision (Highway 9 South / Goodson Road).
VR 21-08 - Jim King requests a variance to the Dawson County Subdivision Regulations Article X Section 1003.D minimum lot width reduction - TMP 098-015, 098-016-001 and 098-016-002. (*Postponed from the November 18, 2021, Voting Session*)
(*APPLICANT HAS REQUESTED TO WITHDRAW THE APPLICATION*)
2. SU 21-07 - Greg Spence on behalf of Verizon Wireless requests a special use of TMP 049-001 for the purpose of placing a telecommunications tower (Highway 52 East).
VR 21-19 - Greg Spence on behalf of Verizon Wireless requests a variance to the Dawson County Land Use Resolution Article IV Section 410 F.4.
3. ZA 21-22 - Redo Properties LLC requests to rezone TMP 094-044 from RSR (Residential Sub-Rural) to RMF (Residential Multi-Family) for the purpose of bringing a non-conforming use into zoning compliance (Reeves Road).

J. UNFINISHED BUSINESS

1. Consideration of a Proposed Short-Term Rental / Bed and Breakfast Establishment Ordinance (*Tabled from the December 2, 2021, Voting Session, at which time a public hearing was held*)

K. NEW BUSINESS

1. Consideration to Move Forward to a Public Hearing for an Ordinance Amending Chapter 30 of the Code of Dawson County to Establish a Mechanism Whereby County Residents May Petition the Board of Commissioners for the Creation of Special Tax Districts to Fund Capital Improvement Projects
2. Consideration of New Agreement with Professional Probation Services Inc.
3. Consideration of Compensation of Court Bailiffs
4. Consideration of Request for Approval of FY 2022 State Public Defender Contract
5. Consideration of Request for Approval of FY 2022 Public Defender Intergovernmental Agreement Between Dawson and Hall Counties
6. Consideration of Request to Apply for Grant for Generator at Rock Creek Park
7. Consideration of Board Appointments:
 - a. Joint Development Authority and Development Authority of Dawson County**
 - i. Carroll Turner- *replacing Betsy McGriff and Calvin Byrd, respectively* (Terms: January 2022 through December 2022)
 - b. Parks & Recreation**
 - i. Christopher Conowal- *reappointment* (Term: January 2022 through December 2025)
 - c. Tax Assessors**
 - i. Andrea McKenzie- *reappointment* (Term: January 2022 through December 2026)
8. Consideration of 2022 Board of Commissioners Vice Chair Appointment

L. PUBLIC COMMENT

M. ADJOURNMENT

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

**DAWSON COUNTY BOARD OF COMMISSIONERS
VOTING SESSION MINUTES – NOVEMBER 4, 2021
DAWSON COUNTY GOVERNMENT CENTER ASSEMBLY ROOM
25 JUSTICE WAY, DAWSONVILLE, GEORGIA 30534
6:00 PM**

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

ROLL CALL: Those present were Chairman Billy Thurmond; Commissioner Sharon Fausett, District 1; Commissioner Chris Gaines, District 2; Commissioner Tim Satterfield, District 3; Commissioner Emory Dooley, District 4; County Manager David Headley; County Attorney Molly Esswein; County Clerk Kristen Cloud; and interested citizens of Dawson County.

OPENING PRESENTATIONS:

Broadband Ready Community Presentation- Georgia Department of Community Affairs Region 2 Representative Kathy Papa

Georgia Department of Community Affairs Region 2 Representative Kathy Papa presented Dawson County with a Broadband Ready Community Designation Certificate.

Retired Educators Day Proclamation- Chairman Billy Thurmond

Chairman Thurmond read aloud a Retired Educators Day Proclamation, which was presented to Dawson County Retired Educators Association President Roxanne Howard.

Motion passed 4-0 to approve a Retired Educators Day Proclamation. Fausett/Satterfield

INVOCATION: Chairman Thurmond

PLEDGE OF ALLEGIANCE: Chairman Thurmond

ANNOUNCEMENTS:

Chairman Thurmond announced that a joint meeting of the Board of Commissioners and Long Range Planning Committee would be held at 9 a.m. November 17, 2021, in the Assembly Room.

APPROVAL OF MINUTES:

Motion passed 4-0 to approve the Minutes of the Work Session held on October 21, 2021. Dooley/Fausett

Motion passed 4-0 to approve the Minutes of the Voting Session held on October 21, 2021. Satterfield/Gaines

APPROVAL OF AGENDA:

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

- Removal of No. 3 under New Business: Consideration of Zoning Fee Schedule Update
- Addition of No. 5 under New Business: A Resolution Authorizing the Disposition of Certain County Property by Sealed Bid in Accordance with O.C.G.A § 36-9-3(a)

Fausett/Dooley

PUBLIC COMMENT:

None

PUBLIC HEARING:

Proposed FY 2022 Budget (3rd of 3 hearings; 1st hearing was held at 4 p.m. October 21, 2021, and the 2nd hearing will be held at 6 p.m. October 21, 2021)

Chairman Thurmond reviewed changes to the proposed budget he presented on October 7, 2021; changes concern the Planning & Development department, Tax Commissioner's office and Information Technology and equate to a net change of \$143,232 from the original proposed budget.

Chairman Thurmond opened the hearing by asking if there was anyone present who wished to be heard on a Proposed FY 2022 Budget and, hearing none, closed the hearing.

Motion passed 4-0 to table a Proposed FY 2022 Budget until November 18, 2021. Gaines/Dooley

NEW BUSINESS:

Consideration of Request to Accept Department of Behavioral Health and Developmental Disabilities Funds for Family Connection's Underage Drinking Prevention Program

Motion passed 4-0 to approve a Request to Accept Department of Behavioral Health and Developmental Disabilities Funds for Family Connection's Underage Drinking Prevention Program. Fausett/Dooley

Consideration of 2022 Local Maintenance & Improvement Grant Application Approval Request

Motion passed 4-0 to approve a 2022 Local Maintenance & Improvement Grant Application Approval Request. Satterfield/Gaines

Consideration of Zoning Fee Schedule Update

This item was removed from the agenda.

Ratification of Emergency Purchase of Barracuda Backup System for Information Technology in the Amount of \$175,000

Motion passed 4-0 to approve the Ratification of an Emergency Purchase of a Barracuda Backup System for Information Technology in the Amount of \$175,000; funds will come from Special Purpose Local Option Sales Tax VI. Dooley/Gaines

Consideration of a Resolution Authorizing the Disposition of Certain County Property by Sealed Bid in Accordance with O.C.G.A. § 36-9-3(a)

Motion passed 4-0 to approve a Resolution Authorizing the Disposition of Certain County Property - Tax Parcels 049-191, 049-192 and 049-193 - by Sealed Bid in Accordance with O.C.G.A. § 36-9-3(a). Satterfield/Gaines

PUBLIC COMMENT:

None

ADJOURNMENT:

APPROVE:

ATTEST:

Billy Thurmond, Chairman

Kristen Cloud, County Clerk

DRAFT

**DAWSON COUNTY BOARD OF COMMISSIONERS
WORK SESSION MINUTES – DECEMBER 2, 2021
DAWSON COUNTY GOVERNMENT CENTER ASSEMBLY ROOM
25 JUSTICE WAY, DAWSONVILLE, GEORGIA 30534
4:00 PM**

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

UNFINISHED BUSINESS

1. Presentation of an Ordinance Amending Chapter 30 of the Code of Dawson County to Establish a Mechanism Whereby County Residents May Petition the Board of Commissioners for the Creation of Special Tax Districts to Fund Capital Improvement Projects (*Moved from the September 16, 2021, Work Session*)
This item, presented by County Attorney Angela Davis, will be placed on the December 16, 2021, Voting Session Agenda for consideration to move forward to a public hearing.

NEW BUSINESS

1. Presentation of New Agreement with Professional Probation Services Inc.- Court Administrator Jason Stephenson
This item, presented by Deputy Court Administrator Katie Mincey, will be placed on the December 16, 2021, Voting Session Agenda.
2. Presentation of Compensation of Court Bailiffs- Court Administrator Jason Stephenson
This item, presented by Deputy Court Administrator Katie Mincey, will be placed on the December 16, 2021, Voting Session Agenda.
3. Presentation of Request for Approval of FY 2022 State Public Defender Contract- Public Defender Brad Morris / Assistant Public Defender Sarah Willis
This item will be placed on the December 16, 2021, Voting Session Agenda.
4. Presentation of Request for Approval of FY 2022 Public Defender Intergovernmental Agreement Between Dawson and Hall Counties- Public Defender Brad Morris / Assistant Public Defender Sarah Willis
This item will be placed on the December 16, 2021, Voting Session Agenda.
5. Presentation of Request to Apply for Grant for Generator at Rock Creek Park- Emergency Services Director Danny Thompson
This item will be placed on the December 16, 2021, Voting Session Agenda.
6. Presentation of FY 2022 Legacy Link Addendum No. 1- Senior Services Director Dawn Johnson
This item will be added to the December 2, 2021, Voting Session Agenda.

7. Presentation of Board Appointments:
- a. **Joint Development Authority**
 - i. Carroll Turner- *replacing Betsy McGriff* (Term: January 2022 through December 2022)
 - b. **Parks & Recreation**
 - i. Christopher Conowal- *reappointment* (Term: January 2022 through December 2025)
 - c. **Tax Assessors**
 - i. Andrea McKenzie- *reappointment* (Term: January 2022 through December 2026)

This item will be placed on the December 16, 2021, Voting Session Agenda. In addition to the Joint Development Authority, Carroll Turner will be considered for the Development Authority of Dawson County, replacing Calvin Byrd for a term of January 2022 through December 2022.

8. Presentation of Local Redistricting Plan and Resolution to Endorse Plan- County Attorney Angela Davis

This item will be added to the December 2, 2021, Voting Session Agenda.

9. Presentation of 2022 Board of Commissioners Vice Chair Appointment- Chairman Billy Thurmond

This item will be placed on the December 16, 2021, Voting Session Agenda.

10. County Manager Report

This item, presented by Chief Financial Officer Vickie Neikirk, was for information only. Information Technology Director Herman Thompson also provided an update on recent county email issues.

11. County Attorney Report

County Attorney Davis had no information to report.

APPROVE:

ATTEST:

Billy Thurmond, Chairman

Kristen Cloud, County Clerk

**DAWSON COUNTY BOARD OF COMMISSIONERS
VOTING SESSION MINUTES – DECEMBER 2, 2021
DAWSON COUNTY GOVERNMENT CENTER ASSEMBLY ROOM
25 JUSTICE WAY, DAWSONVILLE, GEORGIA 30534
6:00 PM**

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

OPENING PRESENTATIONS:

Proclamation Recognizing the Dawson County 3rd Grade Youth Tigers as the 2021 Mountain Football League Super Bowl Champions- Parks & Recreation Director Matt Payne

Chairman Thurmond read aloud a Proclamation Recognizing the Dawson County 3rd Grade Youth Tigers as the 2021 Mountain Football League Super Bowl Champions.

Motion passed 4-0 to approve a Proclamation Recognizing the Dawson County 3rd Grade Youth Tigers as the 2021 Mountain Football League Super Bowl Champions. Fausett/Satterfield

The team was recognized, and it presented the Board of Commissioners with its 2021 Super Bowl trophy.

Creating a Youth Program for Juveniles in Dawson County- John Cahill

Citizen John Cahill spoke about Creating a Youth Program for Troubled Juveniles in Dawson County.

INVOCATION: Chairman Thurmond

PLEDGE OF ALLEGIANCE: Chairman Thurmond

ANNOUNCEMENTS:

None

APPROVAL OF MINUTES:

Motion passed 3-1 to approve the Minutes of the Joint Meeting between the Board of Commissioners and Long Range Planning Committee held on November 17, 2021. Dooley/Fausett- Commissioner Gaines abstained

Motion passed 4-0 to approve the Minutes of the Work Session held on November 18, 2021. Gaines/Satterfield

Motion passed 4-0 to approve the Minutes of the Voting Session held on November 18, 2021. Fausett/Dooley

APPROVAL OF AGENDA:

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

- Addition of Nos. 5 and 6 under New Business:
 - FY 2022 Legacy Link Addendum No. 1
 - Local Redistricting Plan and Resolution to Endorse Plan

Satterfield/Fausett

PUBLIC COMMENT:

None

PUBLIC HEARING:

Proposed Short-Term Rental / Bed and Breakfast Establishment Ordinance

Chairman Thurmond opened the hearing by asking if there was anyone present who wished to be heard on a Proposed Short-Term Rental / Bed and Breakfast Establishment Ordinance.

The following spoke on a Proposed Short-Term Rental / Bed and Breakfast Establishment Ordinance:

- Barbara Smart, Dawsonville, Georgia, said she represents the Country Place neighborhood, “a small community right behind Chestatee.” She said, “The reason I’m here is because, this summer, a house sold two houses down from me and they turned it into a vacation-rental-by-owner. We had trouble all summer long with the people that were renting, and it did disturb not only ourselves but our neighbors.” She mentioned several items that could be added to the proposed ordinance to “strengthen it,” including requiring an annual permit versus a three-year permit, requiring a “certain amount of acreage for an Airbnb to be placed on,” restrictions on the use of foul language and restrictions on the number of boats that can be put at a dock. Smart also mentioned adding a seven-day rental requirement.
- Dale Smart, Dawsonville, Georgia, said parking is a concern “when these houses are rented for a weekend. It is a lot of people there, and there’s limited parking at all the houses there and so they end up parking on the street.” Smart said this creates an emergency access problem. Additionally, he said, “people who come to the lake and are not lake-dwellers or lake/boat people are dangerous. They don’t understand what they need to do when docking a boat. ... We’re scared for our community, of course - hurting the value of our community - but we’re also scared for health concerns and safety concerns.”
- Frankie Elliott, 400 North Association of Realtors, Atlanta, Georgia, noted “several issues or concerns some of our members have,” and requested action on the proposed ordinance be postponed until January 2022. “Overall, the ordinance is fairly balanced, in our opinion, in terms of what’s required, but there are a few things that may have unintended consequences and also just cleaning up some language to make sure the ordinance can be [enforced] by the county and also make it easier for property owners to comply with what’s required.” She said some of her group’s concerns could be worked through “Section 30-501, the Definitions Section.” Elliott said, “Under the definition of what determines a short-term rental, there’s a minimum night’s stay of two nights. We would prefer there not be a minimum requirement.” She added, “Also under that same definition section, when you look at the term for ‘short-term rental agent’ or ‘bed and

breakfast agent,' there is a term used 'shall be legally responsible.' Several of our members are very concerned about what that means and we'd like some clarification." Elliott detailed several other areas of concern to include the application for permit information and process, occupancy, and parking requirements.

- Sue Wells, Dawsonville, Georgia, said and she is a member of the 400 North Association of Realtors and said she disagreed with the previous speaker, Frankie Elliott. She said she is opposed to one- or two-day rentals. "We live in a neighborhood right outside Chestatee. All the Chestatee functions have to be ended by 10 p.m. because of the noise ordinance for the Chestatee people. I think 10 p.m. is just more than reasonable - be it a weekend, holiday or any other time. We do have children and families, and we really need to be concerned about that." Wells said a three-day, or five-day or more, minimum "could take care of most of these problems. A one-day rental just opens it up to come in and party down and walk away, and I don't think that's the way to go at all." She added, "The biggest thing with being on the lake is most lake properties are septic and the occupancy is determined by the septic and how much the septic property can use, so that's a big thing to consider in most of this."
- Bob Littell said he represents Big Canoe. "We have 2,700, almost 2,800, homes now," said Littell. "We have a public service crew in our neighborhood that we can call when there are disturbances, but our concern was the enforcement since our public service has no way to actually arrest anyone and we have no right to carry a weapon, but I am just thrilled with the ordinance as it is drafted. There's no such thing as a perfect ordinance, but we think that, once again, by reporting disturbances, there is provision in the ordinance for multiple disturbances to actually have that person denied a permit on renewal. So, I commend you on the ordinance, and we're comfortable and will work with it in any way we can..."
- Scott Whelchel, Cumming, Georgia, said he is the governmental affairs chair for the Georgia Association of Realtors and represents all 55,000 members across the state. "Short-term rentals [have] been at the top of the list of things we discuss on a weekly basis with our lobbyist, January through April, when the legislators are in sessions. We worked diligently with Forsyth County to hash out all of their concerns, so what I ask is that you postpone this until January so we can meet with staff, meet with you guys, maybe individually, and work some of these issues out. A lot of this involves personal property rights, and there's a lot going on down at the Capitol that we're working on..."
- Christine Torre, Dawsonville, Georgia, said, "I would just ask my Dawson County neighbors to not judge all short-term rental owners by your experience. If I had that experience, I would be horrified. I'm a short-term rental owner, and we don't allow parties." Torre expressed questions concerning the permit application notices to neighbors, transparency of complaints, parking, and campers and RVs at a rental property. "We have an RV pad on our property. We put an RV pad there. We put an RV hook-up, power, water, septic so that we could live in the RV on the property and supervise construction, which actually worked out really well. We have an RV pad, so when our family from out of state comes to visit us, they hook their RV up and stay on our property for a few days. Under [a section of the proposed ordinance] it seems to me that that would not be allowed. We've never charged or rented out the RV pad. It's just

something that we make available to family.” She added, “As residents of Dawson County, I really appreciate what you’re doing to protect our investment, but I think there’s some unanswered questions and I’d be happy to talk with other residents and try to work things out because, like I said, not all short-term rental experiences are like what they’ve had in their neighborhood and I don’t blame them for being upset.”

- Holly Barrett, Dawsonville, Georgia, said she is a realtor and a short-term rental owner. “We have two in Hot Springs, Arkansas, and one in Chattanooga and we would like to, in the future, develop one here in Dawsonville. We actually just bought some land here.” She said there is a “housing affordability crisis going on. Another side of this is having a short-term rental really helps, especially younger people who want to get in on property ownership, offset the mortgage cost.” She said she opposes a minimum stay requirement and that any such requirement should be left up to a rental property’s owner. She voiced concerns on the “registered agent” terminology and also requested action on the proposed ordinance be postponed until January 2022.
- George Walker, Cumming, Georgia, said he is a short-term rental owner in Dawson County. He said most of his renters are in town for “weddings, for the venues that you have in Dawson County. They’re coming to go shopping at the outlet mall. They’re coming for the tourism, the wineries that are in the area and to attend churches in the area, and they’re visiting relatives.” He added, “I’m strictly against partying of any kind and, if I suspect any of my guests are going to be partying, I don’t allow them to stay and I’ve rejected many a one-night stay for that very reason.” Walker said, “My issues with the ordinance are the ‘not less than two nights’ and the number of parking.”
- Susan Puhr, Dawsonville, Georgia, said, “Of the realtors that have come up here, I wonder how many of them have an Airbnb or a VRBO right next to their house? A lot of it is about them making money. For us, this is our daily lives. This is about us having to deal with something just because we live on the lake. I think that I would certainly be against one- or two-night rentals. I just really feel that there’s got to be a balance. I understand that people should be allowed to be able to rent their houses, but I do think that there needs to be restrictions.”

Chairman Thurmond asked if there was anyone else present who wished to speak on a Proposed Short-Term Rental / Bed and Breakfast Establishment Ordinance and, hearing none, closed the hearing.

Motion passed 4-0 to table a Proposed Short-Term Rental / Bed and Breakfast Establishment Ordinance until December 16, 2021. Gaines/Dooley

UNFINISHED BUSINESS:

Consideration of Request to Update Tax Commissioner’s Resolutions (Tabled from the November 18, 2021, Voting Session)

Motion passed 4-0 to approve a Request to Update Tax Commissioner’s Resolutions. Gaines/Satterfield

NEW BUSINESS:

Consideration of Proposed “Butterfly Oasis @ River Park” Project

Motion passed 4-0 to approve a Proposed “Butterfly Oasis @ River Park” Project by the Rotary Club of Dawson County. Fausett/Dooley

Consideration of Board Appointment:

- **Long Range Planning Committee**
 - Steve Pawlik- replacing Tim Costley

Motion passed 4-0 to approve the appointment of Steve Pawlik to the Long Range Planning Committee. Gaines/Satterfield

Consideration of a Resolution Concerning Memorandum of Understanding for Opioid Litigation Settlement

Motion passed 4-0 to approve a Resolution Concerning Memorandum of Understanding for Opioid Litigation Settlement and to appoint County Manager David Headley as the duly-appointed representative of the county for the purposes of agreeing to be bound by the memorandum of understanding and participating in the settlement(s). Satterfield/Fausett

Ratification of Amendment to FY 2022 Budget

Motion passed 4-0 to approve an amendment to the FY 2022 Budget – an addition to a contingency fund for the county manager and funds for a full-time Tax Commissioner’s clerk position – all funds in the amount of \$57,339,342 – an increase from the all-funds amount of \$57,281,168 approved on November 18, 2021. Fausett/Dooley

Consideration of FY 2022 Legacy Link Addendum No. 1

Motion passed 4-0 to approve the FY 2022 Legacy Link Addendum No. 1. Satterfield/Gaines

Consideration of Local Redistricting Plan and Resolution to Endorse Plan

Motion passed 4-0 to approve a Local Redistricting Plan/Map and a Resolution to Endorse the Plan/Map. Gaines/Fausett

PUBLIC COMMENT:

None

ADJOURNMENT:

APPROVE:

ATTEST:

Billy Thurmond, Chairman

Kristen Cloud, County Clerk



DAWSON COUNTY BOARD OF COMMISSIONERS AGENDA FORM

Department: Planning & Development

Work Session: n/a

Prepared By: Harmony Gee

Voting Session: 12/16/2021

Presenter: Harmony Gee

Public Hearing: Yes No

Agenda Item Title: Presentation of E-Z Buy Kwik Mart, LLC Alcohol License

Background Information:

E-Z Buy has been at its location since the late 80's/early 90's.

Current Information:

Mr. Shah is purchasing the business from his cousin. All necessary documents have been completed and no issues were raised with the background check.

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

Fund	Dept.	Acct No.	Budget	Balance	Requested	Remaining

Recommendation/Motion: _____

Department Head Authorization: _____

Date: _____

Finance Dept. Authorization: _____

Date: _____

County Manager Authorization: _____

Date: _____

County Attorney Authorization: _____

Date: _____

Comments/Attachments:

DAWSON COUNTY PLANNING AND DEVELOPMENT

ALCOHOL LICENSING

Location & Mailing Address:

25 JUSTICE WAY, SUITE 2322
DAWSONVILLE, GA 30534

Phone: 706/344-3500 x 42335

APPLICATION FOR ALCOHOLIC BEVERAGE LICENSE

This application must be signed by the applicant and notarized. Every question must be fully answered with the answer typewritten or printed. If the space provided is not sufficient, answer on a separate sheet and indicate in the space provided that a separate sheet is attached. When completed, the application must be dated, signed, and verified under oath by the applicant and submitted to Planning and Development, together with the license fee(s) and the administrative/investigative fee (separate checks). All fees are payable to Dawson County in certified funds (bank check, certified check, or money order). **The applicant must be not less than 21 years of age.**

NOTICE: Any false answer to any question could result in the denial of a license, or in the event a license is issued, in the revocation or suspension of the license. *****KEEP A COPY OF ALL FORMS SUBMITTED*****

FOR OFFICIAL USE ONLY:

Name of Business: E-Z Buy kwik mart llc.

Date Received: 11.8.21

License Fee Enclosed: \$ 1590.00

Approved: _____

Denied: _____

State License Number: _____

Local License Number: _____

Administrative/Investigative Fee Enclosed : \$ _____ Advertising Fee Enclosed: \$ _____

1. TYPE OF LICENSE: (check one): **NEW** **AMENDMENT (TRANSFER)**
2. ADMINISTRATIVE AND INVESTIGATIVE FEE: \$250.00 (Consumption on Premises)
ADMINISTRATIVE AND INVESTIGATIVE FEE: \$250.00 (Retail Package)
ADMINISTRATIVE AND INVESTIGATIVE FEE: \$250.00 (Transfer of License)
Note: Administrative/Investigative fees may be higher depending on the number of persons for which we conduct a federal and state background check.
ADVERTISING FEE: \$ 40.00 (Distilled Spirits)
(Consumption on Premises & Retail Package)

3. TYPE OF BUSINESS:

- | | |
|---|---|
| <input type="checkbox"/> Bona Fide Eating Establishment | <input type="checkbox"/> Indoor Commercial Recreation Facility |
| <input type="checkbox"/> Super Market | <input type="checkbox"/> Hotel/Motel |
| <input checked="" type="checkbox"/> Convenience Store / Gas station | <input type="checkbox"/> Caterer (must have alcohol by the drink license) |
| <input type="checkbox"/> Package Liquor Store (see Item 14, Page 5) | <input type="checkbox"/> Other |
- Explain: _____

Will live entertainment be offered? _____ If Yes, Explain: _____

APPLICATION FOR ALCOHOLIC BEVERAGE LICENSE

4. **TYPE OF LICENSE AND FEES:** **PAYMENT BY CERTIFIED FUNDS ONLY!!**
 (Check all that apply) Note: If license is issued after July 1st, fees are one half.

RETAIL PACKAGE: (Total: Beer - Wine - Distilled Spirits = \$5,800)
 (Total: Beer - Wine = \$1,300)

Beer \$650 Wine \$650 Distilled Spirits \$4,500

GROCERY & CONVENIENCE STORES: ATTACH COPY OF DEPT. OF AGRICULTURE FOOD ESTABLISHMENT LICENSE.

RETAIL CONSUMPTION ON PREMISES: (Total: Beer - Wine - Distilled Spirits = \$4,800)
 (Total: Beer - Wine = \$1,500)

Distilled Spirits \$3,300
 Beer \$ 750 Add'l Fixed Bars # _____ \$ 500 (each bar)
 Wine \$ 750 Movable Bars # _____ \$ 250 (each bar)

PRIVATE CLUB: **Note: Must obtain a retail consumption on the premises license.**

Beer \$750 Wine \$750 Distilled Spirits \$3,300

HOTEL IN-ROOM SERVICE: **Note: Must obtain a retail consumption on the premises license before Hotel In-Service License is issued.**

Beer \$750 Wine \$750 Hotel In-Service \$250

SPECIAL EVENT ALCOHOL PERMIT: **Note: Must complete additional Special Event Alcohol Permit Form # 2-B.**

\$25 Per Day

5. **BUSINESS**

(a) Business Name: E-Z Buy kwik mart llc.

(b) Location: 38 HENRY Grady Hwy

Street Number Street Name

DAWSONVILLE G.A. 30534

City State Zip Code Phone Number

(c) Mailing Address: Same as above

For Renewals: Street Number Street Name

City State Zip Code Phone Number

APPLICATION FOR ALCOHOLIC BEVERAGE LICENSE

6. OWNER:

- (a) Full Name: Bhavesh N. Shah Social Security # _____
- (b) Corporation or LLC Name (if applicable): E-Z Buy Kwik Mart LLC
- (c) Location: 38 HENRY GRADY Hwy
Street Number Street Name
- DAWSONVILLE G.A. 30534
City State Zip Code Phone Number
- (d) Mailing Address: Same as above
Street Number Street Name
- DAWSONVILLE G.A. 30534
City State Zip Code Phone Number

7. REGISTERED AGENT: (Applicant may name a registered agent - attach Registered Agent Consent Form #2-A.)

- (a) Full Name: Bhavesh N. Shah Social Security # _____
- (b) Address: 38 HENRY GRADY Hwy
Street Number Street Name
- DAWSONVILLE G.A. 30534
City State Zip Code Phone Number

8. TYPE OF OWNERSHIP:

- Sole Proprietorship Legally Registered Partnership
- Private Held Corporation Public Held Corporation
- Public Held Corporation Subject to S.E.C. Regulations Limited Liability Company
- Other; explain _____

9. FOR PARTNERSHIP ONLY:

- (a) Date the Partnership was formed: _____
- (b) Attach Partnership Agreement _____
- (c) List Partners:
- | Name & Resident Address
(Attach separate sheet if necessary) | Social
Security
Number | G - General
L - Limited
S - Silent | Interest
Investment
\$ | Participation
% |
|---|------------------------------|--|------------------------------|--------------------|
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APPLICATION FOR ALCOHOLIC BEVERAGE LICENSE

10. FOR CORPORATION or LLC ONLY: (Attach Articles & Certificate of Incorporation/ Organization)

- (a) Date of Incorporation/Organization: 11-04-2021
- (b) Place of Incorporation/Organization: Georgia
- (c) State Parent Corporation, if applicable: _____
- (d) Number of Shares of Capital Stock Authorized, if applicable: _____
- (e) Number of Shares of Outstanding Stock, if applicable: _____
- (f) For Corporations or LLC's, list officers, directors, members, and/or principal shareholders with 20% or more of the stock:

Name	Social Security #	Position	Interest %
<u>Bhavesh H. Shah</u>	_____	<u>Member</u>	<u>51%</u>
<u>Akshat H. Shah</u>	_____	<u>member</u>	<u>49%</u>
_____	_____	_____	_____
_____	_____	_____	_____

- (g) Is the corporation owned by a parent corporation or held by a holding company? _____
If yes, explain: _____

11. FOR PRIVATE CLUBS ONLY:

- (a) Date of organization under the laws of the State of Georgia: _____
- (b) State the total number of regular dues paying members: _____
- (c) Is any member, officer, agent, or employee compensated directly or indirectly from the profits of the sale of distilled spirits beyond a fixed salary as established by its members at any annual meeting or by its governing board out of the general revenue of the club?

- (d) **Attach minutes of the annual meeting setting salaries.** For private club, list officers, directors and/or principal shareholders with 20% or more of the stock.

Name	Social Security #	Position
_____	_____	_____
_____	_____	_____
_____	_____	_____

12. FINANCING:

- (a) Bank to be used by business, include branch: _____ ATPinnacle
- (b) State total amount of capital that is or will be invested in the business by any party or parties: _____
- (c) State total amount of funds invested by the owner: _____ %
- (d) State total amount of funds invested by parties other than the owner: _____
- (e) If any capital is borrowed:

Name of Lender	Date	Amount	Interest Rate
_____	_____	_____	_____
_____	_____	_____	_____

APPLICATION FOR ALCOHOLIC BEVERAGE LICENSE

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

STATE OF GEORGIA, DAWSON COUNTY


I, Bhavesh N. Shah, DO SOLEMNLY SWEAR, SUBJECT TO THE PENALTIES OF FALSE SWEARING, THAT THE STATEMENTS AND ANSWERS MADE BY ME AS THE APPLICANT IN THE FOREGOING APPLICATION ARE TRUE AND CORRECT.

BNS

APPLICANT'S SIGNATURE

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

THIS 8th DAY OF November, 2021.

Margaret A Honn
NOTARY PUBLIC


FOR OFFICIAL USE ONLY:

PLANNING AND DEVELOPMENT REVIEW:

APPLICANT HAS OBTAINED ALL NECESSARY PERMITS AND LICENSES. (Building Permit / Business License)

Date: _____

Planning and Development Director

APPLICANT HAS COMPLETED ALL NECESSARY INSPECTIONS. (Fire Dept. / Health Dept. / Dept. of Agriculture-Retail Package only)

Planning and Development Director

APPLICANT HAS COMPLETED **PREMISE & STRUCTURE FORM # 3** AND ATTACHED ALL REQUIRED INFORMATION IN ITEMS 10 through 15.

Planning and Development Director

FOR OFFICIAL USE ONLY:

SHERIFF DEPARTMENT REVIEW:

APPLICANT HAS COMPLETED ALL REQUIREMENTS FOR FEDERAL AND STATE BACKGROUND CHECK AND IS APPROVED FOR THIS APPLICATION PROCESS.

Date: _____

Sheriff

DAWSON COUNTY PLANNING AND DEVELOPMENT

ALCOHOL LICENSING

Locating & Mailing Address:

25 JUSTICE WAY, SUITE 2322
Dawsonville, GA 30534

Phone: 706.344.3500 x 42335

PREMISE AND STRUCTURE FORM

INSTRUCTION: THIS STATEMENT MUST BE TYPEWRITTEN OR PRINTED AND EXECUTED UNDER OATH. EACH QUESTION MUST BE FULLY ANSWERED. IF SPACE PROVIDED IS NOT SUFFICIENT, ANSWER ON A SEPARATE SHEET AND INDICATE IN THE SPACE PROVIDED THAT A SEPARATE SHEET IS ATTACHED.

1. **TYPE OF BUSINESS:**

- EATING ESTABLISHMENT
- INDOOR COMMERCIAL RECREATION ESTABLISHMENT
- CONVENIENCE STORE / *Gas Station*
- SUPER MARKET
- PACKAGE LIQUOR STORE
- HOTEL OR MOTEL
- OTHER (DESCRIBE) _____

2. **TRADE NAME OF BUSINESS:** E-Z Buy KWIK MART LLC.

LOCATION: 38 HENRY GRADY Hwy.
Street Number Street Name

DAWSONVILLE GA. 30534
City State Zip Code Phone Number

1.29 Acres.

Land Lot

Map & Parcel Number

3. **IS THIS LOCATION WITHIN A COMMERCIAL ZONING DISTRICT?** yes no
PROOF OF ZONING IS REQUIRED FROM PLANNING AND DEVELOPMENT

For package liquor stores, is this zoned Commercial Highway Business (C-HB) or Commercial Planned Comprehensive Development (CPCD) as required by the ordinance?
yes no.

PROOF OF C-HB or CPCD ZONING IS REQUIRED FROM PLANNING AND DEVELOPMENT.

4. **DOES THE COMPLETED BUILDING OR THE PROPOSED BUILDING COMPLY WITH ORDINANCES OF DAWSON COUNTY, REGULATIONS OF THE STATE REVENUE COMMISSIONER, AND THE LAWS OF THE STATE OF GEORGIA?** Yes. IF NO, EXPLAIN NON-COMPLIANCE AND PROPOSED METHODS

TO RECTIFY SAME: _____

PREMISE AND STRUCTURE FORM

5. (a) DOES THE BUILDING IN WHICH THE BUSINESS IS TO BE LOCATED CONTAIN SUFFICIENT LIGHTING SO THAT THE BUILDING ITSELF AND THE PREMISES ON ALL SIDES OF THE BUILDING ARE READILY VISIBLE AT ALL TIMES FROM THE FRONT OF THE STREET ON WHICH THE BUILDING IS LOCATED AS TO REVEAL ALL OF THE OUTSIDE PREMISES OF SUCH BUILDING? YES.
- (b) IS THE BUILDING SO ILLUMINATED SO THAT ALL HALLWAYS, PASSAGE WAYS, AND OPEN AREAS MAY BE CLEARLY SEEN BY THE CUSTOMER THEREIN? YES.

IF THE ANSWER IS NO TO EITHER OR BOTH (a) OR (b) ABOVE, PLEASE EXPLAIN PROPOSED METHODS TO RECTIFY THE INSUFFICIENT LIGHTING. _____

6. **FOR CONSUMPTION ON PREMISES AND RETAIL PACKAGE APPLICATIONS:**

(Answer "N/A" for items that are not applicable to your business)

- (a) NUMBER OF SQUARE FEET OF TOTAL FLOOR AREA: 1700 SEAT - Approximate
- (b) NUMBER OF SQUARE FEET DEVOTED TO DINING AREA: - N/A -
- (c) SEATING CAPACITY EXCLUDING BAR AREA: - N/A -
- (d) DO YOU HAVE A FULL SERVICE KITCHEN? - N/A -

DOES THE FULL SERVICE KITCHEN CONTAIN A THREE (3) COMPARTMENT SINK? _____

IS THE STOVE AND/OR GRILL PERMANENTLY INSTALLED AND APPROVED BY THE HEALTH AND FIRE DEPARTMENTS? _____

IF THE ANSWER TO ANY OF THE IMMEDIATE FOREGOING IS NO, PLEASE EXPLAIN: _____

- (e) HOURS PREPARED MEALS OR FOODS ARE SERVED: - N/A -
- (f) HOURS THAT ALCOHOLIC BEVERAGES ARE SERVED or SOLD: 9:00 A.M. 8:00 P.M.
(Mon to Sat), 12:30 to 8:00 P.M. (SUNDAY)
- (g) HOURS OF OPERATION: 7:00 A.M. to 8:00 P.M.
- (h) MAXIMUM NUMBER OF EMPLOYEES ON HIGHEST SHIFT: 3
- (i) NUMBER OF PARKING SPACES: 10.
- (j) NUMBER OF PARKING SPACES DEVOTED TO HANDICAPPED PERSONS: 1
- (k) **PACKAGE LIQUOR STORES:**

DO YOU COMPLY WITH ORDINANCE ARTICLE 5 SECTION 503 - POSTING OF LICENSE NUMBER?

Every licensee shall have posted on the front of the licensed premises the name of the licensee together with the following inscription, "County Retail Package Sales of Distilled Spirits License No. _____"

DO YOU COMPLY WITH ORDINANCE ARTICLE 5 SECTION 505 A) (2) - TYPES OF OUTLETS WHERE PACKAGE SALES ARE PERMITTED? _____

Outlets that are devoted exclusively to the retail sale of distilled spirits, malt beverages and/or wine by the package with ingress and egress provided directly to and only to the exterior of the building and not to any other enclosed part of the building or adjoining building.

PREMISE AND STRUCTURE

7. FOR HOTEL/MOTEL ONLY:

- (a) NUMBER OF ROOMS AVAILABLE FOR HIRE TO GENERAL PUBLIC: _____
- (b) NUMBER OF SQUARE FEET OF FLOOR SPACE DEVOTED TO RESTAURANT: _____
- (c) NUMBER OF SQUARE FEET OF FLOOR SPACE DEVOTED TO DINING AREA: _____
- (d) SEATING CAPACITY EXCLUDING BAR AREA: _____
EXPLAIN IF MORE THAN ONE DINING AREA: _____

- (e) DO YOU HAVE A FULL SERVICE KITCHEN? _____
DOES THE FULL SERVICE KITCHEN CONTAIN A THREE (3) COMPARTMENT SINK? _____
IS THE STOVE AND/OR GRILL PERMANENTLY INSTALLED AND APPROVED BY THE HEALTH AND FIRE DEPARTMENTS? _____
IF THE ANSWER TO ANY OF THE IMMEDIATE FOREGOING IS NO, PLEASE EXPLAIN: _____

- (f) HOURS PREPARED MEALS OR FOODS ARE SERVED: _____
- (g) HOURS THAT ALCOHOLIC BEVERAGES ARE SERVED: _____
- (h) MAXIMUM NUMBER OF EMPLOYEES ON THE HIGHEST SHIFT DEVOTED TO THE OPERATION OTHER THAN THE RESTAURANT: _____
- (i) MAXIMUM NUMBER OF EMPLOYEES ON HIGHEST SHIFT DEVOTED TO THE RESTAURANT OPERATION: _____
- (j) NUMBER OF PARKING SPACES: _____
- (k) NUMBER OF PARKING SPACES DEVOTED TO HANDICAPPED PERSONS: _____

FOR ALL APPLICATIONS:

8. **ATTACH A CERTIFIED SCALE DRAWING OF THE PROPOSED PREMISES BY A REGISTERED LAND SURVEYOR OR PROFESSIONAL ENGINEER, SHOWING THE DISTANCE REQUIREMENT FROM CHURCH, SCHOOL, DAYCARE FACILITY, OR ALCOHOL TREATMENT CENTER.**
(See Survey Form # 3-A)
9. **ATTACH APPLICANT'S CERTIFICATION THAT THE LOCATION COMPLIES WITH THE DISTANCE REQUIREMENT FROM CHURCH, SCHOOL, DAYCARE FACILITY OR ALCOHOL TREATMENT CENTER.**
(See Survey Form 3-A)
10. **ATTACH EVIDENCE OF OWNERSHIP (DEED, LEASE, SALES AGREEMENT, LETTER OF INTENT).**

PREMISE AND STRUCTURE FORM

- 11. IF THE APPLICANT IS A FRANCHISE, ATTACH A COPY OF THE FRANCHISE AGREEMENT OR CONTRACT.

- 12. IF THE APPLICANT IS AN EATING ESTABLISHMENT, ATTACH A COPY OF THE MENU(S).

- 13. (a) IF THE BUILDING IS COMPLETE, ATTACH COPIES OF DETAILED SITE PLANS OF SAID BUILDING INCLUDING OUTSIDE PREMISES AND FLOOR PLAN.

(b) IF THE BUILDING IS PROPOSED, ATTACH COPIES OF PROPOSED SITE PLAN AND SPECIFICATIONS AND BUILDING PERMIT OF THE PROPOSED BUILDING.

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

STATE OF GEORGIA, DAWSON COUNTY

I, Bhavesh N. Shah, DO SOLEMNLY SWEAR, SUBJECT TO THE PENALTIES OF FALSE SWEARING, THAT THE STATEMENTS AND ANSWERS MADE BY ME AS THE APPLICANT IN THE FOREGOING PREMISE AND STRUCTURE STATEMENT ARE TRUE AND CORRECT.

BNS

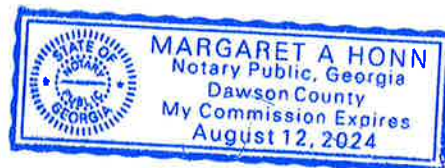
APPLICANT'S SIGNATURE

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

THIS, THE 8th DAY OF November, 2021.

Margaret A Honn

NOTARY PUBLIC



Note:

A scale drawing (by a Georgia Registered Land Surveyor/Engineer) of the location of the premises to be licensed, showing the closest prohibited structures and identifying the minimum distance, must be attached hereto.

THE LICENSE APPLICANT COMPLETES THE FOLLOWING CERTIFICATION:

The undersigned certifies that subject location is in compliance or non-compliance with the distance requirements set forth above. I have found: (check one)

The above listed structures are inside the minimum distance restrictions stated above

OR

The premises to be licensed meets the minimum distance requirements for licensing stated above.

BM

Applicant's Printed Name

Applicant's Signature

November 8, 2021

Date of Signature

Harmony Gee

Notary Signature

November 8, 2021

Date of Signature

DAWSON COUNTY PLANNING AND DEVELOPMENT

ALCOHOL LICENSING

Location & Mailing Address:

25 JUSTICE WAY, SUITE 2322
DAWSONVILLE, GA 30534

Phone: 706/344-3500 x 42335

STATEMENT OF PERSONAL HISTORY

Instruction: This statement must be typed or neatly printed and executed under oath. Each question must be fully answered. If space provided is not sufficient, answer on a separate sheet and indicate in the space if a separate sheet is attached.

1. **NAME:** Shah Bhavesh Narendra.
Last First Middle

RESIDENCE: _____
Street Number Street Name
Milton GA 30009
City State Zip Code Telephone Number

2. **CHECK: (all that apply)**

- Sole Owner/Proprietor Partner: General Limited Silent (LLC)
 Director Principal Stockholder (20% or more)
 Registered Agent Officer: _____
 Manager Employee: _____

3. **TRADE NAME OF BUSINESS FOR WHICH THIS STATEMENT IS MADE:**

NAME OF BUSINESS: E-Z Buy kwik mart, LLC
LOCATION: 38 Henry Grady Hwy _____
Street Number Street Name P. O. Box
Dawsonville, GA 30534 _____
City State Zip Code Telephone Number

4. **STATE THE PERCENTAGE OF OWNERSHIP OR INTEREST, IF ANY, IN THIS BUSINESS:** _____

5. **STATE METHOD AND AMOUNT OF COMPENSATION, IF ANY, DIRECTLY OR INDIRECTLY:** _____

6. **DATE OF BIRTH:** _____ **PLACE OF BIRTH:** India.

SSN: _____ **SEX:** MALE FEMALE **RACE:** _____

COLOR OF HAIR: Brown **COLOR OF EYES:** Blk

7. U.S. CITIZEN LEGAL PERMANENT RESIDENT QUALIFIED ALIEN OR NON-IMMIGRANT

Requirements:

Affidavit for Issuance of a Public Benefit and a Secure & Verifiable Document
E-Verify Private Employer Affidavit of Compliance or E-Verify Private Employer Exemption Affidavit

STATEMENT OF PERSONAL HISTORY

12. DO YOU HAVE ANY FINANCIAL INTEREST, OR ARE YOU EMPLOYED IN ANY OTHER WHOLESALE OR RETAIL BUSINESS ENGAGED IN DISTILLING, BOTTLING, RECTIFYING, OR SELLING ALCOHOLIC BEVERAGES? —NA—

IF YOUR ANSWER IS "YES" TO NUMBER 14, GIVE NAMES, LOCATIONS, AND AMOUNT OF INTEREST IN EACH: _____

13. HAVE YOU EVER HAD ANY FINANCIAL INTEREST IN AN ALCOHOLIC BEVERAGE BUSINESS THAT WAS DENIED A LICENSE? —NA—

IF SO, GIVE DETAILS: _____

14. HAS ANY ALCOHOLIC BEVERAGE LICENSE IN WHICH YOU HOLD, OR HAVE HELD, ANY FINANCIAL INTEREST OF, OR EMPLOYED, OR HAVE BEEN EMPLOYED, EVER BEEN CITED FOR ANY VIOLATIONS OF THE RULES AND REGULATIONS OF THE STATE REVENUE COMMISSIONER RELATING TO THE SALE AND DISTRIBUTION OF ALCOHOLIC BEVERAGES? _____

IF SO, GIVE DETAILS: _____

15. IF DURING THE PAST TEN YEARS YOU HAVE BOUGHT OR SOLD ANY BUSINESS ASSOCIATED WITH ALCOHOL, GIVE DETAILS. (DATE, LICENSE NUMBER, PERSONS, AND CONSIDERATIONS INVOLVED): _____

16. HAVE YOU EVER BEEN DENIED BOND BY A COMMERCIAL SECURITY COMPANY? —NA—

IF SO, GIVE DETAILS: _____

17. ARE YOU A REGISTERED VOTER? Yes IN WHAT STATE? G.A.

18. HAVE YOU EVER BEEN ARRESTED, OR HELD BY FEDERAL, STATE OR OTHER LAW ENFORCEMENT AUTHORITIES, FOR ANY VIOLATION OF ANY FEDERAL LAW, STATE LAW, COUNTY OR MUNICIPAL LAW, REGULATION OR ORDINANCES? (Do not include traffic violations. All other charges must be included even if they were dismissed. Give reason charged or held, date, place where charged and disposition. If no arrest, write no arrest. After last arrest is listed, please write no other arrest):

1. —NA—
2. _____
3. _____
4. _____

STATEMENT OF PERSONAL HISTORY

19. LIST BELOW FOUR REFERENCES (PERSONAL AND BUSINESS). GIVE COMPLETE ADDRESS AND PHONE NUMBER INCLUDING AREA CODE. IF GIVING A BUSINESS REFERENCE, NAME A PERSON AT THE LOCATION TO BE CONTACTED. DO NOT INCLUDE RELATIVES OR EMPLOYERS OR FELLOW EMPLOYEES OF PARTICULAR BUSINESS.

1.

2.

3.

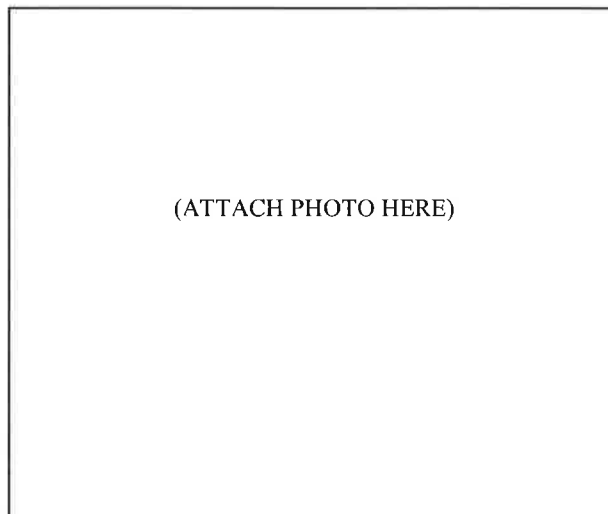
4.

20. HAVE YOU HAD ANY LICENSE UNDER THE REGULATORY POWERS OF DAWSON COUNTY DENIED, SUSPENDED, OR REVOKED WITHIN TWO (2) YEARS PRIOR TO THE FILING OF THIS APPLICATION?

— NA —

IF SO, GIVE DETAILS:

21. ATTACH PHOTOGRAPH (Front View) TAKEN WITHIN THE PAST YEAR:



NOTE: ATTACH A COPY OF YOUR DRIVER'S LICENSE TO THIS FORM.

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

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

✓

I am a United States citizen.

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

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

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

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

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

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

Executed in Dawsonville (city), Georgia (state)


Signature of Applicant

November 8, 2021
Date

Printed Name

E-Z Buy Kwik Mart
Name of Business

SUBSCRIBED AND SWORN BEFORE ME ON
THIS 8 DAY OF November, 2021

 Notary Public

My Commission Expires: August 9, 2022

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

Secure and Verifiable Documents Under O.C.G.A. § 50-36-2

The following list of secure and verifiable documents, published under the authority of O.C.G.A. § 50-36-2, contains documents that are verifiable for identification purposes, and documents on this list may not necessarily be indicative of residency or immigration status.

- **A United States Passport or Passport Card** [O.C.G.A. § 50-36-2(b)(3); 8 CFR § 274a.2]
- **A United States Military Identification card** [O.C.G.A. § 50-36-2(b)(3); 8 CFR § 274a.2]
- **A Driver's License** issued by one of the United States, the District of Columbia, the Commonwealth of Puerto Rico, Guam, the Commonwealth of the Northern Marianas Islands, the United States Virgin Island, American Samoa, or the Swain Islands, provided that it contains a photograph of the bearer or lists sufficient identifying information regarding the bearer, such as name, date of birth, gender, height, eye color, and address to enable the identification of the bearer [O.C.G.A. § 50-36-2(b)(3); 8 CFR § 274a.2]
- **An Identification Card** issued by one of the United States, the District of Columbia, the Commonwealth of Puerto Rico, Guam, the Commonwealth of the Northern Marianas Islands, the United States Virgin Island, American Samoa, or the Swain Islands, provided that it contains a photograph of the bearer or lists sufficient identifying information regarding the bearer, such as name, date of birth, gender, height, eye color, and address to enable the identification of the bearer [O.C.G.A. § 50-36-2(b)(3); 8 CFR § 274a.2]
- **A Tribal Identification Card** of a federally recognized Native American tribe, provided that it contains a photograph of the bearer or lists sufficient identifying information regarding the bearer, such as name, date of birth, gender, height, eye color, and address to enable the identification of the bearer. A listing of federally recognized Native American tribes may be found at:
<http://www.bia.gov/WhoWeAre/BIA/OIS/TribalGovernmentServices/TribalDirectory/index.htm>
[O.C.G.A. § 50-36-2(b)(3); 8 CFR § 274a.2]
- **A United States Permanent Resident Card or Alien Registration Receipt Card** [O.C.G.A. § 50-36-2(b)(3); 8 CFR § 274a.2]
- **An Employment Authorization Document** that contains a photograph of the bearer [O.C.G.A. § 50-36-2(b)(3); 8 CFR § 274a.2]
- **A Passport Issued by a Foreign Government** [O.C.G.A. § 50-36-2(b)(3); 8 CFR § 274a.2]
- **A Merchant Mariner Document or Merchant Mariner Credential** issued by the United States Coast Guard [O.C.G.A. § 50-36-2(b)(3); 8 CFR § 274a.2]
- **A Free and Secure Trade (FAST) card** [O.C.G.A. § 50-36-2(b)(3); 22 CFR § 41.2]
- **A NEXUS Card** [O.C.G.A. § 50-36-2(b)(3); 22 CFR § 41.2]
- **A Secure Electronic Network for Travelers Rapid Inspection (SENTRI) card** [O.C.G.A. § 50-36-2(b)(3); 22 CFR § 41.2]
- **A Driver's License issued by a Canadian Government Authority** [O.C.G.A. § 50-36-2(b)(3); 8 CFR § 274a.2]
- **A Certificate of Citizenship** issued by the United States Department of Citizenship and Immigration Services (USCIS) (Form N-560 or Form N-561) [O.C.G.A. § 50-36-2(b)(3); 6 CFR § 37.11]
- **A Certificate of Naturalization** issued by the United States Department of Citizenship and Immigration Services USCIS (Form N-550 or Form N-570) [O.C.G.A. § 50-36-2(b)(3); 6 CFR § 37.11]

Dawson County, Georgia Board of Commissioners

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

By executing this affidavit, the undersigned private employer verifies that it is exempt from compliance with O.C.G.A. § 36-60-6, stating affirmatively that the individual, firm or corporation employs fewer than eleven employees and therefore, is not required to register with and/or utilize the federal work authorization program commonly known as E-Verify, or any subsequent replacement program, in accordance with the applicable revisions and deadlines established in O.C.G.A. § 13-10-90.

BM

Signature of Exempt Private Employer

Printed Name of Exempt Private Employer

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

Executed on November, 8, 2021 in Dawsonville (city), GA (state).

Signature of Authorized Officer or Agent

Printed Name and Title of Authorized Officer or Agent

SUBSCRIBED AND SWORN BEFORE ME
ON THIS THE 8th DAY OF November, 2021.

Harmony Gee

NOTARY PUBLIC

My Commission Expires: August 9, 2022



DAWSON COUNTY SHERIFF'S OFFICE
SHERIFF JEFF JOHNSON
 19 Tucker Avenue
 Dawsonville, Georgia 30534
 Office (706) 344-3535 ~ Fax (706) 344-3537



CRIMINAL HISTORY REQUEST

I hereby request for the Dawson County Sheriff's Office to retrieve any criminal history record information, which may pertain to myself (or the person named below), that may be found in any state or local criminal justice agency in Georgia. Records obtained from the Dawson County Sheriff's Office shall only be used by the requesting agency or individual solely for the purposes requested. If any information is used to deny employment or license, it shall not reflect on the liability of this office, but on the agency or entity who makes that decision and to allow the person/applicant a chance to dispute any information which may be in error. Any dissemination of the information provided must be with permission of the person/applicant. Dawson County shall not be held responsible for information obtained by another agency, state or federal, which provides such information and whose files reflect records which may contain errors or omissions.

TO ENSURE ACCURACY, PLEASE PRINT AND PROVIDE COMPLETE INFORMATION.

Date of request: _____ Authorization good for: 7 30 60 90 180 days

Agency requesting criminal history (name and phone #): Dawson County Planning &

Full name: Bhavesh M. Shah Phone #: 678-698-5525

Address: 1010 N. Edgemont dr.

SSN: _____ Providing your SSN is voluntary. SSN helps confirm your identity and history.

DOB: _____ Sex: M. Race: Asian State of birth: India (Mumbai)

Height: 5'11 Weight: 210 Hair: Brown Eyes: Blue

Individual(s) authorized to receive criminal history: _____ or G. Smith

Any authorized individual(s) must present a valid identification upon receipt of this criminal history. If a valid identification cannot be presented, the criminal history will not be released.

- Special employment provisions (check if applicable):
- Employment with mentally disabled (Purpose code "M")
 - Employment with elder care (Purpose code "N")
 - Employment with children (Purpose code "W")

To be completed by Dawson County Sheriff's Office personnel:

Select purpose code used: C E F J M N P U W Z

Case number or criminal history number used: _____

Date of inquiry: _____ Time of inquiry: _____ Operator's initials: _____

BMS
SIGNATURE OF APPLICANT

Harmony Gee
NOTARY SIGNATURE
NOTARY STAMP

SIGNATURE OF RECEIVING PERSON

DAWSON COUNTY PLANNING AND DEVELOPMENT

ALCOHOL LICENSING

LOCATION & MAILING ADDRESS:

25 JUSTICE WAY, SUITE 2322
DAWSONVILLE, GA 30534

PHONE: 706.344.3500 x 42335

CERTIFIED REPORT OF SURVEY

FOR ALL CONSUMPTION ON PREMISES AND RETAIL PACKAGE ESTABLISHMENTS

APPLICANT:

Bhavesh N. Shah

BUSINESS NAME:

E-Z Buy Kwik Mart LLC.

ADDRESS OF PREMISES
TO BE LICENSED:

38 HENRY Grady Hwy, Dawsonville, G.A. 30534

The premises to be licensed must comply with the following minimum distance requirements to comply with the Official Code of Georgia §§ 3-3-2; 3-3-21; Reg. 560-2-2-.32; and the **Dawson County Consolidated Alcohol Ordinance**.

1. **CHURCH BUILDING:**

"Church building" means the main structure used by any religious organization for purposes of worship.

The premises to be licensed must be a minimum of **600 feet (200 yards)** from the nearest church building, **measured in a straight line from the front door of the licensed facility to the front door of the church building.**

County Ordinance References: Article 5 Section 501(A), Article 6 Section 600(B), Article 7 Section 700 (B)

Name and Address
of Nearest Church

Pleasant Hill Church ~~was with~~ Pleasant Hill Church

351 Henry Grady Hwy.

Distance Measured

0.2 miles.

2. **SCHOOL BUILDING OR SCHOOL GROUNDS:**

"School building or school grounds" shall apply only to state, county, city, or church school buildings and to such buildings at such other schools in which are taught subjects commonly taught in the common schools and colleges of this state and which are public schools or private schools.

The premises to be licensed must be a minimum of **600 feet (200 yards)** from any school, educational building or college, **measured in a straight line from the front door of the licensed facility to the front door of the school, educational building or college.** County Ordinance References: Article 5 Section 501(A), Article 6 Section 600(B), Article 7 Section 700 (B)

Name and Address
of Nearest School

Veritas Classical School.

32 Grant Rd, N, Dawsonville.

Distance Measured

1.6 miles.

3. **DAYCARE:**

"Daycare" means any place operated by a person, society, agency, corporation, institution, or group wherein are received for pay for group care for less than 24 hours per day, without transfer of legal custody, children under 18 years of age, and is not accredited as a public or private school (except that centers offering state funded pre-K programs are still considered daycares).

The premises to be licensed must be a minimum of **600 feet (200 yards)** from the nearest daycare, **measured in a straight line from the front door of the licensed facility to the front door of the daycare.**

County Ordinance References: Article 5 Section 501(A), Article 6 Section 600(B), Article 7 Section 700 (B)

Name and Address of Nearest Daycare

Lighthouse Christian Academy
329, Harmony Church Rd, Dawsonville

Distance Measured

1.7 miles

4. **ALCOHOL TREATMENT FACILITY:**

"Alcohol treatment facility" means any alcohol treatment center owned and operated by the State or the County government.

The premises to be licensed must be a minimum of **600 feet (200 yards)** from the nearest alcohol treatment facility, **measured in a straight line from the front door of the licensed facility to the front door of the alcohol treatment facility.** County Ordinance References: Article 5 Section 501(A), Article 6 Section 600(B), Article 7 Section 700 (B)

Note: The only State or County operated alcohol treatment facility is Dawson County Treatment Court, 189 Highway 53 West, Suite 106, Dawsonville, GA 30534.

Name and Address of Nearest Alcohol Treatment Facility

- NA -

Distance Measured

5. **ANOTHER PACKAGE STORE:**

*****Applies to Package Liquor Stores Only*****

No license shall be issued under this ordinance for use at a location which is within **one (1) mile** (1,760 yards) of any other business licensed to sell packaged liquor (distilled spirits) at retail. This distance shall be **measured in a straight line from the front door of the licensed facility to the front door of the other package store.** This restriction shall not apply to any location for which a new license is applied if the retail package sale of distilled spirits was lawful at such location during the 12 months immediately preceding such application. County Ordinance Reference Article 5 Section 501(B)

Name and Address of Nearest Package Liquor Store

Premium Pkg Outlet
3651 Dawson Forest Rd, Dawsonville

Distance Measured

4.5 Miles

5. **HOUSING AUTHORITY PROPERTY:**

*****Applies to Alcohol by the Drink Establishments*****

There is NO housing authority property in Dawson County.

"Housing authority property" means any property containing 300 housing units or fewer owned or operated by a housing authority created under the State Housing Authorities Law.

The premises to be licensed must be a minimum of **600 feet (200 yards)** from the nearest housing authority property, **measured in a straight line from the front door of the licensed facility to the front door of the housing authority property.** County Ordinance Reference Article 7 Section 700(B)

Name and Address of Nearest Housing Authority Property

NONE IN DAWSON COUNTY

Distance Measured

STATE OF GEORGIA

Secretary of State
Corporations Division
313 West Tower
2 Martin Luther King, Jr. Dr.
Atlanta, Georgia 30334-1530

CERTIFICATE OF ORGANIZATION

I, **Brad Raffensperger**, the Secretary of State and the Corporation Commissioner of the State of Georgia, hereby certify under the seal of my office that

E-Z Buy Kwik Mart LLC
a Domestic Limited Liability Company

has been duly organized under the laws of the State of Georgia on **11/02/2021** by the filing of articles of organization in the Office of the Secretary of State and by the paying of fees as provided by Title 14 of the Official Code of Georgia Annotated.

WITNESS my hand and official seal in the City of Atlanta
and the State of Georgia on **11/04/2021**.



Brad Raffensperger

Brad Raffensperger
Secretary of State

ARTICLES OF ORGANIZATION

Electronically Filed
Secretary of State
Filing Date: 11/2/2021 1:18:11 PM

BUSINESS INFORMATION

CONTROL NUMBER
BUSINESS NAME E-Z Buy Kwik Mart LLC
BUSINESS TYPE Domestic Limited Liability Company
EFFECTIVE DATE 11/02/2021

PRINCIPAL OFFICE ADDRESS

ADDRESS 38 Henry Grady Hwy, Dawsonville, GA, 30534, USA

REGISTERED AGENT

NAME	ADDRESS	COUNTY
Bhavesh Shah		Fulton

ORGANIZER(S)

NAME	TITLE	ADDRESS
Akshat Shah	ORGANIZER	
Bhavesh Shah	ORGANIZER	

OPTIONAL PROVISIONS

N/A

AUTHORIZER INFORMATION

AUTHORIZER SIGNATURE Bhavesh Shah
AUTHORIZER TITLE Organizer

Date of this notice: 11-04-2021

Employer Identification Number:

Form: SS-4

Number of this notice: CP 575 A

E-Z BUY KWIK MART LLC
BHAVESH SHAH MBR
38 HENRY GRADY HWY
DAWSONVILLE, GA 30534

For assistance you may call us at:
1-800-829-4933

IF YOU WRITE, ATTACH THE
STUB AT THE END OF THIS NOTICE.

WE ASSIGNED YOU AN EMPLOYER IDENTIFICATION NUMBER

Thank you for applying for an Employer Identification Number (EIN). We assigned you EIN . This EIN will identify you, your business accounts, tax returns, and documents, even if you have no employees. Please keep this notice in your permanent records.

When filing tax documents, payments, and related correspondence, it is very important that you use your EIN and complete name and address exactly as shown above. Any variation may cause a delay in processing, result in incorrect information in your account, or even cause you to be assigned more than one EIN. If the information is not correct as shown above, please make the correction using the attached tear off stub and return it to us.

Based on the information received from you or your representative, you must file the following form(s) by the date(s) shown.

Form 941	01/31/2022
Form 940	01/31/2022
Form 1065	03/15/2022

If you have questions about the form(s) or the due date(s) shown, you can call us at the phone number or write to us at the address shown at the top of this notice. If you need help in determining your annual accounting period (tax year), see Publication 538, *Accounting Periods and Methods*.

We assigned you a tax classification based on information obtained from you or your representative. It is not a legal determination of your tax classification, and is not binding on the IRS. If you want a legal determination of your tax classification, you may request a private letter ruling from the IRS under the guidelines in Revenue Procedure 2004-1, 2004-1 I.R.B. 1 (or superseding Revenue Procedure for the year at issue). Note: Certain tax classification elections can be requested by filing Form 8832, *Entity Classification Election*. See Form 8832 and its instructions for additional information.

A limited liability company (LLC) may file Form 8832, *Entity Classification Election*, and elect to be classified as an association taxable as a corporation. If the LLC is eligible to be treated as a corporation that meets certain tests and it will be electing S corporation status, it must timely file Form 2553, *Election by a Small Business Corporation*. The LLC will be treated as a corporation as of the effective date of the S corporation election and does not need to file Form 8832.

If you are required to deposit for employment taxes (Forms 941, 943, 940, 944, 945, CT-1, or 1042), excise taxes (Form 720), or income taxes (Form 1120), you will receive a Welcome Package shortly, which includes instructions for making your deposits electronically through the Electronic Federal Tax Payment System (EFTPS). A Personal Identification Number (PIN) for EFTPS will also be sent to you under separate cover. Please activate the PIN once you receive it, even if you have requested the services of a tax professional or representative. For more information about EFTPS, refer to Publication 966, *Electronic Choices to Pay All Your Federal Taxes*. If you need to make a deposit immediately, you will need to make arrangements with your Financial Institution to complete a wire transfer.

The IRS is committed to helping all taxpayers comply with their tax filing obligations. If you need help completing your returns or meeting your tax obligations, Authorized e-file Providers, such as Reporting Agents (payroll service providers) are available to assist you. Visit the IRS Web site at www.irs.gov for a list of companies that offer IRS e-file for business products and services. The list provides addresses, telephone numbers, and links to their Web sites.

To obtain tax forms and publications, including those referenced in this notice, visit our Web site at www.irs.gov. If you do not have access to the Internet, call 1-800-829-3676 (TTY/TDD 1-800-829-4059) or visit your local IRS office.

IMPORTANT REMINDERS:

- * Keep a copy of this notice in your permanent records. **This notice is issued only one time and the IRS will not be able to generate a duplicate copy for you.** You may give a copy of this document to anyone asking for proof of your EIN.
- * Use this EIN and your name exactly as they appear at the top of this notice on all your federal tax forms.
- * Refer to this EIN on your tax-related correspondence and documents.

If you have questions about your EIN, you can call us at the phone number or write to us at the address shown at the top of this notice. If you write, please tear off the stub at the bottom of this notice and send it along with your letter. If you do not need to write us, do not complete and return the stub.

Your name control associated with this EIN is E-ZB. You will need to provide this information, along with your EIN, if you file your returns electronically.

Thank you for your cooperation.

Date of this notice: 11-04-2021

Employer Identification Number:

Form: SS-4

Number of this notice:

E-Z BUY KWIK MART LLC
BHAVESH SHAH MBR
38 HENRY GRADY HWY
DAWSONVILLE, GA 30534

For assistance you may call us at:
1-800-829-4933

IF YOU WRITE, ATTACH THE
STUB AT THE END OF THIS NOTICE.

WE ASSIGNED YOU AN EMPLOYER IDENTIFICATION NUMBER

Thank you for applying for an Employer Identification Number (EIN). We assigned you
EIN This EIN will identify you, your business accounts, tax returns, and
documents, even if you have no employees. Please keep this notice in your permanent
records.

When filing tax documents, payments, and related correspondence, it is very important
that you use your EIN and complete name and address exactly as shown above. Any variation
may cause a delay in processing, result in incorrect information in your account, or even
cause you to be assigned more than one EIN. If the information is not correct as shown
above, please make the correction using the attached tear off stub and return it to us.

Based on the information received from you or your representative, you must file
the following form(s) by the date(s) shown.

Form 941	01/31/2022
Form 940	01/31/2022
Form 1065	03/15/2022

If you have questions about the form(s) or the due date(s) shown, you can call us at
the phone number or write to us at the address shown at the top of this notice. If you
need help in determining your annual accounting period (tax year), see Publication 538,
Accounting Periods and Methods.

We assigned you a tax classification based on information obtained from you or your
representative. It is not a legal determination of your tax classification, and is not
binding on the IRS. If you want a legal determination of your tax classification, you may
request a private letter ruling from the IRS under the guidelines in Revenue Procedure
2004-1, 2004-1 I.R.B. 1 (or superseding Revenue Procedure for the year at issue). Note:
Certain tax classification elections can be requested by filing Form 8832, *Entity
Classification Election*. See Form 8832 and its instructions for additional information.

A limited liability company (LLC) may file Form 8832, *Entity Classification
Election*, and elect to be classified as an association taxable as a corporation. If
the LLC is eligible to be treated as a corporation that meets certain tests and it
will be electing S corporation status, it must timely file Form 2553, *Election by a
Small Business Corporation*. The LLC will be treated as a corporation as of the
effective date of the S corporation election and does not need to file Form 8832.

If you are required to deposit for employment taxes (Forms 941, 943, 940, 944, 945, CT-1, or 1042), excise taxes (Form 720), or income taxes (Form 1120), you will receive a Welcome Package shortly, which includes instructions for making your deposits electronically through the Electronic Federal Tax Payment System (EFTPS). A Personal Identification Number (PIN) for EFTPS will also be sent to you under separate cover. Please activate the PIN once you receive it, even if you have requested the services of a tax professional or representative. For more information about EFTPS, refer to Publication 966, *Electronic Choices to Pay All Your Federal Taxes*. If you need to make a deposit immediately, you will need to make arrangements with your Financial Institution to complete a wire transfer.

The IRS is committed to helping all taxpayers comply with their tax filing obligations. If you need help completing your returns or meeting your tax obligations, Authorized e-file Providers, such as Reporting Agents (payroll service providers) are available to assist you. Visit the IRS Web site at www.irs.gov for a list of companies that offer IRS e-file for business products and services. The list provides addresses, telephone numbers, and links to their Web sites.

To obtain tax forms and publications, including those referenced in this notice, visit our Web site at www.irs.gov. If you do not have access to the Internet, call 1-800-829-3676 (TTY/TDD 1-800-829-4059) or visit your local IRS office.

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- * Keep a copy of this notice in your permanent records. **This notice is issued only one time and the IRS will not be able to generate a duplicate copy for you.** You may give a copy of this document to anyone asking for proof of your EIN.
- * Use this EIN and your name exactly as they appear at the top of this notice on all your federal tax forms.
- * Refer to this EIN on your tax-related correspondence and documents.

If you have questions about your EIN, you can call us at the phone number or write to us at the address shown at the top of this notice. If you write, please tear off the stub at the bottom of this notice and send it along with your letter. If you do not need to write us, do not complete and return the stub.

Your name control associated with this EIN is E-ZB. You will need to provide this information, along with your EIN, if you file your returns electronically.

Thank you for your cooperation.

Georgia Department of Revenue Online Business Registration Completed

From: NoReply@dor.ga.gov (noreply@dor.ga.gov)

To:

Date: Thursday, November 4, 2021, 10:16 AM EDT



This is an official communication sent to you by the Georgia Department of Revenue regarding your Georgia Tax Center account.

This is a notification that your new business registration has been completed. You are now a registered taxpayer in the state of Georgia and can now log into Georgia Tax Center to electronically file and pay for your accounts. Use the link below to start accessing your accounts online.

Business Name: E-Z BUY KWIK MART LLC

Your business' STI (State Tax ID) is:

Your Sales & Use account number is:

Your Withholding account number is:

Your account information will be mailed to you within five business days. This includes your Sales & Use certificate if you registered for Sales & Use Tax.

[Get started with Georgia Tax Center](#)

Once logged in, Georgia Tax Center will allow you to electronically file returns and make electronic payments for your accounts. You can also view all correspondence sent to your business, add or change location(if applicable) and mailing addresses, and view account balances.

For more information about GTC, please visit the official GTC information Web site at <http://dor.georgia.gov/georgia-tax-center-info> for instructions on completing your return, submitting your payment, accessing tools such as our frequently asked questions and training videos. If you have any questions or concerns, please contact us at 1-877-GADOR11 (1-877-423-6711).

Thank You

Georgia Department of Revenue
<http://dor.georgia.gov/>

Please do not respond to this email directly, as any response to this email will not be received.

To ensure delivery of future emails, please add NoReply@dor.ga.gov to your address book or approved senders list.

This message is for the named person's use only. It may contain confidential, proprietary, or legally privileged information. No confidentiality or privilege is waived or lost by any mistaken transmission. If you receive this message in error, please immediately delete it.

"Engineering Site Solutions"

Land Planning ~ Civil Design ~ Flood Studies ~ NPDES Inspections ~ Permitting

131 Prominence Court • Suite 230 • Dawsonville, GA • 30534

Corey Guthrie, PE • 770-597-8813 • corey.guthrie@ensiteconsulting.com

December 4, 2021

Sharon Farrell, Planning Director
Dawson County Planning & Development
25 Justice Way, Suite 2322
Dawsonville, GA 30534

RE: ZA-21-21 & VR 21-18
Dawson County, Georgia

Dear Sharon and Board of Commissioners:

We hereby request that the referenced Zoning and corresponding Variance Application be withdrawn without prejudice and allow us to resubmit a revised Application. We met with some 30+ members of the surrounding community and received valuable input on their concerns. We are still processing a revised Master Plan to reflect the information we received, which we would like to re-present to this group and try to reach some consensus prior to the Board of Commissioners Public Hearing. The new plan is significantly different from the current application and we feel that everyone would be better served if we are allowed to start over with a new application. We are currently scheduled for the December 16, 2021 Board of Commissioners meeting; however, we would like to be removed from the Public Hearing Agenda and our application withdrawn. We realize that the Board will decide at this meeting whether or not to allow it to be removed from the agenda. Thank you for your consideration.

Sincerely,

By: Jim King
Jim King
ENSITE CIVIL CONSULTING, L.L.C.

DAWSON COUNTY REZONING APPLICATION

This portion to be completed by Zoning Administrator

ZA 21. 21 Tax Map & Parcel # (TMP): _____
Submittal Date: 9.10.21 Time: _____ am/pm Received by: hge (staff initials)
Fees Assessed: _____ Paid: _____ Commission District: 4
Planning Commission Meeting Date: Oct.
Board of Commissioners Meeting Date: Nov.

APPLICANT INFORMATION (or Authorized Representative)

Printed Name: Jim King
Address: _____

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

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

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

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

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

Meeting Date: _____ Applicant Signature: _____

PROPERTY OWNER/PROPERTY INFORMATION

Tract 1 - Parcel 098 015, n/f LeBLANC FAMILY PARTNERS LLLP ETAL
Name: Tract 2 - Parcel 098 016 001, n/f William P & June M Green
Tract 3 - Parcel 098 016 002, n/f Patricia Yearwood
Street Address of Property being rezoned: _____
Tract 1 - no address, Tract 2 - 326 Goodson Rd, Tract 3 - 174 Goodson Rd, Dawsonville, GA 30534

Rezoning from: RA to: RS-3 (Conservation) Total acreage being rezoned: 160.63 ac
Directions to Property (if no address): From Dawsonville, SR 9 S to Dawson Forest Rd., left on Dawson Forest Rd

Tract is on the right. Take right on Goodson Rd., additional portions of the tract is on the right past the first residence at the corner.

SEP 10 2021

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

Current Use of Property: Wooded with two residences

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

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

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

If yes, what section? North N/A South N/A

SURROUNDING PROPERTY ZONING CLASSIFICATION:

North RA South RA East RA West RSR, RA, C-CB, C-HB

Future Land Use Map Designation: Light Industrial & Mixed Use Village

Access to the development will be provided from:

Road Name: Dawson Forest Rd Type of Surface: 24' Asphalt

REQUESTED ACTION & DETAILS OF PROPOSED USE

Rezoning to: RS-3 (Conservation) [] Special Use Permit for: _____

Proposed Use: _____

Existing Utilities: Water [] Sewer Gas Electric

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

RESIDENTIAL

No. of Lots: 379 Minimum Lot Size: 6,000 SF (acres) No. of Units: N/A

Minimum Heated Floor Area: _____ sq. ft. Density/Acre: 2.36

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

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

COMMERCIAL & INDUSTRIAL

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

21 SEP 10 10:04 AM

ZA _____

TMP#: _____

List of Adjacent Property Owners

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

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

Name

Address

	<u>Name</u>	<u>Address</u>
TMP <u>098 005</u>	1. <u>Herr, Robert R & Mary E</u>	<u>6175 Highway 9 S</u>
TMP <u>098 013 001</u>	2. <u>Jai Ze & Wukuan Jia & Ziue Yan</u>	<u>6980 Alan Thomas Road</u>
TMP <u>098 013 002</u>	3. <u>Jai Ze & Wukuan Jia & Ziue Yan</u>	<u>7040 Alan Thomas Road</u>
TMP <u>098 014</u>	4. <u>Yarbrough, Kevin</u>	<u>6750 Hannah Drive</u>
TMP <u>098 018</u>	5. <u>Harper, Jason T & Jamie W</u>	<u>Grace Drive</u>
TMP <u>098 026</u>	6. <u>Garrett, Larry J & Margie</u>	<u>734 Goodson Road</u>
TMP <u>098 060 001</u>	7. <u>Goodson, Aimee</u>	
TMP <u>098 060</u>	8. <u>Gomes, Leonard Cornell & Rebecca</u>	<u>434 Goodson Road</u>
TMP <u>098 016</u>	9. <u>Rogers, William Z & Mary J</u>	<u>312 Dawson Forest Road, E</u>
TMP _____	10. _____	_____
TMP _____	11. _____	_____
TMP _____	12. _____	_____
TMP _____	13. _____	_____
TMP _____	14. _____	_____
TMP _____	15. _____	_____

Use additional sheets if necessary.

2025

APPLICANT CERTIFICATION

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

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

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

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

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

Signature _____

Date 8/27/2021

Witness _____

Date 8-27-2021

WITHDRAWAL

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

I hereby withdraw application # _____

Signature _____

Date _____

Withdrawal of Application:

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

21 SEP 10 10:04 AM

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

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

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

This notice and acknowledgement shall be public record.

Applicant Signature: 


Applicant Printed Name: Jim King

Application Number: _____

Date Signed: 27 August 2021

Sworn and subscribed before me

this 27 day of August, 2021.


Notary Public

My Commission Expires: 6/8/2022



21 SEP 10 10:04 AM

Dawson County, Georgia Board of Commissioners

Affidavit for Issuance of a Public Benefit

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

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

I am a United States citizen.

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

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

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

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

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

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

Executed in _____ (city), _____ (state)

Signature of Applicant

Jim King
Printed Name

27 AUGUST 2021
Date

Name of Business

SUBSCRIBED AND SWORN BEFORE ME ON

THIS 27th DAY OF August, 2021

Alison S. Wells Notary Public

My Commission Expires: 6/18/2022



21 SEP 10 10:04 AM

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

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

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

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

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

Amount \$ _____ Date: _____

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

Signature of Applicant/Representative of Applicant:

_____ Date: _____

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

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

21 SEP 10 10:54 AM

DRI INFORMATION

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

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

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

21 SEP 10 10:24 AM

APPLICATION PROCESSING: STAFF USE ONLY

ZA _____ **Applicant Name:** _____

Application Fee: \$ _____

IF APPLICABLE:

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

Planning Commission & Board of Commissioners Actions

PC Recommendation Date: _____

Approval Approval w/stipulations Denial

BOC Decision Date: _____

Approval Approval w/stipulations Denial

Secure and Verifiable Documents Under O.C.G.A. § 50-36-2

The following list of secure and verifiable documents, published under the authority of O.C.G.A. § 50-36-2, contains documents that are verifiable for identification purposes, and documents on this list may not necessarily be indicative of residency or immigration status.

- **A United States Passport or Passport Card** [O.C.G.A. § 50-36-2(b)(3); 8 CFR § 274a.2]
- **A United States Military Identification card** [O.C.G.A. § 50-36-2(b)(3); 8 CFR § 274a.2]
- **A Driver's License** issued by one of the United States, the District of Columbia, the Commonwealth of Puerto Rico, Guam, the Commonwealth of the Northern Marianas Islands, the United States Virgin Island, American Samoa, or the Swain Islands, provided that it contains a photograph of the bearer or lists sufficient identifying information regarding the bearer, such as name, date of birth, gender, height, eye color, and address to enable the identification of the bearer [O.C.G.A. § 50-36-2(b)(3); 8 CFR § 274a.2]
- **An Identification Card** issued by one of the United States, the District of Columbia, the Commonwealth of Puerto Rico, Guam, the Commonwealth of the Northern Marianas Islands, the United States Virgin Island, American Samoa, or the Swain Islands, provided that it contains a photograph of the bearer or lists sufficient identifying information regarding the bearer, such as name, date of birth, gender, height, eye color, and address to enable the identification of the bearer [O.C.G.A. § 50-36-2(b)(3); 8 CFR § 274a.2]
- **A Tribal Identification Card** of a federally recognized Native American tribe, provided that it contains a photograph of the bearer or lists sufficient identifying information regarding the bearer, such as name, date of birth, gender, height, eye color, and address to enable the identification of the bearer. A listing of federally recognized Native American tribes may be found at:
<http://www.bia.gov/WhoWeAre/BIA/OIS/TribalGovernmentServices/TribalDirectory/index.htm>
[O.C.G.A. § 50-36-2(b)(3); 8 CFR § 274a.2]
- **A United States Permanent Resident Card or Alien Registration Receipt Card** [O.C.G.A. § 50-36-2(b)(3); 8 CFR § 274a.2]
- **An Employment Authorization Document** that contains a photograph of the bearer [O.C.G.A. § 50-36-2(b)(3); 8 CFR § 274a.2]
- **A Passport Issued by a Foreign Government** [O.C.G.A. § 50-36-2(b)(3); 8 CFR § 274a.2]
- **A Merchant Mariner Document or Merchant Mariner Credential** issued by the United States Coast Guard [O.C.G.A. § 50-36-2(b)(3); 8 CFR § 274a.2]
- **A Free and Secure Trade (FAST) card** [O.C.G.A. § 50-36-2(b)(3); 22 CFR § 41.2]
- **A NEXUS Card** [O.C.G.A. § 50-36-2(b)(3); 22 CFR § 41.2]
- **A Secure Electronic Network for Travelers Rapid Inspection (SENTRI) card** [O.C.G.A. § 50-36-2(b)(3); 22 CFR § 41.2]
- **A Driver's License issued by a Canadian Government Authority** [O.C.G.A. § 50-36-2(b)(3); 8 CFR § 274a.2]
- **A Certificate of Citizenship** issued by the United States Department of Citizenship and Immigration Services (USCIS) (Form N-560 or Form N-561) [O.C.G.A. § 50-36-2(b)(3); 6 CFR § 37.11]
- **A Certificate of Naturalization** issued by the United States Department of Citizenship and Immigration Services (USCIS) (Form N-550 or Form N-570) [O.C.G.A. § 50-36-2(b)(3); 6 CFR § 37.11]



PROPERTY OWNER AUTHORIZATION

Sarah H. Warren f.k.a. Sarah M. Hawkins, in her capacity as I/we, Trustee of The Sarah Hawkins Trust No. 6, hereby swear that I/we own the property located at (fill in address and/or tax map & parcel #):
an undivided interest in

Tax Parcel No. 098-015

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

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

Printed Name of applicant or agent: Jim King

Signature of applicant or agent: _____ Date: 26 August 2021

Printed Name of Owner(s): Sarah H. Warren, as Trustee

Signature of Owner(s): [Signature] Date: 9-2-21

Mailing address: _____

City, State, Zip: _____

Telephone Number: Listed Unlisted

Sworn and subscribed before me this 2nd day of September, 2021.

[Signature]
Notary Public

My Commission Expires: _____



Forsyth County, Georgia
Notary Public
Jill J. Mathis

{Notary Seal}

My Commission Expires 1/1/22

(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.)

21 SEP 10 05 AM

PROPERTY OWNER AUTHORIZATION

Carter M. Hawkins, in his capacity as Trustee of The Carter I/we, Hawkins Trust No. 6, hereby swear that I/we own the property located at (fill in address and/or tax map & parcel #): an undivided interest in

Tax Parcel No. 098-015

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

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

Printed Name of applicant or agent: Jim King

Signature of applicant or agent: _____ Date: 26 August 2021

Printed Name of Owner(s): Carter M. Hawkins, as Trustee

Signature of Owner(s): Carter M. Hawkins Date: 9/2/21

Mailing address: _____

City, State, Zip: _____

Telephone Number: Listed _____
Unlisted _____

Sworn and subscribed before me this 2nd day of September, 2021.

Jill J. Mathis
Notary Public

My Commission Expires: _____ Forsyth County, Georgia {Notary Seal}



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

RECORDED

One-third undivided interest owned by LeBlanc Family Partners LLLP:

General Partner: LeBlanc Family GP LLC

Limited Partners: Van M. LeBlanc
Christopher B. LeBlanc
Sydney L. Carter
Kathleen James LeBlanc
Thomas M. LeBlanc

21 SEP 10 10:05 AM

PROPERTY OWNER AUTHORIZATION

LeBlanc Family Partners LLLP, a Georgia limited liability limited partnership
I/we, _____, hereby swear that I/we own the property located at (fill in address and/or tax map & parcel #):
an undivided interest in

Tax Parcel No. 098-015

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

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

Printed Name of applicant or agent: Jim King

Signature of applicant or agent: _____ Date: 26 August 2021

LeBlanc Family Partners LLLP (signed by Timothy P. LeBlanc, Manager of LeBlanc Family GP LLC, its General Partner)
Printed Name of Owner(s): LeBlanc, Manager of LeBlanc Family GP LLC, its General Partner

Signature of Owner(s): Timothy P LeBlanc Date: 08/03/21

Mailing address: _____

City, State, Zip: _____

Telephone Number: Listed _____
Unlisted _____

Sworn and subscribed before me
this 2nd day of September, 2021.

Jill Mathis
Notary Public

My Commission Expires: _____ {Notary Seal}



Forsyth County, Georgia
Notary Public
Jill J. Mathis
My Commission Expires 1/1/22

(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.)

SEP 10 2021

PROPERTY OWNER AUTHORIZATION

I/we, Van M. LeBlanc, hereby swear that I/we own ~~the property located at (fill in address and/or tax map & parcel #)~~ **limited partnership interests in LeBlanc Family Partners LLLP, which is the owner of an undivided interest in Dawson County Tax Parcel No. 098-015**

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

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

Printed Name of applicant or agent: Jim King

Signature of applicant or agent: _____ Date: 26 August 2021

Printed Name of Owner(s): Van M. LeBlanc

Signature of Owner(s): Van M. LeBlanc Date: 9/3/21

Mailing address: _____

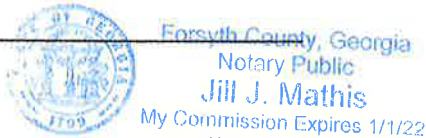
City, State, Zip: _____

Telephone Number: Listed _____
Unlisted _____

Sworn and subscribed before me this 26 day of September, 20 21.

Jill Mathis
Notary Public

My Commission Expires: _____ {Notary Seal}



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

DAWSON COUNTY

PROPERTY OWNER AUTHORIZATION

I/we, Christopher B. LeBlanc, hereby swear that I/we own ~~the property located at (fill in address and/or tax map & parcel #)~~ limited partnership interests in LeBlanc Family Partners LLLP, which is the owner of an undivided interest in Dawson County Tax Parcel No. 098-015

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

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

Printed Name of applicant or agent: Jim King
Signature of applicant or agent: _____ Date: 26 August 2021

Printed Name of Owner(s): Christopher B. LeBlanc
Signature of Owner(s): [Signature] Date: 9/2/21
Mailing address: _____
City, State, Zip: _____
Telephone Number: Listed _____
Unlisted _____

Sworn and subscribed before me this 3rd day of September, 2021.

[Signature]
Notary Public

My Commission Expires: _____ Forsyth County, Georgia
Notary Public
Jill J. Mathis
My Commission Expires 1/1/22

{Notary Seal}

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

SEE SEAM

PROPERTY OWNER AUTHORIZATION

I/we, Sydney L. Carter, hereby swear that I/we own ~~the property located at (fill in address and/or tax map & parcel #)~~ limited partnership interests in LeBlanc Family Partners LLLP, which is the owner of an undivided interest in Dawson County Tax Parcel No. 098-015

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

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

Printed Name of applicant or agent: Jim King

Signature of applicant or agent: _____ Date: 26 August 2021

Printed Name of Owner(s): Sydney L. Carter

Signature of Owner(s): Sydney L. Carter Date: 9/2/21

Mailing address: _____

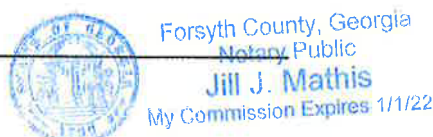
City, State, Zip: _____

Telephone Number: Listed _____ Unlisted _____

Sworn and subscribed before me this 3rd day of September, 2021.

Jill Mathis
Notary Public

My Commission Expires: _____ {Notary Seal}



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

SEE INSIDE

PROPERTY OWNER AUTHORIZATION

I/we, Kathleen James LeBlanc, hereby swear that I/we own ~~the property located at (fill in address and/or tax map & parcel #)~~ limited partnership interests in LeBlanc Family Partners LLLP, which is the owner of an undivided interest in Dawson County Tax Parcel No. 098-015

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

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

Printed Name of applicant or agent: Jim King

Signature of applicant or agent: _____ Date: 26 August 2021

Printed Name of Owner(s): Kathleen James LeBlanc

Signature of Owner(s): Kathleen James LeBlanc Date: 9/2/2021

Mailing address: _____

City, State, Zip: _____

Telephone Number: Listed _____
Unlisted _____

Sworn and subscribed before me this 3rd day of September, 2021.

Jill J. Mathis
Notary Public

My Commission Expires: _____ {Notary Seal}



Forsyth County, Georgia
Notary Public
Jill J. Mathis
My Commission Expires 1/1/22

(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.)

21 SEP 10 10:05 AM

One-third undivided interest owned by Pilgrim Mill Family Limited Partnership, LLLP:

General Partner: JMH Investments GP LLC

Limited Partners: John P. McGruder

Mary Helen McGruder

Paul J. McGruder, as Trustee of The Paul McGruder Trust

Louisa M. Ritsick, as Trustee of The Louisa Ritsick Trust

21 SEP 10 10:06 AM

PROPERTY OWNER AUTHORIZATION

JMH Investments GP LLC, a Georgia limited liability

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

all of the general partnership interests in Pilgrim Mill Family Limited Partnership, LLLP, which owns an undivided interest in Dawson County Tax Parcel No. 098-015

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

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

Printed Name of applicant or agent: Jim King

Signature of applicant or agent: _____ Date: 26 August 2021

Printed Name of Owner(s): JMH Investments GP LLC (by Paul J. McGruder, a Manager)

Signature of Owner(s): [Signature] Date: 9/7/21

Mailing address: _____

City, State, Zip: _____

Telephone Number: Listed _____ Unlisted _____

Sworn and subscribed before me this 7th day of September, 2021.

[Signature]
Notary Public

My Commission Expires: _____ {Notary Seal}



Forsyth County, Georgia
Notary Public
Jill J. Mathis
My Commission Expires 1/1/22

(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.)

21 SEP 10 10:06 AM

PROPERTY OWNER AUTHORIZATION

I/we, John P. McGruder, hereby swear that I/we own ~~the property located at (fill in address and/or tax map & parcel #):~~
limited partnership interests in Pilgrim Mill Family Limited Partnership, LLLP, which is the owner of an undivided interest in Dawson County Tax Parcel No. 098-015

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

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

Printed Name of applicant or agent: Jim King

Signature of applicant or agent: _____ Date: 26 August 2021

Printed Name of Owner(s): John P. McGruder

Signature of Owner(s): John P. McGruder Date: 9-1-2021

Mailing address: _____

City, State, Zip: _____

Telephone Number: Listed _____
 Unlisted _____

Sworn and subscribed before me this 1st day of September, 2021.

Jim Mathis
Notary Public



Forsyth County, Georgia
Notary Public
Jill J. Mathis
My Commission Expires 1/1/22

{Notary Seal}

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

2021 SEP 10 10:06 AM

Rezoning Letter of Intent

Dawson Forest Road | Conservation Subdivision | August 2021

The applicant, JimKing requests the Rezoning of Parcel Numbers: 098 015, 098 016 001, and 098 016 001 from R-A to RS-3 in order to build a Residential Community on 160.63 acres bordered on the North by Dawson Forest Road, the West by State Route 9, the East by Goodson Rd. and on the south by single family residences. The site is proposed to be developed as a Conservation Subdivision, preserving nearly 50% of the Site as undeveloped Open Space. A large buffer area from 50' to 300' is being preserved along both State Hwy 9 and Dawson Forest Road and a minimum of 50' buffer preserved along Goodson Road. A total of 80 acres will be set aside for Conservation or dedicated to Dawson County for a Park. If it is designated for Conservation, protective covenants will be recorded to insure that it will never be developed.

The Property is designated for Light Industrial and Mixed-Use Village on the Future Land Use Plan. All of the property to the north and west and a portion of that bordering the south are designated as Mixed-Use Village on the Future Land Use Plan. Mixed-Use Village carries a maximum density of 2.8 homes per acre and we are proposing only 2.36. The ordinance requires 40% Open Space and we are providing 50%. The proposed development is in harmony with the Future Land Use Plan as well as the existing and/or currently developing neighborhoods in the surrounding area.

The proposed development is within walking distance of both Riverview Elementary and Middle Schools which will greatly reduce the traffic impact that is typically associated with similar residential developments, making this an ideal location. The development borders State Hwy 9 which will serve this development and therefore keep traffic off of secondary and minor County roads.

2020 Property Tax Statement

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

Bill Number	Due Date	CURRENT YEAR DUE
5893	12/1/2020	\$0.00

Payment Good Through:

Map: 098 016 001

Last payment made on: 10/22/2020

Location: 326 GOODSON RD

GREEN WILLIAM P & JUNE M

Dear Taxpayer,

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

Thank you for the privilege to serve as your Tax Commissioner.
 Nicole Stewart

RETURN THIS FORM WITH PAYMENT

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



Scan this code with your mobile phone to view or pay this bill

Tax Payer: GREEN WILLIAM P & JUNE M
 Map Code: 098 016 001
 Description: LL 421 LD 13-1 S
 Location: 326 GOODSON RD
 Bill Number: 5893
 District: 1

Building Value	Land Value	Acres	Fair Market Value	Due Date	Billing Date	Payment Good Through	Exemptions
\$190,290.00	\$114,800.00	5	305090	12/1/2020	10/22/2020		X14 X14

TAXING ENTITY	Adjusted FMV	Net Assessment	Exemptions	Taxable Value	Millage Rate	Gross Tax	Credit	Net Tax
STATE TAX	305090	122036	2000	120036	0	0	0	0
COUNTY M&O	305090	122036	67000	55036	12.377	681.18	0	433.96
SALES TAX ROLLBACK	0	0	0	55036	-4.492	0	-247.22	0
SCHOOL M&O	305090	122036	67000	55036	15.778	868.36	0	868.36
TOTALS					23.663	1,549.54	-247.22	1,302.32

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

NO PAYMENT CONTRACTS WILL BE ALLOWED.

Current Due:	\$1,302.32
Penalty:	\$0.00
Interest:	\$0.00
Other Fees:	\$0.00
Back Taxes:	\$0.00
Amount Paid:	\$1,302.32
TOTAL DUE:	\$0.00

30534



Overview

Legend

 Parcels

Parcel ID: 098 016 001
Alt ID: 9626
Owner: GREEN WILLIAM P & JUNE M
Acres: 5
Assessed Value: \$300490

Date created: 8/12/2021
Last Data Uploaded: 8/12/2021 2:10:57 AM

Developed by 

21 SEP 10 10:07 AM

2020 Property Tax Statement

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

Bill Number	Due Date	CURRENT YEAR DUE
15496		\$0.00

Payment Good Through:

Map: 098 016 002

Last payment made on:

Location: 174 GOODSON RD

YEARWOOD PATRICIA

Dear Taxpayer,

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

Thank you for the privilege to serve as your Tax Commissioner.
 Nicole Stewart

RETURN THIS FORM WITH PAYMENT

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



Scan this code with your mobile phone to view or pay this bill

Tax Payer: YEARWOOD PATRICIA
 Map Code: 098 016 002
 Description: LL 421 LD 13-S
 Location: 174 GOODSON RD
 Bill Number: 15496
 District: 1

Building Value	Land Value	Acres	Fair Market Value	Due Date	Billing Date	Payment Good Through	Exemptions
\$53,320.00	\$74,300.00	3.18	127620		8/18/2020		X14 X14

TAXING ENTITY	Adjusted FMV	Net Assessment	Exemptions	Taxable Value	Millage Rate	Gross Tax	Credit	Net Tax
STATE TAX	127620	51048	2000	49048	0	0	0	0
COUNTY M&O	127620	51048	51048	0	12.377	0	0	0
SALES TAX ROLLBACK	127620	51048	51048	0	4.492	0	0	0
SCHOOL M&O	127620	51048	51048	0	15.778	0	0	0
TOTALS					32.647			

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

NO PAYMENT CONTRACTS WILL BE ALLOWED.

Current Due:	\$0.00
Penalty:	\$0.00
Interest:	\$0.00
Other Fees:	\$0.00
Back Taxes:	\$0.00
Amount Paid:	\$0.00
TOTAL DUE:	\$0.00

73



Overview



Legend

 Parcels

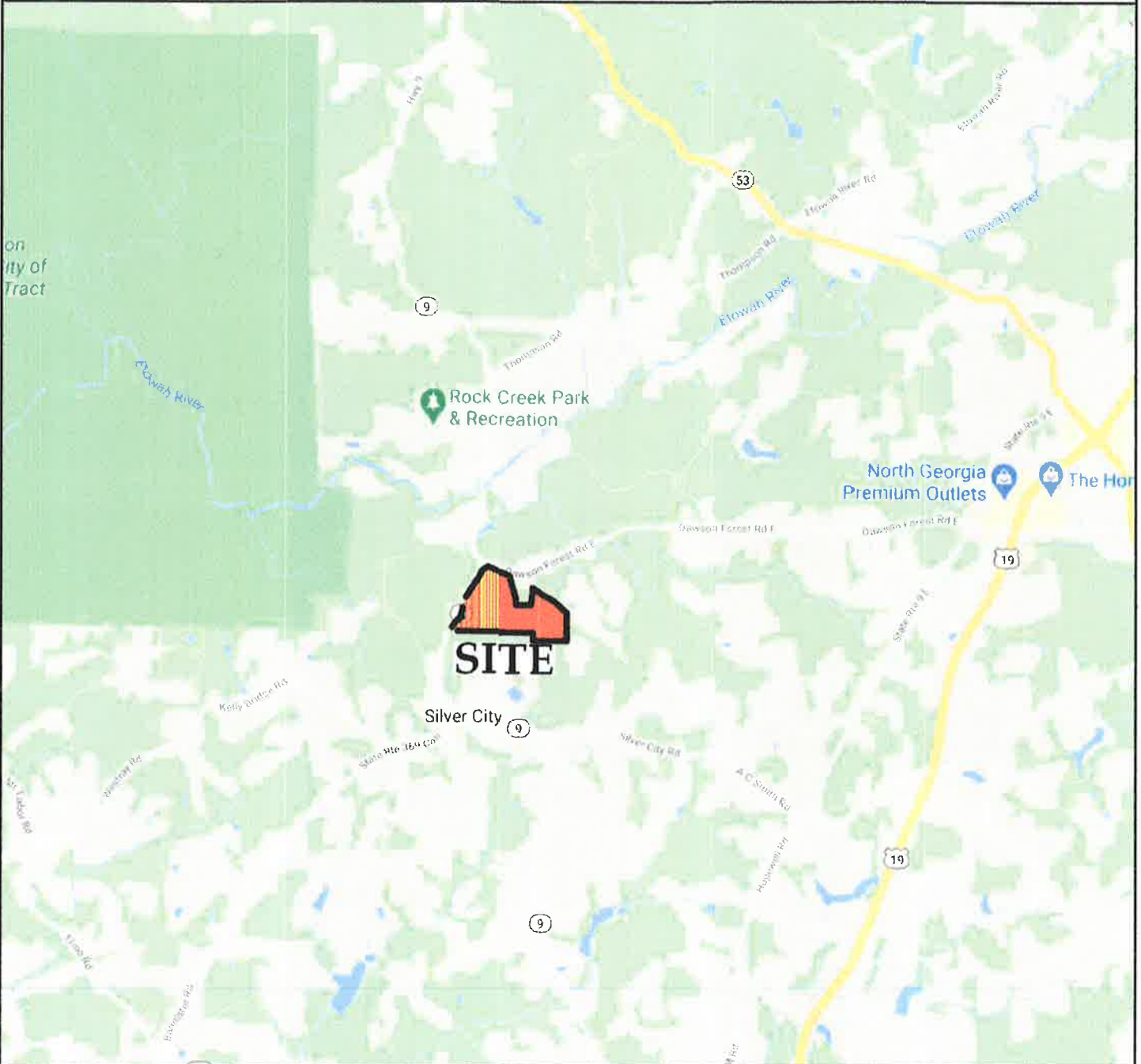
Parcel ID: 098 016 002
Alt ID: 9627
Owner: YEARWOOD PATRICIA
Acres: 3.18
Assessed Value: \$121320

Date created: 8/12/2021
Last Data Uploaded: 8/12/2021 2:10:57 AM

Developed by  Schneider
GEOSPATIAL

21 SEP 10 10:07 AM

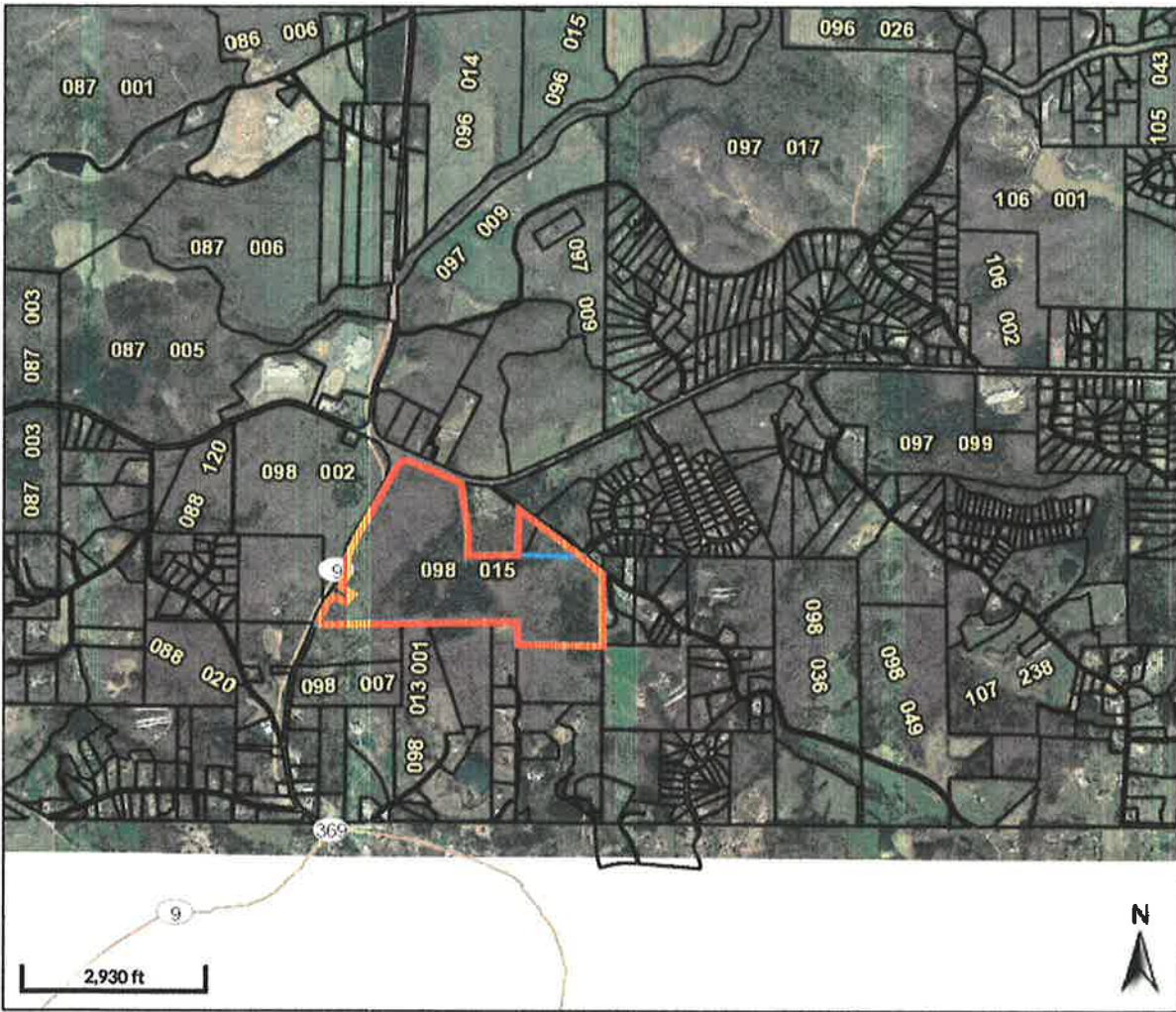
SITE LOCATION MAP



MAP DATE: GOOGLE © 2020

N.T.S.

21SEP10 10:07AM



Legend
□ Parcels

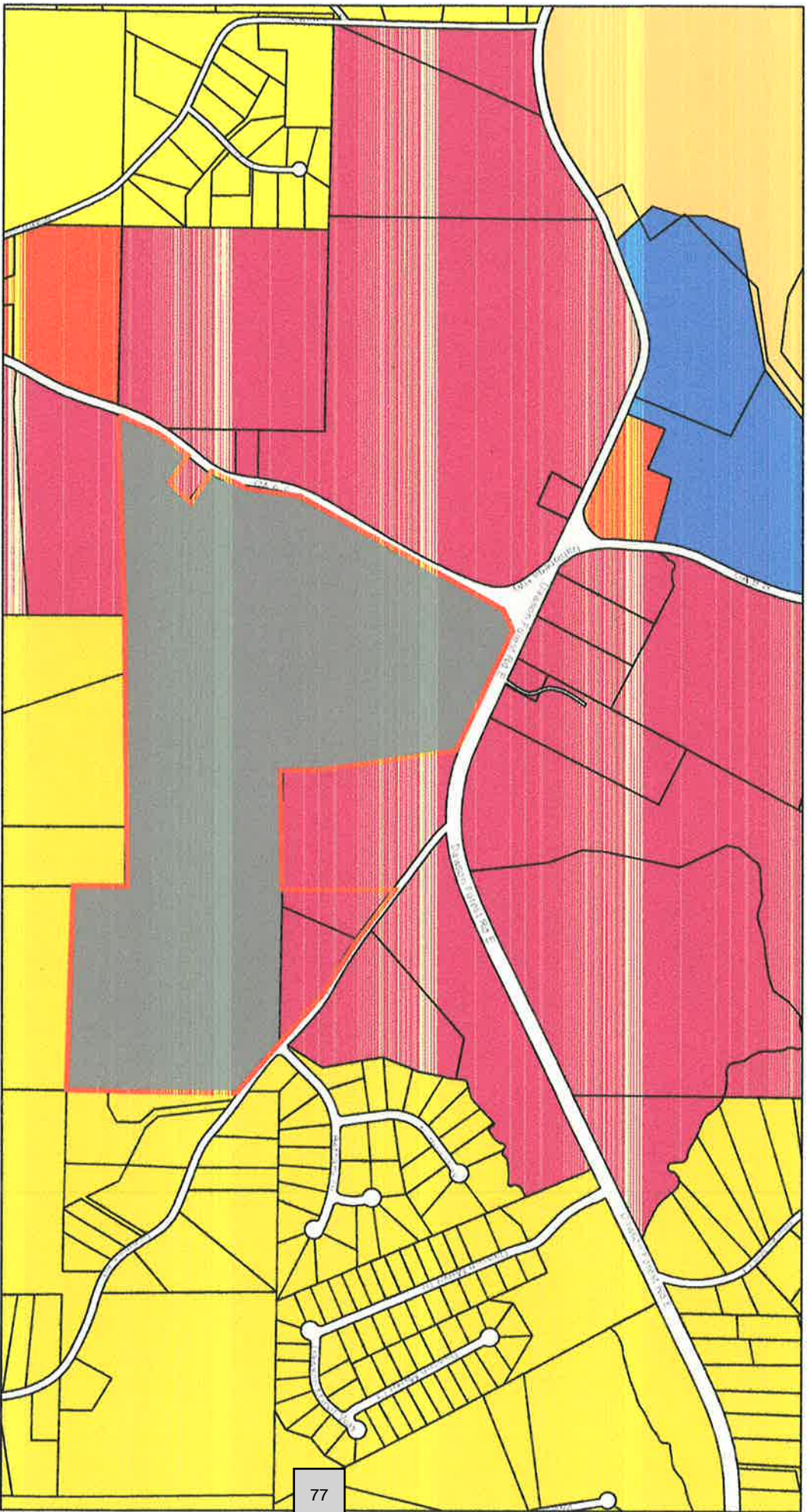
Parcel ID: 098 015
Alt ID: 6898
Owner: LeBLANC FAMILY PARTNERS LLLP ETAL
Acres: 159.7
Assessed Value: \$1005200

Date created: 8/23/2021
Last Data Uploaded: 8/21/2021 1:23:27 AM

Developed by 

21 SEP 10 10:07 AM

Future Land Use Map



August 23, 2021

Parcels	SRR	CHB	MUV
FLU	SR	LI	
PRC	RR	PI	

1:9,028

0 0.07 0.15 0.3 0.31mi

21 SEP 10 10 07 AM

Esri, HERE, Garmin, INCREMENT P, Intermap, USGS, METI/NASA
EPA, USDA

DAWSON COUNTY VARIANCE APPLICATION

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

VR 2-18 Tax Map & Parcel # (TMP): _____
Current Zoning: RA Commission District #: _____
Submittal Date: _____ Time: _____ am/pm Received by: _____ (staff initials)
Fees Assessed: _____ Paid: _____
Planning Commission Meeting Date: Oct. 2011

APPLICANT INFORMATION (or Authorized Representative)

Printed Name: Jim King
Address: _____
Phone: Listed Unlisted Email: Business Personal
Status: [] Owner Authorized Agent [] Lessee [] Option to purchase

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

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

PROPERTY INFORMATION

Street Address of Property: Tract 1 - Parcel 098 015, n/f LeBLANC FAMILY PARTNERS LLLP ETAL
Tract 2 - Parcel 098 016 001, n/f William P & June M Green
Tract 3 - Parcel 098 016 002, n/f Patricia Yearwood

Land Lot(s): 38, 39, 421, 486 District: 4th & 13th S Section: 1st
1121, 1122, 1123, 1124
Subdivision/Lot: proposed subdivision Building Permit #: N/A (if applicable)

SEP 10 10:03 AM

Directions to the Property: _____

Tract is on the right. Take right on Goodson Rd., additional portions of the tract is on the right past the first residence at the corner

REQUESTED ACTION

A Variance is requested from the requirements of Article # X Section # 1003.D of the Land Use Resolution/Sign Ordinance/Subdivision Regulations/Other (circle one).

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):
Minimum lot width from 60' to 50'. Proposed minimum lot size to remain at 6,000 sf.

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: _____
- 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: Today's market is dominated by homeowners that do not want a large yard to maintain. Reducing the lot width reduces the yard and maintenance. Correspondingly, by reducing the lot/yard size we are increasing the Community Open Space which provides large forested areas that everyone can enjoy. It also reduces land disturbance and saves trees and other important vegetation. The proposed development does not increase density, it only compacts it to allow for large expanses of usable undisturbed Green Space.

2. Describe the exceptional and extraordinary conditions applicable to this property which do not apply to other properties in the same district: This property has frontage on 2 very Public Roads. By reducing the lot size and putting the balance in Open Space, we are able to provide large buffers for the daily traveler to enjoy. Using the Standard Lot Size, all of this land would be cleared, graded and included in the individual lots.

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: _____

It does not increase density, only channels the additional area into undisturbed Community Open

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

It does not increase density, only channels the additional area into undisturbed Community Open Space.

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.)

Today's market is dominated by homeowners that do not want a large yard to maintain. Reducing the lot width reduces the yard and maintenance. Correspondingly, by reducing the lot/yard size we are increasing the Community Open Space which provides large forested areas that everyone can enjoy. It also reduces land disturbance and saves trees and other important vegetation. The proposed development does not increase density, it only compacts it to allow for large expanses of usable undisturbed Green Space.

21 SEP 19 10:03 AM

VR# _____

TMP# _____

List of Adjacent Property Owners

It is the responsibility of the Applicant to provide a list of adjacent property owners. This list must include the name and 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.**

Name

Address

TMP <u>098 005</u>	1. <u>Herr, Robert R & Mary E</u>	<u>6175 Highway 9 S</u>
TMP <u>098 013 001</u>	2. <u>Jai Ze & Wukuan Jia & Ziue Yan</u>	<u>6980 Alan Thomas Road</u>
TMP <u>098 013 002</u>	3. <u>Jai Ze & Wukuan Jia & Ziue Yan</u>	<u>7040 Alan Thomas Road</u>
TMP <u>098 014</u>	4. <u>Yarbrough, Kevin</u>	<u>6750 Hannah Drive</u>
TMP <u>098 018</u>	5. <u>Harper, Jason T & Jamie W</u>	<u>Grace Drive</u>
TMP <u>098 026</u>	6. <u>Garrett, Larry J & Margie</u>	<u>734 Goodson Road</u>
TMP <u>098 060 001</u>	7. <u>Goodson, Aimee</u>	
TMP <u>098 060</u>	8. <u>Gomes, Leonard Cornell & Rebecca</u>	<u>434 Goodson Road</u>
TMP <u>098 016</u>	9. <u>Rogers, William Z & Mary J</u>	<u>312 Dawson Forest Road, E</u>
TMP _____	10. _____	
TMP _____	11. _____	
TMP _____	12. _____	
TMP _____	13. _____	
TMP _____	14. _____	
TMP _____	15. _____	

Use additional sheets if necessary.

21 SEP 10 10:00 AM

APPLICANT CERTIFICATION

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

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

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

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

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

Signature _____

Date 8/27/2021

Witness Alexa Smith

Date 8-27-2021

WITHDRAWAL

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

I hereby withdraw application # _____

Signature _____

Date _____

Withdrawal of Application:

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

21 SEP 15 09:08 AM

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

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

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

This notice and acknowledgement shall be public record.

Applicant Signature: 


Applicant Printed Name: Jim King

Application Number: _____

Date Signed: 27 AUGUST 2021

Sworn and subscribed before me

this 27 day of August, 2021.


Notary Public

My Commission Expires: 6/8/2022



21 SEP 10 10:00 AM

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

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

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

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

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

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

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

Executed in _____ (city), _____ (state)

Signature of Applicant

Printed Name

Jim King

27 AUGUST 2021

Date

Name of Business

SUBSCRIBED AND SWORN BEFORE ME ON

THIS 27th DAY OF August, 2021

Alvin S. Wells Notary Public

My Commission Expires: 6/18/2022



{Notary Seal}

21 SEP 10 10:08 AM

APPLICATION PROCESSING: STAFF USE ONLY

VR _____ Applicant Name: _____

Application Fee: \$ _____

IF APPLICABLE:

- Legal Advertisement Submitted to Newspaper Date: _____
- Planning Commission & Board of Commissioners Packets Delivered Date: _____
- Application Posted on County Website Date: _____
- Adjacent Property Owner Notices Mailed Date: _____
- Interdepartmental Forms Submitted for Review Date: _____
- Public Notice Signs on Property Verified Date: _____
- Approval or Denial Form placed in folder Date: _____
- Applicant Notified of Final Action Date: _____
- Approval or Denial Form to Office Manager/Building Official/Marshal Date: _____
- Planning Commission Meeting Minutes placed in folder Date: _____

Planning Commission & Board of Commissioners Actions

Planning Commission Recommendation Date: _____ Approval Approval w/stipulations Denial

If Denied by Planning Commission was decision appealed? Yes No

Board of Commissioners Decision Date: _____ Approval Approval w/stipulations Denial

-
- If appealed; Applicant Notified of Date of Appeal Hearing Date: _____
 - If appealed; Legal Advertising of Date of Appeal Hearing Date: _____
 - If appealed; Approval or Denial Form Placed in Folder Date: _____
 - Applicant Notified of Final Action of Appeal Date: _____
 - Board of Commission Meeting Minutes placed in folder Date: _____

2008

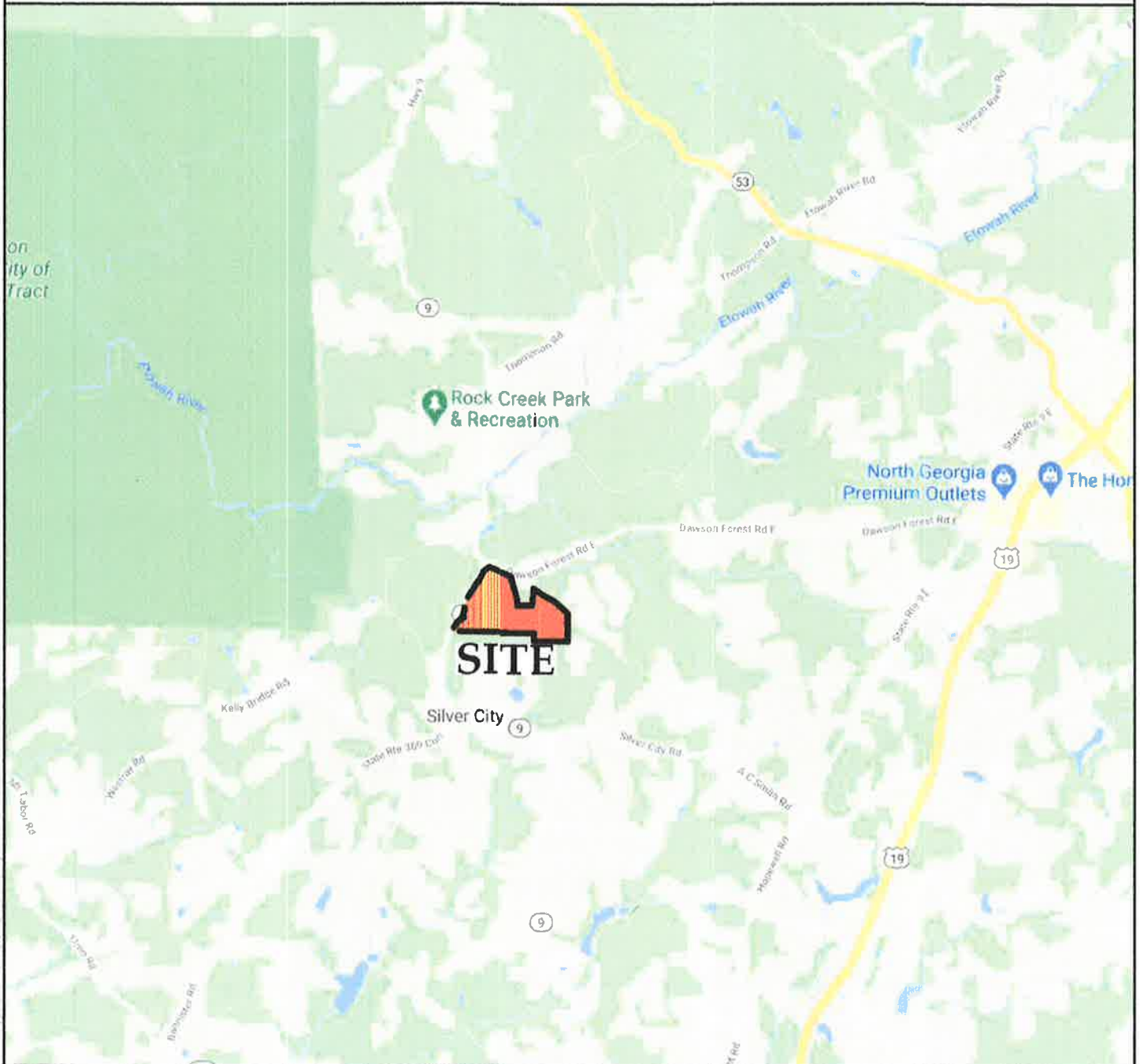
Secure and Verifiable Documents Under O.C.G.A. § 50-36-2

The following list of secure and verifiable documents, published under the authority of O.C.G.A. § 50-36-2, contains documents that are verifiable for identification purposes, and documents on this list may not necessarily be indicative of residency or immigration status.

- A **United States Passport or Passport Card** [O.C.G.A. § 50-36-2(b)(3); 8 CFR § 274a.2]
- A **United States Military Identification card** [O.C.G.A. § 50-36-2(b)(3); 8 CFR § 274a.2]
- A **Driver's License** issued by one of the United States, the District of Columbia, the Commonwealth of Puerto Rico, Guam, the Commonwealth of the Northern Marianas Islands, the United States Virgin Island, American Samoa, or the Swain Islands, provided that it contains a photograph of the bearer or lists sufficient identifying information regarding the bearer, such as name, date of birth, gender, height, eye color, and address to enable the identification of the bearer [O.C.G.A. § 50-36-2(b)(3); 8 CFR § 274a.2]
- An **Identification Card** issued by one of the United States, the District of Columbia, the Commonwealth of Puerto Rico, Guam, the Commonwealth of the Northern Marianas Islands, the United States Virgin Island, American Samoa, or the Swain Islands, provided that it contains a photograph of the bearer or lists sufficient identifying information regarding the bearer, such as name, date of birth, gender, height, eye color, and address to enable the identification of the bearer [O.C.G.A. § 50-36-2(b)(3); 8 CFR § 274a.2]
- A **Tribal Identification Card** of a federally recognized Native American tribe, provided that it contains a photograph of the bearer or lists sufficient identifying information regarding the bearer, such as name, date of birth, gender, height, eye color, and address to enable the identification of the bearer. A listing of federally recognized Native American tribes may be found at:
<http://www.bia.gov/WhoWeAre/BIA/OIS/TribalGovernmentServices/TribalDirectory/index.htm>
[O.C.G.A. § 50-36-2(b)(3); 8 CFR § 274a.2]
- A **United States Permanent Resident Card or Alien Registration Receipt Card** [O.C.G.A. § 50-36-2(b)(3); 8 CFR § 274a.2]
- An **Employment Authorization Document** that contains a photograph of the bearer [O.C.G.A. § 50-36-2(b)(3); 8 CFR § 274a.2]
- A **Passport Issued by a Foreign Government** [O.C.G.A. § 50-36-2(b)(3); 8 CFR § 274a.2]
- A **Merchant Mariner Document or Merchant Mariner Credential** issued by the United States Coast Guard [O.C.G.A. § 50-36-2(b)(3); 8 CFR § 274a.2]
- A **Free and Secure Trade (FAST) card** [O.C.G.A. § 50-36-2(b)(3); 22 CFR § 41.2]
- A **NEXUS Card** [O.C.G.A. § 50-36-2(b)(3); 22 CFR § 41.2]
- A **Secure Electronic Network for Travelers Rapid Inspection (SENTRI) card** [O.C.G.A. § 50-36-2(b)(3); 22 CFR § 41.2]
- A **Driver's License issued by a Canadian Government Authority** [O.C.G.A. § 50-36-2(b)(3); 8 CFR § 274a.2]
- A **Certificate of Citizenship** issued by the United States Department of Citizenship and Immigration Services (USCIS) (Form N-560 or Form N-561) [O.C.G.A. § 50-36-2(b)(3); 6 CFR § 37.11]
- A **Certificate of Naturalization** issued by the United States Department of Citizenship and Immigration Services USCIS) (Form N-550 or Form N-570) [O.C.G.A. § 50-36-2(b)(3); 6 CFR § 37.11]

2025 RELEASE UNDER E.O. 14176

SITE LOCATION MAP



MAP DATE: GOOGLE © 2020

N.T.S.

21 SEP 10 10:09 AM

2020 Property Tax Statement

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

Bill Number	Due Date	CURRENT YEAR DUE
15496		\$0.00

Payment Good Through:

Map: 098 016 002

Last payment made on:

Location:

YEARWOOD PATRICIA

Dear Taxpayer,

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

Thank you for the privilege to serve as your Tax Commissioner.
 Nicole Stewart

RETURN THIS FORM WITH PAYMENT

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



Scan this code with your mobile phone to view or pay this bill

Tax Payer: YEARWOOD PATRICIA
 Map Code: 098 016 002
 Description: LL 421 LD 13-S
 Location:
 Bill Number: 15496
 District: 1

Building Value	Land Value	Acres	Fair Market Value	Due Date	Billing Date	Payment Good Through	Exemptions
\$53,320.00	\$74,300.00	3.18	127620		8/18/2020		X14 X14

TAXING ENTITY	Adjusted FMV	Net Assessment	Exemptions	Taxable Value	Millage Rate	Gross Tax	Credit	Net Tax
STATE TAX	127620	51048	2000	49048	0	0	0	0
COUNTY M&O	127620	51048	51048	0	12.377	0	0	0
SALES TAX ROLLBACK	127620	51048	51048	0	4.492	0	0	0
SCHOOL M&O	127620	51048	51048	0	15.778	0	0	0
TOTALS					32.647			

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

NO PAYMENT CONTRACTS WILL BE ALLOWED.

Current Due:	\$0.00
Penalty:	\$0.00
Interest:	\$0.00
Other Fees:	\$0.00
Back Taxes:	\$0.00
Amount Paid:	\$0.00
TOTAL DUE:	\$0.00

21 SEP 10 09:31 AM

2020 Property Tax Statement

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

Bill Number	Due Date	CURRENT YEAR DUE
5893	12/1/2020	\$0.00

Payment Good Through:

Map: 098 016 001

Last payment made on: 10/22/2020

Location:

GREEN WILLIAM P & JUNE M

Dear Taxpayer,

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

Thank you for the privilege to serve as your Tax Commissioner.
 Nicole Stewart

RETURN THIS FORM WITH PAYMENT

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



Scan this code with your mobile phone to view or pay this bill

Tax Payer: GREEN WILLIAM P & JUNE M
Map Code: 098 016 001
Description: LL 421 LD 13-1 S
Location:
Bill Number: 5893
District: 1

Building Value	Land Value	Acres	Fair Market Value	Due Date	Billing Date	Payment Good Through	Exemptions
\$190,290.00	\$114,800.00	5	305090	12/1/2020	10/22/2020		X14 X14

TAXING ENTITY	Adjusted FMV	Net Assessment	Exemptions	Taxable Value	Millage Rate	Gross Tax	Credit	Net Tax
STATE TAX	305090	122036	2000	120036	0	0	0	0
COUNTY M&O	305090	122036	67000	55036	12.377	681.18	0	433.96
SALES TAX ROLLBACK	0	0	0	55036	-4.492	0	-247.22	0
SCHOOL M&O	305090	122036	67000	55036	15.778	868.36	0	868.36
TOTALS					23.663	1,549.54	-247.22	1,302.32

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

NO PAYMENT CONTRACTS WILL BE ALLOWED.

Current Due:	\$1,302.32
Penalty:	\$0.00
Interest:	\$0.00
Other Fees:	\$0.00
Back Taxes:	\$0.00
Amount Paid:	\$1,302.32
TOTAL DUE:	\$0.00

2 SEP 10 10:55 AM



Overview

Legend

 Parcels

Parcel ID: 098 016 001
Alt ID: 9626
Owner: GREEN WILLIAM P & JUNE M
Acres: 5
Assessed Value: \$300490

Date created: 8/12/2021
Last Data Uploaded: 8/12/2021 2:10:57 AM

Developed by  Schneider
GEOSPATIAL

21 SEP 10 10:09 AM

PROPERTY OWNER AUTHORIZATION

I/we, Mary Helen McGruder, hereby swear that I/we own the property located at ~~(fill in address and/or tax map & parcel #)~~: limited partnership interests in Pilgrim Mill Family Limited Partnership, LLLP, which is the owner of an undivided interest in Dawson County Tax Parcel No. 098-015

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

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

Printed Name of applicant or agent: Jim King

Signature of applicant or agent: _____ Date: 26 August 2021

Printed Name of Owner(s): Mary Helen McGruder

Signature of Owner(s): Mary Helen McGruder Date: 8-1-21

Mailing address: _____

City, State, Zip: _____

Telephone Number: Listed _____
Unlisted _____

Sworn and subscribed before me this 1st day of September, 2021.

Jim J. Mathis
Notary Public

My Commission Expires: _____



Forsyth County, Georgia
Notary Public
Jim J. Mathis
My Commission Expires 1/1/22

{Notary Seal}

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

21SEP10 10:06AM

PROPERTY OWNER AUTHORIZATION

Paul J. McGruder, in his capacity as Trustee of The Paul McGruder Trust
I/we, Paul J. McGruder, in his capacity as Trustee of The Paul McGruder Trust, hereby swear that I/we own the property located at ~~(fill in address and/or tax map & parcel #)~~: limited partnership interests in Pilgrim Mill Family Limited Partnership, LLLP, which is the owner of an undivided interest in Dawson County Tax Parcel No. 098-015

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

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

Printed Name of applicant or agent: Jim King

Signature of applicant or agent: _____ Date: 26 August 2021

Printed Name of Owner(s): Paul J. McGruder, as Trustee

Signature of Owner(s): [Signature] Date: 9/7/21

Mailing address: _____

City, State, Zip: _____

Telephone Number: Listed _____
Unlisted _____

Sworn and subscribed before me this 7th day of September, 2021.

[Signature]
Notary Public

My Commission Expires: _____
 Forsyth County, Georgia
Notary Public
Jill J. Mathis
My Commission Expires 1/1/22 {Notary Seal}

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

21 SEP 10 10:06 AM

PROPERTY OWNER AUTHORIZATION

Louisa M. Ritsick, in her capacity as Trustee of The
I/we, **Louisa Ritsick Trust**, hereby swear
that I/we own ~~the property located at (fill in address and/or tax map & parcel ID):~~
limited partnership interests in Pilgrim Mill Family Limited
Partnership, LLLP, which is the owner of an undivided interest
in Dawson County Tax Parcel No. 098-015

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

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

Printed Name of applicant or agent: Jim King

Signature of applicant or agent: _____ Date: 26 August 2021

Printed Name of Owner(s): Louisa M. Ritsick, as Trustee

Signature of Owner(s): Louisa M Ritsick, Trustee Date: 9/2/2021

Mailing address: _____

City, State, Zip: _____

Telephone Number: _____ Listed _____

Unlisted _____

Sworn and subscribed before me
this 2 day of September, 2021.

Elizabeth C Markland
Notary Public

ELIZABETH C. MARKLAND
Notary Public
State of Colorado
Notary ID # 20184046294
My Commission Expires 12-04-2022

My Commission Expires: 12-04-2022

{Notary Seal}

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

21 SEP 10 10:06 AM

PROPERTY OWNER AUTHORIZATION

Carter M. Hawkins, in his capacity as Trustee of The Carter
I/we, Hawkins Trust No. 6, hereby swear
that I/we own the property located at (fill in address and/or tax map & parcel #):
an undivided interest in

Tax Parcel No. 098-015

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

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

Printed Name of applicant or agent: Jim King

Signature of applicant or agent: _____ Date: 26 August 2021

Printed Name of Owner(s): Carter M. Hawkins, as Trustee

Signature of Owner(s): Carter M. Hawkins Date: 9/2/21

Mailing address: _____

City, State, Zip: _____

Telephone Number: Listed Unlisted _____

Sworn and subscribed before me
this 2nd day of September, 2021.

Jill J. Mathis
Notary Public

My Commission Expires: _____



Forsyth County, Georgia
Notary Public
Jill J. Mathis
My Commission Expires 1/1/22

{Notary Seal}

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

21 SEP 10 10:11 AM

PROPERTY OWNER AUTHORIZATION

Sarah H. Warren f.k.a. Sarah M. Hawkins, in her capacity as I/we, Trustee of The Sarah Hawkins Trust No. 6, hereby swear that I/we own the property located at (fill in address and/or tax map & parcel #): an undivided interest in

Tax Parcel No. 098-015

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

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

Printed Name of applicant or agent: Jim King

Signature of applicant or agent: _____ Date: 26 August 2021

Printed Name of Owner(s): Sarah H. Warren, as Trustee

Signature of Owner(s): [Signature] Date: 9-2-21

Mailing address: _____

City, State, Zip: _____

Telephone Number: Listed _____
Unlisted _____

Sworn and subscribed before me this 2nd day of September, 2021.

[Signature]
Notary Public

My Commission Expires: _____



Forsyth County, Georgia
Notary Public
Jill J. Mathis
My Commission Expires 1/1/22

{Notary Seal}

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

SEPTEMBER 2021

PROPERTY OWNER AUTHORIZATION

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

326 Goodson Rd Dawsonville, Ga 30530 30534

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

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

Printed Name of applicant or agent: _____

Signature of applicant or agent: _____ Date: _____

Printed Name of Owner(s): June Green

Signature of Owner(s): June Green Date: 8-30-21

Mailing address: _____

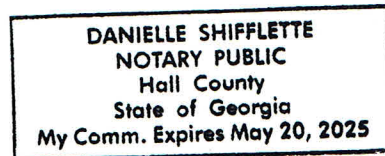
City, State, Zip: _____

Telephone Number: Listed Unlisted _____

Sworn and subscribed before me this 30 day of August, 2021.

[Signature]
Notary Public

My Commission Expires: May 20 2025



{Notary Seal}

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

PROPERTY OWNER AUTHORIZATION

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

174 Gordon Rd
Dawsonville, Ga 30534

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

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

Printed Name of applicant or agent: _____

Signature of applicant or agent: _____ Date: _____

Printed Name of Owner(s): Danielle Woodward

Signature of Owner(s): [Signature] Date: 8-30-2021

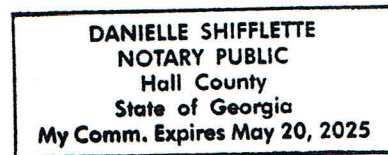
Mailing address: _____

City, State, Zip: _____

Telephone Number: Listed _____
Unlisted _____

Sworn and subscribed before me this 30 day of August, 20 21.

[Signature]
Notary Public



My Commission Expires: May 20, 2025

{Notary Seal}

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



Leblanc Tract

Traffic Impact Study

Prepared for:

Piedmont Residential, LLC

Prepared by:

KCI Technologies Inc.

2160 Satellite Boulevard, Suite 130

Duluth, GA 30097

www.kci.com

678.990.6200

October 2021

KCI Project #242106787

RISE TO THE
CHALLENGE



Leblanc Tract

Traffic Impact Study

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October 2021

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10/5/2021



RISE TO THE
CHALLENGE

Executive Summary

The purpose of this study is to evaluate the potential traffic impacts of the proposed *Leblanc Tract* residential development. The site is in Dawson County and located along the south side of Dawson Forest Road, east side of SR 9, and west side of Goodson Road. Based on the concept plan (dated 08/16/2021), the +/-160.63-acre development will include a total of 379 detached single-family homes. The concept plan (see Appendix B) for the development illustrates the conditions in the study area, including the proposed development and the proposed single driveway location on Dawson Forest Road. There is one additional driveway, located along Goodson Road, which is proposed to be gates and only provide emergency access.

Dawson Forest Road is a two-lane roadway with a 40-mph posted speed limit in the area of the proposed development. SR 9 and Goodson Road are two-lane roadway adjacent to the site. The existing site is undeveloped. Access to the site is proposed via one driveway on Dawson Forest Road.

For the purposes of the traffic study, the analysis included the expected completion (build-out) of the development by year 2025. This study performed an analysis of future traffic conditions at the proposed driveway location. The future conditions analysis was performed for the year 2025 Build Conditions (with the Leblanc Tract development). The traffic study also included a review of Georgia DOT requirements and Dawson County subdivision regulations for required turn lanes at the site driveway along Dawson Forest Road.

The results of the traffic analysis indicate that the proposed driveway, operating with unsignalized (side-street stop-control), is expected to operate at an acceptable level of service during the AM and PM peak hours in the future year 2025 Build Conditions.

The traffic impact study identified the following geometric improvements needed to accommodate the proposed development. Based on estimated traffic volumes in the year 2025 Build year conditions, the following driveway geometric recommendations are provided:

- Dawson Forest Road at Proposed Driveway:
 - Provide a full-movement intersection; driveway to be stop-control
 - Add an eastbound right-turn deceleration lane along Dawson Forest Road
 - Add a westbound left-turn deceleration lane along Dawson Forest Road
 - Provide one entry lane and two exit lanes (one left-turn lane and one right-turn lane)

Table of Contents

1.	Existing Conditions	1	
1.1	Site Conditions		1
1.2	Roadway Conditions		1
1.3	Traffic Volumes		1
1.4	Crash Review		1
2.	Future Conditions	2	
2.1	Future No-Build Traffic Volumes		2
2.2	Future No-Build Traffic Volumes		2
3.	Proposed Development Traffic	3	
3.1	Trip Generation		3
3.2	Trip Distribution and Assignment		3
3.3	Future Build Traffic Volumes		3
4.	Capacity Analysis	4	
4.1	Future Build Conditions Capacity Analysis		5
5.	Recommendations	6	
5.1	Turn Lane Analysis at Site Driveways		6
5.2	Recommended Driveway Geometry		6

Tables

Table 1: Proposed Site Trip Generation 3
Table 2: Level of Service Criteria 4
Table 3: Open Year (2025) Build Level of Service 5

Appendix

A: Figures

- Figure 1 – Location Map
- Figure 2 – Aerial & Access Locations
- Figure 3 – Existing Traffic Conditions
- Figure 4 – Build (Year 2025) Traffic Conditions

B: Concept Plan

C: Traffic Count Data

D: GDOT Traffic Data

E: Intersection Volume Development

F: Capacity Analysis Reports

1. Existing Conditions

1.1 Site Conditions

The proposed development is located on undeveloped property. **Figure 1** provides a general location map. **Figure 2** is an aerial that shows the site location and the proposed site driveway. (Figures included in Appendix A) Access to the property is proposed to be provided at one location. An emergency-only gated access point will be available for entry/exit on Goodson Rd (The site plan is included in Appendix B). The proposed development will be residential and is surrounded by primarily residential uses.

1.2 Roadway Conditions

Dawson Forest Road is a two-lane roadway with a 40mph posted speed limit in the area of the proposed development. Dawson Forest Road is an east-west oriented roadway in the vicinity of the development. Georgia DOT classifies Dawson Forest Road as an urban minor collector. The roadway has grassed, rural shoulders, with no sidewalks.

Goodson Road is a two-lane roadway in the area of the proposed development. Goodson Road is a north-south oriented roadway in the vicinity of the development. Georgia DOT classifies Goodson Road as a local road. The roadway has grassed, rural shoulders, with no sidewalks.

1.3 Traffic Volumes

Traffic counts were collected on Tuesday, September 28, 2021 for use in the traffic analysis. Dawson County public schools were in session. The traffic data collected included:

- 24-hour volume count on Dawson Forest Road, at the proposed driveway location

Historical traffic volume data available from the GDOT TADA source were utilized to inform the annual growth factor. The two locations are indicated in Appendix D. The two locations are:

- GDOT Count Station #085-0101 located on SR 9, just south of Dawson Forest Road.
- GDOT Count Station #085-0202 located on Lumpkin Campground Road, just north of Dawson Forest Road.

For the purposes of this study, a COVID adjustment factor was not applied.

Figure 3 (in Appendix A) illustrates the existing 2021 traffic volumes collected on September 28, 2021. These volumes were used in the traffic analysis. The traffic counts are included in the Appendix C. The 2021 traffic volumes are indicated in the Intersection Volume Development table included in the Appendix E.

1.4 Crash Review

Crash history was not reviewed for the purposes of this study.

2. Future Conditions

2.1 Future No-Build Traffic Volumes

Future traffic volumes on Dawson Forest Road were developed by reviewing the historical traffic volumes roadways within the vicinity of the project and historic population growth in the county. Two GDOT count stations in the area was reviewed. The annual historic compound growth rate was 3.46%, and 2.99% at the two GDOT count stations. The calculations are included in Appendix D. Dawson County's population growth rate was most recently reported as 3.62% percent per year in 2021. Over the past five years the population growth rate has been in the range of 2.95% per year to 3.90% per year. After reviewing this information, a 2.5% per year growth rate to account for background traffic volume growth was used in the traffic study.

For the purposes of this study the proposed development is expected to be completed and opened by 2025. A 2.5% per year growth rate was applied to the 2021 volumes to calculate the future traffic volumes on Dawson Forest Road.

2.2 Future Roadway Conditions

A review of Georgia DOT and Dawson County planned, and programmed transportation projects was performed. No planned roadway projects were identified near the development site. Recently, the GDOT PI 0013682 (SR 9 at Dawson Forest Road) project was completed. The project replaced the existing unsignalized intersections with two single-lane roundabouts.

3. Proposed Development Traffic

Project traffic was calculated for the proposed development. Project traffic is defined as the vehicular trips expected to be generated by the development and distributed over the roadway network.

3.1 Trip Generation

The project driveway volumes were calculated based on the Institute of Transportation Engineers’ (ITE) Trip Generation Manual, Tenth Edition. The development will include up to 379 single-family residential homes. For the purposes of the traffic study, ITE land use code 210 (Single-Family Detached) was used. Since this is a residential development, no pass-by reductions or internal capture rates were included.

Table 1 below summarizes the trips expected daily, during the AM peak hour, and during the PM peak hour for the development.

Table 1: Proposed Site Trip Generation								
Land Use (ITE Code)	Units	Daily Trips	AM Peak Hour			PM Peak Hour		
		Two-Way Total	Enter	Exit	Total	Enter	Exit	Total
Single-Family Detached (210)	379	3,542	69	205	274	230	135	365
Gross Trips		3,542	69	205	274	230	135	365

3.2 Trip Distribution and Assignment

An overall trip distribution and assignment of project trips was based on existing traffic patterns and a review of land uses and the street network in the area. This information was used to apply the project traffic volumes at the study intersections and development driveway.

The directional distribution for the proposed development is estimated to be:

- Residential use:
 - 70% to/from the east along Dawson Forest Road
 - 30% to/from the west along Dawson Forest Road

Figure 4 (in Appendix A) illustrates the residential trip distribution in the study area.

3.3 Future Build Traffic Volumes

The 2025 future Build traffic volumes were calculated by adding the proposed development (Leblanc Tract) traffic volumes to the projected year 2025 No-Build traffic volumes. **Figure 4** (in Appendix A) illustrates the year 2025 Build traffic volumes.

4. Capacity Analysis

Capacity analysis was performed at the study intersections for the weekday AM and PM peak hours. Intersection Level of Service (LOS) was calculated based on the methodologies contained in the Highway Capacity Manual, 6th Edition. The Synchro Studio software, which utilizes the HCM 6th Edition methodology, was utilized to perform the analyses.

Capacity is defined as the maximum number of vehicles that can pass over a particular road segment or through a particular intersection within a specified period under prevailing roadway, traffic, and control conditions. Level of service (LOS) is used to describe the operating characteristics of a road segment or intersection in relation to its capacity. LOS is defined as a qualitative measure that describes operational conditions and motorist's perceptions. The Highway Capacity Manual defines six levels of service, LOS A through LOS F. Level of service A indicates excellent operations with little delay to motorists, while level of service F indicates extremely long delay.

Level of service for unsignalized intersections is calculated for the average control delay incurred for vehicles on the stop control approach, compared to the average control delay per vehicle for all approaches at a signalized intersection. Control delay for vehicles include initial deceleration delay, queue move-up time, stopped delay, and final acceleration delay. **Table 2** below indicates the relationship between delay and LOS for signalized and unsignalized intersections, respectively. Level-of-service "E" is typically considered to be the limit of acceptable delay.

Several factors affect the controlled delay for unsignalized intersections, including the availability of gaps in the cross-street traffic, and acceptable gap time to make the movement from the stop position. For stop-control intersections, LOS E and F exist when there are insufficient gaps in traffic, resulting in long delays. Low level of service for stop-control approaches are not uncommon at major cross-streets.

Table 2: Level of Service Criteria		
Level of Service	Average Control Delay Per Vehicle (sec)	
	Signalized Intersection	Unsignalized Intersection
A	≤10	≤10
B	>10 and ≤20	>10 and ≤15
C	>20 and ≤35	>15 and ≤25
D	>35 and ≤55	>25 and ≤35
E	>55 and ≤80	>35 and ≤50
F	>80	>50

4.1 Future Build Conditions Capacity Analysis

Capacity analysis was performed for the year 2025 Future Conditions and includes the No-Build traffic volumes plus the Leblanc Tract development volumes. The Build traffic conditions and volumes are illustrated in **Figure 4**. **Table 3** summarizes the results of the capacity analysis.

Table 3: Open Year (2025) Build Level of Service				
Intersection	Intersection Control	Approach	AM Peak Hour LOS (Delay*)	PM Peak Hour LOS (Delay*)
Dawson Forest Road at Proposed Driveway	Side-street Stop-control	Northbound (Driveway)	C (20.2)	C (22.6)

**Average vehicle delay in seconds*

The Proposed Driveway is expected to operate with an acceptable level of service during both the AM and PM peak hours.

5. Recommendations

Recommendations for access for the proposed development are based on existing conditions, the proposed development use, and expected traffic volumes. The need for dedicated turn lanes at the proposed development driveway and appropriate traffic control (i.e. stop control) were reviewed. Recommendations included reviewing Georgia DOT requirements and Dawson County subdivision regulations for required turn lanes, knowledge of general transportation standards, and engineering judgment. Specifics of the driveway design will need to follow Georgia Department of Transportation requirements for the main site driveway located along Dawson Forest Road, and follow Dawson County requirements for the gated emergency access driveway located along Goodson Road.

5.1 Turn Lane Analysis at Site Driveways

The Dawson County subdivision regulations, section 708.10 – Deceleration, and Left Turn Lanes – specifies the requirements for turn lanes at site driveways. The section stated the Georgia DOT Driveway and Encroachment Control Manual requirements are to be used. The GDOT manual was reviewed for the proposed driveway along Dawson Forest Road. The GDOT driveway manual, Section 4I, Auxiliary Turn Lanes, provides minimum volumes requiring right-turn or left-turn deceleration lanes. The year 2025 Build traffic volumes were compared to the Georgia DOT driveway requirements for right-turn and left-turn deceleration lanes. The most recently collected daily volume on Dawson Forest Road was 8,864 vehicles per day.

Right-Turn Deceleration Lane Criteria

Based on the 40mph speed limit, two-lane roadway, and more than 6,000 ADT (Average Daily Traffic) on Dawson Forest Road, Table 4-6 indicates a dedicated right-turn lane is required if there are more than 75 right-turn vehicles per day. The estimated daily eastbound right-turn entering the site at the proposed driveway is 531 vehicles per day. This volume meets the GDOT criteria to install a right-turn deceleration lane at the proposed driveway.

Left-turn Lane Criteria

Based on the 40mph speed limit, two-lane roadway, and more than 6,000 ADT (Average Daily Traffic) on Dawson Forest Road, Table 4-7a indicates a dedicated left-turn lane is required if there are more than 175 left-turn vehicles per day. The estimated daily eastbound left-turn entering the site at the proposed driveway is 1,240 vehicles per day. This volume meets the GDOT criteria to install a dedicated left-turn deceleration lane at the proposed driveway.

5.2 Recommended Driveway Geometry

Based on estimated traffic volumes in the year 2025 Build year conditions, the following driveway geometric recommendations are provided:

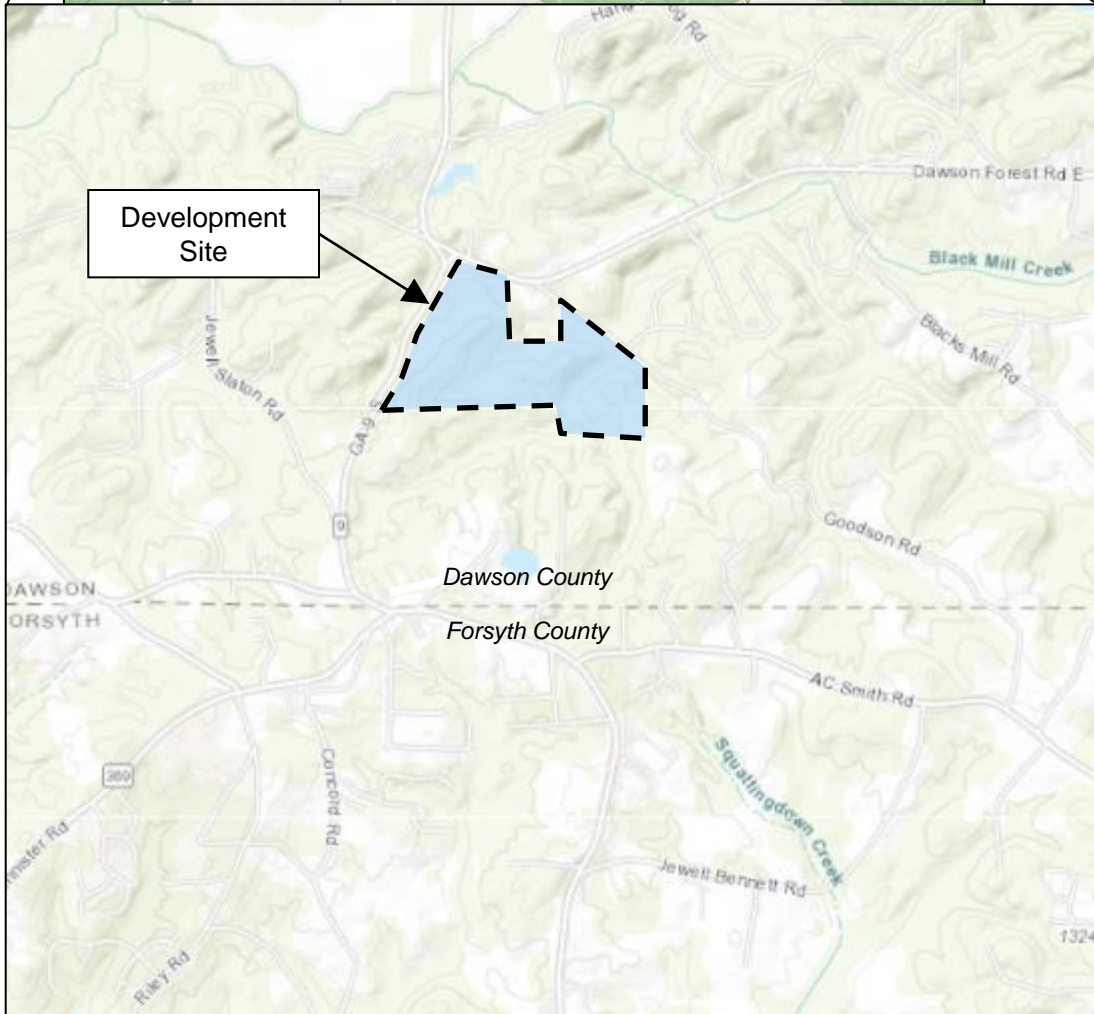
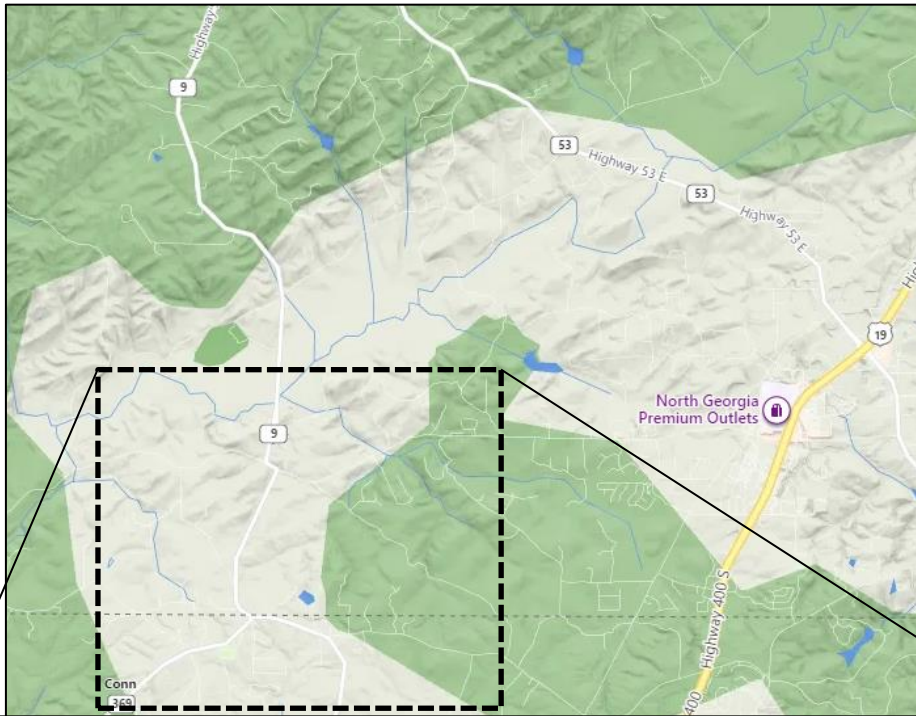
- Dawson Forest Road at Proposed Driveway
 - Provide a full-movement intersection; driveway to be stop-control
 - Add an eastbound right-turn deceleration lane along Dawson Forest Road
 - Add a westbound left-turn deceleration lane along Dawson Forest Road
 - Provide one entry lane and two exit lanes (one left-turn lane and one right-turn lane)

Appendices

- Appendix A
 - Figures
- Appendix B
 - Concept Plan
- Appendix C
 - Raw Traffic Count Data
- Appendix D
 - GDOT Traffic Data
- Appendix E
 - Intersection Volume Development
- Appendix F
 - Capacity Analysis Reports

Appendix A

Figures



Not to Scale




Traffic Impact Study
Leblanc Tract Development
Dawson County, Georgia

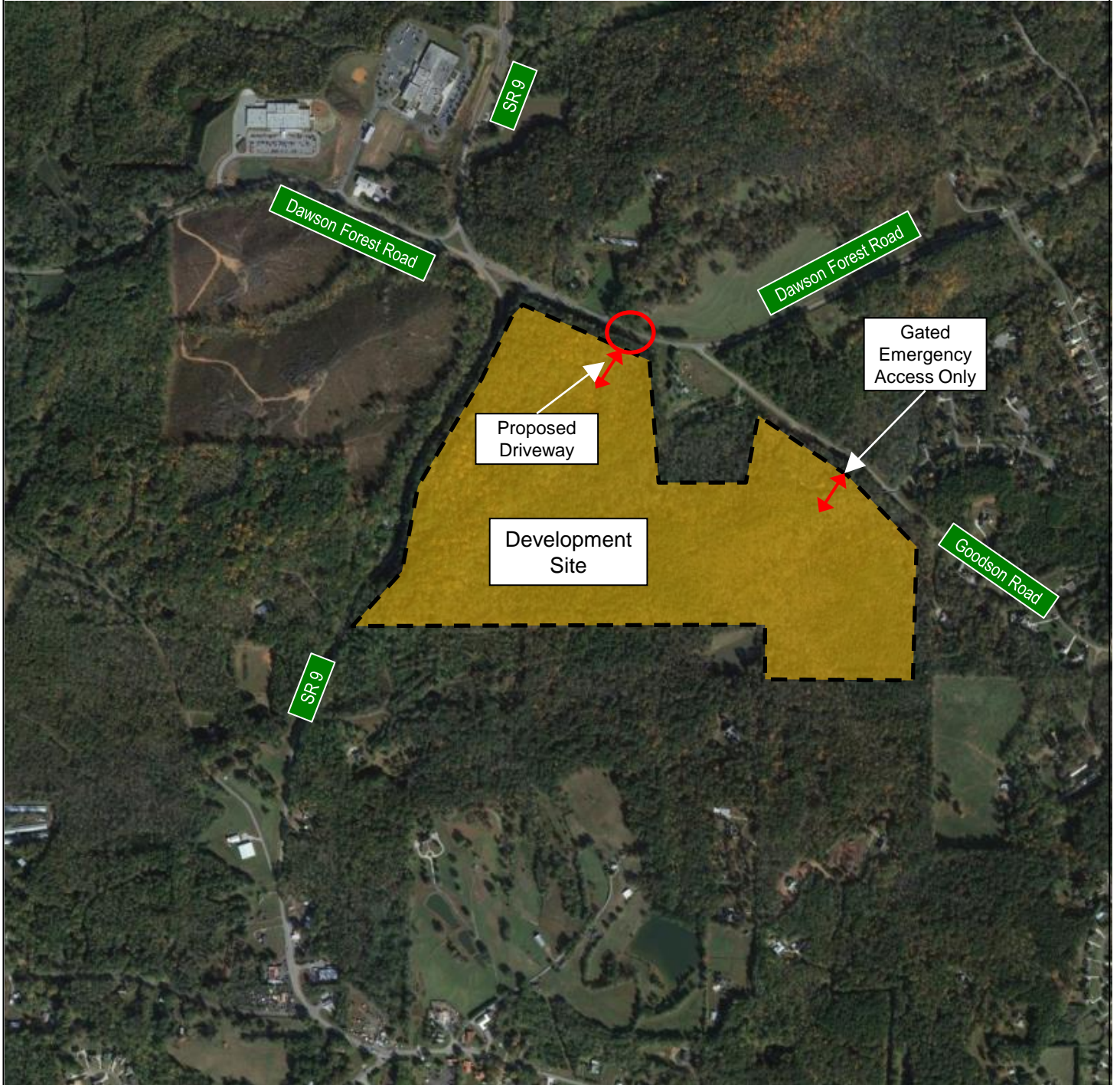
115

**Location
Map**

**Figure
1**

Legend:

 Study Intersection



Not to Scale



Traffic Impact Study
Leblanc Tract Development
Dawson County, Georgia

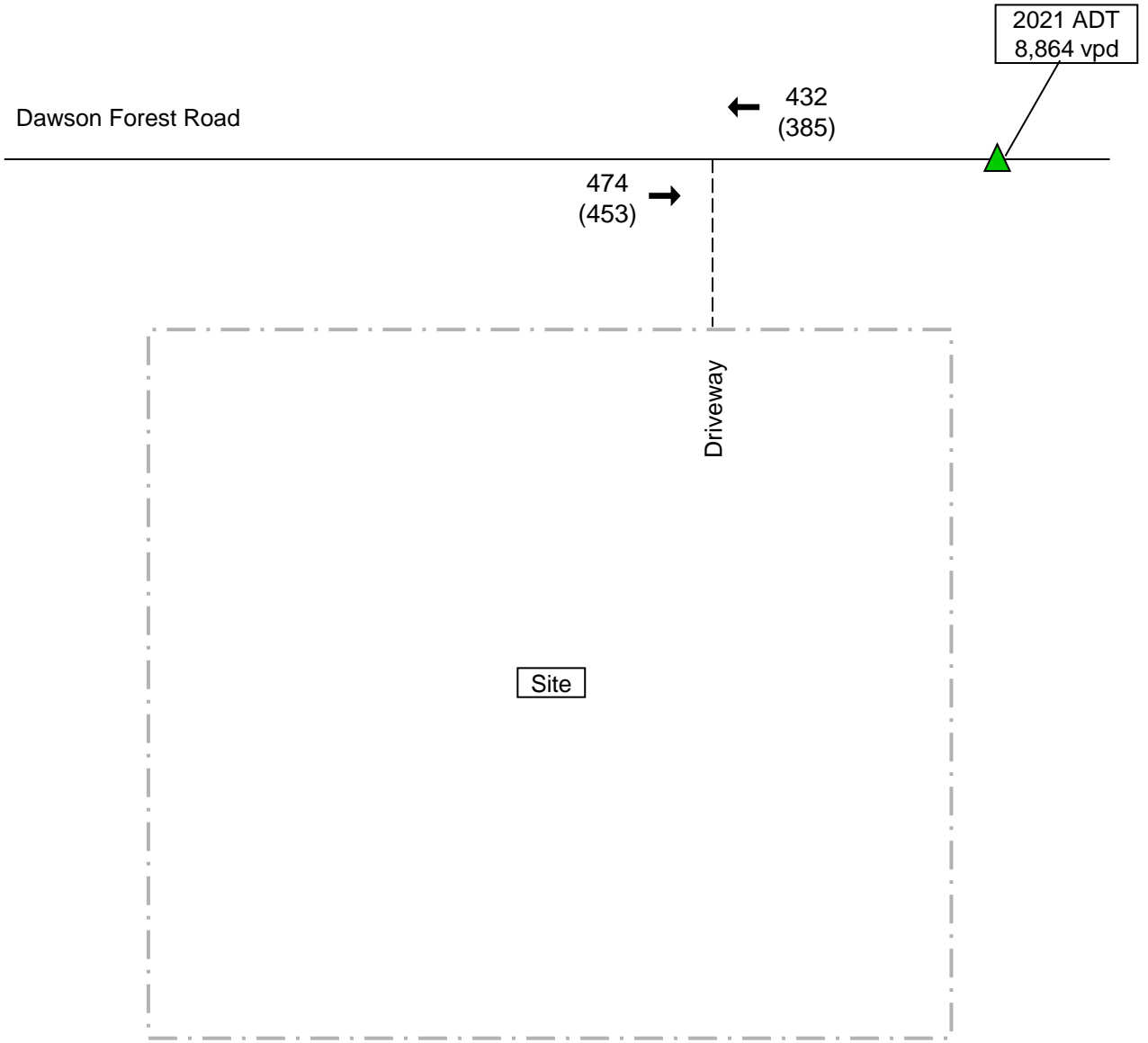
116

**Aerial &
Access
Locations**

**Figure
2**

LEGEND:

- Existing Roadway Laneage
- XX AM Peak Hour Traffic Volumes
- (XX) PM Peak Hour Traffic Volumes



Not to Scale



LEGEND:

- Existing Roadway Laneage
- Proposed Roadway Laneage
- XX AM Peak Hour Traffic Volumes
- (XX) PM Peak Hour Traffic Volumes

Dawson Forest Road

← 477 (425)
↘ 48 (161)

523 (500) →
21 (69) ↘

STOP
↙ ↘
62 144
(41) (95)

Driveway

Site



Not to Scale



Appendix B
Concept Plan

Appendix C

Traffic Count Data

Bi-Directional Class Count || NB EB 15min

Dawsonville, GA



www.martraffic.com

Site 1
Dawson Forest Rd E,
west of Goodson Rd

Date
Tuesday, September 28, 2021

Weather
Fair
73°F

Lat/Long
34.3491077, -84.109646°



0000 - 2400 (Weekday 24h Session) (09-28-2021)
NB EB 15min

Time	Eastbound (Movement 1.1)													15min Total	60min Total
	Class 1	Class 2	Class 3	Class 4	Class 5	Class 6	Class 7	Class 8	Class 9	Class 10	Class 11	Class 12	Class 13		
0000-0015	0	3	0	0	0	0	0	0	0	0	0	0	0	3	0
0015-0030	0	1	1	0	0	0	0	0	0	0	0	0	0	2	0
0030-0045	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0
0045-0100	0	2	0	0	0	0	0	0	0	0	0	0	0	2	7
0100-0115	0	2	0	0	0	0	0	0	0	0	0	0	0	2	0
0115-0130	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0
0130-0145	0	2	1	0	0	0	0	1	0	0	0	0	0	4	0
0145-0200	0	0	0	0	0	0	0	0	0	0	0	0	0	0	6
0200-0215	0	1	0	0	0	0	0	0	0	0	0	0	0	1	0
0215-0230	0	2	1	0	0	0	0	0	0	0	1	0	0	3	0
0230-0245	0	1	0	0	0	0	0	0	0	0	0	0	0	1	0
0245-0300	0	4	0	0	0	0	0	0	0	0	0	0	0	4	9
0300-0315	0	0	0	0	0	1	0	0	0	0	0	0	0	1	0
0315-0330	0	0	1	0	0	0	0	0	0	0	0	0	0	1	0
0330-0345	0	1	0	0	0	0	0	0	0	0	0	0	0	1	0
0345-0400	0	0	0	0	0	0	0	0	0	0	0	0	0	0	3
0400-0415	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0
0415-0430	0	3	0	0	0	0	0	0	0	0	0	0	0	3	0
0430-0445	0	5	2	0	0	0	0	0	0	0	0	0	0	7	0
0445-0500	0	5	3	0	0	0	0	0	1	0	0	0	0	9	19
0500-0515	0	4	0	0	1	0	0	0	0	0	0	0	0	5	0
0515-0530	0	6	4	0	0	0	0	0	0	0	0	0	0	10	0
0530-0545	0	4	2	0	1	1	0	0	0	0	0	0	0	8	0
0545-0600	0	11	5	1	1	1	0	0	0	0	0	0	0	19	42
0600-0615	0	6	6	0	0	0	0	0	0	0	0	0	0	12	0
0615-0630	0	23	13	2	1	1	1	23	0	0	0	0	0	40	40
0630-0645	0	19	13	0	1	0	0	0	0	0	1	0	0	34	0
0645-0700	0	31	19	0	2	2	0	0	0	0	0	0	0	54	140
0700-0715	0	39	10	3	0	0	0	0	0	0	0	0	0	52	0
0715-0730	0	75	27	0	1	4	0	0	0	0	0	0	0	107	0
0730-0745	0	102	44	1	1	4	0	0	1	1	0	0	0	154	0
0745-0800	0	85	34	2	0	3	0	0	1	0	0	0	0	125	438
0800-0815	0	60	22	0	3	1	2	0	0	0	0	0	0	88	0
0815-0830	0	26	13	1	1	2	0	0	1	0	0	0	0	63	0
0830-0845	0	44	21	0	1	3	1	0	0	0	0	0	0	70	0
0845-0900	1	38	24	0	3	7	0	1	0	0	0	0	0	74	295
0900-0915	0	16	13	1	1	2	0	1	3	0	0	0	0	37	0
0915-0930	0	38	23	0	1	4	0	0	3	0	0	0	0	69	0
0930-0945	2	35	27	0	1	1	0	0	0	0	0	0	0	66	0
0945-1000	0	37	23	0	1	6	0	0	0	0	0	0	0	67	239
1000-1015	0	23	19	0	2	2	0	0	1	0	0	0	0	47	0
1015-1030	0	24	17	0	0	3	0	0	1	0	0	0	0	45	0
1030-1045	0	27	21	0	2	2	0	0	2	0	0	0	0	53	0
1045-1100	0	37	20	0	2	2	0	1	3	0	0	0	0	65	0
1100-1115	0	33	21	0	1	3	0	0	0	0	0	0	0	58	0
1115-1130	0	37	24	0	1	3	0	0	0	0	0	0	0	65	0
1130-1145	0	35	28	0	1	0	0	0	1	0	0	0	0	65	0
1145-1200	0	40	21	0	0	2	0	1	0	0	0	0	0	64	252
1200-1215	0	40	15	1	3	2	0	2	0	0	0	0	0	63	0
1215-1230	0	38	14	0	4	3	0	1	1	0	0	0	0	61	0
1230-1245	0	57	22	0	1	1	0	1	1	0	0	0	0	82	0
1245-1300	0	46	20	0	1	2	0	1	0	0	0	0	0	70	276
1300-1315	0	44	19	0	0	1	0	0	0	0	0	0	0	64	0
1315-1330	1	35	21	1	1	3	0	0	1	0	0	0	0	63	0
1330-1345	1	36	13	0	0	2	0	1	2	0	0	0	0	55	0
1345-1400	1	32	14	0	1	0	0	0	0	0	0	0	0	48	230
1400-1415	1	41	22	1	0	3	0	0	3	0	0	0	0	71	0
1415-1430	0	40	19	0	1	3	0	1	0	0	0	0	0	64	0
1430-1445	1	44	21	1	0	0	0	0	2	0	0	0	0	68	0
1445-1500	1	57	22	21	1	1	0	0	1	0	0	0	0	103	307
1500-1515	0	93	27	8	1	1	0	0	0	0	0	0	0	130	0
1515-1530	0	75	24	0	0	3	0	0	2	0	0	0	0	104	0
1530-1545	0	67	22	0	1	2	0	0	5	0	0	0	0	97	0
1545-1600	0	61	24	0	1	2	0	0	0	0	0	0	0	88	419
1600-1615	1	58	15	0	2	1	0	0	0	0	0	0	0	77	0
1615-1630	0	64	17	1	2	2	0	0	0	0	0	0	0	86	0
1630-1645	0	62	28	1	2	3	0	0	0	0	0	0	0	96	0
1645-1700	1	93	22	0	0	0	0	0	0	0	0	0	0	125	385
1700-1715	1	65	48	1	0	1	0	1	0	0	0	0	0	117	0
1715-1730	0	74	39	0	1	0	0	0	0	0	0	0	0	114	0
1730-1745	1	60	29	0	3	1	0	0	0	0	0	0	0	94	0
1745-1800	1	76	29	0	0	0	0	0	0	0	0	0	0	106	431
1800-1815	1	55	31	0	2	2	0	0	0	0	0	0	0	91	0
1815-1830	1	46	29	0	2	1	0	0	0	0	0	0	0	79	0
1830-1845	0	55	23	0	0	1	0	0	1	0	0	0	0	80	0
1845-1900	0	49	24	0	1	0	0	0	0	0	0	0	0	74	324
1900-1915	1	38	13	0	2	0	0	0	0	0	0	0	0	54	0
1915-1930	0	33	15	0	0	0	0	0	0	0	0	0	0	48	0
1930-1945	0	37	14	1	2	0	0	0	0	0	0	0	0	54	0
1945-2000	0	49	4	0	1	0	0	0	0	0	0	0	0	54	210
2000-2015	0	44	3	0	1	0	0	0	0	0	0	0	0	48	0
2015-2030	0	33	2	0	1	0	0	0	0	0	0	0	0	36	0
2030-2045	0	30	0	0	0	0	0	0	0	0	0	0	0	30	0
2045-2100	0	29	0	0	0	0	0	0	0	0	0	0	0	29	143
2100-2115	0	25	0	0	0	0	0	0	0	0	0	0	0	25	0
2115-2130	0	13	0	0	0	0	0	0	0	0	0	0	0	13	0
2130-2145	0	6	0	0	0	0	0	0	0	0	0	0	0	6	0
2145-2200	0	15	0	0	0	0	0	0	0	0	0	0	0	15	59
2200-2215	0	12	0	0	0	0	0	1	0	0	0	0	0	13	0
2215-2230	0	9	0	0	0	0	0	0	0	0	0	0	0	9	0
2230-2245	0	17	0	0	0	0	0	0	0	0	0	0	0	17	0
2245-2300	0	6	0	0	0	0	0	0	0	0	0	0	0	6	45
2300-2315	0	2	0	0	1	0	0	0	1	0	0	0	0	4	0
2315-2330	0	5	0	0	0	0	0	0	0	0	0	0	0	5	0
2330-2345	0	2	0	0	0	0	0	0	0	0	0	0	0	2	0
2345-0000	0	4	0	0	0	0	0	0	0	0	0	0	0	4	15

Session Total	17	2959	1256	48	69	101	3	14	35	1	1	0	0	4504
Session Average	0.18	30.82	13.08	0.50	0.72	1.05	0.03	0.15	0.36	0.01	0.01	0.00	0.00	46.92
Session Percentage	0.38	65.70	27.89	1.07	1.53	2.24	0.07	0.31	0.78	0.02	0.02	0.00	0.00	
AM Peak Hour	0845-0945	0715-0815	0730-0830	0700-0800	0800-0900	0830-0930	0745-0845	0815-0915	0830-0930	0645-0745	0545-0645	-	-	0715-0815
AM Peak Volume	3	322	132	6	8	16	3	2	6	1	1	0	0	474
Noon Peak Hour	1315-1415	1445-1545	1445-1545	1415-1515	1200-1300	1015-1115	-	1145-124						

Bi-Directional Class Count || SB WB 15min

Dawsonville, GA

Site 1
Dawson Forest Rd E,
west of Goodson Rd

Date
Tuesday, September 28, 2021

Weather
Fair
73°F

Lat/Long
34.3491077, -84.109646°



0000 - 2400 (Weekday 24h Session) (09-28-2021)
SB WB 15min

Time	Westbound (Movement 1.2)													15min Total	60min Total	
	Class 1	Class 2	Class 3	Class 4	Class 5	Class 6	Class 7	Class 8	Class 9	Class 10	Class 11	Class 12	Class 13			
0000-0015	0	2	1	0	0	0	0	0	0	0	0	0	0	0	3	
0015-0030	0	1	0	1	0	0	0	0	0	0	0	0	0	0	2	
0030-0045	0	3	0	0	0	0	0	0	0	0	0	0	0	0	3	
0045-0100	0	2	0	0	0	0	0	0	0	0	0	0	0	0	2	10
0100-0115	0	1	0	0	0	0	0	0	0	0	0	0	0	0	1	
0115-0130	0	1	1	0	0	0	0	0	0	0	0	0	0	0	2	
0130-0145	0	2	0	0	0	0	0	1	0	0	0	0	0	0	3	
0145-0200	0	3	0	0	0	0	0	0	0	0	0	0	0	0	3	9
0200-0215	0	2	0	0	0	0	0	0	0	0	0	0	0	0	2	
0215-0230	0	1	0	0	0	0	0	0	0	0	0	0	0	0	1	
0230-0245	0	0	0	0	0	1	0	0	0	0	0	0	0	0	1	
0245-0300	0	0	0	0	0	1	0	0	0	0	0	0	0	0	1	5
0300-0315	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	
0315-0330	0	1	0	0	1	0	0	0	0	0	0	0	0	0	2	
0330-0345	0	3	0	0	0	0	0	0	0	0	0	0	0	0	3	
0345-0400	0	2	0	0	0	0	0	0	0	0	0	0	0	0	2	7
0400-0415	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	
0415-0430	0	4	0	0	0	0	0	0	0	0	0	0	0	0	4	
0430-0445	0	2	0	0	0	0	0	0	0	0	0	0	0	0	2	
0445-0500	0	2	0	0	0	0	0	0	0	0	0	0	0	0	2	8
0500-0515	0	5	0	0	0	0	0	0	0	0	0	0	0	0	5	
0515-0530	0	7	2	1	0	0	0	0	0	0	0	0	0	0	10	
0530-0545	0	4	0	0	0	0	0	0	0	0	0	0	0	0	4	
0545-0600	0	10	7	0	1	1	0	0	0	0	0	0	0	0	19	38
0600-0615	0	21	4	0	0	1	0	0	0	0	0	0	0	0	26	
0615-0630	0	21	8	2	1	0	0	0	0	0	0	0	0	0	32	
0630-0645	0	24	6	0	0	2	0	0	0	0	0	0	0	0	32	
0645-0700	0	51	13	3	2	0	0	0	0	0	0	0	0	0	69	159
0700-0715	0	69	19	3	0	1	0	0	0	0	0	0	0	0	92	
0715-0730	0	98	17	1	0	1	0	0	0	1	0	0	0	0	118	
0730-0745	0	102	21	0	4	0	0	0	0	0	0	0	0	0	127	
0745-0800	0	75	17	1	3	4	0	0	0	0	0	0	0	0	100	437
0800-0815	0	57	18	1	2	5	0	2	1	1	0	0	0	0	87	
0815-0830	0	39	14	0	2	1	0	1	0	0	0	0	0	0	57	
0830-0845	0	39	10	0	1	1	0	0	0	0	0	0	0	0	51	
0845-0900	0	32	15	1	1	0	0	1	0	0	0	0	0	0	50	245
0900-0915	0	35	8	0	1	0	0	0	0	0	0	0	0	0	44	
0915-0930	0	34	13	0	1	2	0	0	0	0	0	0	0	0	50	
0930-0945	0	26	9	0	1	1	0	0	0	0	0	0	0	0	37	
0945-1000	0	35	11	0	1	2	0	0	0	1	0	0	0	0	50	181
1000-1015	0	32	6	0	2	2	0	0	1	0	0	0	0	0	43	
1015-1030	0	22	11	0	2	3	0	0	0	0	0	0	0	0	38	
1030-1045	0	33	10	0	1	1	0	0	0	0	0	0	0	0	45	
1045-1100	0	29	13	0	2	0	0	1	0	0	0	0	0	0	45	171
1100-1115	0	37	19	0	3	2	0	1	1	0	0	0	0	0	63	
1115-1130	0	27	13	1	1	2	0	0	3	0	0	0	0	0	47	
1130-1145	0	39	13	0	2	2	0	0	0	0	0	0	0	0	56	
1145-1200	0	40	11	1	2	1	0	0	1	1	0	0	0	0	57	223
1200-1215	0	36	7	0	0	1	0	0	0	0	0	0	0	0	44	
1215-1230	0	30	26	1	0	2	0	0	0	0	0	0	0	0	59	
1230-1245	0	42	18	0	1	2	0	0	1	1	0	0	0	0	65	
1245-1300	0	38	18	0	0	3	0	0	2	0	0	0	0	0	61	229
1300-1315	0	31	20	0	1	1	0	0	0	0	0	0	0	0	53	
1315-1330	0	27	21	0	1	3	0	0	0	0	0	0	0	0	52	
1330-1345	0	34	19	0	0	0	0	0	2	0	0	0	0	0	55	
1345-1400	0	44	14	1	1	2	0	0	0	0	0	0	0	0	62	222
1400-1415	0	42	14	0	1	2	0	1	1	0	0	0	0	0	61	
1415-1430	1	55	12	1	1	2	0	2	1	0	0	0	0	0	75	
1430-1445	0	74	15	0	0	1	0	0	2	0	0	0	0	0	92	
1445-1500	1	78	10	2	2	2	0	0	2	0	0	0	0	0	95	323
1500-1515	0	84	12	1	0	0	0	0	0	0	0	0	0	0	98	
1515-1530	0	64	16	0	0	0	0	1	1	0	0	0	0	0	82	
1530-1545	0	41	15	3	0	0	0	0	0	0	0	0	0	0	59	
1545-1600	0	42	23	3	0	0	0	0	0	0	0	0	0	0	68	307
1600-1615	0	62	23	0	1	0	0	2	1	0	0	0	0	0	89	
1615-1630	0	47	24	0	1	1	0	0	1	0	0	0	0	0	74	
1630-1645	0	69	24	0	2	0	0	0	0	0	0	0	0	0	95	
1645-1700	0	76	23	0	1	1	0	0	1	1	0	0	0	0	103	361
1700-1715	0	72	17	0	1	0	0	0	0	0	0	0	0	0	90	
1715-1730	0	79	16	0	2	0	0	0	0	0	0	0	0	0	97	
1730-1745	0	65	14	0	0	0	0	0	0	0	0	0	0	0	79	
1745-1800	0	58	33	0	0	0	0	0	2	0	0	0	0	0	93	359
1800-1815	0	58	30	0	1	0	0	0	0	0	0	0	0	0	89	
1815-1830	0	52	30	0	1	0	0	1	0	0	0	0	0	0	84	
1830-1845	0	38	31	0	0	0	0	0	0	0	0	0	0	0	69	
1845-1900	0	58	18	0	0	0	0	0	0	0	0	0	0	0	76	318
1900-1915	0	37	16	0	0	0	0	0	0	0	0	0	0	0	53	
1915-1930	0	32	18	0	0	0	0	1	0	0	0	0	0	0	51	
1930-1945	0	31	13	0	0	0	0	0	0	0	0	0	0	0	44	
1945-2000	0	33	12	0	0	0	0	0	0	0	0	0	0	0	45	193
2000-2015	0	43	2	0	0	0	0	0	0	0	0	0	0	0	45	
2015-2030	0	51	0	0	0	0	0	0	0	0	0	0	0	0	51	
2030-2045	0	41	0	0	0	0	0	0	0	0	0	0	0	0	41	
2045-2100	0	44	2	0	0	0	0	0	0	0	0	0	0	0	46	183
2100-2115	0	34	1	0	0	0	0	0	0	0	0	0	0	0	35	
2115-2130	0	26	0	0	0	0	0	0	0	0	0	0	0	0	26	
2130-2145	0	25	0	0	2	0	0	0	0	0	0	0	0	0	27	
2145-2200	0	19	0	0	0	0	0	0	0	0	0	0	0	0	19	107
2200-2215	0	12	0	0	0	0	0	0	0	0	0	0	0	0	12	
2215-2230	0	18	0	0	0	0	0	0	0	0	0	0	0	0	18	
2230-2245	0	12	0	0	0	0	0	0	0	0	0	0	0	0	12	
2245-2300	0	8	0	0	0	0	0	0	0	0	0	0	0	0	8	50
2300-2315	0	12	4	0	0	0	0	0	0	0	0	0	0	0	16	
2315-2330	0	7	5	0	0	0	0	0	0	0	0	0	0	0	12	
2330-2345	0	3	2	0	0	0	0	0	0	0	0	0	0	0	5	
2345-0000	0	2	0	0	0	0	0	0	0	0	0	0	0	0	2	35

Session Total	2	3061	928	28	57	61	0	17	22	4	0	0	0	0	4180
Session Average	0.02	31.89	9.67	0.29	0.59	0.64	0.00	0.18	0.23	0.04	0.00	0.00	0.00	0.00	43.54
Session Percentage	0.05	73.23	22.20	0.67	1.36	1.46	0.00	0.41	0.53	0.10	0.00	0.00	0.00	0.00	

Bi-Directional Class Count || Bi-Directional 15min

Dawsonville, GA



Site 1
Dawson Forest Rd E,
west of Goodson Rd

Date
Tuesday, September 28, 2021

Weather
Fair
73°F

Lat/Long
34.349107°, -84.109646°

0000 - 2400 (Weekday 24h Session) (09-28-2021)
Bi-Directional 15min

Time	Bi-Directional 15min													15min Total	60min Total
	Class 1	Class 2	Class 3	Class 4	Class 5	Class 6	Class 7	Class 8	Class 9	Class 10	Class 11	Class 12	Class 13		
0000-0015	0	5	1	0	0	0	0	0	0	0	0	0	0	6	
0015-0030	0	2	1	1	0	0	0	0	0	0	0	0	0	4	
0030-0045	0	3	0	0	0	0	0	0	0	0	0	0	0	3	
0045-0100	0	4	0	0	0	0	0	0	0	0	0	0	0	4	17
0100-0115	0	3	0	0	0	0	0	0	0	0	0	0	0	3	
0115-0130	0	1	1	0	0	0	0	0	0	0	0	0	0	2	
0130-0145	0	4	1	0	0	0	2	0	0	0	0	0	0	7	
0145-0200	0	3	0	0	0	0	0	0	0	0	0	0	0	3	15
0200-0215	0	3	0	0	0	0	0	0	0	0	0	0	0	3	
0215-0230	0	3	1	0	0	0	0	0	0	0	1	0	0	4	
0230-0245	0	1	0	0	0	1	0	0	0	0	0	0	0	2	
0245-0300	0	4	0	0	0	1	0	0	0	0	0	0	0	5	14
0300-0315	0	0	0	0	0	1	0	0	0	0	0	0	0	1	
0315-0330	0	1	1	0	1	0	0	0	0	0	0	0	0	3	
0330-0345	0	4	0	0	0	0	0	0	0	0	0	0	0	4	
0345-0400	0	2	0	0	0	0	0	0	0	0	0	0	0	2	10
0400-0415	0	0	0	0	0	0	0	0	0	0	0	0	0	0	
0415-0430	0	7	0	0	0	0	0	0	0	0	0	0	0	7	
0430-0445	0	7	2	0	0	0	0	0	0	0	0	0	0	9	
0445-0500	0	7	3	0	0	0	0	1	0	0	0	0	0	11	27
0500-0515	0	9	0	0	1	0	0	0	0	0	0	0	0	10	
0515-0530	0	13	6	1	0	0	0	0	0	0	0	0	0	20	
0530-0545	0	8	2	0	1	1	0	0	0	0	0	0	0	12	
0545-0600	0	21	12	1	2	2	0	0	0	0	0	0	0	38	80
0600-0615	0	27	10	0	0	1	0	0	0	0	0	0	0	38	
0615-0630	0	44	21	4	2	1	0	0	0	0	0	0	0	72	
0630-0645	0	43	19	0	1	2	0	0	0	0	1	0	0	66	
0645-0700	0	82	32	3	4	2	0	0	0	0	0	0	0	123	299
0700-0715	0	108	29	6	0	1	0	0	0	0	0	0	0	144	
0715-0730	0	173	44	1	1	5	0	0	0	1	0	0	0	225	
0730-0745	0	204	65	1	5	4	0	0	1	1	0	0	0	281	
0745-0800	0	160	51	3	3	7	0	0	1	0	0	0	0	225	875
0800-0815	0	117	40	1	5	6	2	2	1	1	0	0	0	175	
0815-0830	0	65	46	1	3	3	0	0	1	1	0	0	0	120	
0830-0845	0	83	31	0	2	4	1	0	0	0	0	0	0	121	
0845-0900	1	70	39	1	4	7	0	2	0	0	0	0	0	124	540
0900-0915	0	51	21	1	2	2	0	1	3	0	0	0	0	81	
0915-0930	0	72	36	0	2	6	0	0	3	0	0	0	0	119	
0930-0945	2	61	36	0	2	2	0	0	0	0	0	0	0	103	
0945-1000	0	72	34	0	2	8	0	0	1	0	0	0	0	117	420
1000-1015	0	55	25	0	4	4	0	0	2	0	0	0	0	90	
1015-1030	0	46	28	0	2	6	0	0	1	0	0	0	0	83	
1030-1045	0	60	31	0	3	3	0	0	1	0	0	0	0	98	
1045-1100	0	66	33	0	4	2	0	2	3	0	0	0	0	110	
1100-1115	0	70	40	0	4	5	0	1	1	0	0	0	0	121	
1115-1130	0	64	37	1	2	5	0	0	3	0	0	0	0	112	
1130-1145	0	74	41	0	3	2	0	0	1	0	0	0	0	121	
1145-1200	0	80	32	1	2	3	0	1	1	1	0	0	0	121	475
1200-1215	0	76	22	1	3	3	0	2	0	0	0	0	0	107	
1215-1230	0	88	40	1	4	5	0	1	1	0	0	0	0	120	
1230-1245	0	99	40	2	2	3	0	2	1	0	0	0	0	147	
1245-1300	0	84	38	0	1	5	0	1	2	0	0	0	0	131	505
1300-1315	0	75	39	0	1	2	0	0	0	0	0	0	0	117	
1315-1330	1	62	42	1	2	6	0	0	1	0	0	0	0	115	
1330-1345	1	70	32	0	0	2	0	1	4	0	0	0	0	110	
1345-1400	1	76	28	1	2	2	0	0	0	0	0	0	0	110	452
1400-1415	1	83	36	1	1	5	0	1	4	0	0	0	0	132	
1415-1430	1	95	31	1	2	5	0	3	1	0	0	0	0	139	
1430-1445	1	118	36	1	0	1	0	0	4	0	0	0	0	161	
1445-1500	2	135	32	23	3	3	0	0	0	0	0	0	0	198	630
1500-1515	0	177	39	9	1	2	0	0	0	0	0	0	0	228	
1515-1530	0	139	40	0	0	3	0	1	3	0	0	0	0	186	
1530-1545	0	108	37	3	1	2	0	0	5	0	0	0	0	156	
1545-1600	0	103	47	3	1	2	0	0	0	0	0	0	0	156	726
1600-1615	1	120	38	0	3	1	0	2	1	0	0	0	0	166	
1615-1630	0	111	41	1	3	3	0	0	1	0	0	0	0	160	
1630-1645	0	131	52	1	4	3	0	0	0	0	0	0	0	191	
1645-1700	1	169	55	0	1	1	0	1	1	0	0	0	0	229	746
1700-1715	1	137	65	1	1	1	0	1	0	0	0	0	0	207	
1715-1730	0	153	55	0	3	0	0	0	0	0	0	0	0	211	
1730-1745	1	125	43	0	3	1	0	0	0	0	0	0	0	173	
1745-1800	1	134	62	0	0	0	0	2	0	0	0	0	0	199	790
1800-1815	1	113	61	0	3	2	0	0	0	0	0	0	0	180	
1815-1830	1	98	59	0	3	1	0	1	0	0	0	0	0	163	
1830-1845	0	93	54	0	0	1	0	0	1	0	0	0	0	149	
1845-1900	0	107	42	0	1	0	0	0	0	0	0	0	0	150	
1900-1915	1	75	29	0	2	0	0	0	0	0	0	0	0	107	642
1915-1930	0	65	33	0	0	0	0	1	0	0	0	0	0	99	
1930-1945	0	68	27	1	2	0	0	0	0	0	0	0	0	98	
1945-2000	0	82	16	0	1	0	0	0	0	0	0	0	0	99	403
2000-2015	0	87	5	0	1	0	0	0	0	0	0	0	0	93	
2015-2030	0	84	2	0	1	0	0	0	0	0	0	0	0	87	
2030-2045	0	71	0	0	0	0	0	0	0	0	0	0	0	71	
2045-2100	0	73	2	0	0	0	0	0	0	0	0	0	0	75	326
2100-2115	0	59	1	0	0	0	0	0	0	0	0	0	0	60	
2115-2130	0	39	0	0	0	0	0	0	0	0	0	0	0	39	
2130-2145	0	31	0	0	2	0	0	0	0	0	0	0	0	33	
2145-2200	0	34	0	0	0	0	0	0	0	0	0	0	0	34	166
2200-2215	0	24	0	0	0	0	0	1	0	0	0	0	0	25	
2215-2230	0	27	0	0	0	0	0	0	0	0	0	0	0	27	
2230-2245	0	29	0	0	0	0	0	0	0	0	0	0	0	29	
2245-2300	0	14	0	0	0	0	0	0	0	0	0	0	0	14	95
2300-2315	0	14	4	0	1	0	0	0	1	0	0	0	0	20	
2315-2330	0	12	5	0	0	0	0	0	0	0	0	0	0	17	
2330-2345	0	5	2	0	0	0	0	0	0	0	0	0	0	7	
2345-0000	0	6	0	0	0	0	0	0	0	0	0	0	0	6	50

Session Total	19	6020	2184	76	126	162	3	31	57	5	1	0	0	8684
Session Average	0.20	62.71	22.75	0.79	1.31	1.69	0.03	0.32	0.59	0.05	0.01	0.00	0.00	90.46
Session Percentage	0.22	69.32	25.15	0.88	1.45	1.87	0.03	0.36	0.66	0.06	0.01	0.00	0.00	
AM Peak Hour	0845-0945	0715-0815	0730-0830	0615-0715	0730-0830	0715-0815	0745-0845	0800-0900	0830-0930	0715-0815	0545-0645	-	-	0715-0815
AM Peak Volume	3	654	202	13	16	22	3	5	6	3	1	0	0	906
Noon Peak Hour	1400-1500	1430-1530	1230-1330	1445-1545	1000-1100	1015-1115	-	1145-1245	1315-1415	1100-1200	-	-	-	1430-1530
Noon Peak Volume	5	569	159	35	13	16	0	6	9					

Bi-Directional Class Count || Volume Summary 15min



www.marrtraffic.com

Dawsonville, GA

Site 1

Dawson Forest Rd E,
west of Goodson Rd

Date

Tuesday, September 28, 2021

Weather

Fair
73°F

Lat/Long

34.349107°, -84.109646°

0000 - 2400 (Weekday 24h Session) (09-28-2021)

Volume Summary 15min

TIME	Volume Summary 15min		15min Total	60min Total
	EB	WB		
0000 - 0015	3	3	6	
0015 - 0030	2	2	4	
0030 - 0045	0	3	3	
0045 - 0100	2	2	4	17
0100 - 0115	2	1	3	
0115 - 0130	0	2	2	
0130 - 0145	4	3	7	
0145 - 0200	0	3	3	15
0200 - 0215	1	2	3	
0215 - 0230	3	1	4	
0230 - 0245	1	1	2	
0245 - 0300	4	1	5	14
0300 - 0315	1	0	1	
0315 - 0330	1	2	3	
0330 - 0345	1	3	4	
0345 - 0400	0	2	2	10
0400 - 0415	0	0	0	
0415 - 0430	3	4	7	
0430 - 0445	7	2	9	
0445 - 0500	9	2	11	27
0500 - 0515	5	5	10	
0515 - 0530	10	10	20	
0530 - 0545	8	4	12	
0545 - 0600	19	19	38	80
0600 - 0615	12	26	38	
0615 - 0630	40	32	72	
0630 - 0645	34	32	66	
0645 - 0700	54	69	123	299
0700 - 0715	52	92	144	
0715 - 0730	107	118	225	
0730 - 0745	154	127	281	
0745 - 0800	125	100	225	875
0800 - 0815	88	87	175	
0815 - 0830	63	57	120	
0830 - 0845	70	51	121	
0845 - 0900	74	50	124	540
0900 - 0915	37	44	81	
0915 - 0930	69	50	119	
0930 - 0945	66	37	103	
0945 - 1000	67	50	117	420
1000 - 1015	47	43	90	
1015 - 1030	45	38	83	
1030 - 1045	53	45	98	
1045 - 1100	65	45	110	381
1100 - 1115	58	63	121	
1115 - 1130	65	47	112	
1130 - 1145	65	56	121	
1145 - 1200	64	57	121	475

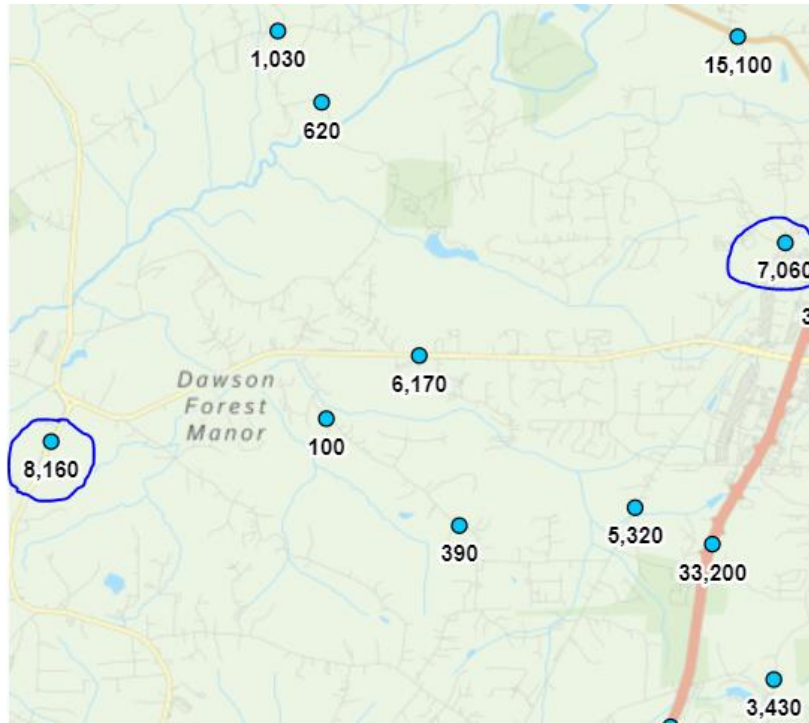
Time	Volume Summary 15min		15min Total	60min Total
	EB	WB		
1200 - 1215	63	44	107	
1215 - 1230	61	59	120	
1230 - 1245	82	65	147	
1245 - 1300	70	61	131	505
1300 - 1315	64	53	117	
1315 - 1330	63	52	115	
1330 - 1345	55	55	110	
1345 - 1400	48	62	110	452
1400 - 1415	71	61	132	
1415 - 1430	64	75	139	
1430 - 1445	69	92	161	
1445 - 1500	103	95	198	630
1500 - 1515	130	98	228	
1515 - 1530	104	82	186	
1530 - 1545	97	59	156	
1545 - 1600	88	68	156	726
1600 - 1615	77	89	166	
1615 - 1630	86	74	160	
1630 - 1645	96	95	191	
1645 - 1700	126	103	229	746
1700 - 1715	117	90	207	
1715 - 1730	114	97	211	
1730 - 1745	94	79	173	
1745 - 1800	106	93	199	790
1800 - 1815	91	89	180	
1815 - 1830	79	84	163	
1830 - 1845	80	69	149	
1845 - 1900	74	76	150	642
1900 - 1915	54	53	107	
1915 - 1930	48	51	99	
1930 - 1945	54	44	98	
1945 - 2000	54	45	99	403
2000 - 2015	48	45	93	
2015 - 2030	36	51	87	
2030 - 2045	30	41	71	
2045 - 2100	29	46	75	326
2100 - 2115	25	35	60	
2115 - 2130	13	26	39	
2130 - 2145	6	27	33	
2145 - 2200	15	19	34	166
2200 - 2215	13	12	25	
2215 - 2230	9	18	27	
2230 - 2245	17	12	29	
2245 - 2300	6	8	14	95
2300 - 2315	4	16	20	
2315 - 2330	5	12	17	
2330 - 2345	2	5	7	
2345 - 0000	4	2	6	50

Session Total	4504	4180	8684
Session Average	46.92	43.54	90.46
Session Percentage	51.87	48.13	

Appendix D


GDOT Traffic Data

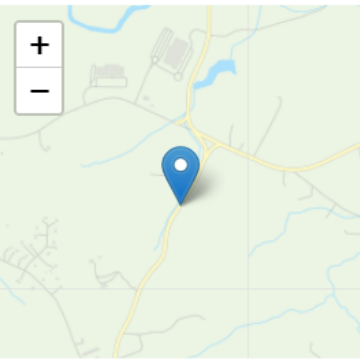
Location Map of GDOT Count Stations



000085_0101 - 085-0101
Description: BEG FORSYTH 117
County: Dawson
Route number: 0000900
LRS section: 085100900
Functional class: 6U - Minor Collector (Urban)
Coordinates: 34.3473147331233, -84.1152072446982

Site Data






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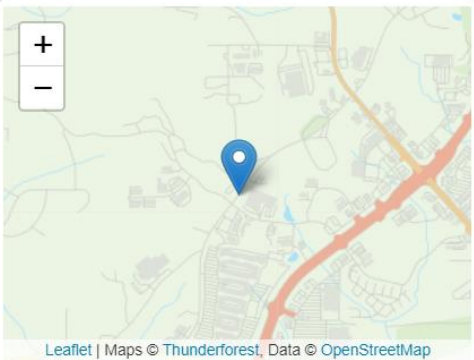
Count History

Year	Month	Count type	Duration	Count
2021	May	Class	48 hours	8108
2019	January	Volume	48 hours	8814
2015	May	Class	48 hours	7454
2013	November	Volume	48 hours	6764
2011	August	Class	48 hours	6645
2010	July	Class	48 hours	6610

000085_0202 - 085-0202
Description: Lumpkin Camp Ground Rd
County: Dawson
Route number: 00022300
LRS section: 0852022300
Functional class: 6U - Minor Collector (Urban)
Coordinates: 34.36235361, -84.04782588

Site Data





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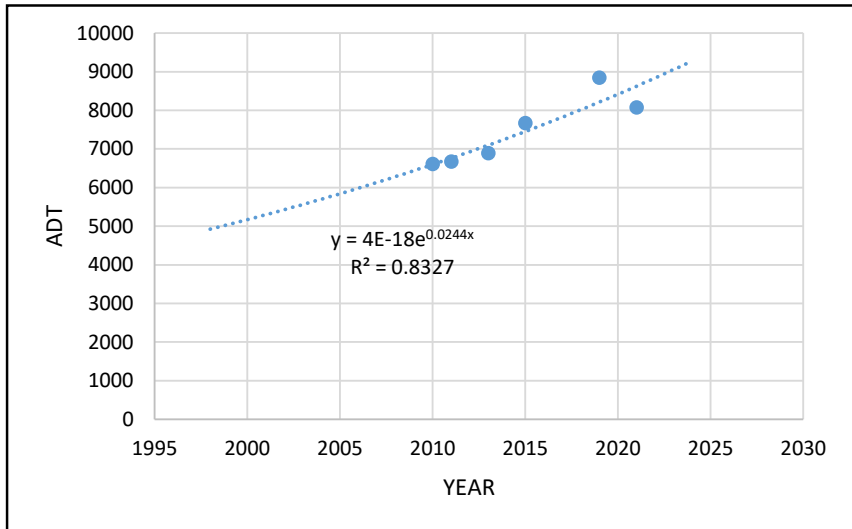
Count History

Year	Month	Count type	Duration	Count
2018	May	Volume	48 hours	8228
2015	May	Volume	48 hours	6665
2011	August	Volume	48 hours	7086

Count Station: GDOT #085-0101
 Street: SR 9
 Location: South of Dawson Forest Road
 Source: GDOT

YEAR	ADT	TREND
1998		4900
1999		5000
2000		5200
2001		5300
2002		5400
2003		5600
2004		5700
2005		5800
2006		6000
2007		6100
2008		6300
2009		6400
2010	6616	6600
2011	6673	6800
2012		6900
2013	6896	7100
2014		7300
2015	7670	7500
2016		7600
2017		7800
2018		8000
2019	8845	8200
2020		8400
2021	8081	8600
2022		8800
2023		9100
2024		9300

11-Years of Count Data
Trend Annual Historic Compound Growth Rate
 3.46%



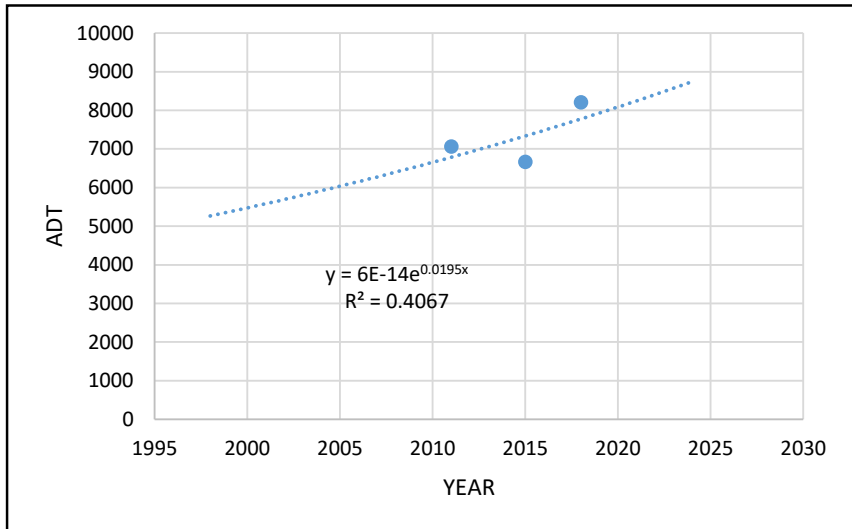
Count Station: GDOT #085-0202
 Street: Lumpkin Campground Road
 Location: North of Dawson Forest Road
 Source: GDOT

YEAR	ADT	TREND
1998		5300
1999		5400
2000		5500
2001		5600
2002		5700
2003		5800
2004		5900
2005		6000
2006		6200
2007		6300
2008		6400
2009		6500
2010		6700
2011	7066	6800
2012		6900
2013		7100
2014		7200
2015	6668	7300
2016		7500
2017		7600
2018	8210	7800
2019		7900
2020		8100
2021		8200
2022		8400
2023		8600
2024		8700

7-Years of Count Data

Trend Annual Historic Compound Growth Rate

2.99%



Appendix E

Intersection Volume Development

Traffic Impact Study
 Leblanc Tract Development
 Intersection Traffic Volumes

Intersection: #1 - Dawson Forest Road at Proposed Driveway

A.M. PEAK HOUR

Condition	Proposed Driveway				N/A				Dawson Forest Road			Dawson Forest Road		
	Northbound				Southbound				Eastbound			Westbound		
	U-turn	L	T	R	U-turn	L	T	R	L	T	R	L	T	R
Existing Volumes (2021)										474			432	
Annual Growth Rate	2.5%	2.5%	2.5%	2.5%	2.5%	2.5%	2.5%	2.5%	2.5%	2.5%	2.5%	2.5%	2.5%	2.5%
Growth Factor	1.104	1.104	1.104	1.104	1.104	1.104	1.104	1.104	1.104	1.104	1.104	1.104	1.104	1.104
Base Condition (2025)	0	0	0	0	0	0	0	0	0	523	0	0	477	0
Project Trips:														
Trip Distribution IN											30%		70%	
Trip Distribution OUT		30%		70%										
Residential Trips	0	62	0	144	0	0	0	0	0	0	21	48	0	0
Total Project Trips	0	62	0	144	0	0	0	0	0	0	21	48	0	0
Buildout Total (2025)	0	62	0	144	0	0	0	0	0	523	21	48	477	0

P.M. PEAK HOUR

Condition	Proposed Driveway				N/A				Dawson Forest Road			Dawson Forest Road		
	Northbound				Southbound				Eastbound			Westbound		
	U-turn	L	T	R	U-turn	L	T	R	L	T	R	L	T	R
Existing Volumes (2021)										453			385	
Annual Growth Rate	2.5%	2.5%	2.5%	2.5%	2.5%	2.5%	2.5%	2.5%	2.5%	2.5%	2.5%	2.5%	2.5%	2.5%
Growth Factor	1.104	1.104	1.104	1.104	1.104	1.104	1.104	1.104	1.104	1.104	1.104	1.104	1.104	1.104
Base Condition (2025)	0	0	0	0	0	0	0	0	0	500	0	0	425	0
Project Trips:														
Trip Distribution IN											30%		70%	
Trip Distribution OUT		30%		70%										
Residential Trips	0	41	0	95	0	0	0	0	0	0	69	161	0	0
Total Project Trips	0	41	0	95	0	0	0	0	0	0	69	161	0	0
Buildout Total (2025)	0	41	0	95	0	0	0	0	0	500	69	161	425	0

Appendix F
Capacity Analysis Reports
Future Build Conditions – Year 2025

Intersection						
Int Delay, s/veh	3.6					
Movement	EBT	EBR	WBL	WBT	NBL	NBR
Lane Configurations	↑	↗	↘	↑	↘	↗
Traffic Vol, veh/h	523	21	48	477	62	144
Future Vol, veh/h	523	21	48	477	62	144
Conflicting Peds, #/hr	0	0	0	0	0	0
Sign Control	Free	Free	Free	Free	Stop	Stop
RT Channelized	-	None	-	None	-	None
Storage Length	-	150	150	-	0	0
Veh in Median Storage, #	0	-	-	0	0	-
Grade, %	0	-	-	0	0	-
Peak Hour Factor	92	92	92	92	92	92
Heavy Vehicles, %	2	2	2	2	2	2
Mvmt Flow	568	23	52	518	67	157

Major/Minor	Major1	Major2	Minor1	Minor2	Minor3
Conflicting Flow All	0	0	591	0	1190
Stage 1	-	-	-	-	568
Stage 2	-	-	-	-	622
Critical Hdwy	-	-	4.12	-	6.42
Critical Hdwy Stg 1	-	-	-	-	5.42
Critical Hdwy Stg 2	-	-	-	-	5.42
Follow-up Hdwy	-	-	2.218	-	3.518
Pot Cap-1 Maneuver	-	-	985	-	207
Stage 1	-	-	-	-	567
Stage 2	-	-	-	-	535
Platoon blocked, %	-	-	-	-	-
Mov Cap-1 Maneuver	-	-	985	-	196
Mov Cap-2 Maneuver	-	-	-	-	196
Stage 1	-	-	-	-	567
Stage 2	-	-	-	-	507

Approach	EB	WB	NB
HCM Control Delay, s	0	0.8	20.2
HCM LOS			C

Minor Lane/Major Mvmt	NBLn1	NBLn2	EBT	EBR	WBL	WBT
Capacity (veh/h)	196	522	-	-	985	-
HCM Lane V/C Ratio	0.344	0.3	-	-	0.053	-
HCM Control Delay (s)	32.7	14.8	-	-	8.9	-
HCM Lane LOS	D	B	-	-	A	-
HCM 95th %tile Q(veh)	1.4	1.3	-	-	0.2	-

Intersection						
Int Delay, s/veh	3.6					
Movement	EBT	EBR	WBL	WBT	NBL	NBR
Lane Configurations	↑	↗	↘	↑	↘	↗
Traffic Vol, veh/h	500	69	161	425	41	95
Future Vol, veh/h	500	69	161	425	41	95
Conflicting Peds, #/hr	0	0	0	0	0	0
Sign Control	Free	Free	Free	Free	Stop	Stop
RT Channelized	-	None	-	None	-	None
Storage Length	-	150	150	-	0	0
Veh in Median Storage, #	0	-	-	0	0	-
Grade, %	0	-	-	0	0	-
Peak Hour Factor	92	92	92	92	92	92
Heavy Vehicles, %	2	2	2	2	2	2
Mvmt Flow	543	75	175	462	45	103

Major/Minor	Major1	Major2	Minor1			
Conflicting Flow All	0	0	618	0	1355	543
Stage 1	-	-	-	-	543	-
Stage 2	-	-	-	-	812	-
Critical Hdwy	-	-	4.12	-	6.42	6.22
Critical Hdwy Stg 1	-	-	-	-	5.42	-
Critical Hdwy Stg 2	-	-	-	-	5.42	-
Follow-up Hdwy	-	-	2.218	-	3.518	3.318
Pot Cap-1 Maneuver	-	-	962	-	165	540
Stage 1	-	-	-	-	582	-
Stage 2	-	-	-	-	437	-
Platoon blocked, %	-	-	-	-	-	-
Mov Cap-1 Maneuver	-	-	962	-	135	540
Mov Cap-2 Maneuver	-	-	-	-	135	-
Stage 1	-	-	-	-	582	-
Stage 2	-	-	-	-	357	-

Approach	EB	WB	NB
HCM Control Delay, s	0	2.6	22.6
HCM LOS			C

Minor Lane/Major Mvmt	NBLn1	NBLn2	EBT	EBR	WBL	WBT
Capacity (veh/h)	135	540	-	-	962	-
HCM Lane V/C Ratio	0.33	0.191	-	-	0.182	-
HCM Control Delay (s)	44.3	13.2	-	-	9.6	-
HCM Lane LOS	E	B	-	-	A	-
HCM 95th %tile Q(veh)	1.3	0.7	-	-	0.7	-



MEMORANDUM

TO: Sharon Farrell, Director
Dawson County Planning and Development
Other Interested Parties

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

DATE: October 18, 2021

SUBJECT: DRI Project Review, Dawson County

PROJECT: DRI-3466, Leblanc Tract

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

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



DRI #3466 – Leblanc Tract

STATEMENT OF FINDING

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

Summary of Staff Review

- The proposal calls for a 160 acre “conservation design” subdivision consisting of 379 lots.
- The development sits approximately 3.5 miles west of the GA 400 commercial power centers anchored by the North Georgia Premium Outlets. It is located at the intersection of Dawson Forest Road, a growing residential arterial stretching from GA 400, and SR9, a minor north/south arterial reaching up to Dawsonville. The intersection is just near the Dawson Middle School-Riverview Elementary campus. Overall, the subject property is within a major development corridor for the county and has been targeted by local plans for comparable scale activity. ***No regional concerns regarding utilities.***
- The proposal projects approximately 25% impervious surface coverage, the rest being a combination of preserved greenspace, detention areas, and speculative private yards. According to the application, the proposal “*will maintain stream buffers and direct storm drainage into detention and water quality facilities. No impacts to streams or wetlands are proposed.*” These are designed around the perennial and intermittent streams on site. While no State Vital areas are listed on site, the property is within the Etowah River drainage basin and part of an area projected to see more development, so best management practices concerning runoff management are recommended.

While the concept of preserved greenspace is ideal, there is some concern about the application. Specifically, the mechanism to ensure the land will remain undeveloped and protected from unpermitted disturbance and erosion. Since these places do not appear to be programed for passive use, the County will want assurances the parcels will remain natural in perpetuity. ***Assuming compliance with all applicable federal, State and local regulations, there are no regional concerns regarding environmental protection.***



- According to the application: *“A formal traffic study hasn’t been performed. Traffic is anticipated to access Dawson Forest Rd with an emergency only entry/exit on Goodson Rd. The only access improvements anticipated is a right-in decel lane and the addition of a left turn lane on Dawson Forest Rd. The adjoining intersection of SR 9 & Dawson Forest Rd has recently been improved with two adjacent round-a-bouts.”* The project is projected to generate over 3,600 vehicle trips per day, with peak hour counts ranging from approximately 140 to 250 trips.

Conventional subdivision standards promote a minimum of two access points for any development over 50 units, both to relieve traffic flow and provide alternate route options for emergency vehicles. For subdivisions of this size and lacking pedestrian connectivity to neighboring activity centers, two or three access points would be considered critical to avoid creating interior traffic hazards (such as bottlenecking) near the sole intersection access. Given the property abuts Goodson Road to the east there is ample opportunity to create at least one more access point, which should be a given. Further, if the County eventually projects sidewalks or trails along Dawson Forest Road, then they should work with the developer to provide interior sidewalks along at least one side of the major streets with the ambition of someday allowing pedestrians to travel from this subdivision to the nearby parks and schools.

There are no regional concerns regarding traffic or transportation infrastructure, but a strong recommendation to include at least one more access point.

- ***Additional Note:*** The application materials promote the project as a “conservation subdivision.” We take this to mean a conservation design style project that is focused on preserving undeveloped greenspace. The idea is one heavily supported by the GMRC and we applaud the intention, but it should be noted that such residential developments also typically employ other measures to ensure not only the integrity of the greenspace but also the viability of the housing units. Such developments provide a range of housing models and price points, so that the market for the community can rise beyond simply the lowest economic tier, and they feature a variety of publicly accessible amenity areas, so that in lieu of larger private lots the residents can still enjoy spaces for recreation and socializing. Given the inherent site restrictions, as shown the proposal appears less like a conservation design development but more like a cluster housing project with a bonus parcel left undeveloped. The County should work with the developer to find ways to introduce defined amenity spaces and either a variety of housing price points or some design standards that ensure this doesn’t become a minimalist development.



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

Outside Comments Received

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

- Gilmer County



**Georgia Mountains
Regional Commission**

DEVELOPMENTS OF REGIONAL IMPACT
Comments Form

Project Name: **Leblanc Tract**

Project I.D.: **DRI-3466**

Name of Commenting Organization: Gilmer County Planning and Zoning

Address: 1 Broad Street

Suite 002

Ellijay, Ga. 30540

Contact Person: Karen Henson

Telephone No.: 706-635-3406

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

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

The residents will travel to Gilmer County for tourism / agritourism purposes, which will be a positive effect on Gilmer County.

Form Completed By: Karen Henson

Title: Director

Signature: *Karen Henson*

Date: 10/05/2021

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

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

Comments Due By: **October 16, 2021**



**DAWSON COUNTY PLANNING COMMISSION
PLANNING STAFF REPORT**

Applicant.....King Consulting and Development

Amendment #.....ZA 21-21 & VR 21-18

Request #1Rezone the property from R-A (Residential Agricultural) to RS 3 (Residential Suburban 3)

Request #2Variance from the Dawson County Subdivision Regulations Article X, Section 1008 D

Proposed Use.....To develop 379 Single-Family residences with a reduction of minimum lot width requirement reduction

Current Zoning.....R-A (Residential Agricultural)

Size160.63± acres

LocationGoodson Rd./Hwy 9 South/Dawson Forest Rd.

Tax Parcel.....098-015, 098-016-001, 098-016-002

Planning Commission DateOctober 19, 2021

Board of Commissioners Date.....November 18, 2021

Applicant Proposal

Develop a 379-lot single family residential community leaving approximately 80 acres that will be dedicated as conservation land.

Site Characteristics:

No flood zones have been identified on the property. The topography of the site varies from roughly 1150 Elev. along Dawson Forest Rd. to 1255 Elev. in the interior of the project site. Lots are expected to be graded to elevations of a maximum of 1220 to around 1170 Elev.

Existing Land Uses

The current use of the property has two single-family residences on two of the parcels with remainder being vacant wooded land.

Adjacent Land Uses	Existing zoning	Existing Use
North	R-A	Single Family
South	R-A	Single Family Residential/Vacant
East	RS	Residential
West	RSR	Vacant

Development Support and Constraints

Subject property is bordered by GA Hwy 9, Dawson Forest Road and Goodson Road, adequate ingress and egress from the property is possible. The property is in proximity to two schools Riverview Elementary and Dawson County Middle School and within 0.25 miles of Fire Station #7.

While additional traffic in the area is concerning, the intersection of Dawson Forest Road and GA Hwy 9 has recently been improved to a double roundabout facilitating increased traffic flow.

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

According to the Comprehensive Plan and accompanying FLUP (Future Land Use Plan), the subject property is identified as Light Industrial and Mixed Use Village. Industrial districts are established where some light industrial operations such as warehousing and low intensity manufacturing can occur without objectionable impacts such as noise, vibration, smoke, dust, gas, fumes, odors, and radiation and that do not create fire or explosion hazards or other objectionable conditions. They are to be located in areas with close proximity to arterial highways and/or adjacent access roads, with particular attention paid to traffic patterns and schedules for any heavy freight vehicles. The Mixed Use Village development pattern consists of sites of local cultural significance that will experience growth related to the cultural resources. These areas in the future will include a mixture of uses that support the cultural resources This project is thus partially relatable to the residential component of the Mixed Use Village development pattern. However, no other relationships to either the Light Industrial and Mixed Use Village development patterns exist.

Public Facilities/Impacts

Engineering Department – No comments returned as of 10/14/2021

Environmental Health Department – No comments returned due to the project facilitating public water and sewer.

Emergency Services – “These comments are preliminary observations only (based on information included in the application), and should not be construed as a final position from this office on all matters related to the proposed property development.

- 1) All apparatus access roads within the proposed development shall conform to the requirements of IFC Appendix D for width, hydrants, no parking, turnarounds, etc.
- 2) Dawson County Fire Ordinance Sect. 22-22(a) requires a minimum 1-hour fire resistance rating of paralleling exterior walls within 25 feet of a lot line and/or 20 feet of another occupiable structure.”

Etowah Water & Sewer Authority- “Water main and sewer upgrades and extensions will be necessary to serve the project per EWSA specifications t the developer’s expense.”

Dawson County Sheriff’s Office – No comments returned as of 10/14/2021

GDOT: “Further coordination with GDOT will be necessary for this project.”

Dawson County Board of Education- No improvements planned and teachers will be added as needed.

	D.C. High School	D.C. Jr. High School	D.C. Middle School	Riverview Elementary
Recommend Capacity	1400	725	725	725
Latest Enrollment	824	575		402

Zoning Element of Request:

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

A. The existing uses and classification of nearby property.

The surrounding uses of the adjoining properties are RA, RSR and a vacant parcel zoned C-HB.

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

There should be no diminished values to the surrounding properties.

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

There should be no destruction of property values.

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

Theoretically, increased property values due to the construction of this project, as opposed to vacant land may be a gain to the public. However, industrial development has less of a level of service burden on the tax digest. Development of properties designated as *Light Industrial* on the Future Land Use Plan as industrial aides in covering the public expenditures of residential growth.

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

The property is suitable for the proposed land use classification due to close proximity other properties of the same use. However, constraints of the surrounding roadways should be considered.

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

The property was used as single family from the late 1980's to the present.

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

There are no hardships associated with the parcel that have been documented by the applicant.

Variance Element of Request:

The applicant is requesting a reduction of lot widths for internal subdivided parcels from 60 feet as required Article X Section 1003.D. of the Subdivision Regulations to 50 feet in width.

Applicant Criteria of Need

To be considered for a variance, the following four (4) criteria must be addressed:

That a strict or literal interpretation and enforcement of the specified standard or requirement would result in practical difficulty or unnecessary hardship; and a strict and literal interpretation of the code would not allow the proposed to occur:

A strict and literal interpretation and enforcement of Article X, Section 1003.D. of Subdivision Regulations will result in the applicant's inability to subdivide the property to the extent they desire. There are no hardships associated with the development of 60-foot lot widths.

That there are exceptional or extraordinary circumstances or conditions applicable to the property involved or to the intended use of the property which do not apply generally to other properties in the same district.

There are no extraordinary circumstances or conditions associated with lot widths, conversely a narrow lot size may cause future hardships for homeowners.

The granting of the variance will not be detrimental to the public health, safety, or welfare or materially injurious to properties or improvements in the near vicinity; and

No detriment to the public health, safety or welfare nor any materially injurious effects to the near vicinity have been noted.

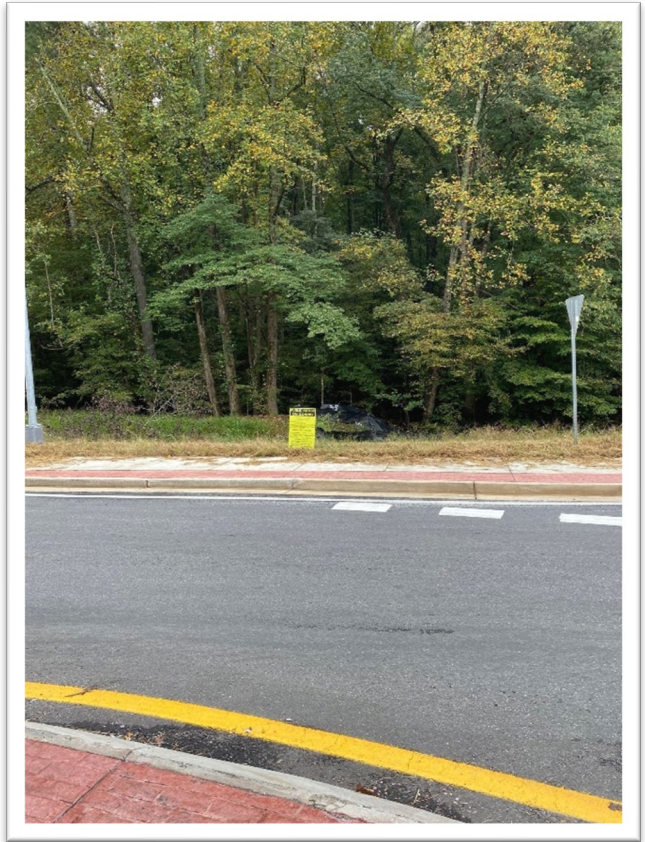
That the granting of the variance would support general objectives contained within this Resolution.

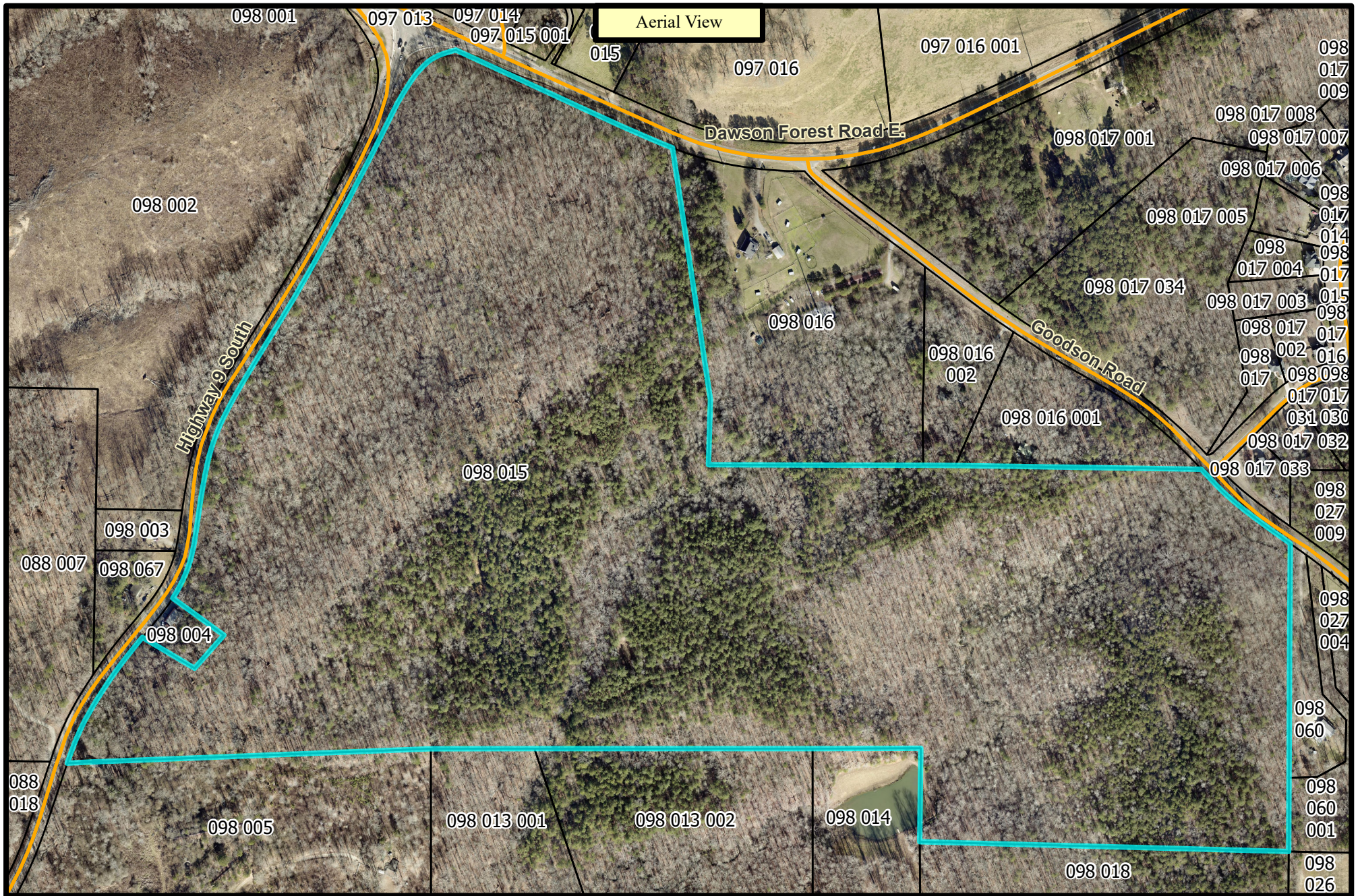
The objectives of providing appropriate lot widths for housing separation could still be met by the application of the requested variance with narrow lot designed homes. The conservation of acreage proposed by the concept plan supports the concept of narrow lots.

ANALYSIS


This property appears to be suitable for the residential use requested and a variance to lot widths would provide the developer with the opportunity to increase the number of lots which would the developer suggests would increase marketability due to current housing trends for smaller lots. The proposal is consistent both with current housing trends in the area but not with the FLUP which targets the area for light industrial development and mixed use commercial/residential. The targeted future use of light industrial was most probably due to the size of the parcel and its proximity to both GA. Hwy. 9 and GA. 400 however the trend for the area appears to be towards residential housing rather than commercial/industrial growth.


Pictures of Property/ Posted Public Hearing Signs:



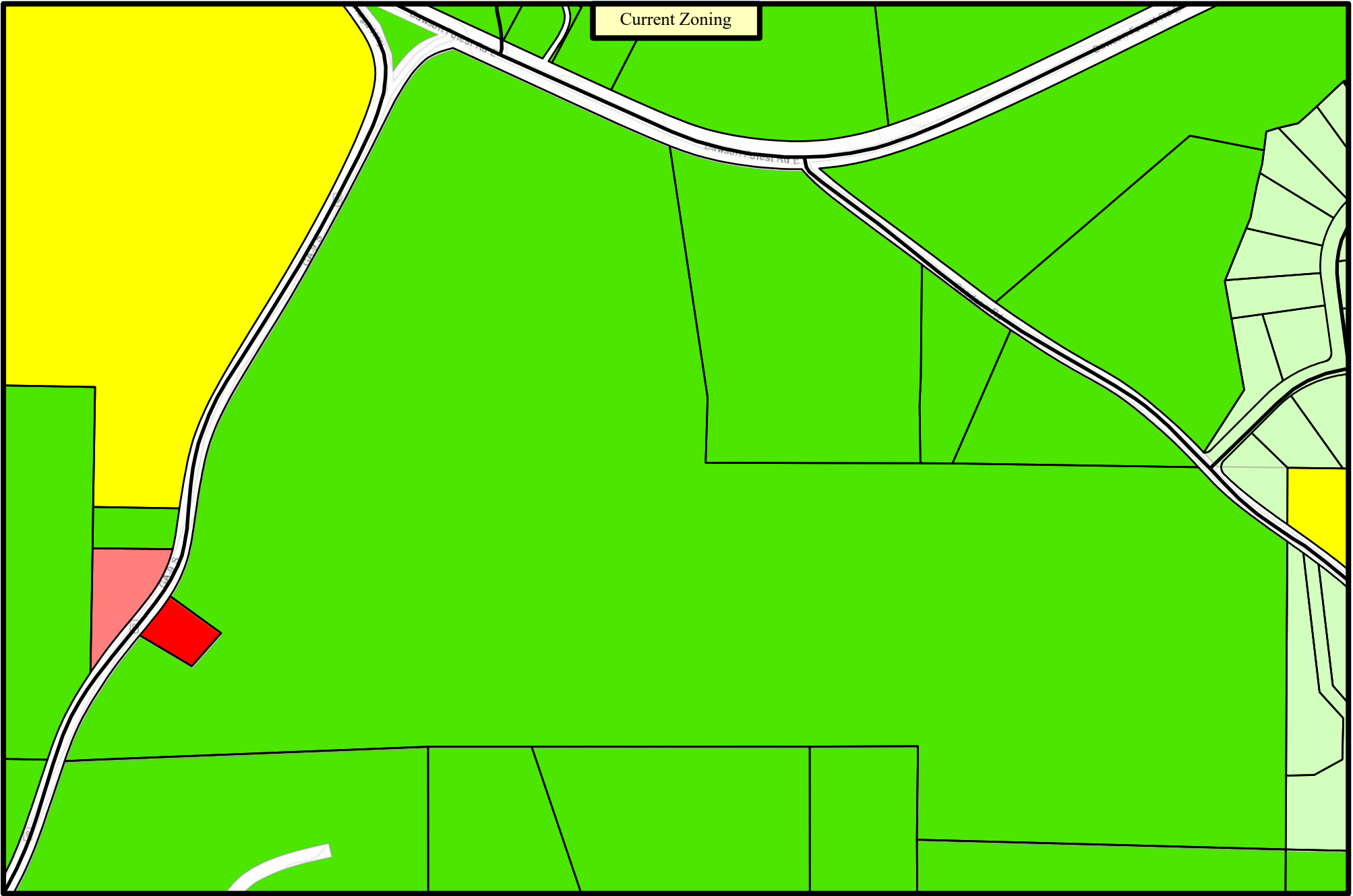


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N

 Scale: 1:6,760

Dawson County
 Planning and Development

 Staff Report

Parcel #: 098-015
 Current Zoning: RA
 FLU: LI
 Application #: ZA 21-21 &
 VR 21-18



Current Zoning



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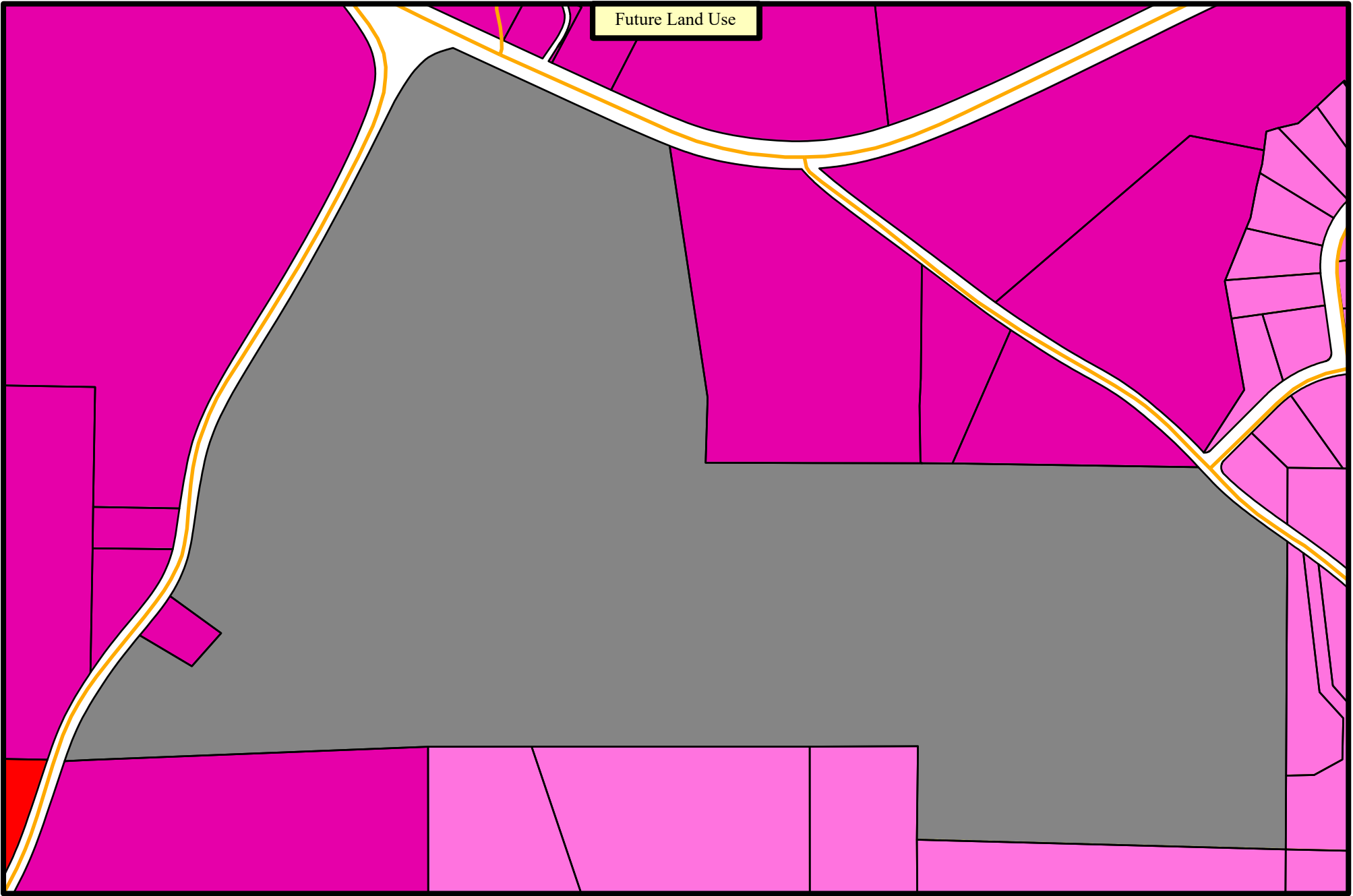
Dawson County

Planning and Development

149

Site Report


Parcel #: 098-015
Current Zoning: RA
FLU: LI
Application #: ZA 21-21 & VR 21-18




Future Land Use

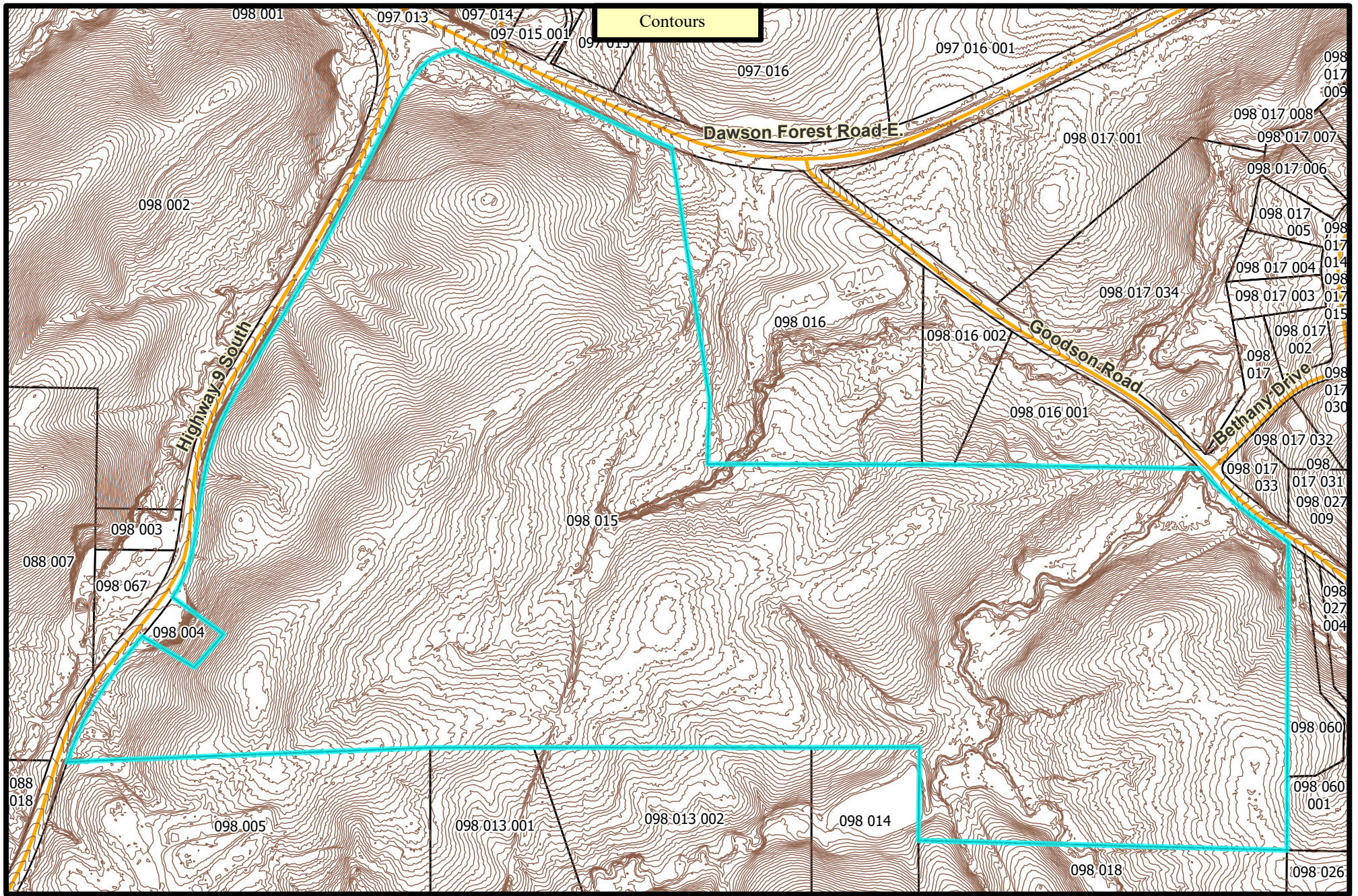


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 Scale: 1:6,760

Dawson County
 Planning and Development

 Staff Report

Parcel #: 098-015
 Current Zoning: RA
 FLU: LI
 Application #: ZA 21-21 & VR 21-18



Contours

Dawson County
 Planning and Development
 151
 Staff Report

Parcel #: 098-015
 Current Zoning: RA
 FLU: LI
 Application #: ZA 21-21 &
 VR 21-18



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 Scale: 1:6,760

DENIAL

PUBLIC HEARING OF REZONING REQUEST

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

ZA #: 21-21 + VR 21-18 DATE OF HEARING: 10-19-21

Applicant's Name: Jim King

Address: 131 Prominence Ct. Ste. 230 Dawsonville, GA 30534

Tax Map Parcel & Parcel Number: 098-015-098-016-001 Parcel Currently Zoned: RA
+ 098-016-008

Rezoning Requested: RSB

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

- A. Affect the property values of surrounding property.
- B. Affect the health, safety or general welfare of the public.
- C. Impose any special hardships on the surrounding property owners.
- D. The subject property is suited for the proposed land use.

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


Chairman Jason Hamby
Dawson County Planning Commissioner

10-19-21
Date

DAWSON COUNTY REZONING APPLICATION

This portion to be completed by Zoning Administrator

ZA SU 21-07 Tax Map & Parcel # (TMP): 049 001

Submittal Date: 10/8/2021 Time: _____ am/pm Received by: hg (staff initials)

Fees Assessed: _____ Paid: _____ Commission District: _____

Planning Commission Meeting Date: November 16, 2021

Board of Commissioners Meeting Date: December 16, 2021

APPLICANT INFORMATION (or Authorized Representative)

Printed Name: Greg Spence

Address: _____

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

Status: Owner Authorized Agent Lessee Option to purchase

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

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

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

Meeting Date: _____ Applicant Signature: _____

PROPERTY OWNER/PROPERTY INFORMATION

Name: Joyce S Hutcheson

Street Address of Property being rezoned: _____ Parcel ID# 049 001

Rezoning from: _____ to: _____ Total acreage being rezoned: 55 58.99

Directions to Property (if no address): _____

from 25 Justice Way, travel north on Shoal Creek Rd ~ 5.7 miles, right turn onto State Rt 342,

travel ~3.6 miles, turn right onto GA HWY-52. Site will be in wooded lot ~ 450ft on left

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

Current Use of Property: wooded

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

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

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

If yes, what section? North _____ South _____

SURROUNDING PROPERTY ZONING CLASSIFICATION:

North RA South RA East RA West RA

Future Land Use Map Designation: RA

Access to the development will be provided from:

Road Name: Georgia Hwy 52 Type of Surface: Gravel road

REQUESTED ACTION & DETAILS OF PROPOSED USE

Rezoning to: _____ Special Use Permit for: Telecommunications Tower

Proposed Use:

Applicant plans to install a 195ft total height monopole tower for installation of antennas and equipment

Existing Utilities: Water Sewer Gas Electric

Proposed Utilities: Water Sewer Gas Electric

RESIDENTIAL

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

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

Type: Apartments Condominiums Townhomes Single-family Other

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

COMMERCIAL & INDUSTRIAL

Building area: _____ No. of Parking Spaces: _____

APPLICANT CERTIFICATION

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

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

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

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

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

Signature G. Sp...

Date 10/7/2021

Witness Carly Lagston

Date 10/7/2021

WITHDRAWAL

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

I hereby withdraw application # _____

Signature _____

Date _____

Withdrawal of Application:

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

ZA _____

TMP#: _____

List of Adjacent Property Owners

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

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

	<u>Name</u>	<u>Address</u>
TMP <u>028 007 002</u>	1. Clayton Long	57 Bearden Trail, Dawsonville, GA 30534
TMP <u>049 009 001</u>	2. Susan G Shadix	2498 Venture Drive, Gainesville, GA 30504
TMP <u>049 199</u>	3. Joel C Crotzer	117 New Hope Trail, Dawsonville, GA 30534
TMP <u>049 198</u>	4. Jennifer Majestic	234 Highway 52 East, Dawsonville, GA 30534
TMP <u>063 004</u>	5. Michael B Bilbrey	163 Highway 52, Dawsonville, GA 30534
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.

Dawson County, Georgia Board of Commissioners

Affidavit for Issuance of a Public Benefit

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

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

 X I am a United States citizen.

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

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

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

 N/A

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:

 Drivers License

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.

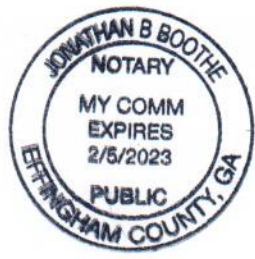
Executed in Savannah (city), Georgia (state)

 [Signature]
Signature of Applicant

 9/9/2021
Date

 Greg Spence
Printed Name

 Fort-Ed Telecom
Name of Business



SUBSCRIBED AND SWORN BEFORE ME ON
THIS 9 DAY OF September , 20 21

 [Signature] Notary Public

My Commission Expires: 2-5-23

(Seal)

DAWSON COUNTY VARIANCE APPLICATION

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

VR _____ Tax Map & Parcel # (TMP): _____
Current Zoning: _____ Commission District #: _____
Submittal Date: _____ Time: _____ am/pm Received by: _____ (staff initials)
Fees Assessed: _____ Paid: _____
Planning Commission Meeting Date: _____

APPLICANT INFORMATION (or Authorized Representative)

Printed Name: _____ Greg Spence _____
Address: _____
Phone: _____ Listed _____ Unlisted _____ Email: _____ Business _____ Personal _____
Status: [] Owner [X] Authorized Agent [] Lessee [] Option to purchase

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

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

PROPERTY INFORMATION

Street Address of Property: _____ Parcel ID# 049 001 _____
Land Lot(s): _____ District: _____ Section: _____
Subdivision/Lot: _____ Building Permit #: _____ (if applicable)

Directions to the Property: from 25 Justice Way, travel north on Shoal Creek Rd ~ 5.7 miles, right turn
onto State Rt 342, travel ~3.6 miles, turn right onto GA HWY-52. Site will be in wooded lot ~ 450ft on left

REQUESTED ACTION

A Variance is requested from the requirements of Article # D, para 4 Section # 410 of the Land Use Resolution/Sign Ordinance/Subdivision Regulations/Other (circle one).

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):

applicant is requesting a variance of approximately 220ft to the tower separation requirement

instead of the required distance of 15,840 ft required by the regulations.

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

Sign Variance for: _____

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: _____

Variations 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: The proposed tower height is the minimum height needed to properly provide improved coverage and accommodate anticipated future growth for wireless demand in this area. The proposed facility will allow Verizon Wireless to mount cellular antennas at a height of 185 feet above ground level, which is critical to achieve quality coverage and indoor-level service quality in this portion of rural Dawson County. The location of this coverage site will also enable Verizon Wireless to provide calling and

data resources that might be needed in the event of an emergency.

2. Describe the exceptional and extraordinary conditions applicable to this property which do not apply to other properties in the same district: This parcel is located along on the Dawson/Lumpkin County line.

The coverage objective is the intersection of Wesley Chapel Rd and HWY 52. Moving to other parcels to the West or SW only increases the proximity to the existing tower.

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: _____

Approval of this variance will enable Verizon Wireless to provide reliable voice and broadband data coverage to the surrounding area of northeast Dawson County. The proposed facility will greatly improve wireless and broadband service coverage to the residents and agribusinesses of the area.

4. Describe why granting this variance would support the general objectives within this Resolution: Verizon Wireless made every attempt to utilize any existing structures to meet the network design goals.

There are no known, registered antenna structures within 1.0 mile of any edge of the search area.

There were also no known or registered antenna structures within 2.0 miles of the search area radius

And for this reason, we believe we meet the general objectives of the 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 Joyce S. Hutcheson hereby swear that I / we own the property located at (fill in address and / or tax map & parcel #):

Parcel ID# 049-001

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: Greg Spence

Signature of applicant or agent: GSp Date: 10/7/2021

Printed Name of Owner(s): Joyce S. Hutcheson

Signature of Owner(s): Joyce S. Hutcheson Date 9-10-21

Sworn and subscribed before me this 10th day of September, 2021.

[Signature]
Notary Public

My Commission Expires: 10-31-2022



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

ZA _____

TMP#: _____

List of Adjacent Property Owners

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

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

	<u>Name</u>	<u>Address</u>
TMP_028 007 002	1. Clayton Long	57 Bearden Trail, Dawsonville, GA 30534
TMP_049 009 001	2. Susan G Shadix	2498 Venture Drive, Gainesville, GA 30504
TMP_049 199	3. Joel C Crotzer	117 New Hope Trail, Dawsonville, GA 30534
TMP_049 198	4. Jennifer Majestic	234 Highway 52 East, Dawsonville, GA 30534
TMP_063 004	5. Michael B Bilbrey	163 Highway 52, Dawsonville, GA 30534
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


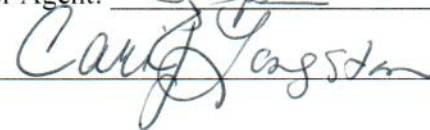
I hereby request the action contained within this application relative to the property shown on the attached plats and site plan and further request that this item be placed on both the Planning Commission and Board of Commissioners agenda(s) for a public hearing.

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: 10/7/2021
Signature of Witness:  Date: 10/7/2021

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.

 X I am a United States citizen.

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

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

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

 N/A

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:

 Drivers License

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.

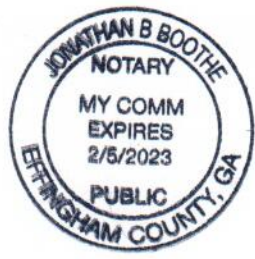
Executed in Savannah (city), Georgia (state)

 [Signature]
Signature of Applicant

 9/9/2021
Date

 Greg Spence
Printed Name

 Fort-Ed Telecom
Name of Business



SUBSCRIBED AND SWORN BEFORE ME ON
THIS 9 DAY OF September , 20 21

 [Signature] Notary Public

My Commission Expires: 2-5-23

(Seal)

1108/311
4/7/2014

2

Filed in Office: 04/07/2014 12:45PM
Deed Doc: QCD
Bk 01108 Pg 0311-0312
Georgia Transfer Tax Paid : \$0.00
Justin Power Clerk of Court
Dawson County
0422014000334

DOC# 000959
FILED IN OFFICE
03/26/2014 09:30 AM
BK:1271 PG:482-483
RITA HARKINS
CLERK OF COURTS
LUMPKIN COUNTY

REAL ESTATE TRANSFER TAX
PAID: \$0.00
093-2014-000102

Return to:

John Roger Palmour
583 Riverview Trail East
Dahlonega GA 30533

QUITCLAIM DEED

STATE OF GEORGIA,
COUNTY OF LUMPKIN

THIS INDENTURE, made this 06 day of March in the Year of Our Lord Two
Thousand Fourteen (2014), between JOHN M. HUTCHESON, of the first part, and JOYCE S.
HUTCHESON of the second part,

WITNESSETH: That the said party of the first part, for and in consideration of the
Division and the Distribution of Marital Property Pursuant to Final Divorce, has bargained,
sold, and by these presents does remise, convey and forever QUIT-CLAIM to the said party of
the second part, her heirs, successors and assigns, the following described property:

All that tract or parcel of land lying and being in Land Lots 559, 560, 561, 562, 563,
594, 595, 596, 597, and 598 in the 5th District, 1st Section of Dawson and Lumpkin
Counties, Georgia, and being more fully described and delineated according to a plat of
survey prepared for Joyce Hutcheson and dated December 27, 2013, by John T. Gaston,
Georgia Registered Surveyor, which is recorded in Plat Cabinet One, Slide 198, Plat
143, Lumpkin County Records, and in Plat Book 80, Page 167, Dawson County
Records, and which is incorporated by reference herein. This is a portion of the
property that was conveyed to John M. Hutcheson, individually, under a Quitclaim Deed
from John M. Hutcheson as General Partner of the Gab Creek Farm Family Limited
Partnership, LLLP, and which is incorporated by reference herein, said deed having
been executed and recorded in order to dissolve and to distribute the assets of said
partnership in accordance with the provisions of a document entitled "Unanimous
Consent of Members of Gab Creek Farm Family Limited Partnership, LLLP, in Lieu of
a Meeting of Members" which is incorporated by reference herein.

2/900 12.00
TAX 0 x

Page Two – Quitclaim Deed

This Quitclaim Deed is executed to effectuate the provisions of that certain Final Judgment and Decree of Divorce entered and filed on May 6, 2013, in Lumpkin County Superior Court Civil Action File No. 11-CV-578SG. The said John M. Hutcheson retains full fee simple absolute title to those other portions of the real estate formerly titled in the name of Gab Creek Farm Family Limited Partnership, LLLP, that were conveyed to him under the above referenced Quitclaim Deed, and that are not conveyed to Joyce S. Hutcheson under this deed.

TO HAVE AND TO HOLD the said described premises to the said party of the second part, her heirs, successors and assigns, so that neither the said party of the first part nor his heirs, successors or assigns, nor any other person or persons claiming under him, shall at any time, by any means or ways, have, claim or demand any right or title to the aforesaid described premises or appurtenances, or any rights thereof.

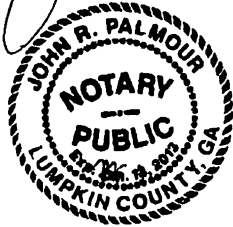
IN WITNESS WHEREOF, the said party of the first part has set his hand and affixed his seal, the day and year above written.

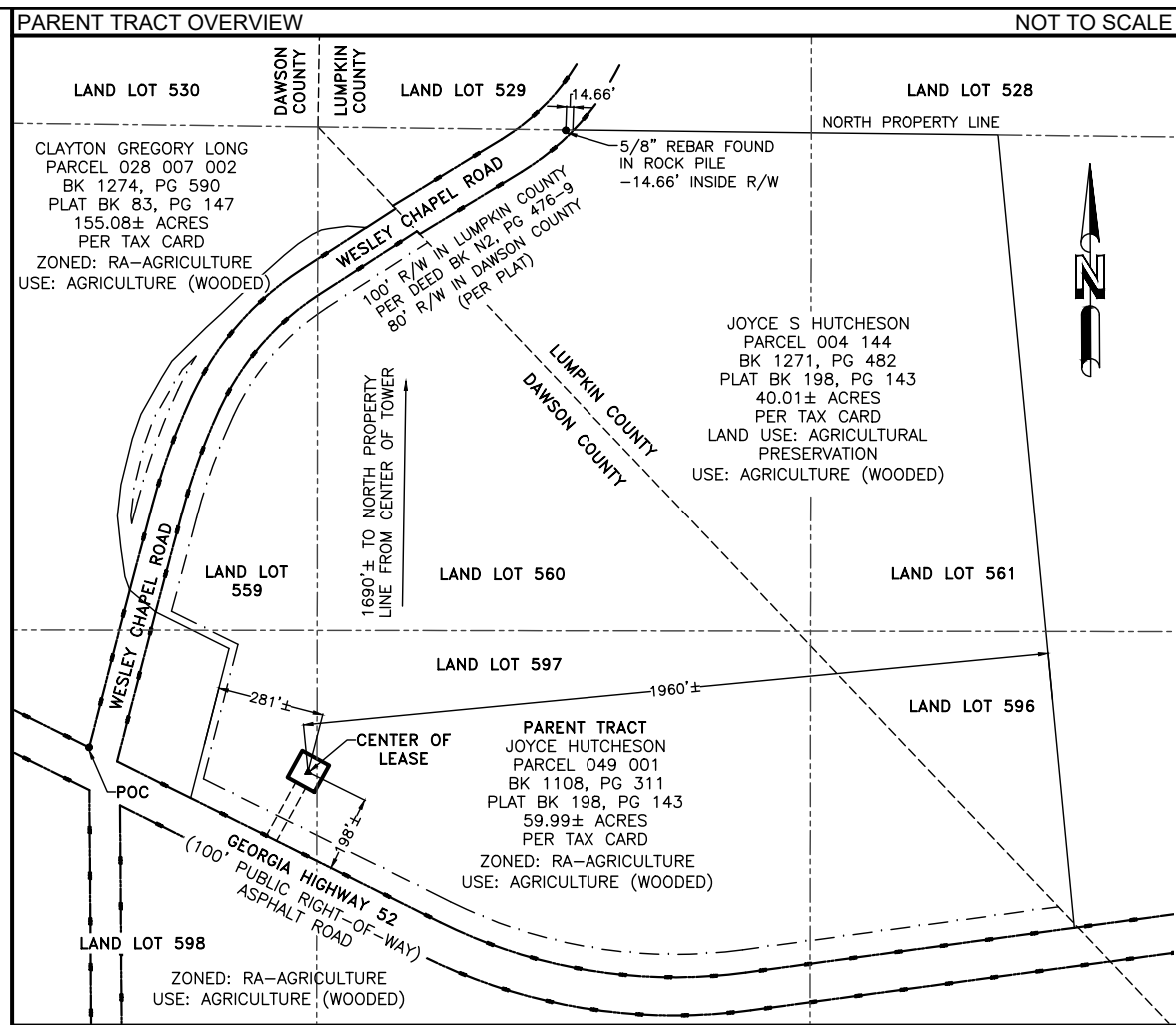
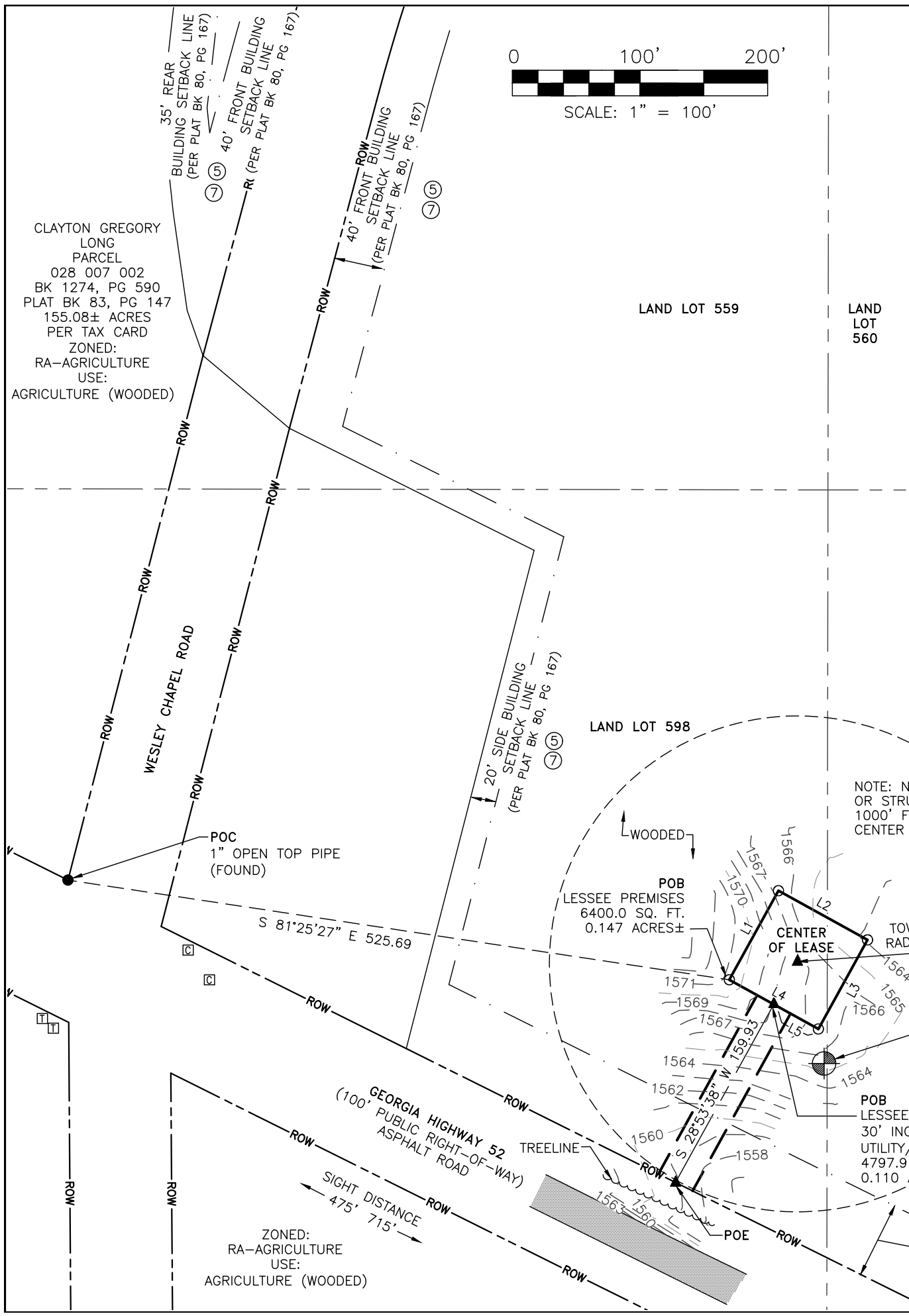
Signed, sealed and delivered
this 2 day of March, 2014,

[Signature]
~~Unofficial Witness~~
[Signature]

[Signature] (SEAL)
JOHN M. HUTCHESON

Notary Public - My Commission Expires: 1/27/2017





NOT TO SCALE

TOWER INFO

LATITUDE: 34°32'05.514" NORTH
LONGITUDE: 84°11'25.647" WEST (NAD 83)
GROUND ELEVATION: 1567' ABOVE MEAN SEA LEVEL (NAVD88)

ADDRESS:
WESLEY CHAPEL ROAD
DAWSONVILLE, GA 30534

VICINITY MAP

NOT TO SCALE

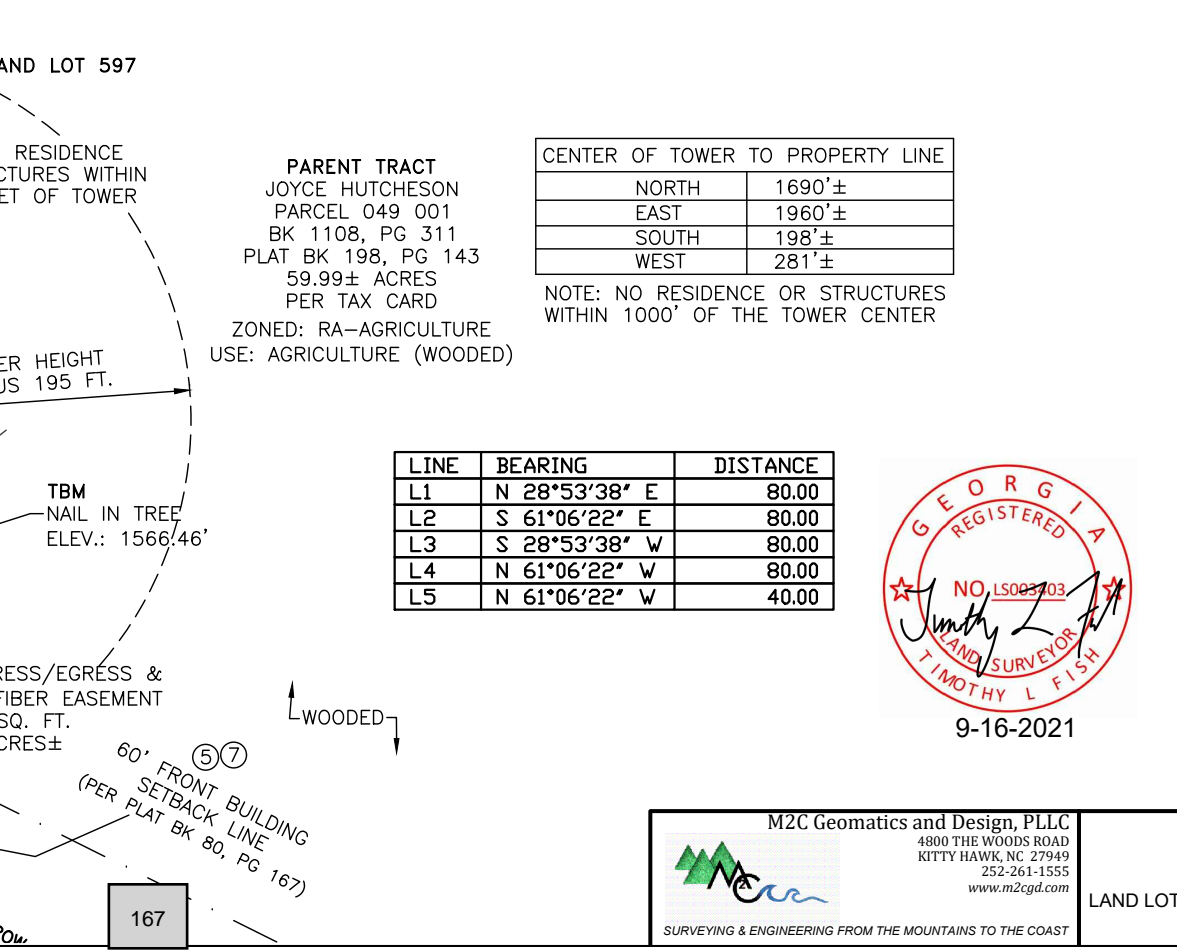
GEORGIA WEST
GRID NORTH
GRID TO TRUE NORTH CONVERGENCE -0'00"
TRUE NORTH TO MAGNETIC DECLINATION 5°29' W
COMBINED SCALE FACTOR 0.999900059

LEGEND

- = 5/8" REBAR SET
- = FOUND PROPERTY MARKER
- POB = POINT OF BEGINNING
- POC = POINT OF COMMENCEMENT
- POE = POINT OF ENDING
- ▲ = CALCULATED POINT
- (R) = REFERENCED INFORMATION
- (M) = MEASURED
- ⊗ = POWER POLE
- ⊠ = FIBER OPTIC CABLE MARKER
- ⊞ = TELEPHONE PEDESTAL

--- ROW --- = RIGHT-OF-WAY
--- op --- = OVERHEAD POWER

FLOOD NOTE
By graphic plotting only, the subject property appears to lie in Zone 'X' of the Flood Insurance Rate Map Community Panel No. 13085C0050C, which bears an effective date of April 4, 2018 and IS NOT in a special flood hazard area. Zone 'X': Areas determined to be outside the 0.2% annual chance floodplain.



M2C Geomatics and Design, PLLC
4800 THE WOODS ROAD
KITTY HAWK, NC 27949
252-261-1555
www.m2cagd.com

SURVEYING & ENGINEERING FROM THE MOUNTAINS TO THE COAST

GA HWY 52
500304
LAND LOT 597 & 598, 5th DISTRICT, 1st SECTION
DAWSON COUNTY, GEORGIA

RAWLAND TOWER SURVEY

FOR: SMW Engineering Group, Inc.
158 Business Center Drive
Birmingham, Alabama 35244
Ph: 205-252-6985
www.smweng.com

VERIZON WIRELESS
10300 OLD ALABAMA ROAD CONN.
ALPHARETTA, GA 30022
(678) 277-3500

verizon

ENGINEERING GROUP, INC.

PROJECT NO. 20-0240

DRAWN BY: MGC
CHECKED BY: TS
FIELD CREW: SF/TS
APPROVED BY: MSP
DATE: 4/9/20
SCALE: 1" = 100'
SHEET 1 OF 2

NO. 1
REVISION
ADDED TITLE COMMITMENT
CLIENT COMMENTS

BY: MC
DATE: 4/30/20
DATE: 09/09/21
PWK

PARENT TRACT (FROM TITLE)

Property located in Dawson & Lumpkin Counties, Georgia

All that tract or parcel of land lying and being in Land Lots 559, 560, 561, 562, 563, 594, 595, 596, 597, and 598 in the 5th District, 1st Section of Dawson and Lumpkin Counties, Georgia, and being more fully described and delineated according to a plat of survey prepared for Joyce Hutcheson and dated December 27, 2013, by John T. Gaston, Georgia Registered Surveyor, which is recorded in Plat Cabinet One, Slide 198, Plat 143, Lumpkin County Records, and in Plat Book 80, Page 167, Dawson County Records, and which is incorporated by reference herein.

Dawson County:
AND BEING the same property conveyed to John M. Hutcheson from C. L. Mooney by Warranty Deed dated September 13, 1971 and recorded October 6, 1971 in Deed Book 16, Page 125; FURTHER CONVEYED to John M. Hutcheson and Joyce S. Hutcheson from John M. Hutcheson by Warranty Deed with Rights of Survivorship dated December 7, 2004 and recorded December 16, 2004 in Deed Book 638, Page 92; FURTHER CONVEYED to Gab Creek Farm Family Limited Partnership, LLLP from John M. Hutcheson and Joyce S. Hutcheson by Quitclaim Deed dated September 28, 2006 and recorded March 21, 2007 in Deed Book 799, Page 450; FURTHER CONVEYED to John M. Hutcheson from John M. Hutcheson, in his capacity as General Partner of Gab Creek Farm Family Limited Partnership, LLLP by Quitclaim Deed dated March 26, 2014 and recorded April 7, 2014 in Deed Book 01108, Page 0302; AND FURTHER CONVEYED to Joyce S. Hutcheson from John M. Hutcheson by Quitclaim Deed dated March 26, 2014 and recorded April 7, 2014 in Deed Book 1108, Page 311.
Tax Parcel No. 049 001

Lumpkin County:
AND BEING the same property conveyed to John M. Hutcheson from C. L. Mooney by Warranty Deed dated September 13, 1971 and recorded October 6, 1971 in Deed Book Y2, Page 21; FURTHER CONVEYED to John M. Hutcheson and Joyce S. Hutcheson from John M. Hutcheson by Warranty Deed with Rights of Survivorship dated December 7, 2004 and recorded December 7, 2004 in Deed Book V34, Page 414; FURTHER CONVEYED to Gab Creek Farm Family Limited Partnership, LLLP from John M. Hutcheson and Joyce S. Hutcheson by Quitclaim Deed dated September 28, 2006 and recorded March 26, 2007 in Deed Book 1033, Page 556; FURTHER CONVEYED to John M. Hutcheson from John M. Hutcheson, in his capacity as General Partner of Gab Creek Farm Family Limited Partnership, LLLP by Quitclaim Deed dated March 26, 2014 and recorded March 26, 2014 in Deed Book 1271, Page 473; AND FURTHER CONVEYED to Joyce S. Hutcheson from John M. Hutcheson by Quitclaim Deed dated March 26, 2014 and recorded March 26, 2014 in Deed Book 1271, Page 482.
Tax Parcel No. 004 144

80' x 80' LESSEE PREMISES (AS-SURVEYED)

A portion of the Hutcheson tract described in Book 1108, Page 311 as recorded in the Office of the Clerk of the Superior Court of Dawson County, Georgia, lying and being in Land Lots 597, and 598 in the 5th District, 1st Section of Dawson County, Georgia, and being more particularly described as follows;

Commencing at a 1" open top pipe found at the intersection of the northeasterly right-of-way line of Georgia Highway 52 and the westerly right-of-way line of the Wesley Chapel Road and marking the SE Corner of Parcel 028 007 002 as described in Book 1274, Page 590; thence S 81°25'27" E for a distance of 525.69 feet to a 5/8" rebar set and the Point of Beginning; thence N 28°53'38" E for a distance of 80.00 feet to a 5/8" rebar set; thence S 61°06'22" E for a distance of 80.00 feet to a 5/8" rebar set; thence S 28°53'38" W for a distance of 80.00 feet to a 5/8" rebar set; thence N 61°06'22" W for a distance of 80.00 feet to the Point of Beginning. Said Lessee Premises contains (6400.0 sq.ft.) 0.147 acres, more or less.

30' INGRESS/EGRESS & UTILITY/FIBER EASEMENT (AS-SURVEYED)

A portion of the Hutcheson tract described in Book 1108, Page 311 as recorded in the Office of the Clerk of the Superior Court of Dawson County, Georgia, lying and being in Land Lot 598 in the 5th District, 1st Section of Dawson County, Georgia, and being more particularly described as follows;

Commencing at a 1" open top pipe found at the intersection of the northeasterly right-of-way line of Georgia Highway 52 and the westerly right-of-way line of the Wesley Chapel Road and marking the SE Corner of Parcel 028 007 002 as described in Book 1274, Page 590; thence S 81°25'27" E for a distance of 525.69 feet to a 5/8" rebar set; thence N 28°53'38" E for a distance of 80.00 feet to a 5/8" rebar set; thence S 61°06'22" E for a distance of 80.00 feet to a 5/8" rebar set; thence S 28°53'38" W for a distance of 80.00 feet to a 5/8" rebar set; thence N 61°06'22" W for a distance of 40.00 feet and the Point of Beginning of the Lessee Ingress/Egress & Utility Easement being 30 feet in width and lying 15 feet on each side of the following described centerline; thence S 28°53'38" W for a distance of 159.93 feet to a point on the northeasterly right-of-way line of Georgia Highway 52 and the Point of Ending. Said easement contains (4797.9 sq.ft.) 0.110 acres, more or less.

PLOTTABLE EXCEPTIONS
Fidelity National Title Insurance Company
Commitment for Title Insurance Commitment No. 30992239
Date March 16, 2020
Schedule B, Section II

Exception No.	Instrument	Comment
1-2		Standard exceptions. Contain no survey matters.
3	Plat Book 2, Page 184	Does affect the subject Lease area and easement as shown.
4	Plat Book 2, Page 280	Does affect the subject Lease area and easement as shown.
5	Plat Book 80, Page 167	Does affect the subject Lease area and easement as shown hereon.
6	Plat Book 3, Page 5	Does affect the subject Lease area and easement as shown.
7	Plat Book 198, Page 143	Does affect the subject Lease area and easement as shown hereon.
8	Deed Book 1297, Page 125	Agricultural Questionnaire, contains no survey matters.
9		Standard exception. Contain no survey matters.

SURVEYOR'S NOTES

1. This is a Raw Land Tower Survey, made on the ground under the supervision of a Georgia Registered Land Surveyor. Date of field survey is April 1, 2020.
2. The following surveying instruments were used at time of field visit: Topcon DM55 Total Station, Reflectorless and Hiper SR RTK Network Rover with static capability.
3. Bearings are based on Georgia West State Plane Coordinates NAD 83 by GPS observation.
4. No underground utilities, underground encroachments or building foundations were measured or located as a part of this survey, unless otherwise shown. Trees and shrubs not located, unless otherwise shown.
5. Benchmark used is a GPS Continuously Operating Reference Station, PID DM7831. Onsite benchmark is as shown hereon. Elevations shown are in feet and refer to NAVD 88.
6. This survey was conducted for the purpose of a Raw Land Tower Survey only, and is not intended to delineate the regulatory jurisdiction of any federal, state, regional or local agency, board, commission or other similar entity.
7. Attention is directed to the fact that this survey may have been reduced or enlarged in size due to reproduction. This should be taken into consideration when obtaining scaled data.
8. This Survey was conducted with the benefit of an Abstract Title search.
9. Surveyor hereby states the Geodetic Coordinates and the elevation shown for the proposed centerline of the tower are accurate to within +/- 20 feet horizontally and to within +/- 3 feet vertically (FAA Accuracy Code 1A).
10. Survey shown hereon conforms to the Minimum Requirements as set forth by the State Board for a Class "A" Survey.
11. Field data upon which this map or plat is based has a closure precision of not less than one-foot in 15,000 feet (1":15,000') and an angular error that does not exceed 10 seconds times the square root of the number of angles turned. Field traverse was not adjusted.
12. This survey is not valid without the original signature and the original seal of a state licensed surveyor.
13. This survey does not constitute a boundary survey of the Parent Tract. Any parent tract property lines shown hereon are from supplied information and may not be field verified.
14. Zoning: (as supplied by client)
Zoning Jurisdiction: Dawson County
Zoning District: RA/Agriculture
Surrounding Zoning: N/A
Height Restrictions: 195' Free Standing

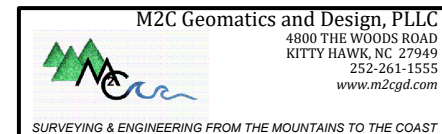
SURVEYOR'S CERTIFICATION

I certify that all parts of this survey and drawing have been completed in accordance with the current requirements of the Standards of Practice for Surveying in the State of Georgia to the best of my knowledge, information, and belief.

This plat is a retracement of an existing parcel or parcels of land and does not subdivide or create a new parcel or make any changes to any real property boundaries. The recording information of the documents, maps, plats, or other instruments which created the parcel or parcels are stated hereon. Recordation of this plat does not imply approval of any local jurisdiction, availability of permits, compliance with local regulations or requirements, or suitability for any use or purpose of the land. Furthermore, the undersigned land surveyor certifies that this plat complies with the minimum technical standards for property surveys in Georgia as set forth in the rules and regulations of the Georgia Board of Registration for Professional Engineers and Land Surveyors and as set forth in O.C.G.A. Section 15-6-67.



Timothy L. Fish
TIMOTHY L. FISH GAPLS # 003403



GA HWY 52
500304
LAND LOT 597 & 598, 5th DISTRICT, 1st SECTION
DAWSON COUNTY, GEORGIA

SMW Engineering Group, Inc.
158 Business Center Drive
Birmingham, Alabama 35244
Ph: 205-252-6985
www.simweng.com

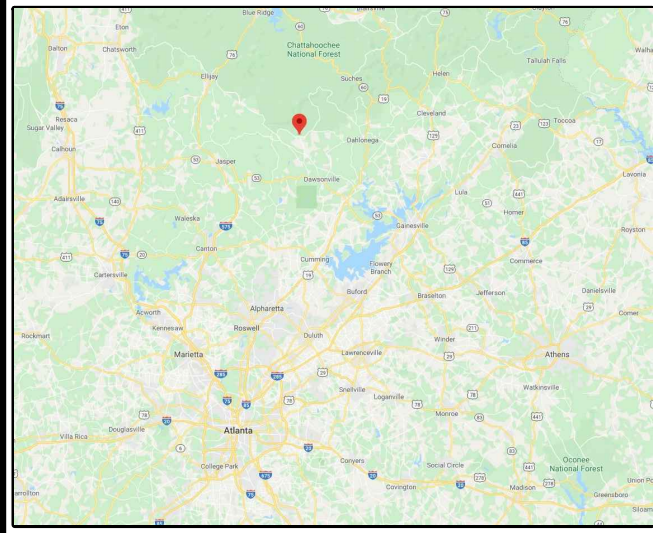


FOR:
RAWLAND TOWER SURVEY
VERIZON WIRELESS
10300 OLD ALABAMA ROAD CONN.
ALPHARETTA, GA 30022
(678) 277-3500

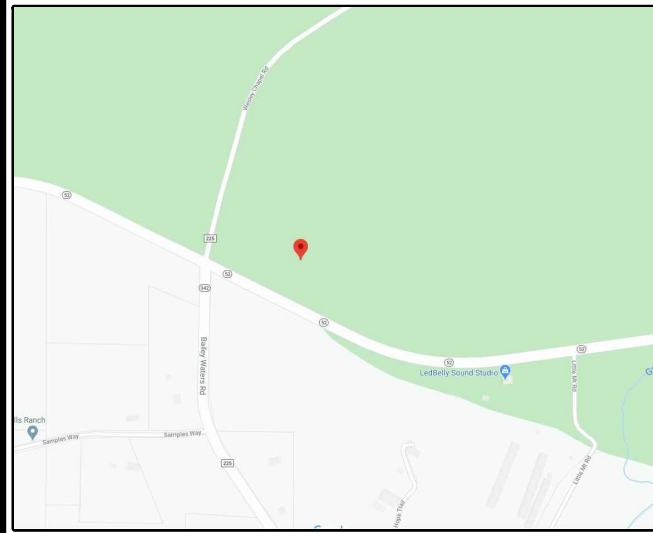
PROJECT NO.
20-0240
DRAWN BY: MGC
CHECKED BY: TS
FIELD CREW: SF/TS
APPROVED BY: MSP
DATE: 4/9/20
SCALE: N/A
SHEET 2 OF 2

NO.	REVISION	DATE	BY
1 <td>ADDED TITLE COMMITMENT <td>4/30/20 <td>MC </td></td></td>	ADDED TITLE COMMITMENT <td>4/30/20 <td>MC </td></td>	4/30/20 <td>MC </td>	MC
2 <td>CLIENT COMMENTS <td>09/09/21 <td>PKW </td></td></td>	CLIENT COMMENTS <td>09/09/21 <td>PKW </td></td>	09/09/21 <td>PKW </td>	PKW

LOCATION MAP



VICINITY MAP



DRIVING DIRECTIONS

DIRECTIONS FROM ATLANTA, GA:
 GET ON I-75 N/1-85 N. FOLLOW SIGNS FOR INTERSTATE 85 N.
 USE THE RIGHT 2 LANES TO TAKE EXIT 87 FOR GA-400 N
 TOWARD BUCKHEAD/CUMMING. CONTINUE ONTO GA-400 N.
 CONTINUE ONTO GA-400 N/US-19 N. TURN LEFT ONTO MARTIN
 RD. TURN RIGHT ONTO GA-9 N. AT THE TRAFFIC CIRCLE, TAKE
 THE 1ST EXIT ONTO SHOAL CREEK RD. SLIGHT LEFT ONTO
 GA-136 W. TURN RIGHT ONTO STATE RTE 342. TURN RIGHT
 ONTO GA-52 E AND YOUR DESTINATION WILL BE ON THE LEFT.

DEPARTMENT	NAME/SIGNATURE	DATE
LAND/TOWER OWNER		
SITE ACQU. AGENT		
ZONING/PERMITTING AGENT		
A&E MANAGER		
CONSTRUCTION MANAGER		
RF MANAGER		

VERIZON SITE NAME:

GA_HWY52

VERIZON SITE #:

500304

PROJECT DESCRIPTION:

RAWLAND NSB

PROPOSED 190' MONOPOLE

TOTAL TOWER HEIGHT INCLUDING THE APPURTENANCE - 195' AGL

PREPARED FOR:



10300 OLD ALABAMA ROAD CONN.
 ALPHARETTA, GA 30022
 (678) 277-3500

PREPARED BY:



TOGETHER PLANNING A BETTER TOMORROW

158 BUSINESS CENTER DRIVE
 BIRMINGHAM, AL 35244
 TEL: 205-252-6985 FAX: 205-320-1504

PROJECT INFORMATION

SITE ADDRESS: NEAR WESLEY CHAPEL RD
 DAWSONVILLE, GA 30534

LATITUDE (NAD 83): N 34° 32' 05.514"
 LONGITUDE (NAD 83): W 84° 11' 25.647"

LATITUDE (NAD DECIMAL): N 34.534865°
 LONGITUDE (NAD DECIMAL): W 84.190458°

PARCEL ID: 049 001

JURISDICTION: DAWSON COUNTY

PROPERTY OWNER: JOYCE HUTCHESON

APPLICANT: VERIZON WIRELESS
 10300 OLD ALABAMA ROAD CONN
 ALPHARETTA, GA 30022

ENGINEER: SMW ENGINEERING
 158 BUSINESS CENTER DRIVE
 BIRMINGHAM, AL 35244
 CONTACT: JEREMY SHARIT, PE
 PHONE: 205-397-6781

POWER: AMICALOLA EMC

FIBER: FIBER COMPANY AWARDED BY VERIZON
 AT FUTURE TIME, CONSULT CM

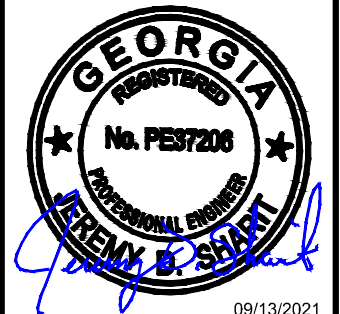
DRAWING INDEX

- T-1 TITLE SHEET & PROJECT INFORMATION
- SURVEY
- C-1 GENERAL NOTES
- C-2 OVERALL PARENT TRACT
- C-2.1 OVERALL SITE PLAN
- C-2.2 OVERALL SITE PLAN OVERLAY
- C-3 DETAILED SITE PLAN
- C-4 DETAILED EQUIPMENT PLAN & DETAILS
- C-5 TOWER ELEVATION & DETAILS
- C-6 FOUNDATION DETAILS
- C-7 GRADING, SEDIMENT & EROSION CONTROL PLAN
- C-7.1 GRADING, SEDIMENT & EROSION CONTROL PLAN
- C-8 GRADING, SEDIMENT & EROSION CONTROL DETAILS
- C-8.1 GRADING, SEDIMENT & EROSION CONTROL DETAILS
- C-9 GRADING, SEDIMENT & EROSION CONTROL VEG. SPECS
- C-10 SITE SIGNAGE
- C-11 FENCE DETAILS
- L-1 LANDSCAPING DETAILS
- E-1 ELECTRICAL NOTES
- E-2 ONE-LINE DIAGRAMS & PANEL SCHEDULE
- E-3 UTILITY SITE PLAN
- E-3.1 UTILITY SITE PLAN
- E-4 GROUNDING SITE PLAN
- E-5 GROUNDING DETAILS
- E-6 PRIMARY UTILITY FRAME DETAILS



#	DATE	DESCRIPTION:
0	04/21/20	ISSUED FOR CLIENT REV.
1	04/28/20	ISSUED FOR CLIENT REV.
2	05/12/20	ISSUED FOR CONSTRUCTION
3	06/12/20	ISSUED FOR CONSTRUCTION
4	07/21/20	ISSUED FOR CONSTRUCTION
5	09/09/21	ISSUED FOR CONSTRUCTION
6	09/13/21	REVISED PER CLIENT COMMENT

CA#: GA PEF005625



SITE NAME

GA_HWY52

SMW#: 20-0240

FUZE ID: 16093185

PSLC #: 500304

DESIGNED: JDS

DRAWN: MEH

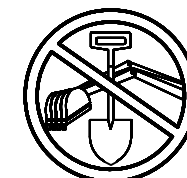
CHECKED: BS

SHEET NAME

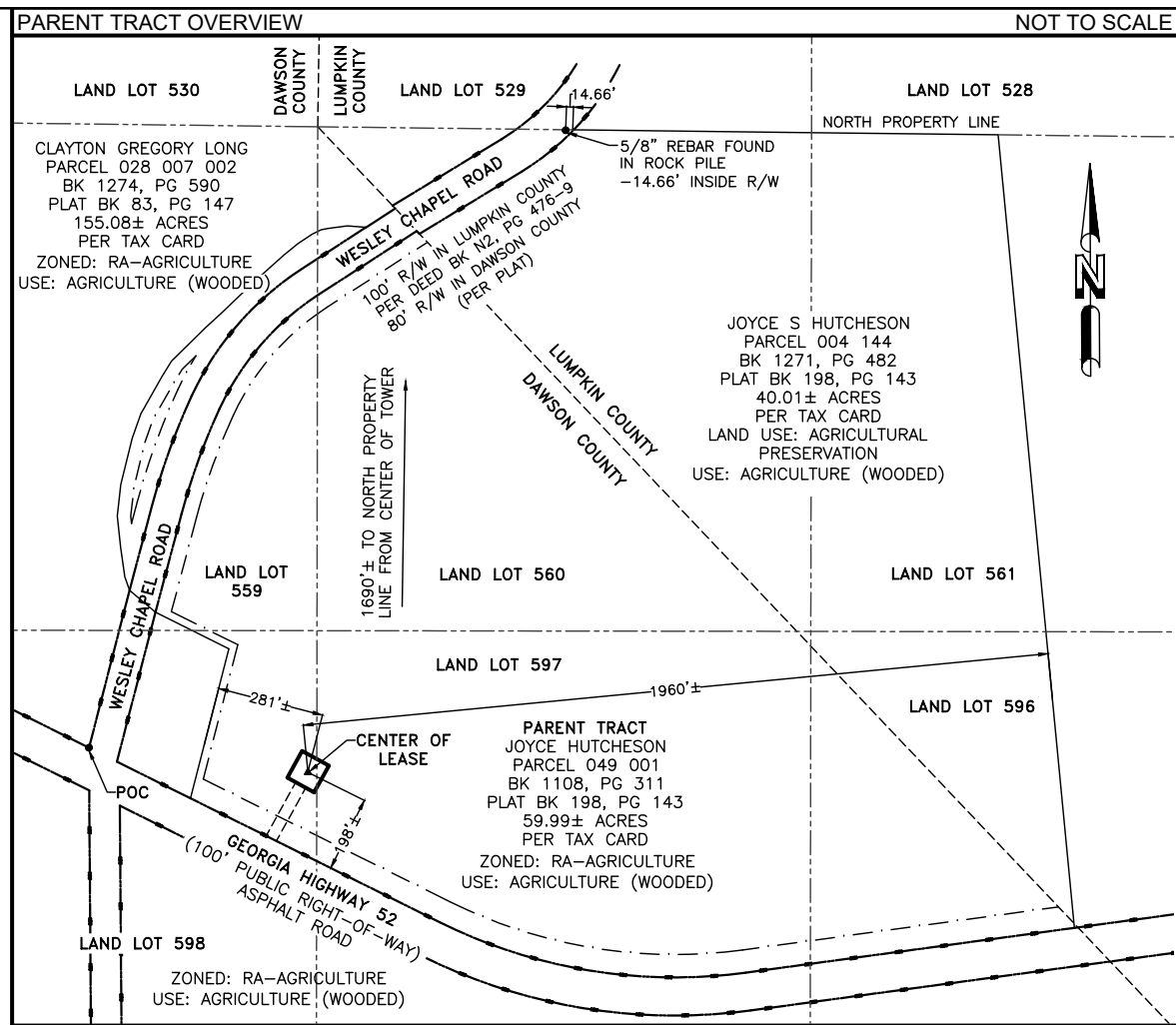
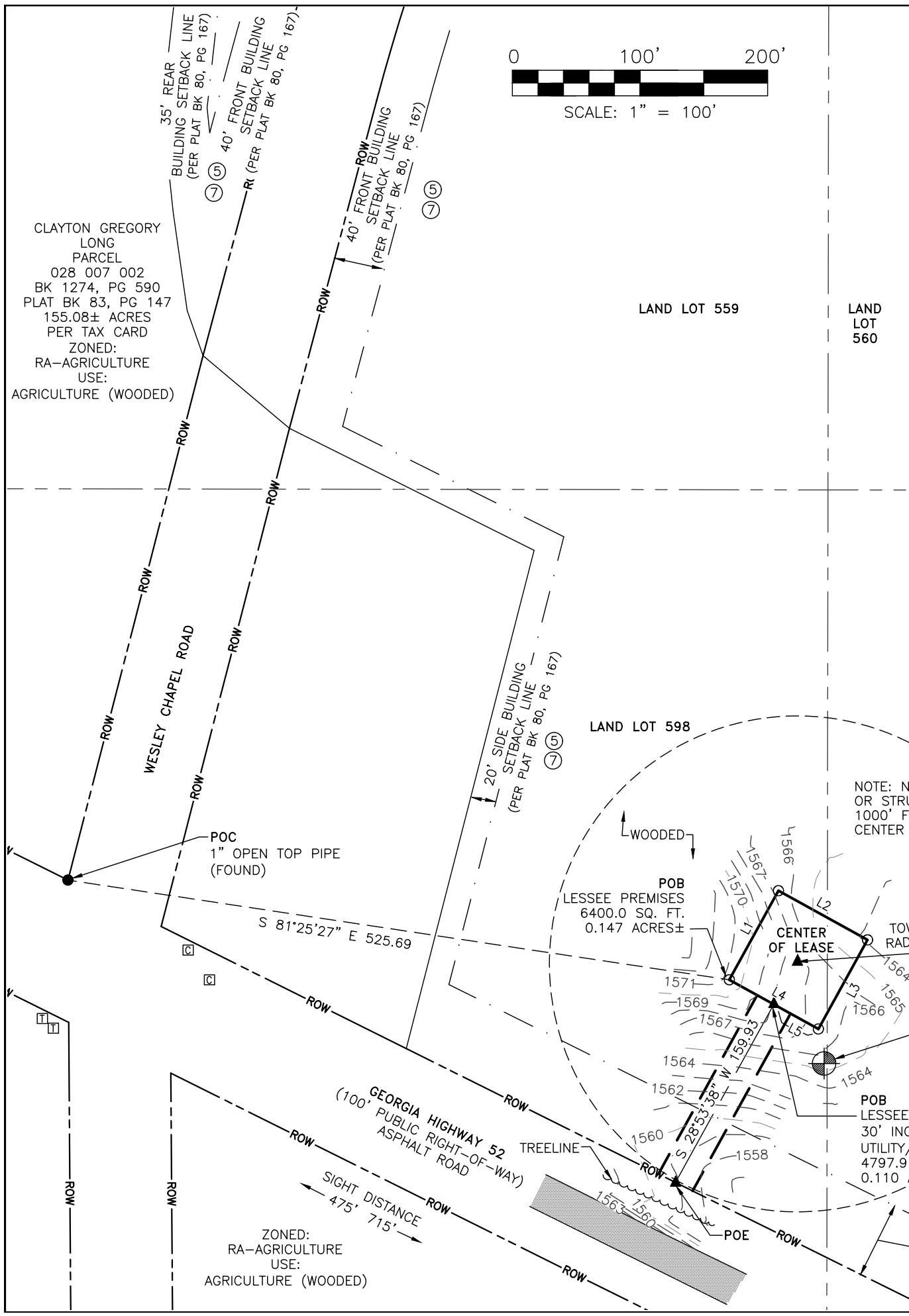
TITLE SHEET &
 PROJECT INFORMATION

SHEET NUMBER

T-1



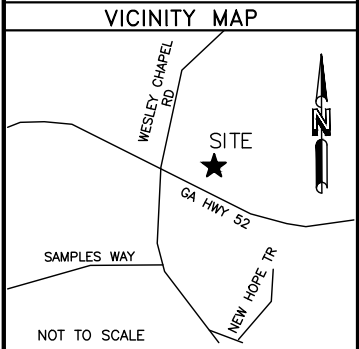
GEORGIA ONE-CALL
 STATE WIDE CALL: 811
 CALL BEFORE YOU DIG



TOWER INFO

LATITUDE: 34°32'05.514" NORTH
 LONGITUDE: 84°11'25.647" WEST
 (NAD 83)
 GROUND ELEVATION: 1567'
 ABOVE MEAN SEA LEVEL (NAVD88)

ADDRESS:
 WESLEY CHAPEL ROAD
 DAWSONVILLE, GA 30534



GEORGIA WEST
 GRID NORTH
 GRID TO TRUE NORTH CONVERGENCE
 -0'00"

TRUE NORTH TO MAGNETIC DECLINATION
 5°29' W

COMBINED SCALE FACTOR
 0.999900059

- LEGEND**
- = 5/8" REBAR SET
 - = FOUND PROPERTY MARKER
 - POB = POINT OF BEGINNING
 - POC = POINT OF COMMENCEMENT
 - POE = POINT OF ENDING
 - ▲ = CALCULATED POINT
 - (R) = REFERENCED INFORMATION
 - (M) = MEASURED
 - ⊗ = POWER POLE
 - ⊠ = FIBER OPTIC CABLE MARKER
 - ⊞ = TELEPHONE PEDESTAL

NOTE: NO RESIDENCE OR STRUCTURES WITHIN 1000' FEET OF TOWER CENTER

PARENT TRACT
 JOYCE HUTCHESON
 PARCEL 049 001
 BK 1108, PG 311
 PLAT BK 198, PG 143
 59.99± ACRES
 PER TAX CARD
 ZONED: RA-AGRICULTURE
 USE: AGRICULTURE (WOODED)

CENTER OF TOWER TO PROPERTY LINE

NORTH	1690'±
EAST	1960'±
SOUTH	198'±
WEST	281'±

NOTE: NO RESIDENCE OR STRUCTURES WITHIN 1000' OF THE TOWER CENTER

LINE	BEARING	DISTANCE
L1	N 28°53'38" E	80.00
L2	S 61°06'22" E	80.00
L3	S 28°53'38" W	80.00
L4	N 61°06'22" W	80.00
L5	N 61°06'22" W	40.00



FLOOD NOTE

By graphic plotting only, the subject property appears to lie in Zone 'X' of the Flood Insurance Rate Map Community Panel No. 13085C0050C, which bears an effective date of April 4, 2018 and IS NOT in a special flood hazard area. Zone 'X': Areas determined to be outside the 0.2% annual chance floodplain.

M2C Geomatics and Design, PLLC
 4800 THE WOODS ROAD
 KITTY HAWK, NC 27949
 252-261-1555
 www.m2cagd.com

GA HWY 52
500304
 LAND LOT 597 & 598, 5th DISTRICT, 1st SECTION
 DAWSON COUNTY, GEORGIA

RAWLAND TOWER SURVEY

FOR: **SMW Engineering Group, Inc.**
 158 Business Center Drive
 Birmingham, Alabama 35244
 Ph: 205-252-6985
 www.smweng.com

verizon
 VERIZON WIRELESS
 10300 OLD ALABAMA ROAD CONN.
 ALPHARETTA, GA 30022
 (678) 277-3500

PROJECT NO. 20-0240

SHEET 1 OF 2

DATE: 4/30/20
 REVISION: 09/09/21
 BY: MC
 CLIENT COMMENTS: PWK

PARENT TRACT (FROM TITLE)

Property located in Dawson & Lumpkin Counties, Georgia

All that tract or parcel of land lying and being in Land Lots 559, 560, 561, 562, 563, 594, 595, 596, 597, and 598 in the 5th District, 1st Section of Dawson and Lumpkin Counties, Georgia, and being more fully described and delineated according to a plat of survey prepared for Joyce Hutcheson and dated December 27, 2013, by John T. Gaston, Georgia Registered Surveyor, which is recorded in Plat Cabinet One, Slide 198, Plat 143, Lumpkin County Records, and in Plat Book 80, Page 167, Dawson County Records, and which is incorporated by reference herein.

Dawson County:
AND BEING the same property conveyed to John M. Hutcheson from C. L. Mooney by Warranty Deed dated September 13, 1971 and recorded October 6, 1971 in Deed Book 16, Page 125; FURTHER CONVEYED to John M. Hutcheson and Joyce S. Hutcheson from John M. Hutcheson by Warranty Deed with Rights of Survivorship dated December 7, 2004 and recorded December 16, 2004 in Deed Book 638, Page 92; FURTHER CONVEYED to Gab Creek Farm Family Limited Partnership, LLLP from John M. Hutcheson and Joyce S. Hutcheson by Quitclaim Deed dated September 28, 2006 and recorded March 21, 2007 in Deed Book 799, Page 450; FURTHER CONVEYED to John M. Hutcheson from John M. Hutcheson, in his capacity as General Partner of Gab Creek Farm Family Limited Partnership, LLLP by Quitclaim Deed dated March 26, 2014 and recorded April 7, 2014 in Deed Book 01108, Page 0302; AND FURTHER CONVEYED to Joyce S. Hutcheson from John M. Hutcheson by Quitclaim Deed dated March 26, 2014 and recorded April 7, 2014 in Deed Book 1108, Page 311.
Tax Parcel No. 049 001

Lumpkin County:
AND BEING the same property conveyed to John M. Hutcheson from C. L. Mooney by Warranty Deed dated September 13, 1971 and recorded October 6, 1971 in Deed Book Y2, Page 21; FURTHER CONVEYED to John M. Hutcheson and Joyce S. Hutcheson from John M. Hutcheson by Warranty Deed with Rights of Survivorship dated December 7, 2004 and recorded December 7, 2004 in Deed Book V34, Page 414; FURTHER CONVEYED to Gab Creek Farm Family Limited Partnership, LLLP from John M. Hutcheson and Joyce S. Hutcheson by Quitclaim Deed dated September 28, 2006 and recorded March 26, 2007 in Deed Book 1033, Page 556; FURTHER CONVEYED to John M. Hutcheson from John M. Hutcheson, in his capacity as General Partner of Gab Creek Farm Family Limited Partnership, LLLP by Quitclaim Deed dated March 26, 2014 and recorded March 26, 2014 in Deed Book 1271, Page 473; AND FURTHER CONVEYED to Joyce S. Hutcheson from John M. Hutcheson by Quitclaim Deed dated March 26, 2014 and recorded March 26, 2014 in Deed Book 1271, Page 482.
Tax Parcel No. 004 144

80' x 80' LESSEE PREMISES (AS-SURVEYED)

A portion of the Hutcheson tract described in Book 1108, Page 311 as recorded in the Office of the Clerk of the Superior Court of Dawson County, Georgia, lying and being in Land Lots 597, and 598 in the 5th District, 1st Section of Dawson County, Georgia, and being more particularly described as follows;

Commencing at a 1" open top pipe found at the intersection of the northeasterly right-of-way line of Georgia Highway 52 and the westerly right-of-way line of the Wesley Chapel Road and marking the SE Corner of Parcel 028 007 002 as described in Book 1274, Page 590; thence S 81°25'27" E for a distance of 525.69 feet to a 5/8" rebar set and the Point of Beginning; thence N 28°53'38" E for a distance of 80.00 feet to a 5/8" rebar set; thence S 61°06'22" E for a distance of 80.00 feet to a 5/8" rebar set; thence S 28°53'38" W for a distance of 80.00 feet to a 5/8" rebar set; thence N 61°06'22" W for a distance of 80.00 feet to the Point of Beginning. Said Lessee Premises contains (6400.0 sq.ft.) 0.147 acres, more or less.

30' INGRESS/EGRESS & UTILITY/FIBER EASEMENT (AS-SURVEYED)

A portion of the Hutcheson tract described in Book 1108, Page 311 as recorded in the Office of the Clerk of the Superior Court of Dawson County, Georgia, lying and being in Land Lot 598 in the 5th District, 1st Section of Dawson County, Georgia, and being more particularly described as follows;

Commencing at a 1" open top pipe found at the intersection of the northeasterly right-of-way line of Georgia Highway 52 and the westerly right-of-way line of the Wesley Chapel Road and marking the SE Corner of Parcel 028 007 002 as described in Book 1274, Page 590; thence S 81°25'27" E for a distance of 525.69 feet to a 5/8" rebar set; thence N 28°53'38" E for a distance of 80.00 feet to a 5/8" rebar set; thence S 61°06'22" E for a distance of 80.00 feet to a 5/8" rebar set; thence S 28°53'38" W for a distance of 80.00 feet to a 5/8" rebar set; thence N 61°06'22" W for a distance of 40.00 feet and the Point of Beginning of the Lessee Ingress/Egress & Utility Easement being 30 feet in width and lying 15 feet on each side of the following described centerline; thence S 28°53'38" W for a distance of 159.93 feet to a point on the northeasterly right-of-way line of Georgia Highway 52 and the Point of Ending. Said easement contains (4797.9 sq.ft.) 0.110 acres, more or less.

PLOTTABLE EXCEPTIONS
Fidelity National Title Insurance Company
Commitment for Title Insurance Commitment No. 30992239
Date March 16, 2020
Schedule B, Section II

Exception No.	Instrument	Comment
1-2		Standard exceptions. Contain no survey matters.
3	Plat Book 2, Page 184	Does affect the subject Lease area and easement as shown.
4	Plat Book 2, Page 280	Does affect the subject Lease area and easement as shown.
5	Plat Book 80, Page 167	Does affect the subject Lease area and easement as shown hereon.
6	Plat Book 3, Page 5	Does affect the subject Lease area and easement as shown.
7	Plat Book 198, Page 143	Does affect the subject Lease area and easement as shown hereon.
8	Deed Book 1297, Page 125	Agricultural Questionnaire, contains no survey matters.
9		Standard exception. Contain no survey matters.

SURVEYOR'S NOTES

1. This is a Raw Land Tower Survey, made on the ground under the supervision of a Georgia Registered Land Surveyor. Date of field survey is April 1, 2020.
2. The following surveying instruments were used at time of field visit: Topcon DM55 Total Station, Reflectorless and Hiper SR RTK Network Rover with static capability.
3. Bearings are based on Georgia West State Plane Coordinates NAD 83 by GPS observation.
4. No underground utilities, underground encroachments or building foundations were measured or located as a part of this survey, unless otherwise shown. Trees and shrubs not located, unless otherwise shown.
5. Benchmark used is a GPS Continuously Operating Reference Station, PID DM7831. Onsite benchmark is as shown hereon. Elevations shown are in feet and refer to NAVD 88.
6. This survey was conducted for the purpose of a Raw Land Tower Survey only, and is not intended to delineate the regulatory jurisdiction of any federal, state, regional or local agency, board, commission or other similar entity.
7. Attention is directed to the fact that this survey may have been reduced or enlarged in size due to reproduction. This should be taken into consideration when obtaining scaled data.
8. This Survey was conducted with the benefit of an Abstract Title search.
9. Surveyor hereby states the Geodetic Coordinates and the elevation shown for the proposed centerline of the tower are accurate to within +/- 20 feet horizontally and to within +/- 3 feet vertically (FAA Accuracy Code 1A).
10. Survey shown hereon conforms to the Minimum Requirements as set forth by the State Board for a Class "A" Survey.
11. Field data upon which this map or plat is based has a closure precision of not less than one-foot in 15,000 feet (1":15,000') and an angular error that does not exceed 10 seconds times the square root of the number of angles turned. Field traverse was not adjusted.
12. This survey is not valid without the original signature and the original seal of a state licensed surveyor.
13. This survey does not constitute a boundary survey of the Parent Tract. Any parent tract property lines shown hereon are from supplied information and may not be field verified.
14. Zoning: (as supplied by client)
Zoning Jurisdiction: Dawson County
Zoning District: RA/Agriculture
Surrounding Zoning: N/A
Height Restrictions: 195' Free Standing

SURVEYOR'S CERTIFICATION

I certify that all parts of this survey and drawing have been completed in accordance with the current requirements of the Standards of Practice for Surveying in the State of Georgia to the best of my knowledge, information, and belief.

This plat is a retracement of an existing parcel or parcels of land and does not subdivide or create a new parcel or make any changes to any real property boundaries. The recording information of the documents, maps, plats, or other instruments which created the parcel or parcels are stated hereon. Recordation of this plat does not imply approval of any local jurisdiction, availability of permits, compliance with local regulations or requirements, or suitability for any use or purpose of the land. Furthermore, the undersigned land surveyor certifies that this plat complies with the minimum technical standards for property surveys in Georgia as set forth in the rules and regulations of the Georgia Board of Registration for Professional Engineers and Land Surveyors and as set forth in O.C.G.A. Section 15-6-67.



Timothy L. Fish
TIMOTHY L. FISH GAPLS # 003403

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4800 THE WOODS ROAD
KITTY HAWK, NC 27949
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SURVEYING & ENGINEERING FROM THE MOUNTAINS TO THE COAST

GA HWY 52
500304
LAND LOT 597 & 598, 5th DISTRICT, 1st SECTION
DAWSON COUNTY, GEORGIA

RAWLAND TOWER SURVEY
FOR:
SMW Engineering Group, Inc.
158 Business Center Drive
Birmingham, Alabama 35244
Ph: 205-252-6985
www.smweng.com

verizon
10300 OLD ALABAMA ROAD CONN.
ALPHARETTA, GA 30022
(678) 277-3500

ENGINEERING GROUP, INC.

NO.	1	2
ADDED TITLE COMMITMENT		
CLIENT COMMENTS		
REVISION		
DATE	4/30/20	09/09/21
BY	MC	PKW

PROJECT NO.
20-0240

DRAWN BY: MGC
CHECKED BY: TS
FIELD CREW: SF/TS
APPROVED BY: MSP
DATE: 4/9/20
SCALE: N/A

SHEET 2 OF 2

GENERAL NOTES:

1. ALL CONSTRUCTION TO COMPLY WITH THE FOLLOWING CODES PLUS LATEST STATE AMENDMENTS:

- INTERNATIONAL BUILDING CODE – 2009 EDITION
- NFPA NATIONAL ELECTRICAL CODE – 2011 EDITION
- INTERNATIONAL MECHANICAL CODE – 2009 EDITION
- INTERNATIONAL FUEL GAS CODE – 2009 EDITION
- INTERNATIONAL PLUMBING CODE – 2009
- INTERNATIONAL RESIDENTIAL CODE FOR ONE & TWO FAMILY DWELLINGS – 2009 EDITION
- INTERNATIONAL EXISTING BUILDING CODE – 2009 EDITION
- MASONRY CODE – ASCE 5-10
- STRUCTURAL CONCRETE CODE – ACI 318-11
- INTERNATIONAL ENERGY CONSERVATION CODE – 2009 EDITION
- STRUCTURAL STANDARDS FOR STEEL ANTENNA TOWERS AND ANTENNA SUPPORTING STRUCTURES (TIA/EIA-222-B)

2. CONTRACTOR IS TO COMPLY WITH THE REQUEST FOR QUOTATION (RFQ) AND CONSTRUCTION SPECIFICATIONS (LATEST REVISION) & BUILDING MANUFACTURER'S DRAWINGS, ALL PREVIOUSLY PROVIDED BY VERIZON WIRELESS.
3. DIMENSIONS TO ALL EXISTING SITE FEATURES SHALL BE FIELD VERIFIED BY THE CONTRACTOR & ANY DISCREPANCIES SHALL BE REPORTED TO THE OWNER'S REPRESENTATIVE.
4. THE CONTRACTOR SHALL DETERMINE THE EXACT LOCATION OF EXISTING UTILITIES, PIPES, OR ANY OTHER SUBSURFACE STRUCTURES PRIOR TO COMMENCING WORK. THE CONTRACTOR SHALL CONTACT THE LOCAL UTILITY LOCATING SERVICE 48 HRS PRIOR TO DIGGING, DRILLING, OR BLASTING.
5. VERIZON'S CONSTRUCTION PROJECT MANAGER OR VERIZON'S REPRESENTATIVE SHALL BE NOTIFIED IN WRITING OF ANY CONDITIONS THAT VARY FROM THE PLANS. THE CONTRACTOR'S WORK SHALL NOT VARY FROM THE PLANS WITHOUT THE EXPRESSED WRITTEN APPROVAL OF VERIZON'S CONSTRUCTION PROJECT MANAGER OR VERIZON'S REPRESENTATIVE.
6. IT SHALL BE THE CONTRACTOR'S RESPONSIBILITY TO EXAMINE ALL DRAWINGS & SPECIFICATIONS AND TO COORDINATE HIS WORK WITH THE WORK OF ALL OTHERS TO ENSURE THAT WORK PROGRESSION IS NOT INTERRUPTED.
7. CONTRACTOR SHALL COORDINATE THE CONSTRUCTION SCHEDULE WITH THE PROPERTY OWNER AS TO AVOID ANY INTERRUPTIONS WITH THE PROPERTY OWNER'S OPERATIONS.
8. CONTRACTOR SHALL KEEP THE PROJECT SITE FREE FROM ACCUMULATION OF WASTE MATERIALS & RUBBISH AT ALL TIMES DURING THE CONSTRUCTION PERIOD, & SHALL REMOVE ALL WASTE MATERIALS & RUBBISH FROM THE PROJECT SITE AT THE COMPLETION OF WORK, EXCEPT THOSE SPECIFICALLY REQUIRED BY THE CONTRACT DOCUMENTS TO BE LEFT FOR THE OWNER'S MAINTENANCE.
9. THE CONTRACTOR SHALL RESTORE ALL PROPERTY TO IT'S PRE-CONSTRUCTION CONDITION TO THE OWNER'S SATISFACTION.
10. THE CONTRACTOR SHALL PROTECT EXISTING PROPERTY LINE MONUMENTATION. ANY DISTURBED, DAMAGED, OR REMOVAL OF MONUMENTATION SHALL BE REPLACED AT THE CONTRACTOR'S EXPENSE UNDER THE SUPERVISION OF A REGISTERED LAND SURVEYOR.
11. DAMAGE TO EXISTING STRUCTURES & UTILITIES SHALL BE REPAIRED OR REPLACED TO OWNER'S SATISFACTION AT THE CONTRACTOR'S EXPENSE. MAINTAIN FLOW FOR ALL UTILITIES.
12. ALL UTILITY CONNECTIONS TO EXISTING SYSTEMS SHALL BE COORDINATED WITH THE OWNER OR OWNER'S REPRESENTATIVE AND THE UTILITY COMPANY PRIOR TO EACH CONNECTION.
13. UNLESS OTHERWISE INDICATED, VERIZON SHALL OBTAIN & PROVIDE CONSTRUCTION PERMITS. THE CONTRACTOR SHALL OBTAIN, AT HIS OWN EXPENSE, ALL REQUIRED LOCAL, CITY, STATE AND/OR COUNTY CONSTRUCTION LICENSES. UPON COMPLETION OF THE WORK, THE CONTRACTOR SHALL APPLY FOR & PROVIDE A CERTIFICATE OF OCCUPANCY.
14. THE CONTRACTOR SHALL BE RESPONSIBLE FOR DEWATERING AND THE MAINTENANCE OF SURFACE FOR CONSTRUCTION.
15. CONTRACTOR SHALL COMPLY WITH ALL LOCAL, STATE, & FEDERAL REGULATIONS.
16. CONSTRUCTION WASTE MAY NEITHER BE BURNED NOR BURIED AND MUST BE TAKEN TO AN APPROVED LANDFILL.
17. SECURITY TO THE SITE SHALL BE MAINTAINED AT ALL TIMES.
18. CONTRACTOR IS RESPONSIBLE FOR THE CONDITION OF THE SHELTER DURING AND AFTER CONSTRUCTION. THE EQUIPMENT SHELTER SHALL NOT BE USED FOR STORAGE OF TOOLS, CONSTRUCTION MATERIALS OR EQUIPMENT. CONTRACTOR SHALL ENSURE THE SHELTER IS CLEANED AT CONCLUSION OF CONSTRUCTION AND THE FLOOR CLEANED, WAXED, AND BUFFED TO SHINE.
19. FOR GREENFIELD/NEW TOWERS SITES, CONTRACTOR IS RESPONSIBLE FOR ENSURING THE TOWER LIGHTS ARE MONITORED MORNING AND NIGHT EACH 24 HRS FROM THE TIME THE TOWER IS TOPPED OUT UNTIL SITE HAS ALARMS CONNECTED TO THE OPERATIONS SWITCH OR NOC. CONTRACTOR TO NOTIFY PROJECT MANAGER AT THE TIME THE TOWER IS TOPPED OUT TO FORWARD NOTIFICATION TO VERIZON REGULATORY AND FCC/FAA.

LEGEND

- X — FENCE
- [] — CONTOUR LINE
- PROPERTY LINE/ROW
- LEASE AREA
- EASEMENT
- [] DISCONNECT SWITCH
- [M] METER
- [] CIRCUIT BREAKER
- (X) CODED NOTE NUMBER
- [⊕] CHEMICAL GROUND ROD
- [⊗] GROUND ROD
- [⊗] GROUND ROD W/ INSPECTION SLEEVE
- CADWELD TYPE CONNECTION
- COMPRESSION TYPE CONNECTION
- GROUND WIRE

STRUCTURAL STEEL NOTES:

1. STRUCTURAL STEEL SHALL CONFORM TO THE LATEST EDITION OF THE AISC "SPECIFICATION FOR THE DESIGN, FABRICATION & ERECTION OF STRUCTURAL STEEL FOR BUILDINGS".
2. ALL INTERIOR STRUCTURAL STEEL SHALL BE FINISHED WITH ONE COAT FABRICATOR'S NON-LEAD, RED OXIDE PRIMER. PRIMING SHALL BE PERFORMED AFTER SHOP FABRICATION TO THE GREATEST EXTENT POSSIBLE. ALL DINGS, SCRAPES, MARS, & WELDS IN THE PRIMED AREAS SHALL BE REPAIRED BY FIELD TOUCH-UP PRIOR TO COMPLETION OF THE WORK.
3. ALL EXTERIOR STRUCTURAL STEEL SHALL BE GALVANIZED IN ACCORDANCE WITH THE SPECIFICATION ASTM A123 UNLESS OTHERWISE NOTED. GALVANIZING SHALL BE PERFORMED AFTER SHOP FABRICATION TO THE GREATEST EXTENT POSSIBLE. ALL DINGS, SCRAPES, MARS, & WELDS SHALL BE REPAIRED BY FIELD TOUCH-UP PRIOR TO COMPLETION OF THE WORK.
4. HOLES SHALL NOT BE PLACED THROUGH STRUCTURAL STEEL MEMBERS EXCEPT AS SHOWN AND DETAILED ON THE DRAWINGS.
5. CONNECTIONS:
 - 5.1. ALL WELDING SHALL BE DONE USING E70XX ELECTRODES AND SHALL CONFORM TO AISC AND AWS D1.1. WHERE FILLET WELD SIZES ARE NOT SHOWN, PROVIDE THE MINIMUM SIZE PER TABLE J2.4 IN THE AISC "MANUAL OF STEEL CONSTRUCTION", 13TH EDITION. AT THE COMPLETION OF WELDING, ALL DAMAGE TO GALVANIZED COATING SHALL BE REPAIRED.
 - 5.2. BOLTED CONNECTIONS SHALL USE BEARING TYPE GALVANIZED ASTM A325 BOLTS (3/4") AND SHALL HAVE A MINIMUM OF TWO BOLTS UNLESS NOTED OTHERWISE.
 - 5.3. NON-STRUCTURAL CONNECTIONS FOR STEEL GRATING MAY USE 5/8" DIA GALVANIZED ASTM A307 BOLTS UNLESS NOTED OTHERWISE.
 - 5.4. CONNECTION DESIGN BY FABRICATOR WILL BE SUBJECT TO REVIEW AND APPROVAL BY ENGINEER.
6. STEEL SHAPES:
 - 6.1. W SHAPES – ASTM A992, GR 50, A 36
 - 6.2. PLATES, ANGLES, CHANNELS – ASTM A36
 - 6.3. PIPES – A53 GR B

AWNING NOTES:

1. DESIGN GRAVITY LOADS:
ROOF LIVE LOAD = 20 PSF
2. DESIGN WIND LOADS:
RISK CATEGORY I
BASIC WIND SPEED = 105 MPH
EXPOSURE C

ANTENNA NOTES:

1. AFTER ANTENNA INSTALLATION, LABEL EACH COAXIAL CABLE LINE WITH STRIPS OF COLORED, UV RESISTANT TAPE AT BOTH ENDS OF EVERY LINE. IDENTIFICATION TAPE AS SHOWN ON TOWER ELEVATION PAGE.
2. TEST ALL COMPONENTS UPON COMPLETION OF INSTALLATION TO ENSURE THAT ALL ITEMS HAVE BEEN PROPERLY INSTALLED AND ARE OPERATIONAL AS INTENDED.
3. TEST CRITERIA:
 - 3.1. ALL CABLES SHALL BE TESTED BETWEEN 700-1900 MHZ.
 - 3.2. ALL ANTENNAS MUST MEET A RETURN LOSS OF 16DB OR BETTER.
 - 3.3. ALL INSERTION LOSS SHALL MEET OR BE LESS THAN THAT SPECIFIED ON THE EBTS WORKSHEET.
4. EQUIPMENT REQUIRED – MINIMUM TEST EQUIPMENT SHALL INCLUDE:
 - 4.1. SWEEP-FREQUENCY SCALAR NETWORK ANALYZER SYSTEM.
 - 4.2. SIGNAL SEPARATION DEVICE WITH A DIRECTIVITY OF AT LEAST 40DB BETTER THAN THE HIGHEST RETURN LOSS IT IS REQUIRED TO MEASURE.
 - 4.3. PRINTER OR PLOTTER CAPABLE OF PRODUCING 8.5"x11" COPIES (DIGITAL PRINTERS UNACCEPTABLE) FOR RECORDING PERMANENT RECORD OF MEASURED RETURN LOSS & INSERTION LOSS AND INSERTION CHARACTERISTICS. A TIME DOMAIN REFLECTOMETER (TDR) FOR FAULT LOCATION
5. TESTS REQUIRED:
 - 5.1. CABLE RETURN LOSS (INCLUDES TOP & BOTTOM JUMPERS).
 - 5.2. LOAD TEST; SHOULD BE -40DB OR BETTER.
 - 5.3. CABLE INSERTION LOSS – MUST MEET OR BE LESS THAN THE MANUFACTURER'S PUBLISHED SPECIFICATIONS.
 - 5.4. SYSTEM RETURN LOSS – IF SYSTEM SWEEPS BETTER THAN LOAD, THERE IS A PROBLEM IN THE SYSTEM.
6. TEST DOCUMENTATION:
 - 6.1. THE FOLLOWING DATA MUST BE INCLUDED FOR EACH ANTENNA TESTED:
 - 6.1.1. INSERTION LOSS DATA.
 - 6.1.2. RETURN LOSS INTO 500HM LOAD, SWEEP MEASUREMENTS.
 - 6.1.3. RETURN LOSS INTO ANTENNA SWEEP MEASUREMENTS.
 - 6.2. DOCUMENTATION FORMAT:
 - 6.2.1. COPIES OF ALL TEST DATA MUST BE PLACED IN BINDERS.
 - 6.2.2. PROVIDE TWO (2) COPIES OF ALL TEST DATA, ONE COPY TO REMAIN AT SITE & ONE COPY FOR THE VERIZON PROJECT MANAGER.
 - 6.2.3. ALL TESTS MUST BE LOGGED AND DATED.
 - 6.2.4. SWEEP MEASUREMENTS MUST BE CHART RECORDED & DATED.

THE ADJACENT TABLE IS THE MINIMUM THAT OPERATIONS IS REQUIRED TO PROVIDE DURING A COMPLETE SYSTEM RETURN LOSS TEST (I.E. WITH IN-LINE DUPLEXERS, DIPLEXERS, SURGE ARRESTORS, ETC.) THE VALUES WITHIN THIS TABLE ARE CONSIDERED PASS VALUES FOR A NEW OR EXISTING SYSTEM, GENERAL CONTRACTOR- BASED ON THESE TABLES, GC IS REQUIRED TO PROVIDE A SYSTEM SWEEP FROM THE CONNECTOR AT THE HATCH PLATE WITH A READING OF -20DB OR BETTER, TO ALLOW OPERATIONS TO GET THEIR REQUIRED READINGS.

FOR DTF TESTING WITH LOAD TERMINATION ON NEW OR EXISTING COAX/CONNECTORS:
PASS CRITERIA FOR MAIN FEED LINE (MFL) OR ANY JUMPER -40 DB OR BETTER
PASS CRITERIA FOR DIN AND MFL CONNECTORS -30 DB OR BETTER
PASS CRITERIA FOR N CONNECTORS -27.5 DB OR BETTER

CONCRETE NOTES:

1. DESIGN & CONSTRUCTION OF ALL CONCRETE ELEMENTS SHALL CONFORM TO THE LATEST EDITION OF THE FOLLOWING APPLICABLE CODES: ACI 301 "SPECIFICATIONS FOR STRUCTURAL CONCRETE FOR BUILDINGS"; ACI 318 "BUILDING CODE REQUIREMENTS FOR REINFORCED CONCRETE".
2. MIX DESIGN SHALL BE APPROVED BY OWNER'S REPRESENTATIVE PRIOR TO PLACING CONCRETE.
3. CONCRETE SHALL BE NORMAL WEIGHT, 6% AIR ENTRAINED (±1.5%) WITH A MAXIMUM 4" SLUMP AND A MINIMUM 28-DAY COMPRESSIVE STRENGTH OF 3000 PSI UNLESS NOTED OTHERWISE.
4. CONCRETE MATERIALS:

PORTLAND CEMENT	ASTM C 150, TYPE I
REINFORCEMENT	ASTM A 185
NORMAL WEIGHT AGGREGATE	ATM C 33
WATER	POTABLE
ADMIXTURES	NON-CHLORIDE
5. REINFORCING DETAILS SHALL BE IN ACCORDANCE WITH THE LATEST EDITION OF ACI 315.
6. REINFORCING STEEL SHALL CONFORM TO ASTM A615, GRADE 60, DEFORMED, UNLESS NOTED OTHERWISE. WWF SHALL CONFORM TO ASTM A185 UNLESS NOTED OTHERWISE. SPLICES SHALL BE CLASS "B" AND HOOKS SHALL BE ASTM STANDARD UNLESS NOTED OTHERWISE.
7. MINIMUM COVER FOR REINFORCING STEEL:

CONCRETE CAST AGAINST EARTH	3 IN
EXPOSED CONCRETE	#6 & LARGER – 2 IN, #5 & SMALLER – 1 1/2 IN
NON-EXPOSED SLAB & WALL	3/4 IN
NON-EXPOSED BEAMS & COLUMNS	NON-CHLORIDE
8. A 3/4" CHAMFER SHALL BE PROVIDED AT ALL EXPOSED EDGES OF CONCRETE IN ACCORDANCE WITH ACI 301, SECTION 4.2.4.
9. INSTALLATION OF CONCRETE EXPANSION/WEDGE ANCHOR SHALL BE PER MANUFACTURER'S RECOMMENDATIONS. NO REINFORCING SHALL BE CUT WITHOUT ENGINEER'S APPROVAL.
10. CURING COMPOUNDS SHALL CONFORM TO ASTM C 309.
11. ADMIXTURES SHALL CONFORM TO THE APPROPRIATE ASTM STANDARD AS REFERENCED IN ACI 301.
12. DO NOT WELD OR TACK WELD REINFORCING STEEL.
13. ALL PENETRATIONS SHALL BE IN PLACE PRIOR TO CONCRETE PLACEMENT.
14. REINFORCEMENT SHALL BE COLD BENT WHENEVER BENDING IS REQUIRED.
15. CONCRETE SHALL NOT BE PLACED IN WATER, ICE, OR ON FROZEN GROUND.
16. DO NOT ALLOW CONCRETE SUBBASE TO FREEZE DURING CONCRETE CURING AND SETTING PERIOD.
17. FOR COLD WEATHER & HOT WEATHER PLACEMENT, CONFORM TO APPLICABLE ACI CODES AND RECOMMENDATIONS.

GENERATOR, DIESEL & LPG TANK NOTES:

1. INSTALLATION OF ALL GENERATORS AND DIESEL/LPG TANK INSIDE OR OUTSIDE MUST MEET ALL APPLICABLE NFPA CURRENT CODES.
2. ALL FUEL PIPING CONNECTION INSTALLED AT THE SITE MUST BE PRESSURE TESTED PER LOCAL CODE REQUIREMENTS BEFORE STARTING OF GENERATOR.
3. IN FLOOD ZONES LPG TANK FOUNDATION MUST BE INCREASED FROM A DEPTH OF 4" TO 20" TO PREVENT TANK FROM FLOATING AWAY IN A FLOOD.



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4	07/21/20	ISSUED FOR CONSTRUCTION
5	09/09/21	ISSUED FOR CONSTRUCTION
6	09/13/21	REVISED PER CLIENT COMMENT

CA#: GA PEP005625



SITE NAME
GA_HWY52

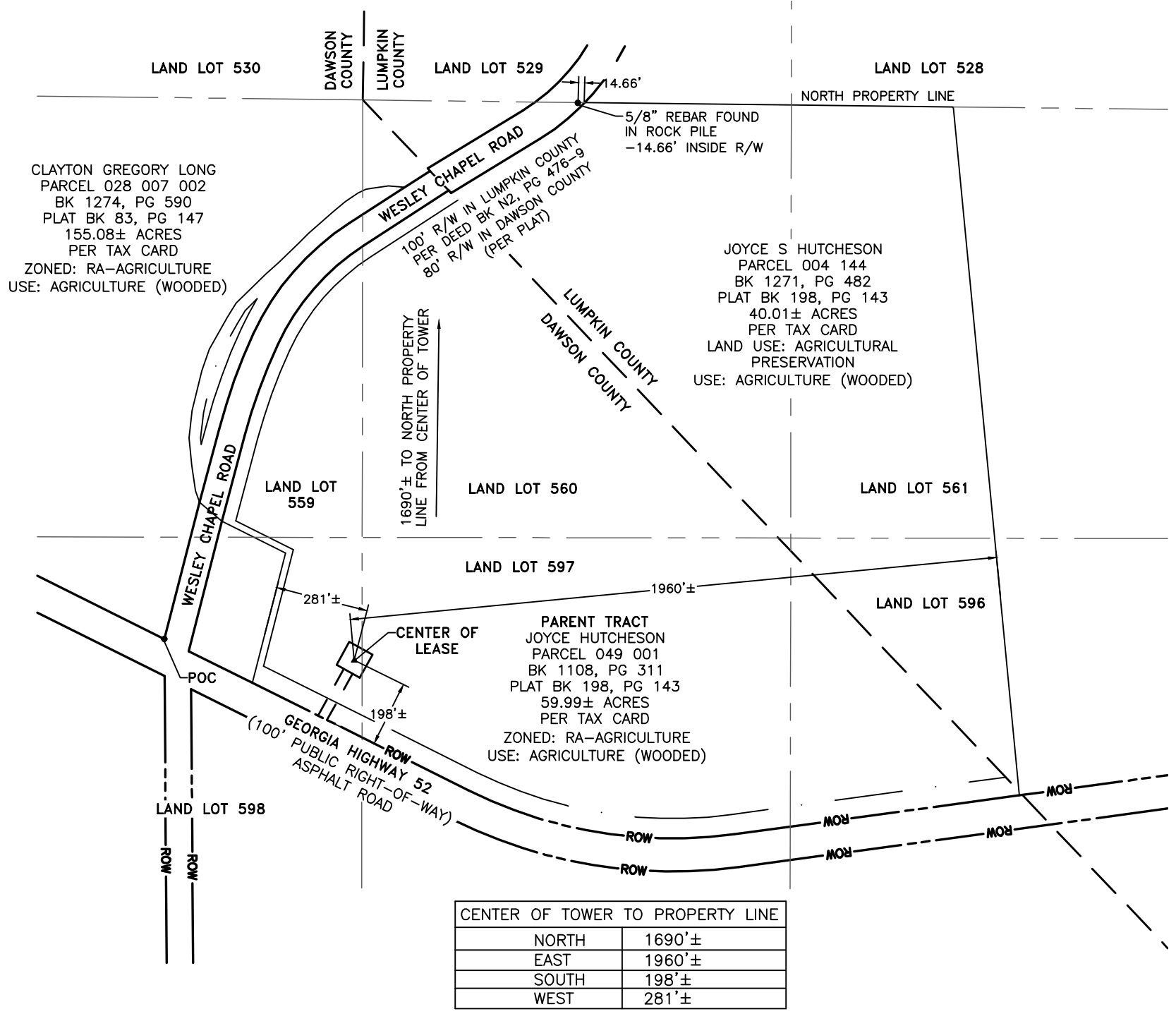
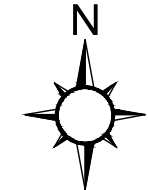
SMW#: 20-0240
FUZE ID: 16093185
PSLC #: 500304

DESIGNED: JDS
DRAWN: MEH
CHECKED: BS

SHEET NAME
GENERAL NOTES

SHEET NUMBER
C-1

SUBJECT PROPERTY IS LOCATED IN PANEL # 13085C0050C, DATED APRIL 4, 2018 AND IS IN THE BASE FLOOD ZONE X AND IS NOT IN A SPECIAL FLOOD HAZARD AREA. FLOOD ELEVATION IS NOT DETERMINED.



NOTE: NO RESIDENCE OR STRUCTURES WITHIN 1000' OF THE TOWER CENTER

1 OVERALL PARENT TRACT
C-2

#	DATE	DESCRIPTION:
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CA#: GA PE005625

09/13/2021

SITE NAME
GA_HWY52

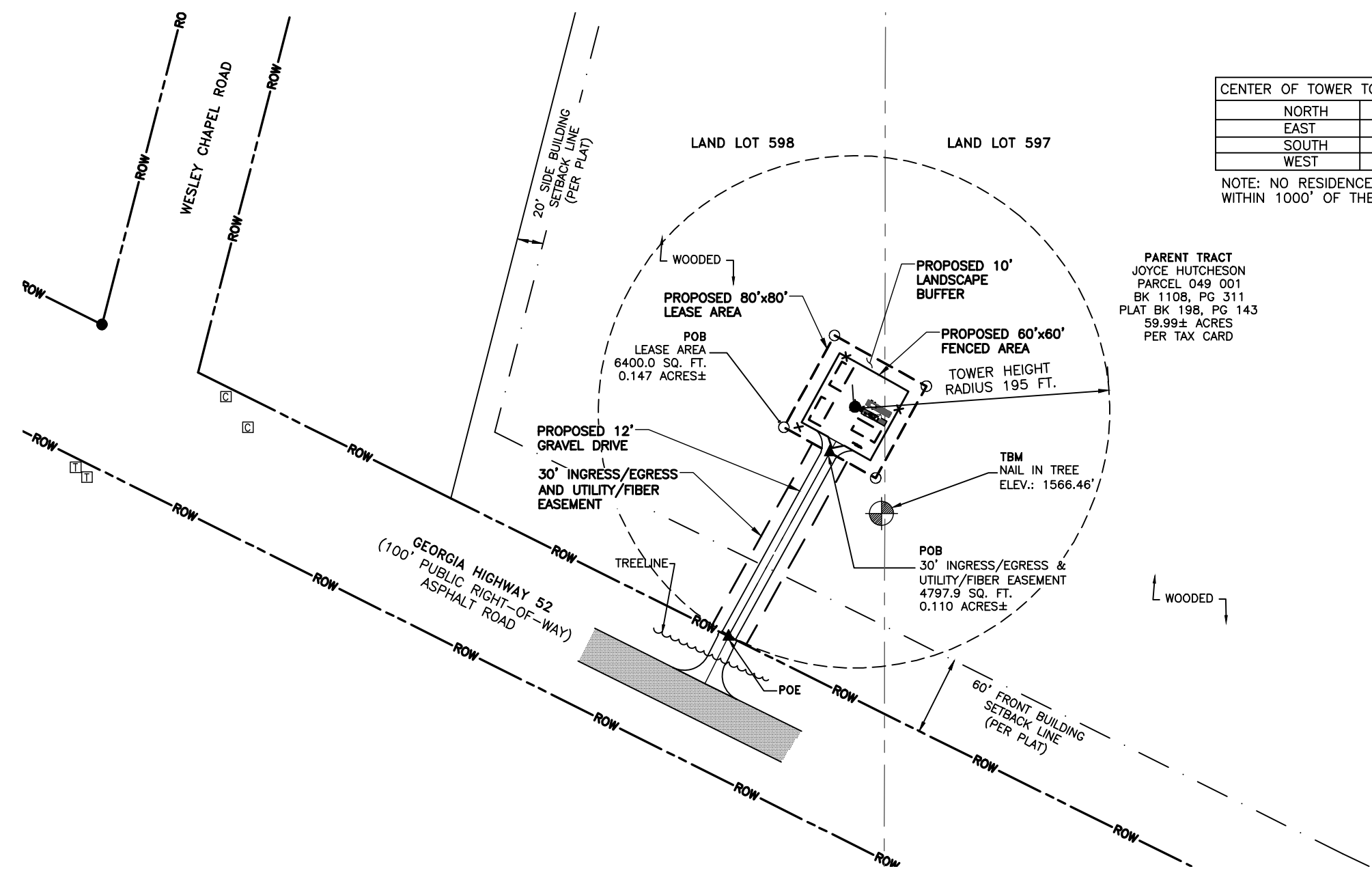
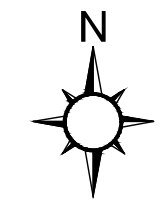
SMW#: 20-0240
FUZE ID: 16093185
PSLC #: 500304

DESIGNED: JDS
DRAWN: MEH
CHECKED: BS

SHEET NAME
OVERALL SITE PLAN

SHEET NUMBER
C-2

SUBJECT PROPERTY IS LOCATED IN PANEL # 13085C0050C, DATED APRIL 4, 2018 AND IS IN THE BASE FLOOD ZONE X AND IS NOT IN A SPECIAL FLOOD HAZARD AREA. FLOOD ELEVATION IS NOT DETERMINED.



CENTER OF TOWER TO PROPERTY LINE	
NORTH	1690'±
EAST	1960'±
SOUTH	198'±
WEST	281'±

NOTE: NO RESIDENCE OR STRUCTURES WITHIN 1000' OF THE TOWER CENTER

PARENT TRACT
JOYCE HUTCHESON
PARCEL 049 001
BK 1108, PG 311
PLAT BK 198, PG 143
59.99± ACRES
PER TAX CARD

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CA#: GA PEF005625

09/13/2021

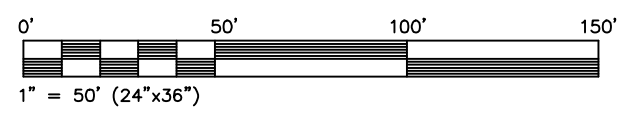
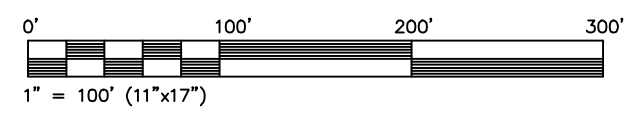
SITE NAME
GA_HWY52

SMW#: 20-0240
FUZE ID: 16093185
PSLC #: 500304

DESIGNED: JDS
DRAWN: MEH
CHECKED: BS

SHEET NAME
OVERALL SITE PLAN

SHEET NUMBER
C-2.1



1 OVERALL SITE PLAN
C-2.1

SUBJECT PROPERTY IS LOCATED IN PANEL # 13085C0050C, DATED APRIL 4, 2018 AND IS IN THE BASE FLOOD ZONE X AND IS NOT IN A SPECIAL FLOOD HAZARD AREA. FLOOD ELEVATION IS NOT DETERMINED.



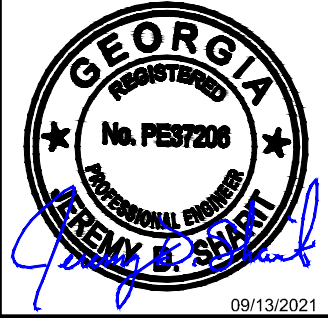
CENTER OF TOWER TO PROPERTY LINE	
NORTH	1690'±
EAST	1960'±
SOUTH	198'±
WEST	281'±

NOTE: NO RESIDENCE OR STRUCTURES WITHIN 1000' OF THE TOWER CENTER

PARENT TRACT
JOYCE HUTCHESON
PARCEL 049 001
BK 1108, PG 311
PLAT BK 198, PG 143
59.99± ACRES
PER TAX CARD

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CA#: GA PEF005625



SITE NAME
GA_HWY52

SMW#: 20-0240
FUZE ID: 16093185
PSLC #: 500304

DESIGNED: JDS
DRAWN: MEH
CHECKED: BS

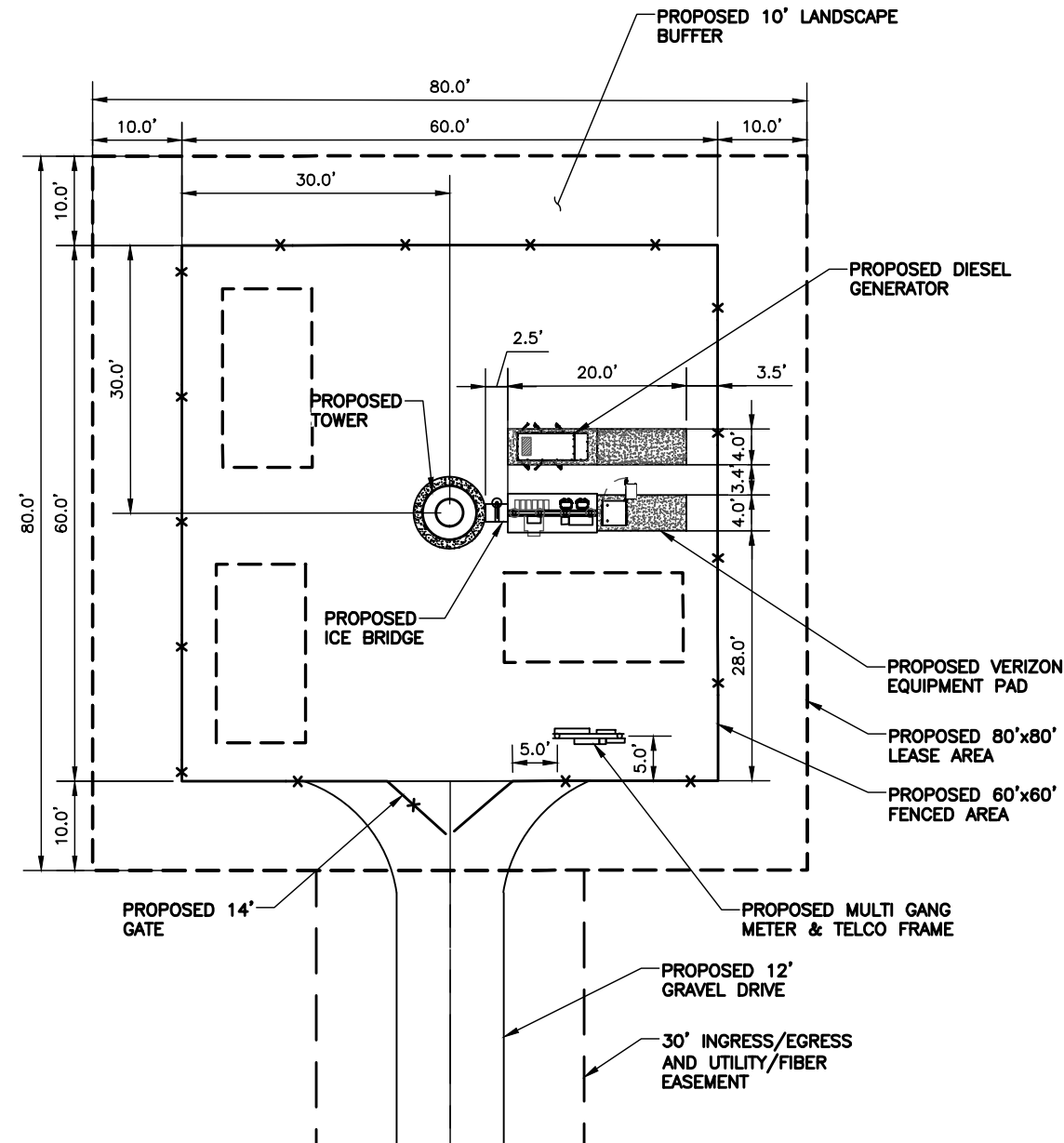
SHEET NAME
OVERALL SITE PLAN

SHEET NUMBER
C-2.2



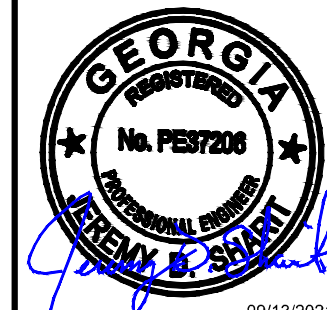
1 OVERALL SITE PLAN
C-2.2

EXISTING TREES TO BE REMOVED WITHIN COMPOUND AND EASEMENT. CONTRACTOR TO FIELD VERIFY BEFORE CONSTRUCTION



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CA#: GA PE005625



09/13/2021

SITE NAME

GA_HWY52

SMW#: 20-0240

FUZE ID: 16093185

PSLC #: 500304

DESIGNED: JDS

DRAWN: MEH

CHECKED: BS

SHEET NAME

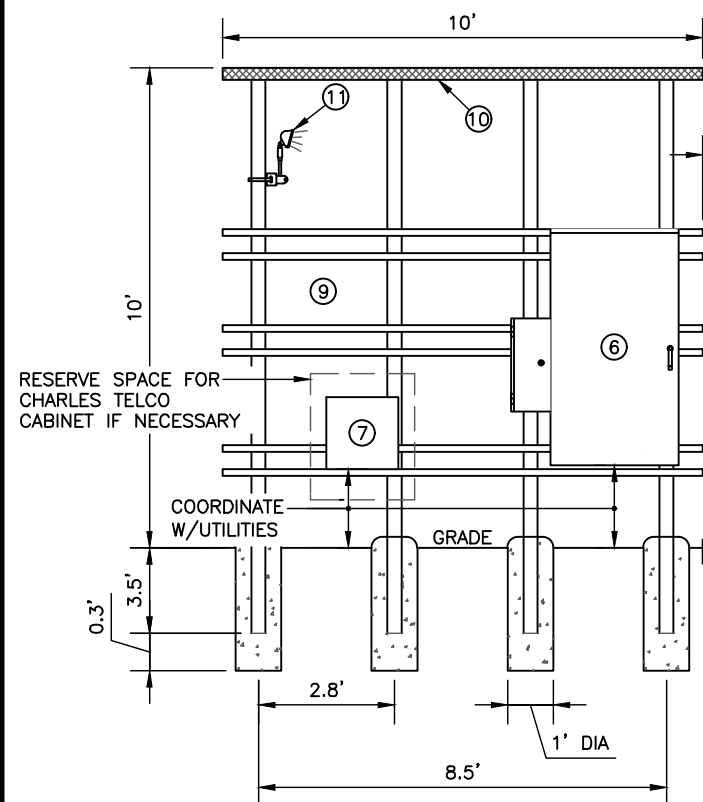
DETAILED SITE PLAN

SHEET NUMBER

C-3

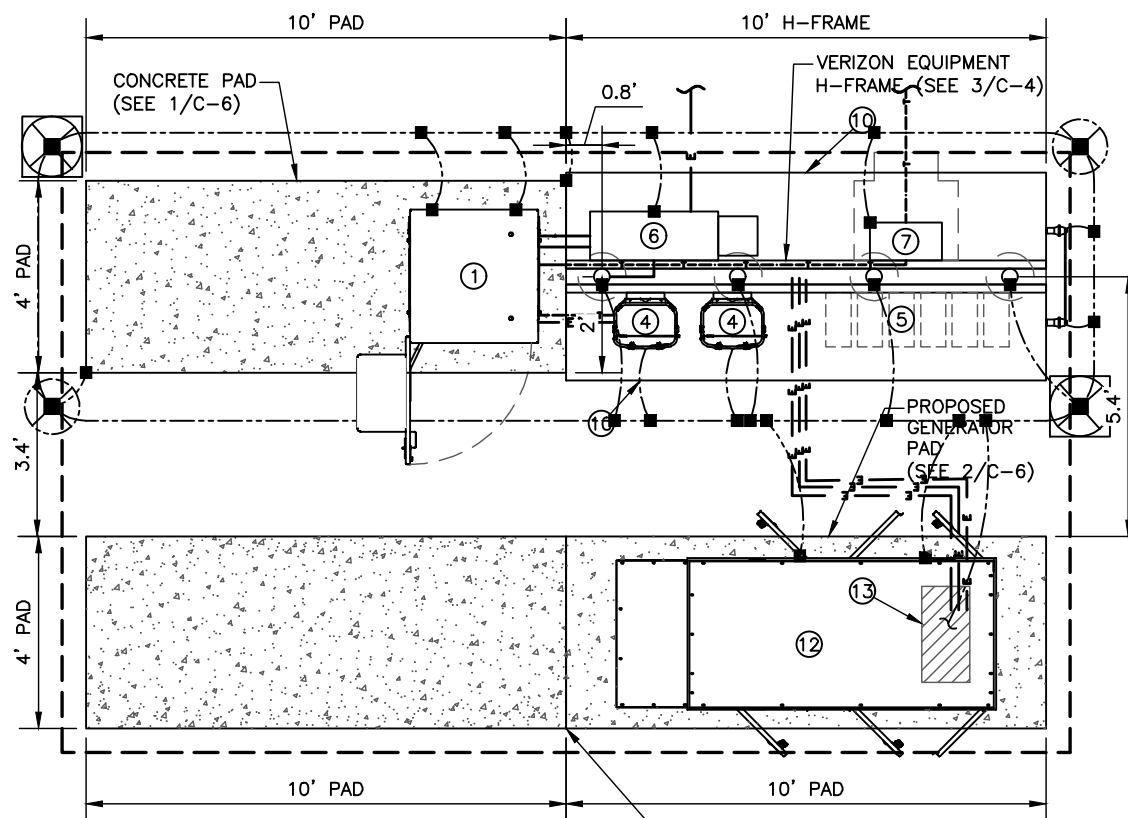


1
C-3 DETAILED SITE PLAN



ELEVATION VIEW REAR

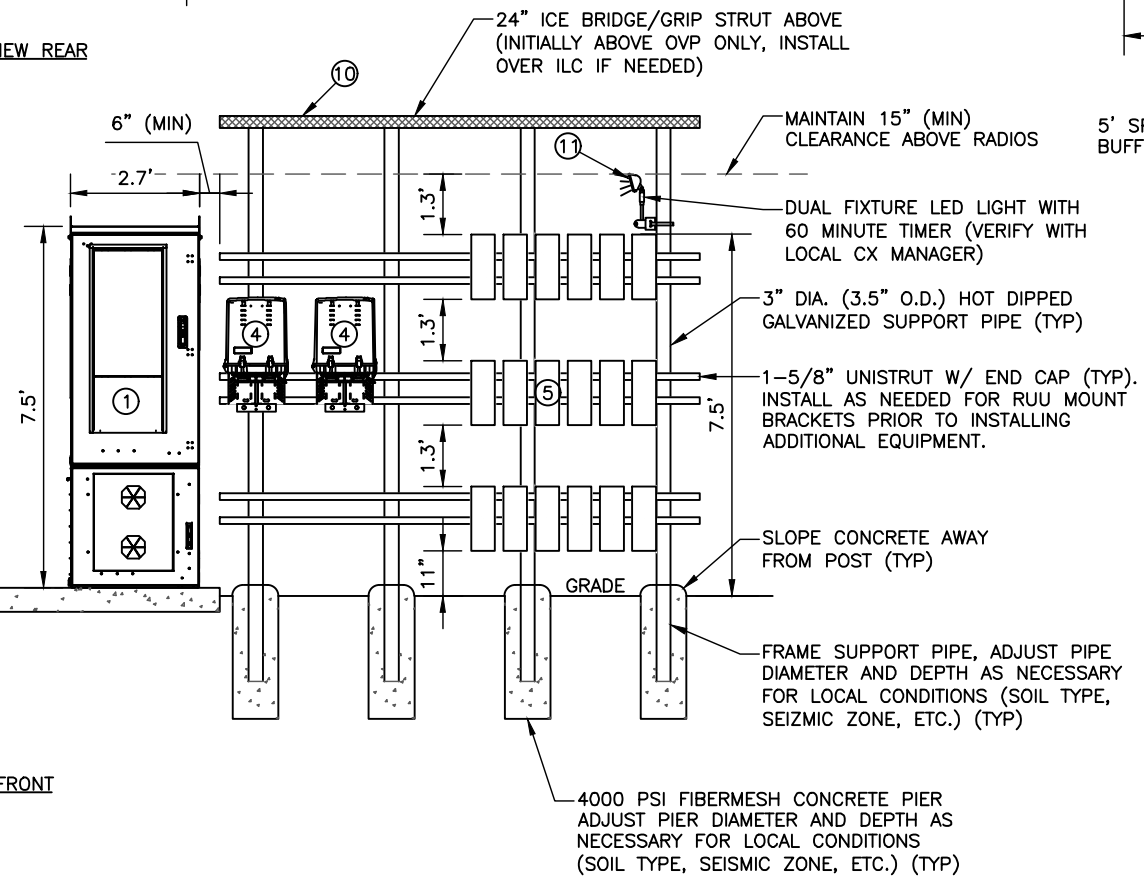
- EQUIPMENT SCHEDULE:**
1. PRIMARY CABINET
 2. NOT USED
 3. NOT USED
 4. OVP-12
 5. ERICSSON RRU (STACKED 6x3)
(RESERVE SPACE FOR FUTURE GROUND RADIOS)
 6. ILC CABINET (w/CAMLOCK IF REQUIRED)
 7. DARK FIBER JUNCTION BOX
(RESERVED SPACE FOR CHARLES TELCO CABINET IF REQUIRED)
 8. NOT USED
 9. RESERVED DIPLEXER AREA
 10. 24" ICE BRIDGE/GRIP STRUT
 11. WORK LIGHT
 12. DIESEL GENERATOR
 13. APPROXIMATE DIESEL GENERATOR STUB UP AREA
 14. NOT USED



1 C-4 DETAILED EQUIPMENT PLAN

NOTE:

1. WHEN EQUIPMENT FRAME IS INSTALLED ADJACENT TO CABINET PAD, INTERCONNECTING CONDUITS SHALL BE INSTALLED AT OR ABOVE GRADE.
2. SEE NOTE #5, SHEET E-2 FOR DETAILED INSTALLATION REQUIREMENTS.

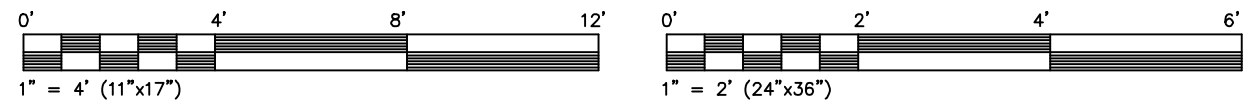


ELEVATION VIEW FRONT

NOTE:

CONTRACTOR TO CONFIRM INSTALLED REGULATOR IS EQUIPPED WITH AN INTEGRATED SHUTOFF FEATURE PER NFPA AND LOCAL CODE REQUIREMENTS.

3 C-4 VERIZON EQUIPMENT H-FRAME DETAILS



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09/13/2021

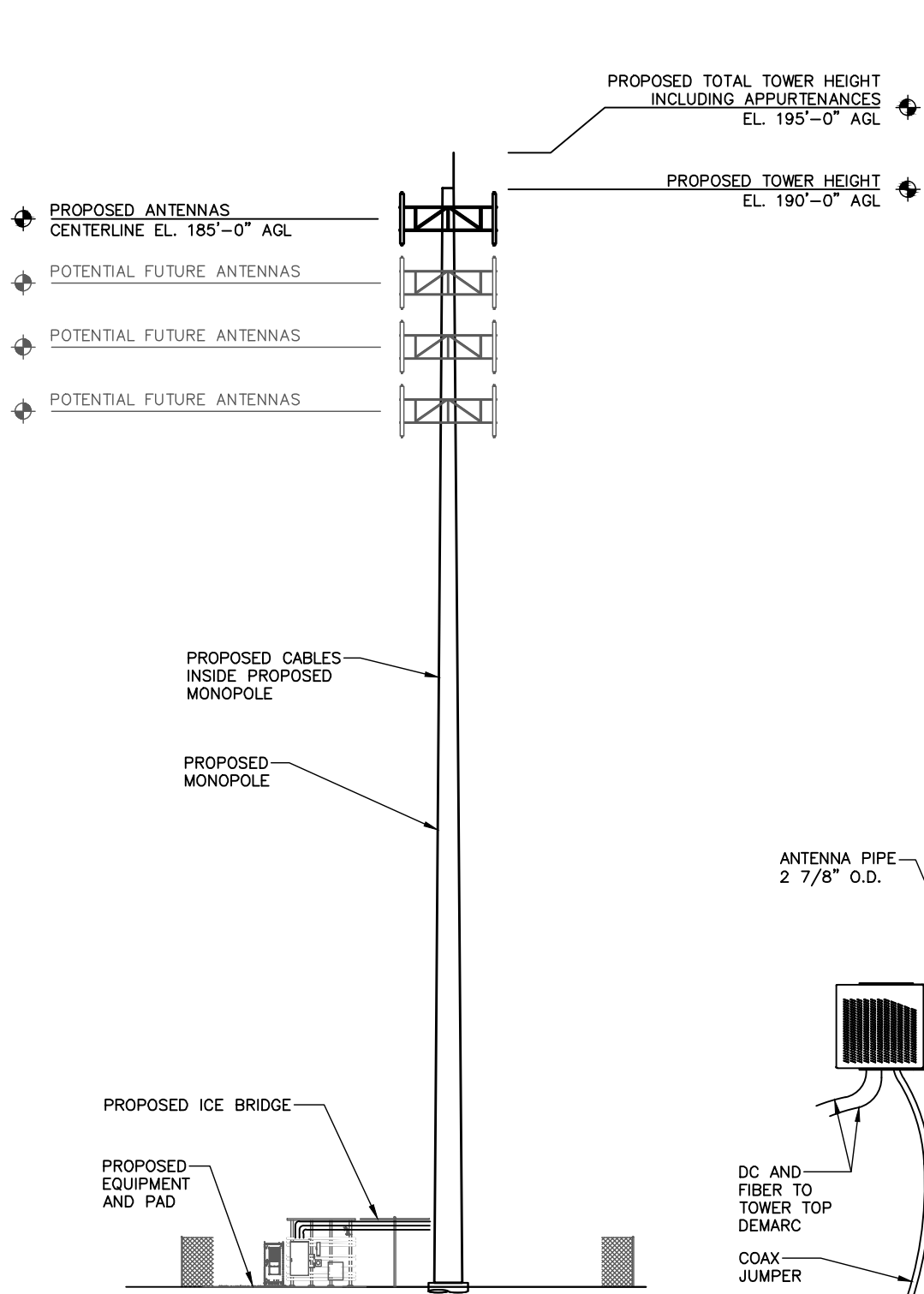
SITE NAME
GA_HWY52

SMW#: 20-0240
FUZE ID: 16093185
PSLC #: 500304

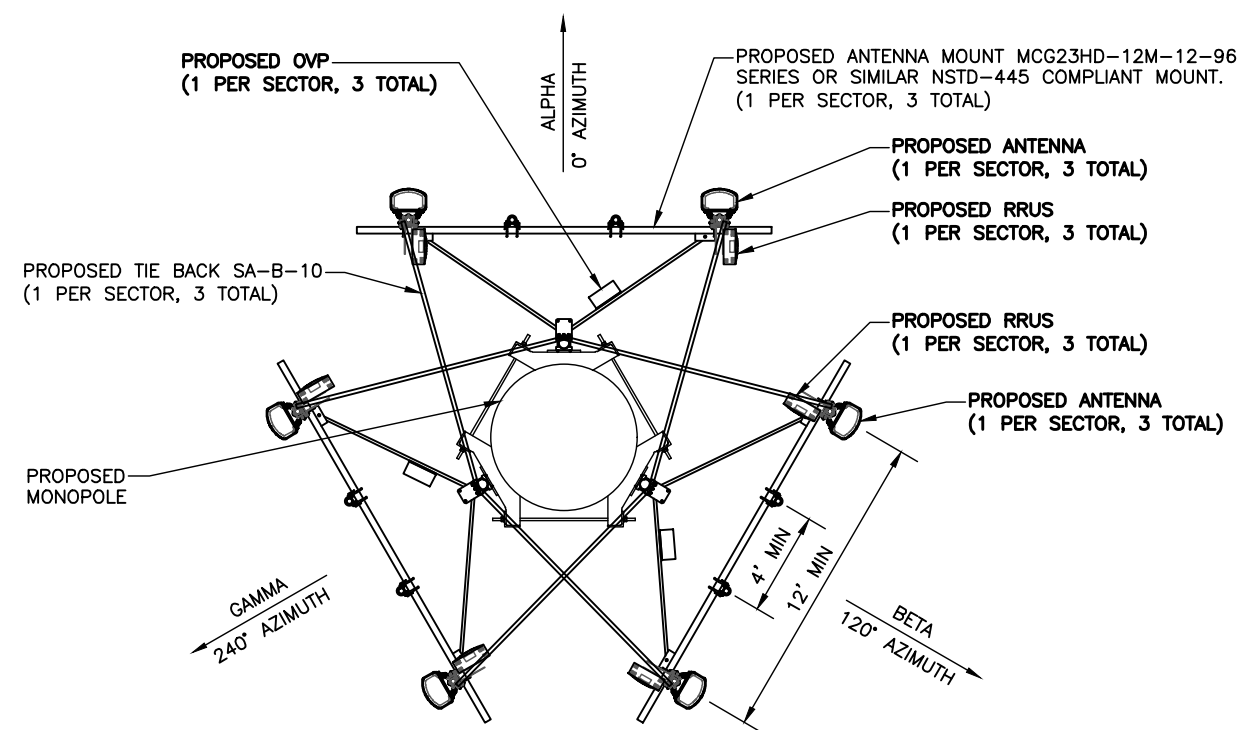
DESIGNED: JDS
DRAWN: MEH
CHECKED: BS

SHEET NAME
DETAILED EQUIPMENT PLAN & DETAILS

SHEET NUMBER
C-4



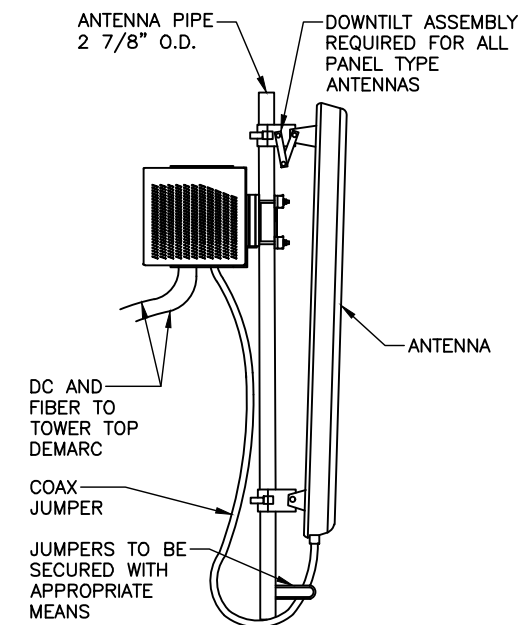
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C-5 TOWER ELEVATION
NOT TO SCALE



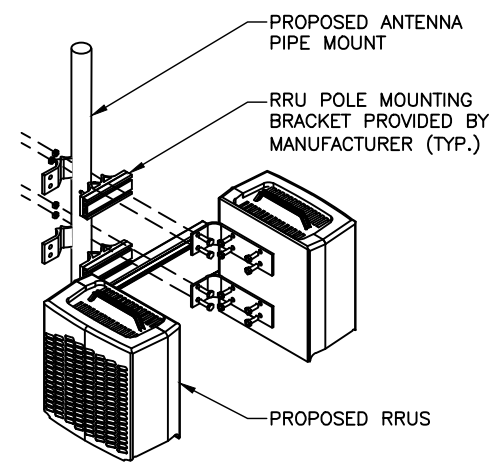
2
C-5 ANTENNA ORIENTATION DETAIL
NOT TO SCALE

NOTES:

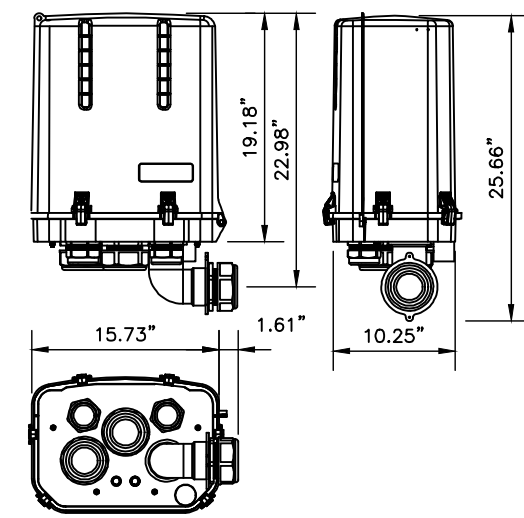
- EXACT LOCATION OF PROPOSED RRUS AND OVP BOX TO BE DETERMINED IN FIELD DURING INSTALLATION AS NOT TO INTERFERE WITH TOWER CLIMBING OR COAXIAL CABLE LADDER.
- AT GRADE, CONTRACTOR WILL PROVIDE LOCATION OF OVP BOX AT TIME OF CONSTRUCTION.
- NO RFDS HAS BEEN RECEIVED OF THE DATE ON THESE CDS.



3
C-5 ANTENNA ORIENTATION DETAIL
NOT TO SCALE



4
C-5 RRU PIPE MOUNT DETAIL
NOT TO SCALE



5
C-5 OVP DETAIL
NOT TO SCALE

STRUCTURAL NOTES:

- STRUCTURAL CALCULATION PREPARED BY OTHERS. CONTRACTOR TO COORDINATE WITH REPRESENTATIVE TO OBTAIN A COPY.
- CONTRACTOR TO REFER TO TOWER STRUCTURAL ANALYSIS FOR ADDITIONAL LOADS. NO ERECTION OR MODIFICATION OF TOWER SHALL BE MADE WITHOUT APPROVAL OF STRUCTURAL ENGINEER.

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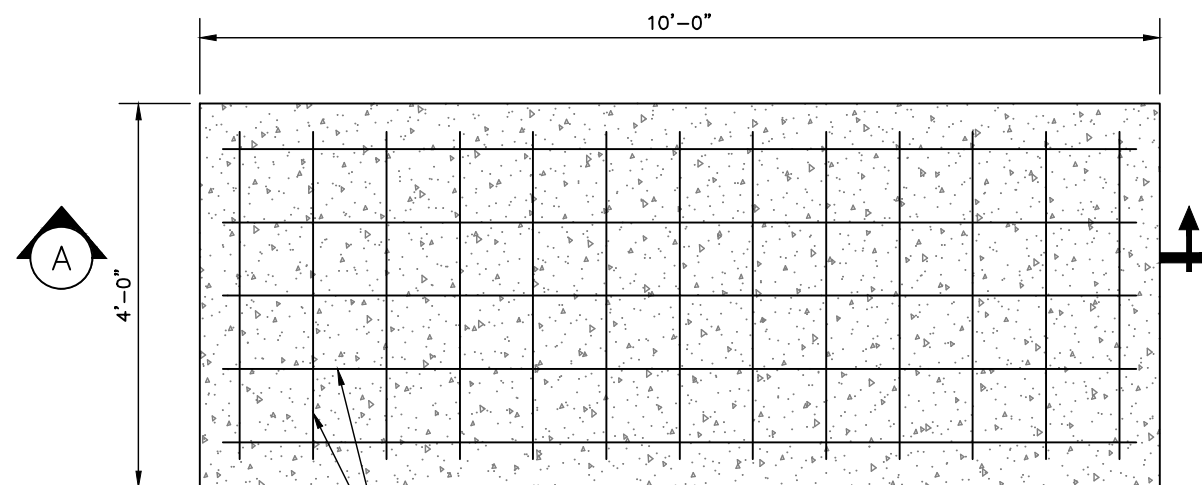
SITE NAME
GA_HWY52

SMW#: 20-0240
FUZE ID: 16093185
PSLC #: 500304

DESIGNED: JDS
DRAWN: MEH
CHECKED: BS

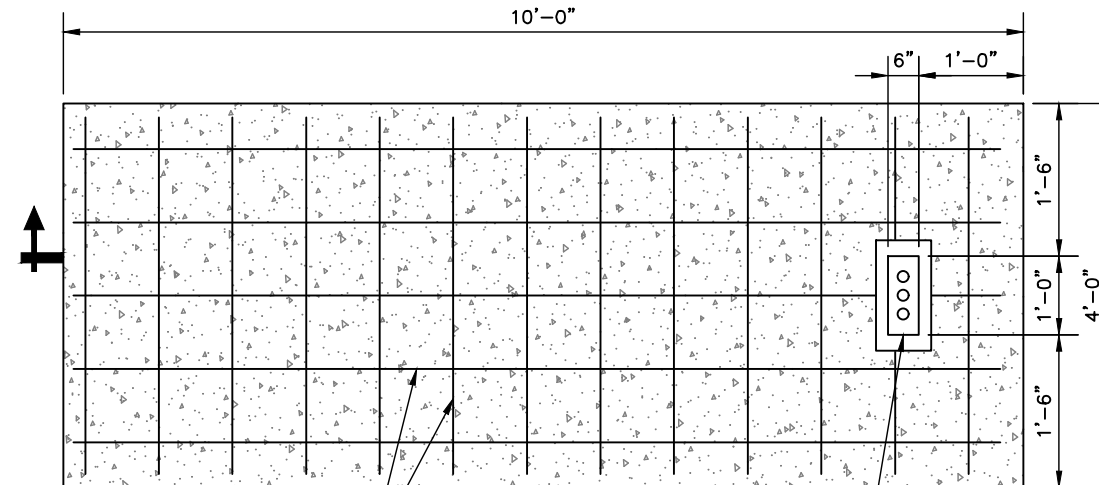
SHEET NAME
TOWER ELEVATION AND DETAILS

SHEET NUMBER
C-5



#4 REINFORCEMENT AT 10" O.C. EACH WAY, 3" MIN COVER

1 EQUIPMENT PAD PLAN
C-6 NOT TO SCALE

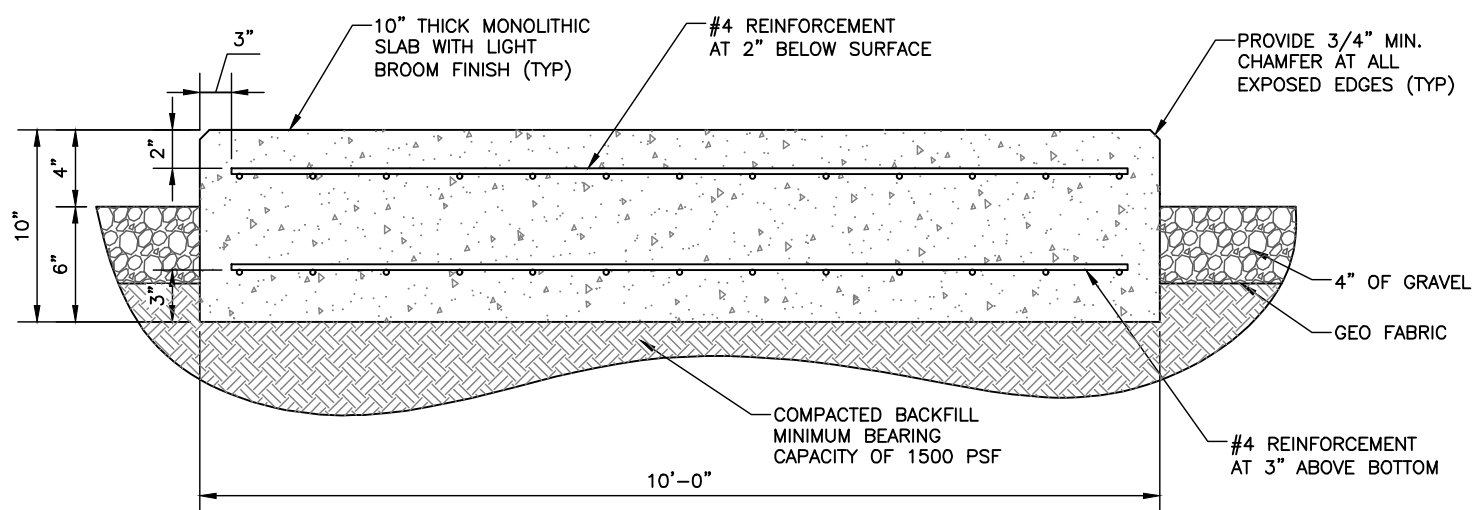


#4 REINFORCEMENT AT 10" O.C. EACH WAY, 3" MIN COVER

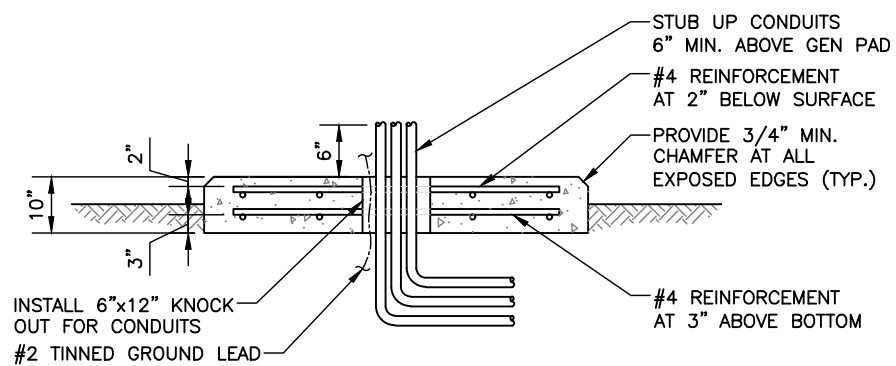
INSTALL 6"x12" KNOCK OUT FOR CONDUITS AND GROUND LEAD (NOT USED FOR PROPANE TANK PAD)

2 DIESEL GENERATOR/PAD PLAN
C-6 NOT TO SCALE

CONTRACTOR TO VERIFY WITH VERIZON THE LOCATION OF CONDUIT WITHIN CONCRETE PAD PRIOR TO INSTALLATION.

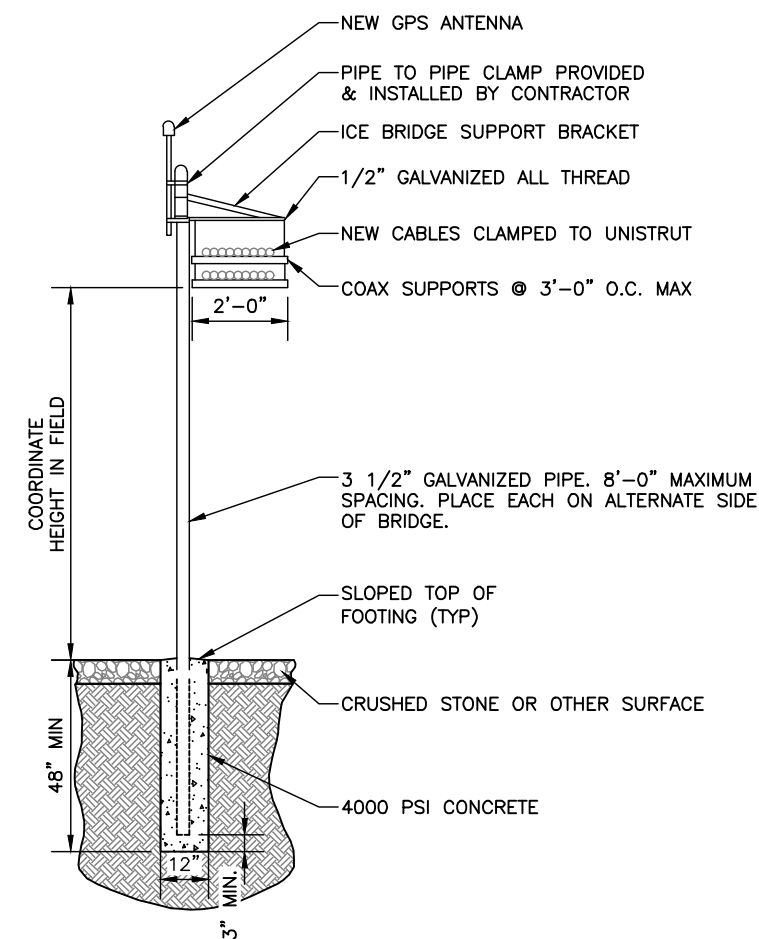


SECTION A-A
NOT TO SCALE



INSTALL 6"x12" KNOCK OUT FOR CONDUITS
#2 TINNED GROUND LEAD

SECTION B-B
NOT TO SCALE

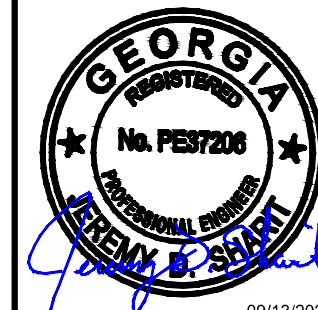


3 ICE BRIDGE
C-6 NOT TO SCALE

NOTE:
ALL ICE BRIDGE PARTS ARE PROVIDED AND INSTALLED BY CONTRACTOR

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SITE NAME

GA_HWY52

SMW#: 20-0240

FUZE ID: 16093185

PSLC #: 500304

DESIGNED: JDS

DRAWN: MEH

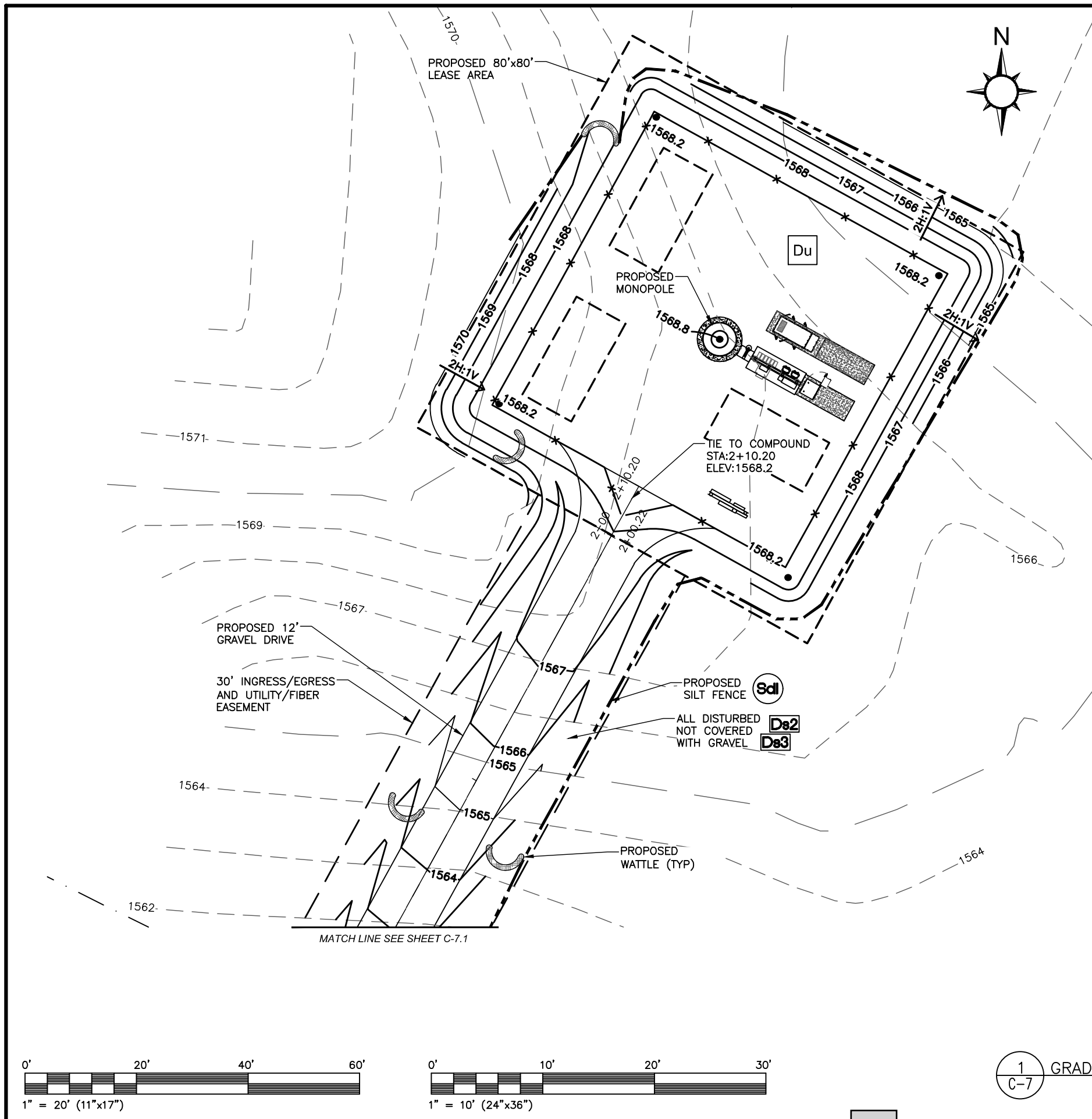
CHECKED: BS

SHEET NAME

FOUNDATION DETAILS

SHEET NUMBER

C-6



THE PROPOSED ACCESS ROAD OUTSIDE THE FENCED COMPOUND SHALL BE SURFACES AS FOLLOWS:

- MINIMUM 4" CRUSHER RUN FINISHED DRIVE SURFACE
- MIRAFI 500X (OR EQUIVALENT) GEOTEXTILE
- 2" TO 3" MINIMUM CRUSHER RUN OVER THE SUB-BASE A ROLLED
- 3" #3 GRAVEL ROLLED SUB-BASE COURSE
- SUBGRADE COMPACTED TO 95% STANDARD PROCTOR DENSITY

THE PROPOSED EQUIPMENT AREA INSIDE THE FENCED COMPOUND SHALL BE SURFACE AS FOLLOWS:

- 2" TO 3" MINIMUM #57 GRAVEL FINISHED SURFACE
- MIRAFI 500X (OR EQUIVALENT)
- 2" TO 3" MINIMUM CRUSHER RUN OVER THE SUB-BASE AND ROLLED
- 3" #3 GRAVEL ROLLED SUB-BASE COURSE
- SUBGRADE COMPACTED TO 95% STANDARD PROCTOR DENSITY

ALL EXISTING SUB-GRADE AND CRUSHER RUN GRAVEL SURFACING SHALL BE COMPACTED 95% MINIMUM STANDARD PROCTOR DENSITY AS SPECIFIED BY ASTM D698 AND AASHTO T-99.

THE CONTRACTOR IS REQUIRED TO TEST AND SUBMIT COMPACTION TEST RESULTS FOR ALL EXISTING SUB-GRADE AND CRUSHER RUN GRAVEL SURFACING IN THE CLOSEOUT PACKAGE SUPPLIED TO TOWER OWNER

- (Co)** CONSTRUCTION EXIT – TO REDUCE OR ELIMINATE THE TRANSPORT OF MUD FROM THE CONSTRUCTION AREA ONTO PUBLIC RIGHT-OF-WAYS, STREETS, ALLEYS, SIDEWALKS, OR PARKING AREAS.
- (Sdl)** TYPE C SEDIMENT BARRIER – TO PREVENT ANY SEDIMENT CARRIED BY SHEET FLOW FROM LEAVING THE SITE & ENTERING NATURAL DRAINAGE AREAS OR STORM DRAINAGE SYSTEMS.
- (Ds2)** DISTURBED AREA STABILIZATION (TEMPORARY) – TO ESTABLISH A TEMPORARY VEGETATIVE COVER WITH FAST GROWING SEEDS ON DISTURBED AREAS.
- (Ds3)** DISTURBED AREA STABILIZATION (PERMANENT) – TO ESTABLISH A PERMANENT VEGETATIVE COVER SUCH AS TREES, SHRUBS, VINES, GRASSES, SOD, OR LEGUMES ON DISTURBED AREA.
- (Du)** DISTURBED AREA DUST CONTROL – TO CONTROL THE SURFACE AND AIR MOMENT OF DUST ON CONSTRUCTION SITES, ROADWAYS, AND SIMILAR SITES.

CONTRACTOR TO OBTAIN WRITTEN PERMISSION FOR GRADING OUTSIDE LEASE AREA PRIOR TO CONSTRUCTION



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SITE NAME
GA_HWY52

SMW#: 20-0240
FUZE ID: 16093185
PSLC #: 500304

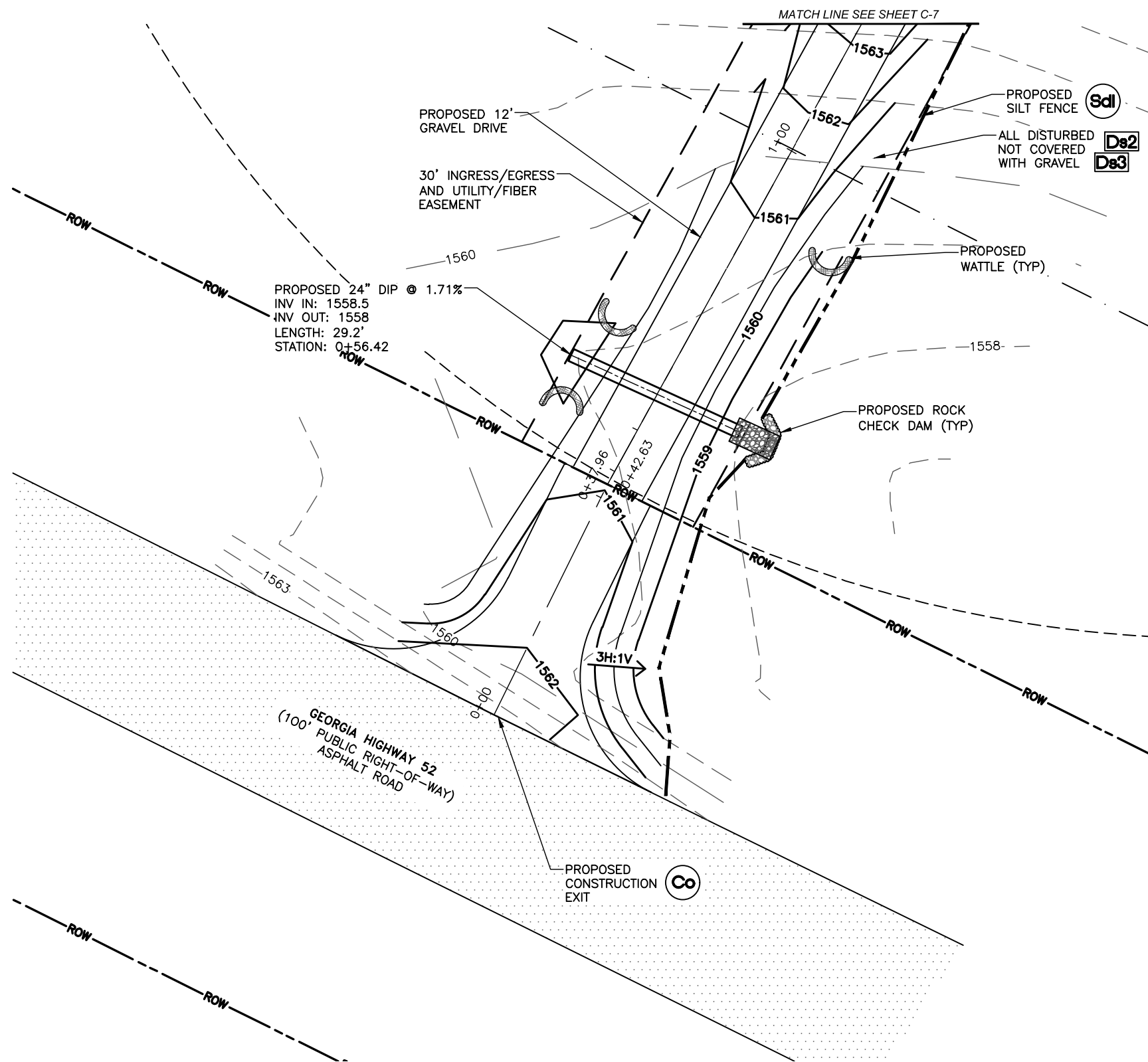
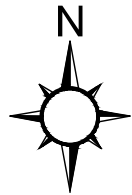
DESIGNED: JDS
DRAWN: MEH
CHECKED: BS

SHEET NAME
GRADING, SEDIMENT & EROSION CONTROL PLAN

SHEET NUMBER
C-7



1
C-7 GRADING PLAN



PROPOSED 24" DIP @ 1.71%
 INV IN: 1558.5
 INV OUT: 1558
 LENGTH: 29.2'
 STATION: 0+56.42

GEORGIA HIGHWAY 52
 (100' PUBLIC RIGHT-OF-WAY)
 ASPHALT ROAD

THE PROPOSED ACCESS ROAD OUTSIDE THE FENCED COMPOUND SHALL BE SURFACES AS FOLLOWS:

- MINIMUM 4" CRUSHER RUN FINISHED DRIVE SURFACE
- MIRAFI 500X (OR EQUIVALENT) GEOFABRIC
- 2" TO 3" MINIMUM CRUSHER RUN OVER THE SUB BASE A ROLLED
- 3" #3 GRAVEL ROLLED SUB-BASE COURSE
- SUBGRADE COMPACTED TO 95" STANDARD PROCTOR DENSITY

THE PROPOSED EQUIPMENT AREA INSIDE THE FENCED COMPOUND SHALL BE SURFACE AS FOLLOWS:

- 2" TO 3" MINIMUM #57 GRAVEL FINISHED SURFACE
- MIRAFI 500X (OR EQUIVALENT)
- 2" TO 3" MINIMUM CRUSHER RUN OVER THE SUB-BASE AND ROLLED
- 3" #3 GRAVEL ROLLED SUB BASE COURSE
- SUBGRADE COMPACTED TO 95" STANDARD PROCTOR DENSITY

ALL EXISTING SUB-GRADE AND CRUSHER RUN GRAVEL SURFACING SHALL BE COMPACTED 95% MINIMUM STANDARD PROCTOR DENSITY AS SPECIFIED BY ASTM D698 AND AASHTO T-99.

THE CONTRACTOR IS REQUIRED TO TEST AND SUBMIT COMPACTION TEST RESULTS FOR ALL EXISTING SUB-GRADE AND CRUSHER RUN GRAVEL SURFACING IN THE CLOSEOUT PACKAGE SUPPLIED TO TOWER OWNER

Co CONSTRUCTION EXIT – TO REDUCE OR ELIMINATE THE TRANSPORT OF MUD FROM THE CONSTRUCTION AREA ONTO PUBLIC RIGHT-OF-WAYS, STREETS, ALLEYS, SIDEWALKS, OR PARKING AREAS.

Sd1 TYPE C SEDIMENT BARRIER – TO PREVENT ANY SEDIMENT CARRIED BY SHEET FLOW FROM LEAVING THE SITE & ENTERING NATURAL DRAINAGE AREAS OR STORM DRAINAGE SYSTEMS.

Ds2 DISTURBED AREA STABILIZATION (TEMPORARY) – TO ESTABLISH A TEMPORARY VEGETATIVE COVER WITH FAST GROWING SEEDS ON DISTURBED AREAS.

Ds3 DISTURBED AREA STABILIZATION (PERMANENT) – TO ESTABLISH A PERMANENT VEGETATIVE COVER SUCH AS TREES, SHRUBS, VINES, GRASSES, SOD, OR LEGUMES ON DISTURBED AREA.

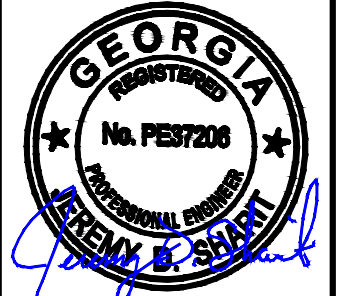
Du DISTURBED AREA DUST CONTROL – TO CONTROL THE SURFACE AND AIR MOMENT OF DUST ON CONSTRUCTION SITES, ROADWAYS, AND SIMILAR SITES.

CONTRACTOR TO OBTAIN WRITTEN PERMISSION FOR GRADING OUTSIDE LEASE AREA PRIOR TO CONSTRUCTION



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6	09/13/21	REVISED PER CLIENT COMMENT

CAF: GA PE005625



09/13/2021

SITE NAME

GA_HWY52

SMW#: 20-0240

FUZE ID: 16093185

PSLC #: 500304

DESIGNED: JDS

DRAWN: MEH

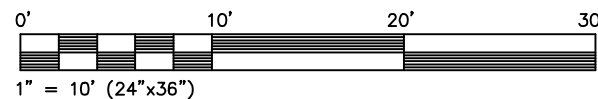
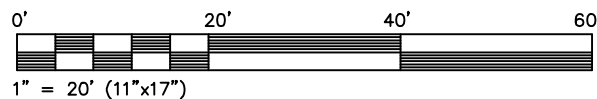
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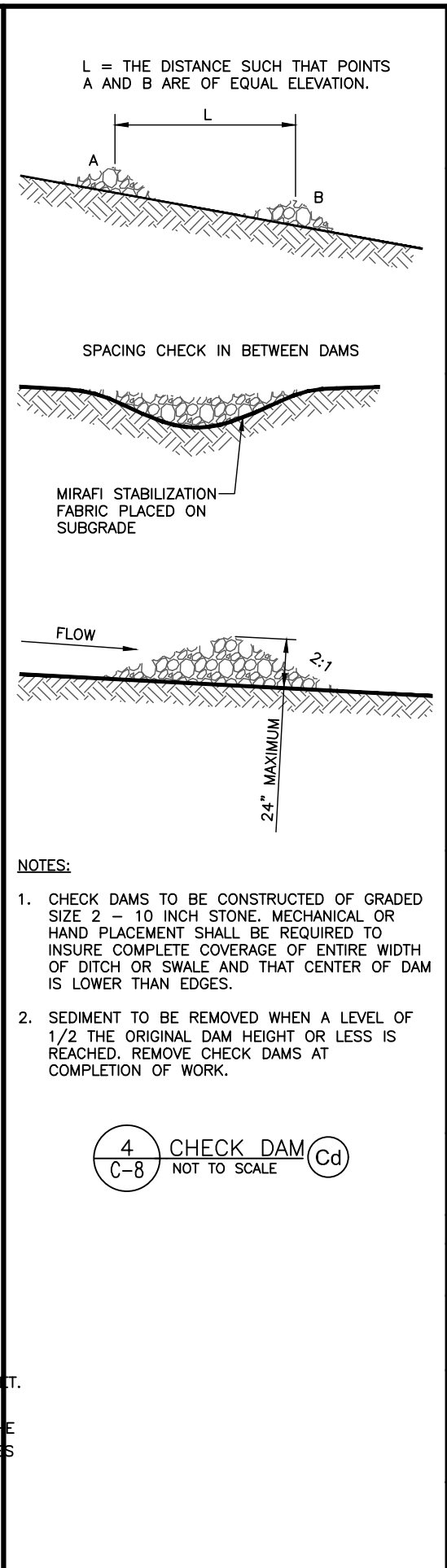
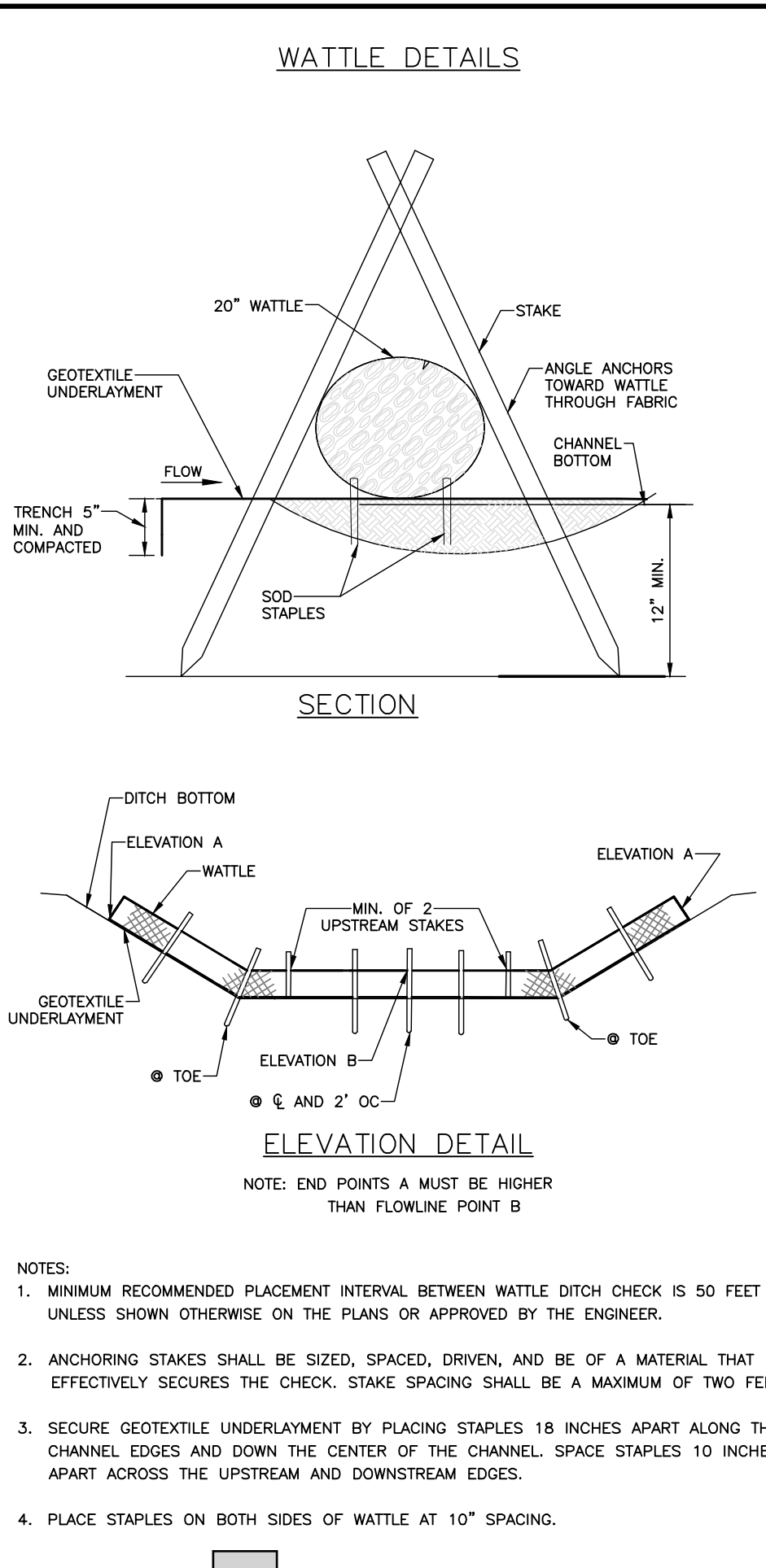
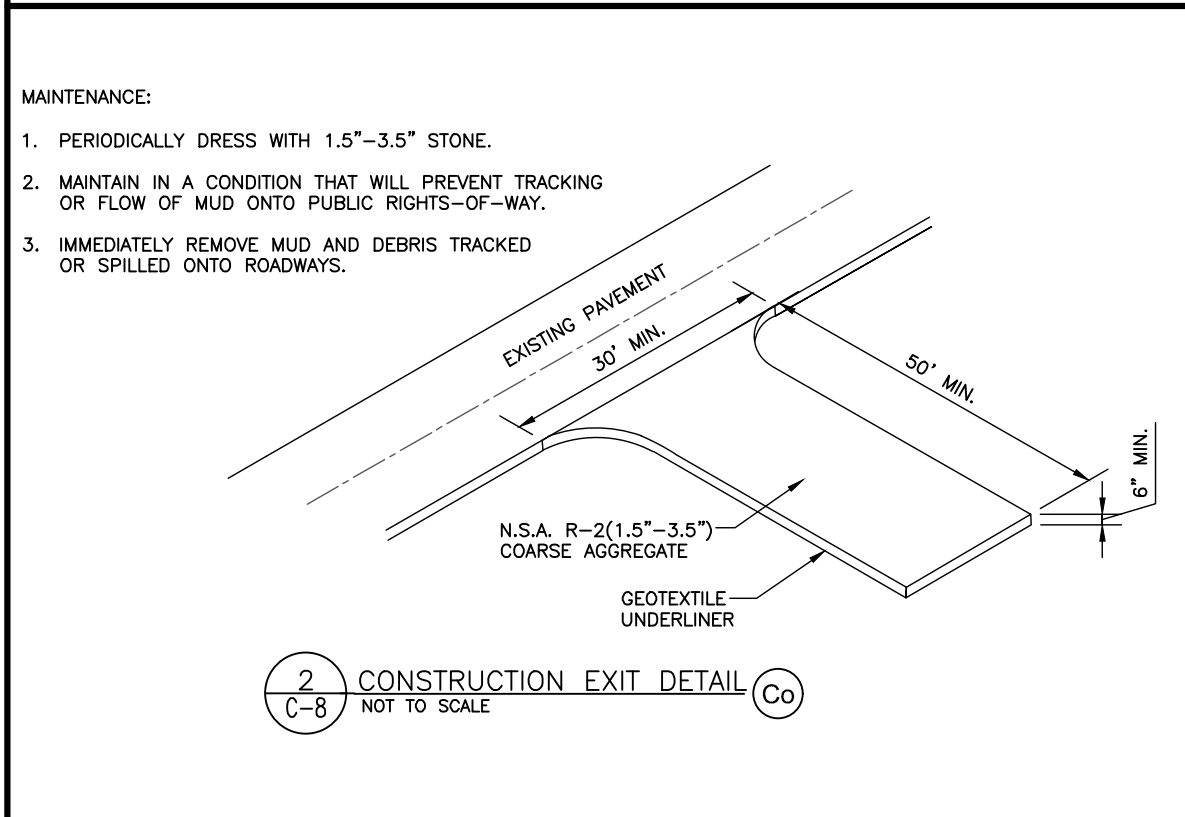
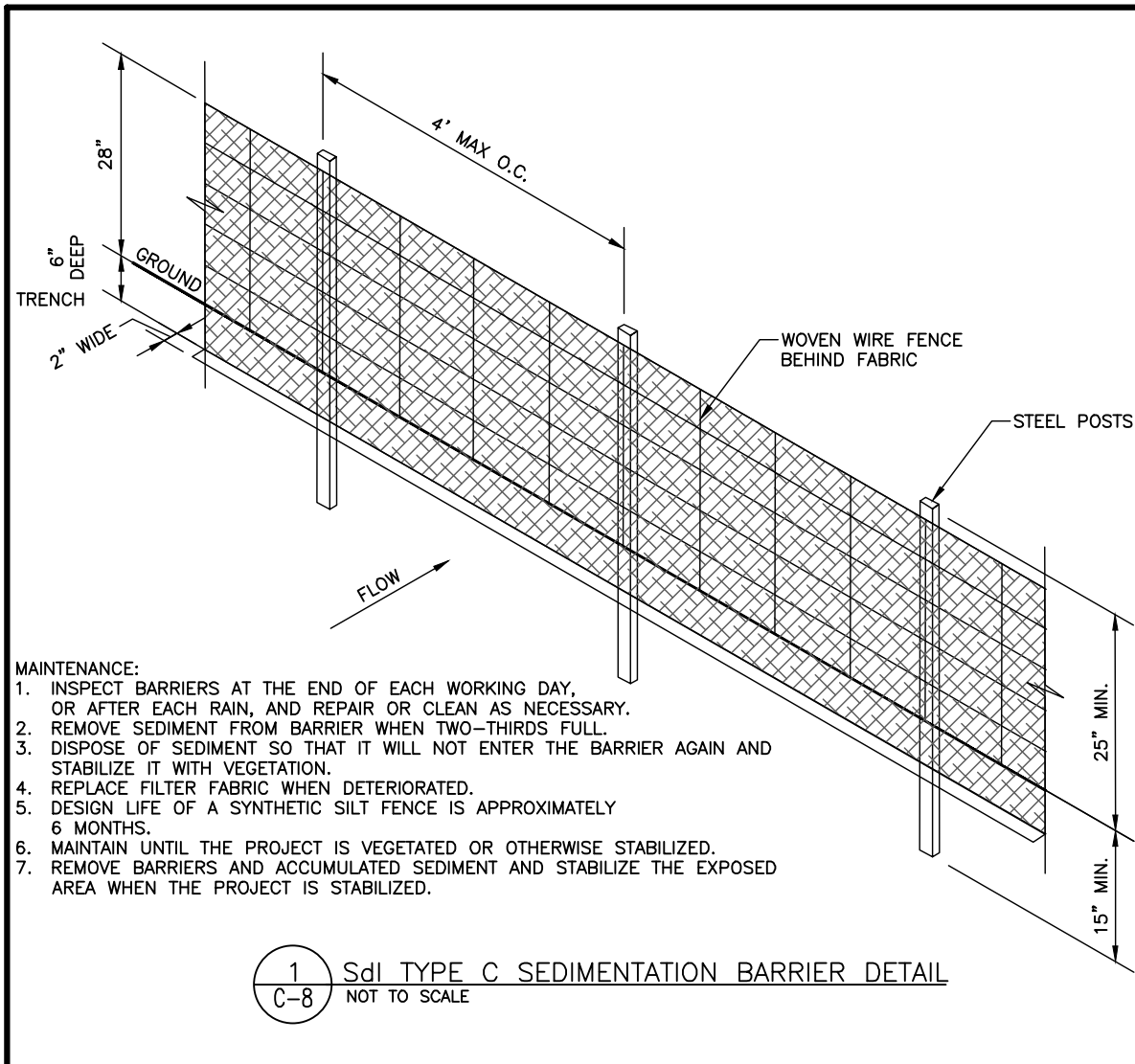
GRADING, SEDIMENT & EROSION CONTROL PLAN

SHEET NUMBER

C-7.1



1 GRADING PLAN
 C-7.1



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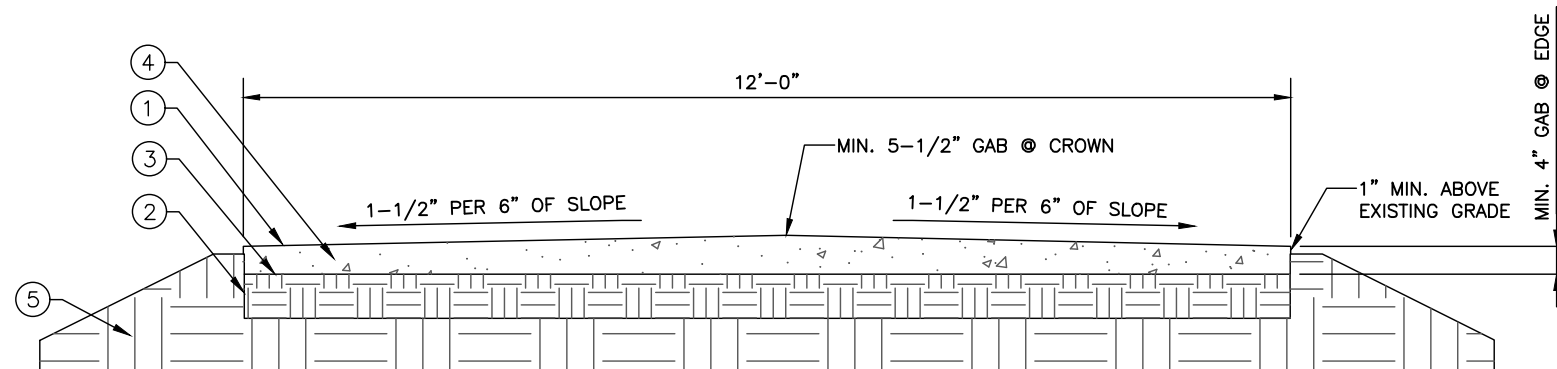
SHEET NAME
GRADING, SEDIMENT & EROSION CONTROL DETAILS

SHEET NUMBER
C-8

- NOTES:
- CHECK DAMS TO BE CONSTRUCTED OF GRADED SIZE 2 - 10 INCH STONE. MECHANICAL OR HAND PLACEMENT SHALL BE REQUIRED TO INSURE COMPLETE COVERAGE OF ENTIRE WIDTH OF DITCH OR SWALE AND THAT CENTER OF DAM IS LOWER THAN EDGES.
 - SEDIMENT TO BE REMOVED WHEN A LEVEL OF 1/2 THE ORIGINAL DAM HEIGHT OR LESS IS REACHED. REMOVE CHECK DAMS AT COMPLETION OF WORK.

4 CHECK DAM C-8 NOT TO SCALE

- NOTES:
- MINIMUM RECOMMENDED PLACEMENT INTERVAL BETWEEN WATTLE DITCH CHECK IS 50 FEET UNLESS SHOWN OTHERWISE ON THE PLANS OR APPROVED BY THE ENGINEER.
 - ANCHORING STAKES SHALL BE SIZED, SPACED, DRIVEN, AND BE OF A MATERIAL THAT EFFECTIVELY SECURES THE CHECK. STAKE SPACING SHALL BE A MAXIMUM OF TWO FEET.
 - SECURE GEOTEXTILE UNDERLAYMENT BY PLACING STAPLES 18 INCHES APART ALONG THE CHANNEL EDGES AND DOWN THE CENTER OF THE CHANNEL. SPACE STAPLES 10 INCHES APART ACROSS THE UPSTREAM AND DOWNSTREAM EDGES.
 - PLACE STAPLES ON BOTH SIDES OF WATTLE AT 10" SPACING.

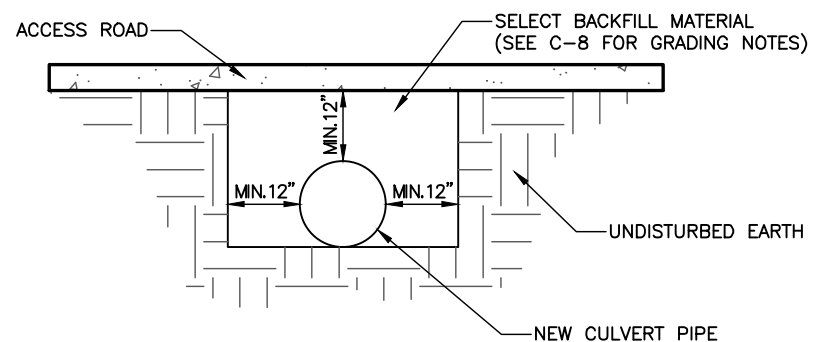


GRAVEL ROAD DETAIL

TYPICAL GRAVEL ROAD CROSS SECTION

****CONTRACTOR SHALL BE RESPONSIBLE FOR CLEARING & GRUBBING THE CONSTRUCTION SITE AND ROADWAY AREAS. THE CONTRACTOR SHALL COMPLY, WHEN NECESSARY, WITH THE RECOMMENDATIONS CONTAINED WITHIN THE GEOTECHNICAL REPORT PREPARED FOR THIS SITE FOR SITE WORK PREPARATION & FOUNDATION WORK.****

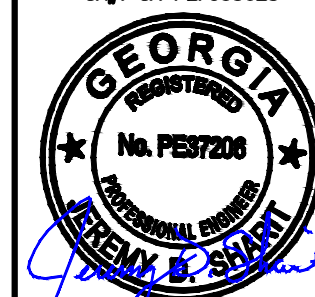
1. MINIMUM 4" CRUSHER RUN FINISHED DRIVING SURFACE
2. MIRAFLI 500X (OR EQUIVALENT) GEOFABRIC
3. 2" TO 3" MINIMUM CRUSHER RUN OVER THE SUB-BASE AND ROLLED
4. 3" #3 GRAVEL ROLLED SUB-BASE COURSE
5. SUBGRADE COMPACTED TO 95% STANDARD PROCTOR DENSITY



CULVERT DETAIL

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SHEET NAME

GRADING, SEDIMENT &
EROSION CONTROL
DETAILS

SHEET NUMBER

C-8.1

PIEDMONT VEGETATIVE COVERS

CALENDAR MONTH	TEMPORARY SEED	APPLICATION RATE/ACRE	PERMANENT SEED	APPLICATION RATE/ACRE
1. JANUARY	RYE GRASS	20-40 LB.	UNHULLED BERMUDA SERICEA LESPEDEZA	8-10 LB. 30-40 LB.
2. FEBRUARY			UNHULLED BERMUDA SERICEA LESPEDEZA FESCUE	8-10 LB. 30-40 LB. 30-50 LB.
3. MARCH	RYE ANNUAL LESPEDZA WEEPING LOVE GRASS	2-3 BU. 20-25 LB. 4-6 LB.	UNHULLED BERMUDA SERICEA LESPEDEZA FESCUE	8-10 LB. 30-40 LB. 30-50 LB.
4. APRIL	RYE BROWN TOP MULLET ANNUAL LESPEDZA SUDAN ANNUAL	2-3 BU. 30-40 LB. 20-25 LB. 35 LB.	WEEPING LOVE GRASS HULLED BERMUDA BAJA	4-6 LB. 5-6 LB. 40-60 LB.
5. MAY	WEEPING LOVE GRASS SUDAN GRASS BROWN TOP MULLET	4-6 BU. 35 LB. 30-40 LB.	WEEPING LOVE GRASS HULLED BERMUDA BAJA	4-6 LB. 5-6 LB. 40-60 LB.
6. JUNE	WEEPING LOVE GRASS SUDAN GRASS BROWN TOP MULLET	4-6 LB. 35 LB. 30-40 LB.	WEEPING LOVE GRASS HULLED BERMUDA BAJA	4-6 LB. 5-6 LB. 40-60 LB.
7. JULY	WEEPING LOVE GRASS SUDAN GRASS BROWN TOP MULLET	4-6 LB. 35 LB. 30-40 LB.		
8. AUGUST	RYE GRASS WEEPING LOVE GRASS	40-50 LB. 4-6 LB.		
9. SEPTEMBER			TALL FESCUE	30-50 LB.
10. OCTOBER	WHEAT	2-3 BU.	UNHULLED BERMUDA SERICEA LESPEDEZA FESCUE	8-10 LB. 30-40 LB. 30-50 LB.
11. NOVEMBER	WHEAT	2-3 BU.	UNHULLED BERMUDA SERICEA LESPEDEZA FESCUE	8-10 LB. 30-40 LB. 30-50 LB.
12. DECEMBER	RYE RYE GRASS WHEAT	2-3 BU. 40-50 LB. 2-3 BU.	UNHULLED BERMUDA SERICEA LESPEDEZA FESCUE	8-10 LB. 30-40 LB. 30-50 LB.

- USE A MINIMUM OF 40 LBS. SCARIFIED SEED. THE REMAINING MAY BE UNSCARIFIED, CLEAN HULLED SEED.
- USE EITHER COMMON SERIAL OR INTERSTATE SERICEA LESPEDEZA

GENERAL

THIS VEGETATIVE PLAN WILL BE CARRIED OUT IN ROAD CUT AND FILL SLOPES, SHOULDERS, AND OTHER CRITICAL AREAS CREATED BY CONSTRUCTION. SEEDING WILL BE DONE AS SOON AS CONSTRUCTION IN AN AREA IS COMPLETED. PLANTINGS WILL BE MADE TO CONTROL EROSION, TO REDUCE DAMAGE FROM SEDIMENT AND RUNOFF TO DOWNSTREAM AREAS, AND TO IMPROVE THE SAFETY AND BEAUTY OF THE DEVELOPMENT AREA.

SOIL CONDITIONS

DUE TO GRADING AND CONSTRUCTIONS, THE AREAS TO BE TREATED ARE MAINLY SUBSOIL AND SUBSTRATES. FERTILITY IS LOW AND THE PHYSICAL CHARACTERISTICS OF THE EXPOSED MATERIAL ARE UNFAVORABLE TO ALL BUT THE MOST HARDY PLANTS.

TREATMENT SPECIFICATIONS

HYDRAULIC SEEDING EQUIPMENT: WHEN HYDRAULIC SEEDING AND FERTILIZING EQUIPMENT IS USED, NO GRADING AND SHAPING OF SEEDED PREPARATIONS WILL BE REQUIRED. THE FERTILIZER, SEED, AND WOOD CELLULOSE FIBER MULCH WILL BE MIXED WITH WATER AND SUPPLIED IN A SLURRY. ALL SLURRY INGREDIENTS MUST BE COMBINED TO FORM A HOMOGENEOUS MIXTURE, AND SPREAD UNIFORMLY OVER THE AREA WITH ONE HOUR AFTER MIXTURE IS MADE. STRAW OR HAY MULCH AND ASPHALT EMULSION WILL BE APPLIED WITH BLOWER-TYPE MULCH SPREADING EQUIPMENT WITHIN 24 HOURS AFTER SEEDING. THE MULCH WILL BE SPREAD UNIFORMLY OVER THE AREA, LEAVING ABOUT 25 PERCENT OF THE GROUND SURFACE EXPOSED. THE PER ACRE APPLICATION RATES ARE AS FOLLOWS:

A. SEEDING WITH MULCH: (HYDRAULIC SEEDING EQUIPMENT ON SLOPES 3:1 AND STEEPER)

AGRICULTURAL LIMESTONE #75	400 LBS/ACRE
FERTILIZER, 05-10-15	500 LBS/ACRE
MULCH (STRAW OR HAY)	5000 LBS/ACRE
MULCH (WOOD CELLULOSE FIBER)	1000 LBS/ACRE

SEED SPECIES	APPLICATION RATE/ACRE	PLANTING DATES
SERICIA LESPEDEZA, SCARIFIED WEEPING LOVE GRASS, OR COMMON BERMUDA, HULLED	60 LBS. 4 LBS. 6 LBS.	3/1-6/15
FESCUE SERICEA LESPEDEZA, UNCERTIFIED	40 LBS. 60 LBS.	4/1-10/31
FESCUE SERICEA LESPEDEZA, UNCERTIFIED RYE	40 LBS. 75 LBS. 50 LBS.	11/1-12/28
HAY MULCH FOR TEMPORARY COVER	5000 LBS.	6/15-8/31

B. TOP DRESSING: APPLY WHEN PLANTS ARE 2 TO 4 INCHES TALL

FERTILIZER (AMMONIUM NITRATE 33.5%) 300 LBS/ACRE

C. SECOND YEAR TREATMENT:

FERTILIZER (0-20-20 OR EQUIVALENT) 500 LBS/ACRE

Ds2 DISTURBED AREA STABILIZATION (WITH TEMPORARY SEEDING)

Ds3 DISTURBED AREA STABILIZATION (WITH PERMANENT VEGETATION)

GENERAL

THIS VEGETATIVE PLAN WILL BE CARRIED OUT IN ROAD CUT AND FILL SLOPES, SHOULDERS, AND OTHER CRITICAL AREAS CREATED BY CONSTRUCTION. SEEDING WILL BE DONE AS SOON AS CONSTRUCTION IN AN AREA IS COMPLETED. PLANTINGS WILL BE MADE TO CONTROL EROSION, TO REDUCE DAMAGE FROM SEDIMENT AND RUNOFF TO DOWNSTREAM AREAS, AND TO IMPROVE THE SAFETY AND BEAUTY OF THE DEVELOPMENT AREA.

SOIL CONDITIONS

DUE TO GRADING AND CONSTRUCTIONS, THE AREAS TO BE TREATED ARE MAINLY SUBSOIL AND SUBSTRATES. FERTILITY IS LOW AND THE PHYSICAL CHARACTERISTICS OF THE EXPOSED MATERIAL ARE UNFAVORABLE TO ALL BUT THE MOST HARDY PLANTS.

TREATMENT SPECIFICATIONS

CONVENTIONAL SEEDING EQUIPMENT: GRADE, SHAPE, AND SMOOTH WHERE NEEDED TO PROVIDE FOR SAFE EQUIPMENT OPERATION AT SEEDING TIME AND FOR MAINTENANCE PURPOSES. THE LIME AND FERTILIZER IN DRY FORM WILL SPREAD UNIFORMLY OVER THE AREA IMMEDIATELY BEFORE SEEDBED PREPARATION. A SEEDBED WILL BE PREPARED BY SCARIFYING TO A DEPTH OF 1 TO 4 INCHES AS DETERMINED ON SITE. THE SEEDBED MUST BE WELL PULVERIZED, SMOOTHED, AND FIRMED. SEEDING WILL BE DONE WITH A CULTIPACKER-SEEDER, ROTARY SEEDER, OR OTHER MECHANICAL OR HAND SEEDER. SEED WILL BE DISTRIBUTED UNIFORMLY OVER A FRESH PREPARED SEEDBED AND COVERED LIGHTLY OVER THE AREA, LEAVING ABOUT 25 PERCENT OF THE GROUND SURFACE EXPOSED. MULCH WILL BE SPREAD EITHER BY BLOWER-TYPE MULCH EQUIPMENT OR BY HAND AND ANCHORED IMMEDIATELY AFTER IT WAS SPREAD. A DISK HARROW WITH THE DISK SET STRAIGHT OR A SPECIAL PACKER DISK MAY BE USED TO PRESS THE MULCH INTO THE SOIL. THE PER ACRE APPLICATION ARE AS FOLLOWS:

A. SEEDING WITH MULCH: (CONVENTIONAL SEEDING EQUIPMENT ON SLOPES LESS THAN 3:1)

AGRICULTURAL LIMESTONE #15	400 LBS/ACRE
FERTILIZER, 5-10-15	1500 LBS/ACRE
MULCH (STRAW OR HAY)	5000 LBS/ACRE

SEED SPECIES	APPLICATION RATE/ACRE
COMMON BERMUDA, HULLED	10 LBS.
FESCUE	50 LBS.
FESCUE RYE GRASS	50 LBS. 50 LBS.
HAY MULCH FOR TEMPORARY COVER	5000 LBS.

B. TOP DRESSING: APPLY WHEN PLANTS ARE 2 TO 4 INCHES TALL

FERTILIZER (AMMONIUM NITRATE 33.5%) 300 LBS/ACRE

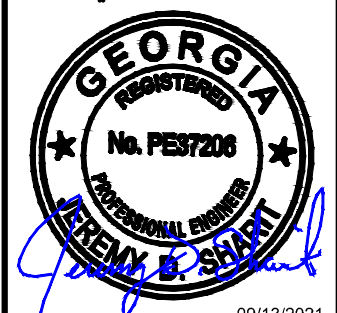
C. SECOND YEAR TREATMENT:

FERTILIZER (0-20-20 OR EQUIVALENT) 800 LBS/ACRE



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SHEET NAME

GRADING, SEDIMENT & EROSION CONTROL VEGETATION SPECS

SHEET NUMBER

C-9

verizon

SITE NAME: _____
 SITE NUMBER: _____
 FCC REGISTRATION NUMBER: _____

FOR LEASING INFORMATION: _____ IN CASE OF EMERGENCY: _____

NO TRESPASSING

POSTING OF THIS SIGN REQUIRED BY LAW

OWNER CONTACT SIGN

WHITE BACKGROUND, BLACK/RED LETTERING
 MOUNTING LOCATION: GATE
 QUANTITY: 2

WHITE TEXT: NOTICE
 BLUE BACKGROUND: AUTHORIZED PERSONNEL ONLY
 BLACK TEXT: AUTHORIZED PERSONNEL ONLY
 WHITE BACKGROUND: AUTHORIZED PERSONNEL ONLY

10" x 14"

AUTHORIZED PERSONNEL SIGN

WHITE/BLUE BACKGROUND, WHITE/BLACK LETTERING
 MOUNTING LOCATION: GATE & BASE OF TOWER
 QUANTITY: 1
 WHERE ACCESS GATE INSTALLED (QTY. 2)

WHITE TEXT: INFORMATION
 GREEN BACKGROUND: INFORMATION
 BLACK TEXT: 1 2 3 4 5 6 7
 WHITE BACKGROUND: 1 2 3 4 5 6 7

8" x 12"

Federal Communications Commission
 Tower Registration Number
 1 2 3 4 5 6 7
 Posted in accordance with Federal Communications Commission rules on antenna tower registration 47 CFR 17.4 (g).

FCC REGISTRATION SIGN

WHITE/GREEN BACKGROUND, WHITE/BLACK LETTERING
 MOUNTING LOCATION: GATE & BASE OF TOWER
 QUANTITY: 2



1 NOTICE RF SIGN (BLUE)

WHITE/BLUE BACKGROUND, WHITE/BLACK LETTERING
 MOUNTING LOCATION: GATE & CENTERLINE OF FENCING AROUND SITE. (QTY. 4)
 WHERE ACCESS GATE INSTALLED (QTY. 5)

WHITE TEXT: DANGER
 RED BACKGROUND: DANGER
 BLACK TEXT: NO TRESPASSING
 WHITE BACKGROUND: NO TRESPASSING

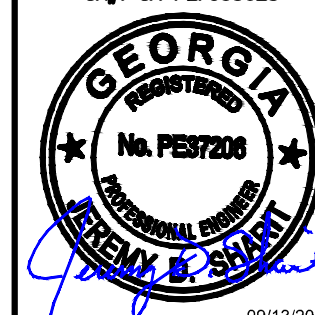
10" x 14"

DANGER NO TRESPASSING SIGN

WHITE/BLACK BACKGROUND, BLACK/WHITE LETTERING
 MOUNTING LOCATION: GATE & BASE OF TOWER
 QUANTITY: 1
 WHERE ACCESS GATE INSTALLED (QTY. 2)

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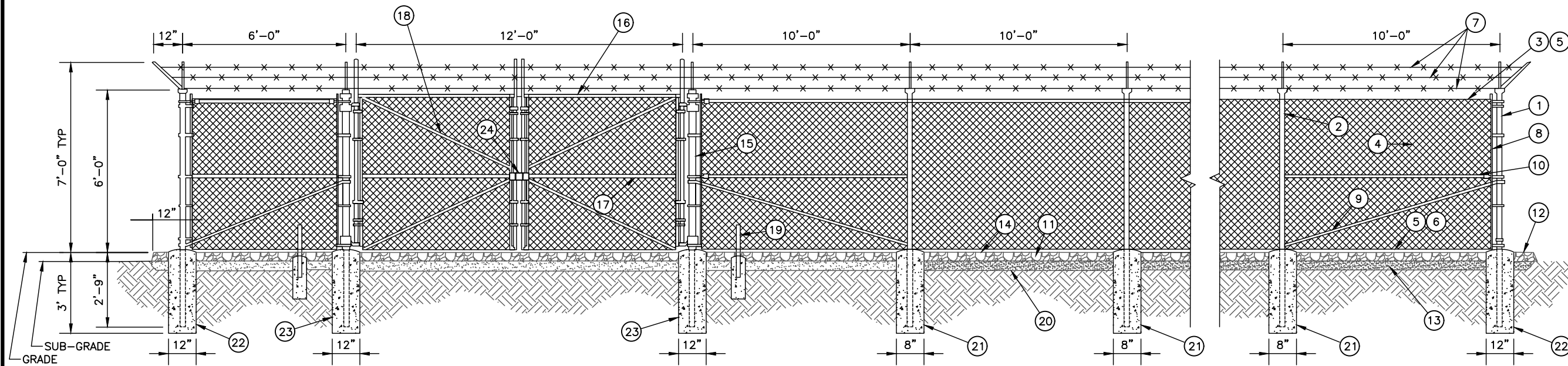
CHECKED: BS

SHEET NAME

SITE SIGNAGE

SHEET NUMBER

C-10



GENERAL NOTES:

1. INSTALL FENCING PER ASTM F-567
2. INSTALL SWING GATES PER ASTM-900
3. LOCAL ORDINANCE OF BARBED WIRE PERMIT REQUIREMENT SHALL BE COMPLIED IF REQUIRED
4. CORNER POST & GATE PIPE SIZES ARE INDUSTRY STANDARDS. ALL PIPE TO BE GALV. (HOT DIP, ASTM A120 GRADE "A" STEEL) ALL GATE FRAMES SHALL BE WELDED, ALL WELDING SHALL BE COATED WITH (3) COATS OF COLD GALV, (OR EQUAL)
5. ALL OPEN POSTS SHALL HAVE END-CAPS
6. USE GALVANIZED HOG-RING WIRE TO MOUNT ALL SIGNS
7. ALL SIGNS MUST BE MOUNTED ON INSIDE OF FENCE FABRIC
8. USE COMMERCIAL GRADE MATERIALS ONLY

REFERENCE NOTES:

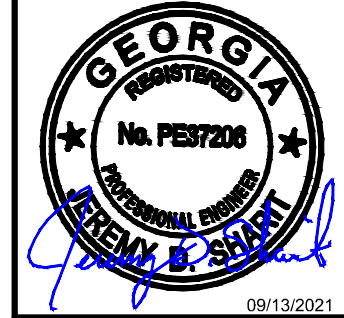
- | | |
|--|---|
| <ol style="list-style-type: none"> ① CORNER END OR PULL POST 3" NOMINAL SCHEDULE 40 PIPE. ② LINE POST: 2 1/2" SCHEDULE 40 PIPE, PER ASTM-F1083. LINE POSTS SHALL BE EQUALLY SPACED AT MAXIMUM 10'-0" O.C. ③ TOP RAIL & BRACE RAIL: 1 1/2" PIPE, PER ASTM-F1083 ④ FABRIC: 9GA CORE WIRE SIZE 2' MESH, CONFORMING TO ASTM-A392 ⑤ TIE WIRE: MINIMUM 11 GA GALVANIZED STEEL AT POSTS AND RAILS A SINGLE WRAP OF FABRIC TIE END AT TENSION WIRE BU HOG RINGS SPACED AX. AT 24" O.C. ⑥ TENSION WIRE: 9GA GALVANIZED STEEL ⑦ BARBED WIRE: DOUBLE STRAND 12 1/2" OD TWISTED WIRE TO MATCH WITH FABRIC 14GA, 4PT. BARBS SPACE ON APPROX 6" CENTERS ⑧ STRETCHER BAR ⑨ 3/8" DIAGONAL ROD WITH GALVANIZED STEEL TURNBUCKLE OR DIAGONAL THREADED ROD ⑩ FENCE CORNER POST BRACE: 1 5/8" DIA. EACH CORNER EACH WAY ⑪ 1 1/2" MAXIMUM CLEARANCE FROM GRADE | <ol style="list-style-type: none"> ⑫ 2" FINISH OR AS DETERMINED BY CONSTRUCTION MANAGER DURING BID WALK ⑬ 4" COMPACTED 95% BASE MATERIAL OR AS DETERMINED BY CONSTRUCTION MANAGER DURING BID WALK. ⑭ FINISH GRADE SHALL BE UNIFORM AND LEVEL ⑮ GATE POST 4" SCHEDULE 40 PIPE. FOR GATE WIDTHS UP THRU 7 FEET OR 4 FEET FOR DOUBLE SWING GATE, PER ASTM-F1083 ⑯ GATE FRAME: 1 1/2" PIPE, PER ASTM-F1083 ⑰ GATE FRAME: 1 5/8" PIPE, PER ASTM-F1083 ⑱ GATE DIAGONAL GALVANIZED STEEL 1 1/2" PIPE ⑲ DUCK BILL OPEN GATE HOLDER. VERIFY LOCATION IN FIELD PRIOR TO INSTALLATION ⑳ GEOTEXTILE FABRIC ㉑ LINE POST: CONCRETE FOUNDATION (2000 PSI) ㉒ CORNER POST: CONCRETE FOUNDATION (2000 PSI) ㉓ GATE POST" CONCRETE FOUNDATION (2000 PSI) ㉔ STYMIE LOCK OR EQUIVALENT |
|--|---|

① FENCE DETAIL
C-11 NOT TO SCALE



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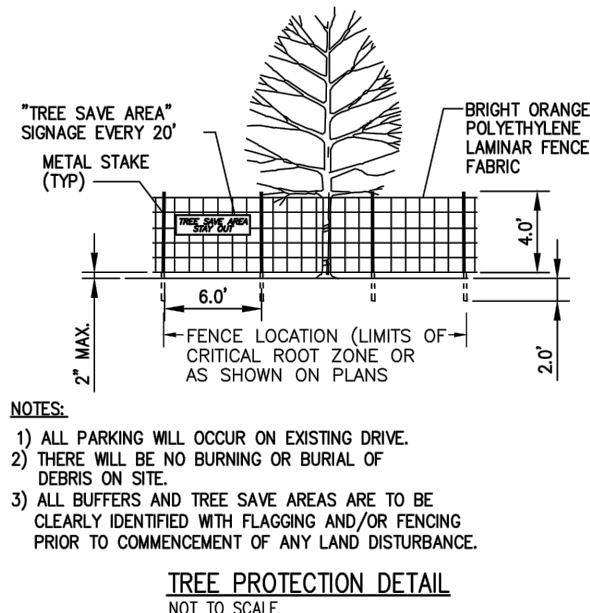
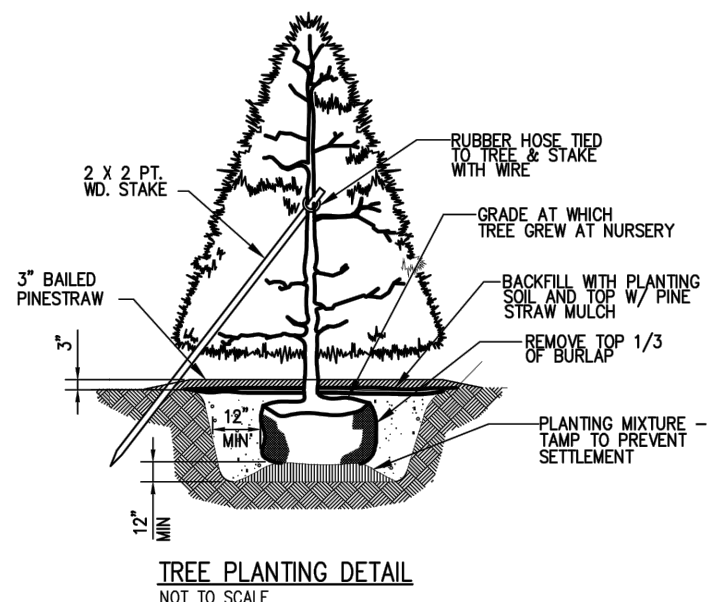
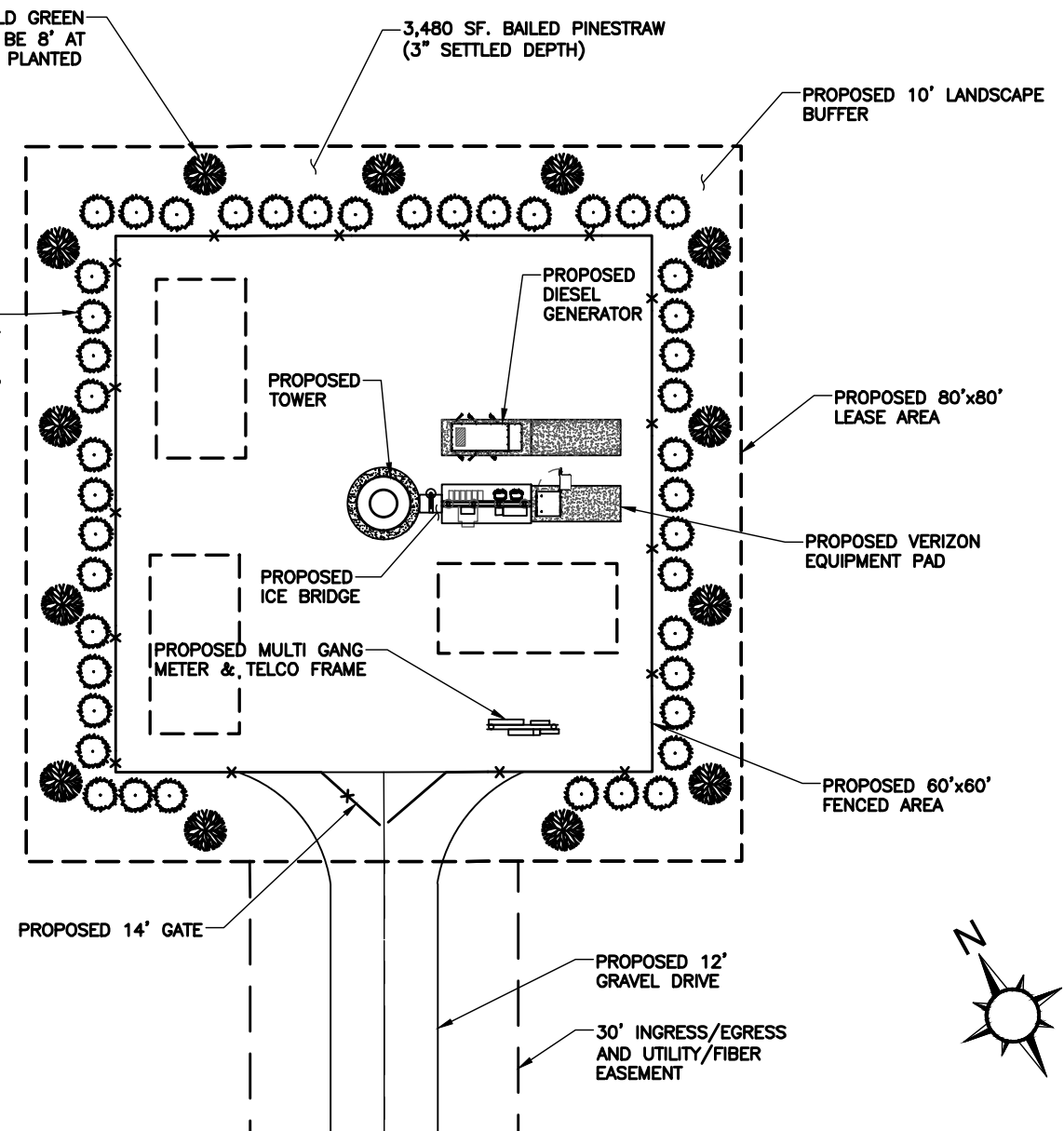
SHEET NAME
FENCE DETAILS

SHEET NUMBER
C-11

LANDSCAPE NOTES

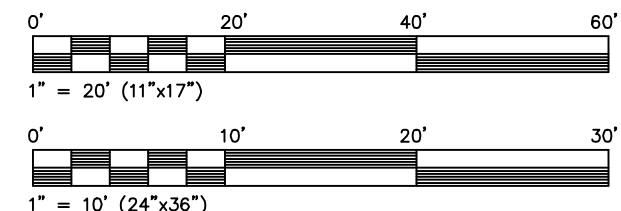
- ALL PLANTS MUST BE HEALTHY, VIGOROUS MATERIAL, FREE OF PESTS AND DISEASE.
- ALL PLANTS MUST BE CONTAINER-GROWN OR BALLED AND BURLAPPED AS SPECIFIED.
- ALL TREES MUST BE STRAIGHT TRUNKED, FULL HEADED AND MEET ALL REQUIREMENTS SPECIFIED.
- ALL PLANTS ARE SUBJECT TO THE APPROVAL OF THE ENGINEER'S REPRESENTATIVE BEFORE, DURING, AND AFTER INSTALLATION.
- ALL TREES MUST BE GUYED OR STAKED AS SHOWN.
- ALL PLANTS AND PLANTING AREAS MUST BE COMPLETELY MULCHED AS SPECIFIED.
- PRIOR TO CONSTRUCTION, THE CONTRACTOR SHALL BE RESPONSIBLE FOR LOCATING ALL UNDERGROUND UTILITIES AND SHALL AVOID DAMAGE TO ALL UTILITIES DURING COURSE OF THE WORK. THE CONTRACTOR IS RESPONSIBLE FOR REPAIRING ALL DAMAGE TO UTILITIES, STRUCTURES, SITE APPURTENANCES, ETC. WHICH OCCURS AS A RESULT OF THE LANDSCAPE CONSTRUCTION.
- THE CONTRACTOR IS RESPONSIBLE FOR FULLY MAINTAINING ALL PLANTING (INCLUDING, BUT NOT LIMITED TO: WATERING, SPRAYING, MULCHING, FERTILIZATION, ETC.) OF PLANTING AREAS UNTIL THE WORK IS ACCEPTED IN TOTAL BY THE ENGINEER'S REPRESENTATIVE.
- THE CONTRACTOR SHALL COMPLETELY GUARANTEE ALL PLANT MATERIAL FOR A PERIOD OF ONE (1) YEAR BEGINNING AT THE DATE OF TOTAL ACCEPTANCE. THE CONTRACTOR SHALL PROMPTLY MAKE ALL REPLACEMENTS BEFORE OR AT THE END OF THE GUARANTEE PERIOD.
- THE ENGINEER'S REPRESENTATIVE WILL APPROVE THE STAKED LOCATION OF ALL PLANT MATERIAL PRIOR TO INSTALLATION.
- AFTER BEING DUG AT THE NURSERY SOURCE, ALL TREES IN LEAF SHALL BE ACCLIMATED FOR TWO (2) WEEKS UNDER A MIST SYSTEM PRIOR TO INSTALLATION.
- ANY PLANT MATERIAL THAT DIES, TURNS BROWN OR DEFOLIATES (PRIOR TO TOTAL ACCEPTANCE OF THE WORK) SHALL BE PROMPTLY REMOVED FROM THE SITE AND REPLACED WITH MATERIAL OF THE SAME SPECIES, QUANTITY, SIZE AND MEETING ALL SPECIFICATIONS.
- STANDARDS SET FORTH IN "AMERICAN STANDARD FOR NURSERY STOCK", LATEST EDITION, REPRESENT GUIDELINE SPECIFICATIONS ONLY AND SHALL CONSTITUTE MINIMUM QUALITY REQUIREMENTS FOR PLANT MATERIAL.

TOTAL AREA OF LANDSCAPE BUFFER:		3,480 SF	
PLANT LIST:			
QTY.	COMMON NAME	BOTANICAL NAME	SIZE/REMARKS
13	EMERALD GREEN ARBORVITAE	THUJA ACCIDENTALIS	8' HEIGHT AT PLANTING (EVERGREEN TREE)
44	NELLIE STEVENS HOLLY	LLEX X NELLIE R STEVENS	30" MIN. HEIGHT AT PLANTING (EVERGREEN HEDGE) (MUST BE ABLE TO REACH 36" IN 18 MONTHS)
3,480 SF PINESTRAW MULCH - 3" SETTLED LAYER OF CLEAN STRAW			



- NOTES:**
- ALL PARKING WILL OCCUR ON EXISTING DRIVE.
 - THERE WILL BE NO BURNING OR BURIAL OF DEBRIS ON SITE.
 - ALL BUFFERS AND TREE SAVE AREAS ARE TO BE CLEARLY IDENTIFIED WITH FLAGGING AND/OR FENCING PRIOR TO COMMENCEMENT OF ANY LAND DISTURBANCE.

1 LANDSCAPE PLAN
L-1



#	DATE	DESCRIPTION
0	04/21/20	ISSUED FOR CLIENT REV.
1	04/28/20	ISSUED FOR CLIENT REV.
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6	09/13/21	REVISED PER CLIENT COMMENT

CA#: GA PE005625

09/13/2021

SITE NAME	GA_HWY52
SMW#:	20-0240
FUZE ID:	16093185
PSLC #:	500304
DESIGNED:	JDS
DRAWN:	MEH
CHECKED:	BS
SHEET NAME	LANDSCAPE PLAN
SHEET NUMBER	L-1

GENERAL NOTES:

1. SCOPE:
PROVIDE LABOR, EQUIPMENT, MATERIALS, ETC., REQUIRED TO COMPLETE THE INSTALLATION SHOWN.
2. CODES AND STANDARDS:
INSTALLATION SHALL COMPLY WITH APPLICABLE LAWS AND ORDINANCES, UTILITY COMPANY REGULATIONS, & APPLICABLE REQUIREMENTS OF LATEST EDITIONS OF CODES LIST ON C-1.
3. PERMITS:
OBTAIN & PAY FOR REQUIRED PERMITS, LICENSES, FEES, INSPECTIONS, ETC.
4. COORDINATION:
COORDINATE ELECTRICAL WORK WITH OTHER TRADES.
5. SUBMITTALS:
SUBMIT BROCHURES FOR APPROVAL ON DISCONNECT SWITCH & OTHER MAJOR SYSTEM COMPONENTS.
6. EXISTING SERVICES:
DO NOT INTERRUPT EXISTING SERVICES WITHOUT WRITTEN PERMISSION OF THE OWNER.
7. EQUIPMENT:
CONNECT ELECTRICALLY OPERATED EQUIPMENT.
8. RECORD DRAWINGS:
MAINTAIN A RECORD OF ALL CHANGES, SUBSTITUTIONS BETWEEN WORK AS SPECIFIED AND INSTALLED. RECORD CHANGES ON A CLEAN SET OF CONTRACT DOCUMENTS WHICH SHALL BE TURNED OVER TO THE OWNER UPON COMPLETION OF THE PROJECT.
9. IDENTIFICATION:
IDENTIFY DISCONNECT SWITCH WITH PERMANENT ENGRAVED NAMEPLATE.
10. GUARANTEE/WARRANTY:
GUARANTEE INSTALLATION TO BE FREE OF DEFECTS, SHORTS, GROUNDS, ETC., FOR A PERIOD OF ONE YEAR. FURNISH WARRANTY SO THE DEFECTIVE MATERIALS AND/OR WORKMANSHIP WILL BE REPAIRED/REPLACED IMMEDIATELY UPON NOTIFICATION AT NO COST TO THE OWNER FOR PERIOD OF WARRANTY.
11. CUTTING & PATCHING:
PROVIDE CUTTING REQUIRED TO DO THE WORK. DO NOT CUT STRUCTURAL ELEMENTS WITHOUT APPROVAL. PATCHING SHALL BE OF QUALITY EQUAL TO & OF MATCHING APPEARANCE OF EXISTING CONSTRUCTION.
12. TRENCHING & BACKFILL:
PROVIDE FOR ALL UNDERGROUND INSTALLED CONDUIT AND/OR CABLES.
13. RACEWAYS:
UNDERGROUND CONDUIT SHALL BE SCHEDULE 40 PVC CONDUIT (MEETING NEMA TC2-1990). UNDERGROUND PVC CONDUIT SHALL TRANSITION TO RIGID GALVANIZED STEEL CONDUIT BEFORE RISING ABOVE GRADE OR WHEN SUBJECTED TO VEHICLE TRAFFIC LOADS. ALL CONDUIT BENDS SHALL BE A MINIMUM OF 24" RADIUS. EXPOSED CONDUIT SHALL BE RIGID GALVANIZED STEEL. RGS CONDUIT, WHEN SPECIFIED, SHALL MEET UL-6 FOR GALVANIZED STEEL. ALL FITTINGS SHALL BE SUITABLE FOR USE WITH THREADED RIGID CONDUIT. INTERIOR CONDUIT SHALL BE ELECTRICAL METALLIC TUBING WITH COMPRESSION TYPE FITTINGS.
14. SUPPORTS:
AS REQUIRED BY THE NEC.
15. CONDUCTORS:
USE 98% CONDUCTIVITY COPPER WITH TYPE THHN/THWN INSULATION, 600 VOLT, COLOR CODED. USE SOLID CONDUCTORS FOR WIRE UP TO #8 AWG. USE STRANDED CONDUCTORS FOR WIRE #8 AWG AND ABOVE.
16. CONNECTORS FOR POWER CONDUCTORS:
USE PRESSURE TYPE INSULATED TWIST CONNECTORS FOR #10 AWG AND SMALLER. USE SOLDERLESS MECHANICAL TERMINAL LUGS FOR #8 AWG AND LARGER.
17. GROUNDING:
A. ALL MATERIALS SHALL BE INSTALLED PER MANUFACTURER'S RECOMMENDATIONS & INSTRUCTIONS.
B. ALL CONNECTIONS SHALL BE 2- HOLE LUG UNLESS UNDERGROUND.
C. LUGS SHALL BE ATTACHED TO GROUND BARS USING STAINLESS STEEL OR HOT-DIPPED GALVANIZED STEEL BOLTS, NUTS, & LOCKWASHERS.
D. PROVIDE TESTING OF GROUNDING SYSTEM AS DIRECTED BY CONSTRUCTION MANAGER.

GENERAL ELECTRICAL NOTES:

1. ALL ELECTRICAL WORK SHALL BE IN ACCORDANCE WITH THE LATEST VERSION OF THE NATIONAL ELECTRICAL CODE AND ALL LOCAL AND STATE CODES, LAWS, AND ORDINANCES.
2. ALL UNDERGROUND CONDUIT SHALL BE PVC SCHEDULE 40 UNLESS OTHERWISE INDICATED. CONDUITS EXPOSED ABOVE GROUND OR ROUTED UNDER GRAVEL ROAD SHALL BE RIGID GALVANIZED STEEL. ALL UNDERGROUND CONDUIT SHALL TRANSITION FROM PVC TO RIGID AT THE 90° BEND BELOW GRADE. SUPPLY UTILITY MARKING TAPE BURIED 12" BELOW GRADE ALONG ENTIRE LENGTH OF UNDERGROUND CONDUITS.
3. ALL CONDUCTORS SHALL BE COPPER WITH THHN/THWN INSULATION. CONTROL CONDUCTORS SHALL BE STRANDED. POWER & LIGHTING CONDUCTORS SHALL BE SOLID FOR #10 & #12 CONDUCTORS AND STRANDED FOR ALL OTHER SIZES.
4. ELECTRICAL DRAWINGS ARE IN PART DIAGRAMMATIC. COORDINATE ELECTRICAL WORK WITH BUILDING STRUCTURE AND MECHANICAL EQUIPMENT. PROVIDE ADDITIONAL SUPPORTS FOR ELECTRICAL EQUIPMENT WHERE THE BUILDING STRUCTURE IS NOT ADAPTED TO MOUNTING EQUIPMENT THEREON.
5. LOCATE ALL UNDERGROUND UTILITIES BEFORE TRENCHING. IF CONFLICTS ARISE, CONTACT UTILITY COMPANY AND ENGINEER IMMEDIATELY.
6. ALL EXPOSED CONDUITS SHALL HAVE WEATHERPROOF CAPS NOT DUCT TAPE.
7. PROVIDE 200 LB TEST PULL WIRES IN EACH EMPTY TELEPHONE AND POWER CONDUIT.
8. COORDINATE ALL CONDUIT STUB-UP LOCATIONS WITH UTILITY COMPANY.
9. PROVIDE WEATHERPROOF SEALS FOR ALL CONDUIT STUB-UPS.
10. CONDUIT TO BE INSTALLED PER NEC REQUIREMENTS. MAX OF 4 90'S ALLOWED IN SINGLE RUN OF CONDUIT. IF MORE BENDS ARE REQUIRED INSTALL PULL BOX EVERY (4) 90'S. 4 BENDS OR 150' IN LENGTH
11. FIBER CONDUITS: CONDUITS TO BE INSTALLED FROM ROW OF PUBLIC ROAD TO COMPOUND. HAND HOLES TO BE INSTALLED IN ROW, AT COMPOUND AND EVERY 400' BETWEEN (OR AS DIRECTED BY UTILITY OR REQUIRED BY NEC). USE HIGHLINE PHA173030 12,000LB HAND HOLE OR APPROVED EQUIVALENT.
*CONSULT CM FOR CORRECT FIBER PROVIDER OPTION.
*CONTRACTOR RESPONSIBLE FOR ENSURING EASEMENT IS CORRECTLY MARKED IN FIELD BEFORE INSTALLING FIBER.

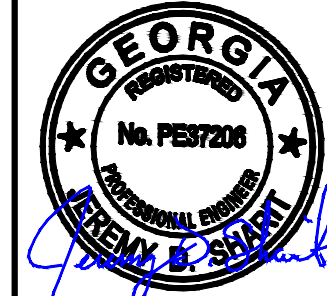
GENERAL GROUNDING NOTES:

1. TO ENSURE PROPER BONDING, ALL CONNECTIONS SHALL BE AS FOLLOWS:
 - 1.1. #2 TINNED SOLID COPPER WIRE: CADWELDED TO RODS OR GROUND RING
 - 1.2. LUGS AND BUS BAR (UNLESS NOTED OTHERWISE): SANDED CLEAN, COATED WITH OXIDE INHIBITOR AND BOLTED FOR MAXIMUM SURFACE CONTACT. ALL LUGS SHALL BE COPPER (NO ALUMINUM SHALL BE PERMITTED). PROVIDE LOCK WASHERS FOR ALL MECHANICAL CONNECTIONS FOR GROUND CONDUCTORS. USE STAINLESS STEEL HARDWARE THROUGHOUT.
2. ALL GROUNDING CABLE IN CONCRETE OR THROUGH WALLS SHALL BE IN 3/4" PVC CONDUIT. SEAL AROUND CONDUIT THROUGH WALLS. NO METALLIC CONDUIT SHALL BE USED FOR GROUNDING CONDUCTORS.
3. GROUND RODS SHOULD BE SPACED 2X HEIGHT APART AROUND COMPOUND GROUND RING. (EX. 10' ROD SHOULD BE SPACED 20' APART).
4. VERIZON'S CONSTRUCTION PROJECT MANAGER OR VERIZON'S REPRESENTATIVE WILL BE PRESENT TO INSPECT CADWELDS AND MEGGER TEST DURING BURIAL. MAXIMUM 5 OHMS RESISTANCE IS REQUIRED. IF COMPOUND GROUND RING AND RODS DON'T MEET REQUIREMENTS THEN CONTINUE GROUND RING DOWN EASEMENT WITH GROUND RODS SPACED AT 2X HEIGHT APART.
5. DO NOT INSTALL GROUND RING OUTSIDE OF LEASED AREA.
6. MAKE ALL GROUND CONNECTIONS AS SHORT AND DIRECT AS POSSIBLE. AVOID SHARP BENDS. ALL BENDS SHALL BE A MINIMUM 8" RADIUS AND NO GREATER THAN 90 DEGREES.
7. ALL CADWELDS TO BURIED GROUND RING SHALL BE THE PARALLEL TYPE, EXCEPT FOR THE GROUND RODS WHICH SHALL BE THE TEE TYPE.
8. BOND DOOR FRAMES, HANDRAILS, UNUSED HATCH PLATES AND MISCELLANEOUS LIFTING EYE/PLATES TO GROUND RING. BOND METAL AWNING TO DOOR FRAME.
9. ALL GROUNDING TO ABOVE GRADE RIGID CONDUITS TO BE ATTACHED USING A COLD WATER GROUND CLAMP. DO NOT EXOTHERMICALLY WELD TO CONDUITS.
10. ALL BUS BAR SHALL BE GALVANIZED. ALL CONNECTIONS TO BUS BAR ARE TO BE 2 - HOLE LUGS.
11. ALL GROUNDING IS TO COMPLY WITH VERIZON NSTD46. IF YOU DO NOT HAVE A COPY OF THE PRACTICE/STANDARD PLEASE REQUEST A COPY FROM THE PROJECT MANAGER.



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CA#: GA PEF005625



09/13/2021

SITE NAME
GA_HWY52

SMW#: 20-0240

FUZE ID: 16093185

PSLC #: 500304

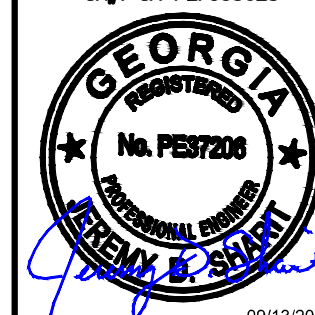
DESIGNED: JDS
DRAWN: MEH
CHECKED: BS

SHEET NAME
ELECTRICAL NOTES

SHEET NUMBER
E-1

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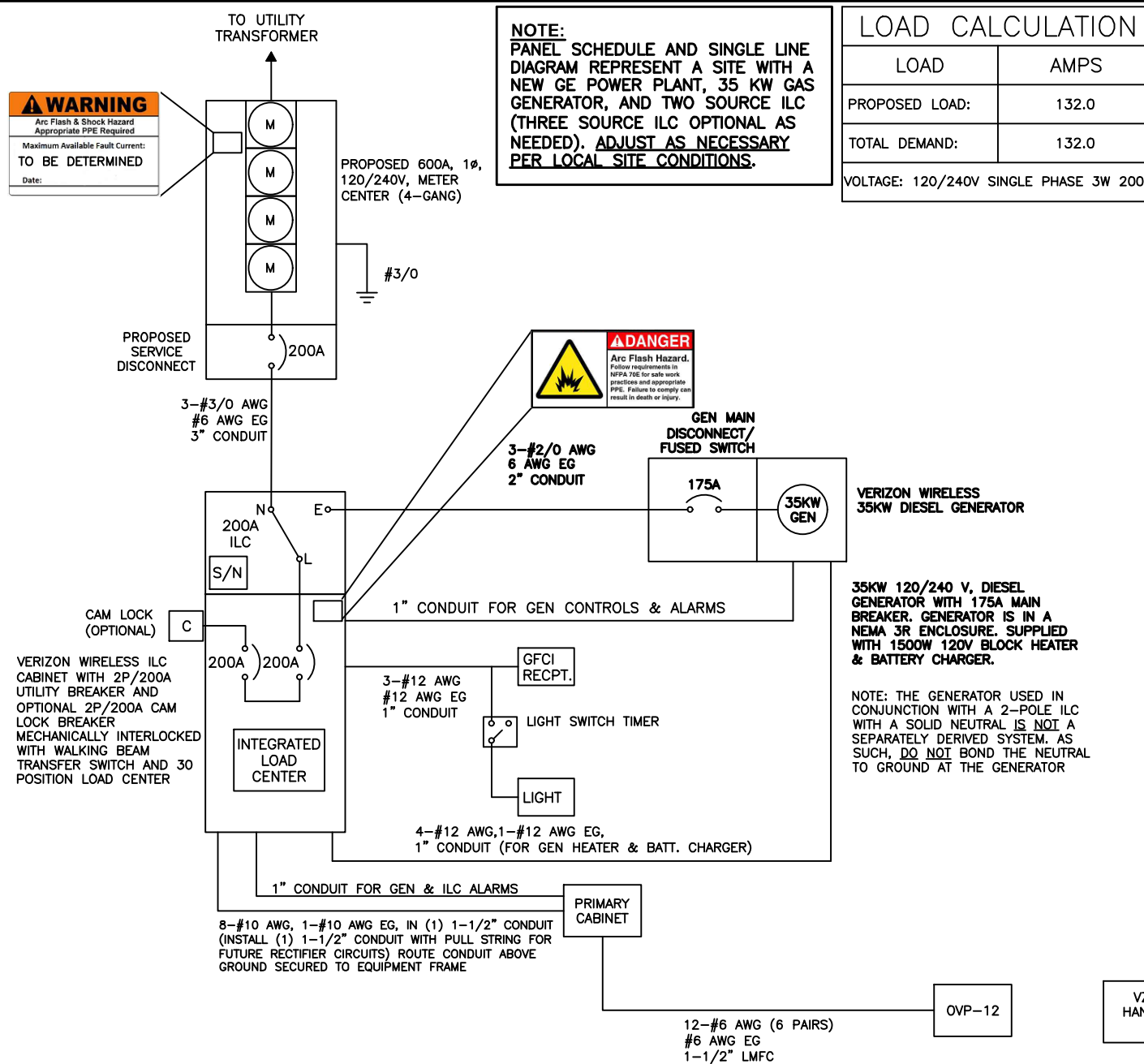
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SHEET NAME

ONE-LINE DIAGRAMS & PANEL SCHEDULE

SHEET NUMBER

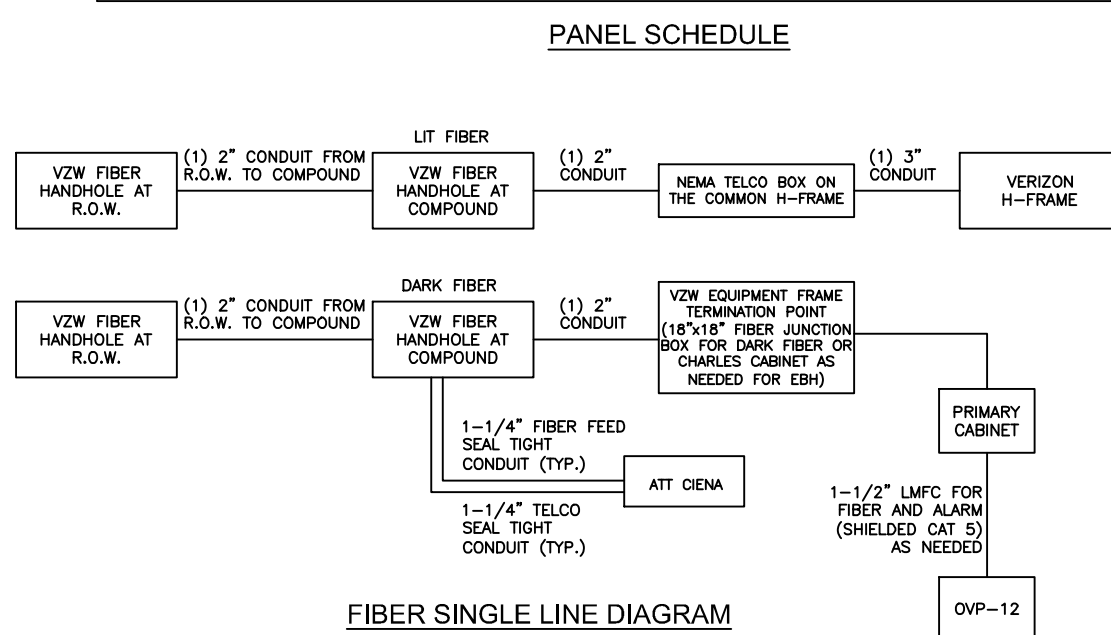
E-2



PANEL NAME:		VZW ILC		MODEL NUMBER:		ASCO D300L SERIES									
RATED VOLTAGE:		240	120	VOLTS		PHASE/WIRE:									
MAIN BREAKER:		200	AMPS		BUS RATING:		200								
MOUNT:		SURFACE		NEUTRAL BAR:		YES	KEY DOOR LATCH:								
ENCLOSURE TYPE:		NEMA 3R		AIC:		65K									
POS	USAGE FACTOR	BUS AMPS		LOAD	POLES	AMPS	L1	L2	AMPS	POLES	LOAD	BUS AMPS		USAGE FACTOR	POS
		L1	L2									L1	L2		
1		18		RECTIFIER	2	30A			2	30A	FUTURE RECTIFIER	18			2
3			18	RECTIFIER	2	30A			2	30A	FUTURE RECTIFIER		18		4
5		18		RECTIFIER	2	30A			2	30A	FUTURE RECTIFIER	18			6
7			18	RECTIFIER	2	30A			2	30A	FUTURE RECTIFIER		18		8
9		18		RECTIFIER	2	30A									10
11			18	RECTIFIER	2	30A									12
13		18		RECTIFIER	2	30A									14
15			18	RECTIFIER	2	30A									16
17		16		GFT RECEPT. /LIGHT	1	20A									18
19			16	BLOCK HEATER	1	20A									20
21		16		BATT. CHARGER	1	20A									22
23															24
25															26
27															28
29															30
		104	88	:SUB TOTAL AMPS								SUB TOTAL AMPS:		36	36
												FACTORED TOTAL AMPS:		140	124

NOTES:

- ALL CONDUCTORS ARE TYPE THWN (75°C) COPPER.
- MAXIMUM LENGTH OF RUN FOR RECTIFIER CIRCUITS IS 50FT.
- ASCO INTEGRATED LOAD CENTER INCLUDES 200 AMP MAIN DISCONNECT AND TRANSFER SWITCH FOR PORTABLE OR PERMANENT GENERATOR.
- RECTIFIER LOADS ARE CONSIDERED TO BE NON-CONTINUOUS.



CONTRACTOR TO VERIFY LOCATION OF ALL UNDERGROUND CONDUITS, GROUNDING OR CABLING BEFORE COMMENCING WORK. PROPOSED PATH OF ALL NEW CONDUITS TO BE SUBMITTED FOR APPROVAL BEFORE EXCAVATION BEGINS.

CONSULT WITH CM FOR FIBER PROVIDER REQUIREMENTS PRIOR TO CONSTRUCTION

REFER TO E-1 FOR GENERAL ELECTRICAL NOTES

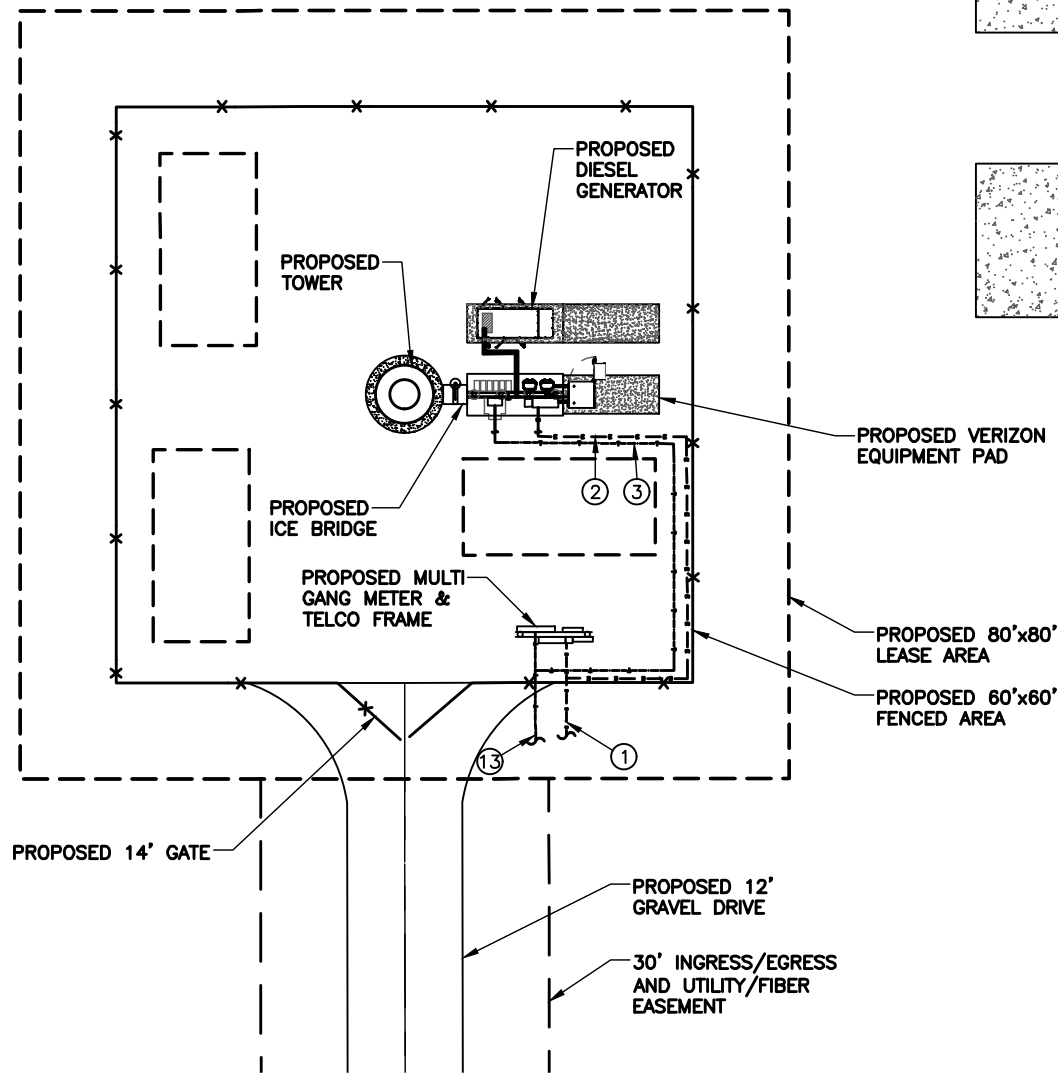
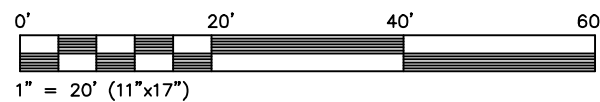


UTILITY SCHEDULE:

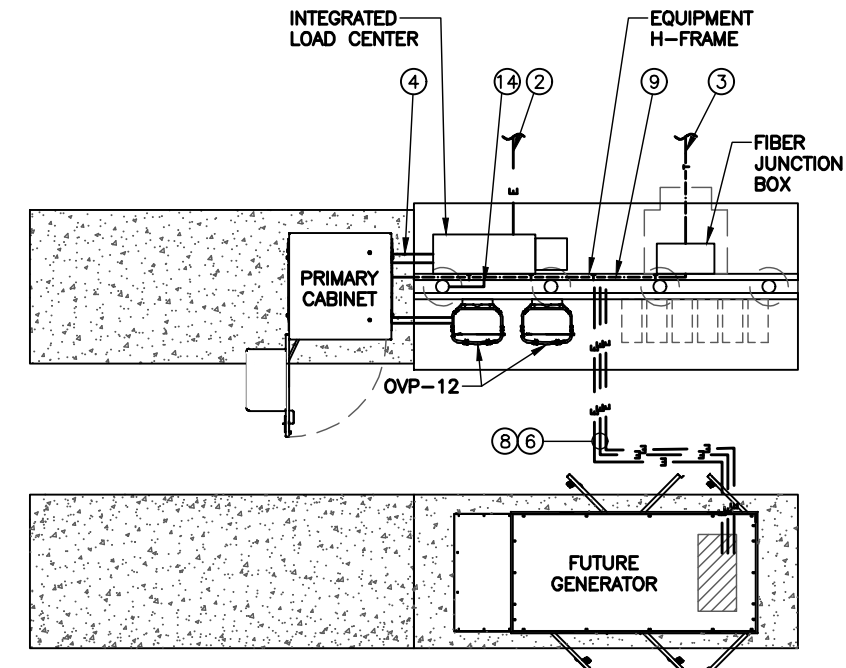
1. CONTRACTOR TO INSTALL (2) 3" C WITH PULL STRING FOR POWER SERVICE FROM NEW TRANSFORMER TO NEW MULTI-TENANT METER CENTER. (SEE PM/CM FOR DETAILS ON METER CENTER.) VERIFY WITH UTILITY PROVIDER FOR CONDUIT SIZE, STUB UP LOCATION, OR WEATHER HEAD LOCATION REQUIREMENTS. (REFER TO N.E.C. AND LOCAL CODES FOR BURIAL REQUIREMENTS. SEE DETAIL 6, SHEET E-5 FOR TRENCH EXAMPLE.)
2. PROVIDE (1) 75'± 3" C FOR POWER SERVICE FROM MULTI TENANT METER CENTER TO 200A, 120/240V, 1Ø INTEGRATED LOAD CENTER (ILC).
3. PROVIDE (1) 75'± 2" C W PULL STRING AND INNERDUCT FROM PRIMARY TELCO BOX MOUNTED ON PRIMARY UTILITY H-FRAME TO VERIZON TELCO BOX ON VERIZON EQUIPMENT H-FRAME. (SEE C-4 FOR H-FRAME DETAIL.)
4. PROVIDE (2) 1-1/2" CONDUITS FOR POWER FROM INTEGRATED LOAD CENTER TO PRIMARY CABINET.
5. NOT USED
6. PROVIDE (1) 1-1/2" CONDUIT FOR POWER FROM INTEGRATED LOAD CENTER TO GENERATOR DISCONNECT & (1) 1" CONDUIT FOR ALARMS & GENERATOR CONTROLS.
7. NOT USED
8. PROVIDE (1) 1" CONDUIT FOR POWER FROM LOAD CENTER TO GENERATOR FOR BATTERY CHARGER & BLOCK HEATER.
9. PROVIDE (1) 2" CONDUIT FROM VERIZON TELCO BOX TO PRIMARY CABINET FOR FIBER.
10. NOT USED.
11. NOT USED.
12. NOT USED.
13. PROVIDE (2) 185'± 2" CONDUITS WITH MULE TAPE FOR TELEPHONE SERVICE. SEE E-3.1 FOR ROUTE, HANDHOLE, AND PULL BOX LOCATIONS. PULL BOX SPACING SHALL BE NO GREATER THAN 300'.
14. PROVIDE (1) 1" CONDUIT FOR POWER FROM INTEGRATED LOAD CENTER TO LIGHTS, TIMER AND CONVENIENCE OUTLET.
15. NOT USED

SCHEDULE NOTES:

1. SEE SHEET E-2 FOR WIRING REQUIREMENTS.
2. ALL CONDUITS INSTALLED WITH PULL STRING UNLESS OTHERWISE NOTED.
3. MAINTAIN ALL CLEARANCES AS REQUIRED BY N.E.C.



1 ELECTRICAL SITE PLAN
E-3



2 TYPICAL ELECTRICAL SCENARIO
E-3 NOT TO SCALE

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SMW#: 20-0240
FUZE ID: 16093185
PSLC #: 500304

DESIGNED: JDS
DRAWN: MEH
CHECKED: BS

SHEET NAME
UTILITY SITE PLAN

SHEET NUMBER
E-3

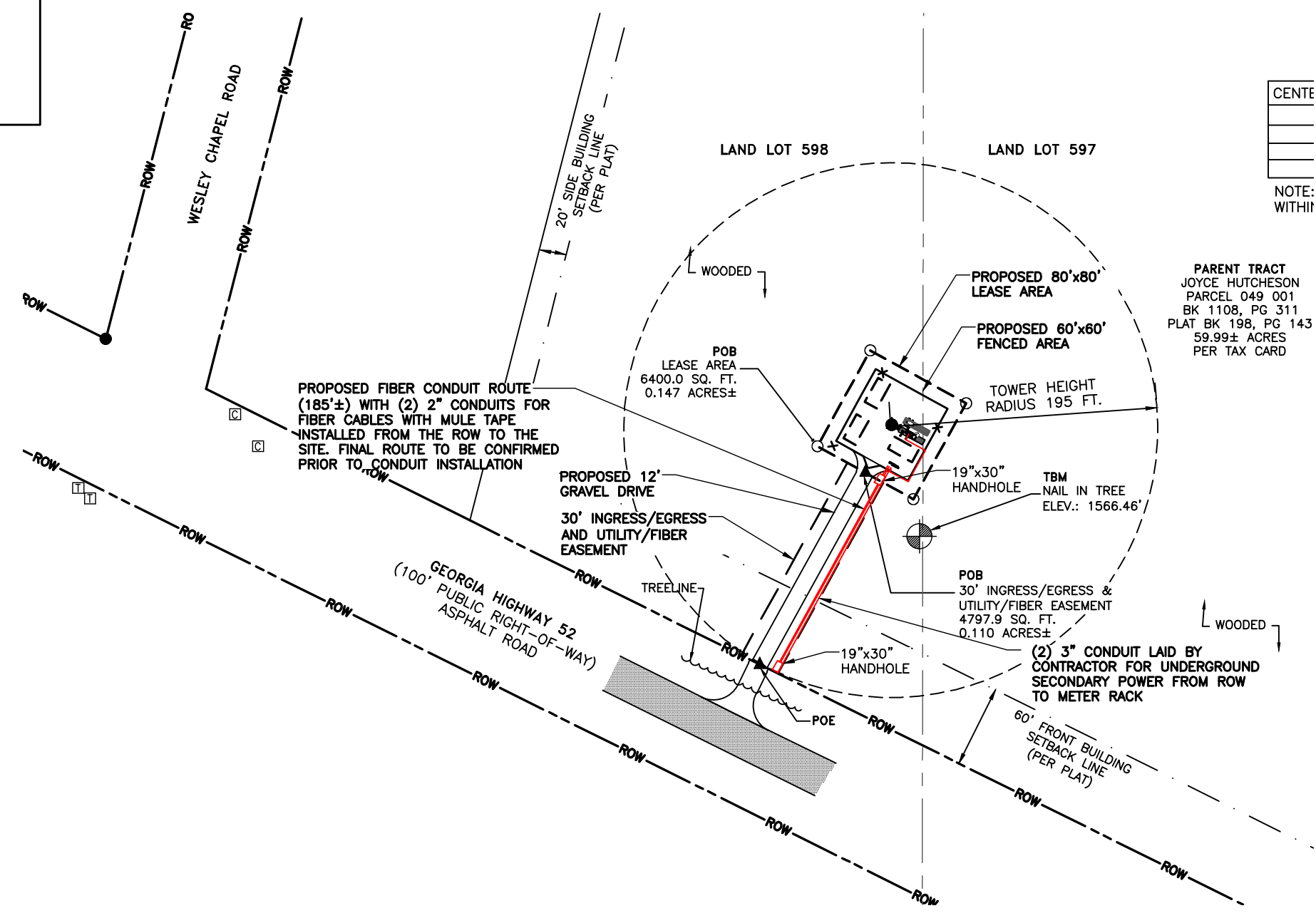
UTILITY COORDINATION NOTES AS OF 05/27/20:

- ENTIRE POWER COMPANY ROUTE IS BURIED AND WILL COST THE CUSTOMER \$24,100.
- THAT INCLUDES 1700' BURIED AND A ROAD BORING WITH A \$1500 SERVICE AND TRANSFER FEE.
- CONTRACTOR TO SET TWO 3" CONDUIT FROM ROW TO NEW METER RACK. 2 TO 3 WEEKS AFTER ACCOUNT SETUP.

CONSULT WITH CM FOR FIBER PROVIDER REQUIREMENTS PRIOR TO CONSTRUCTION

POWER COMPANY CONTACT INFORMATION:

CONTACT: TONY HELTON
 AMICALOLA EMC
 544 HWY 515 SOUTH
 JASPER, GA 30143-4884
 OFFICE 706-253-5200
 CELL 470-232-2640
 HTTPS://WWW.AMICALOLAEMC.COM/



CENTER

 NOTE:
 WITHIN

PARENT TRACT
 JOYCE HUTCHESON
 PARCEL 049 001
 BK 1108, PG 311
 PLAT BK 198, PG 143
 59.99± ACRES
 PER TAX CARD

1 UTILITY ROUTING PLAN
 E-3.1



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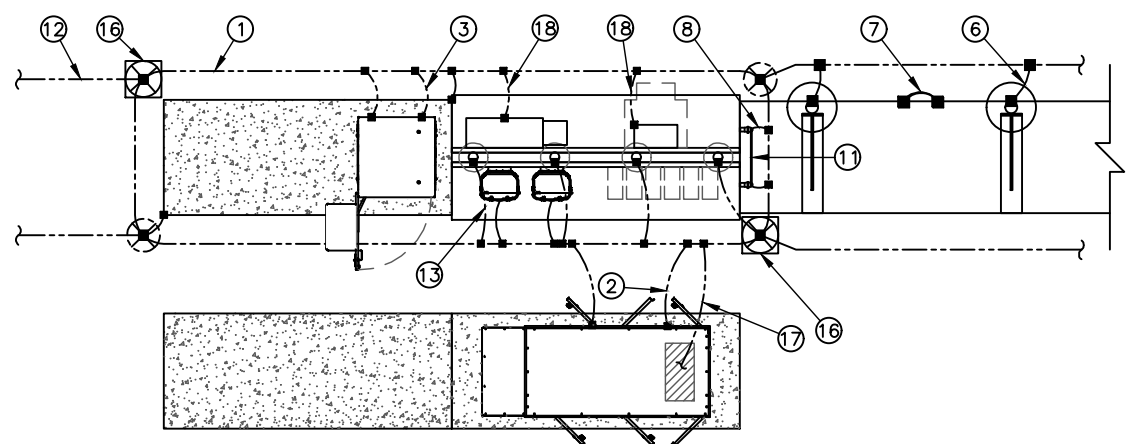
SMW#: 20-0240
 FUZE ID: 16093185
 PSLC #: 500304

DESIGNED: JDS
 DRAWN: MEH
 CHECKED: BS

SHEET NAME
 UTILITY SITE PLAN

SHEET NUMBER
 E-3.1

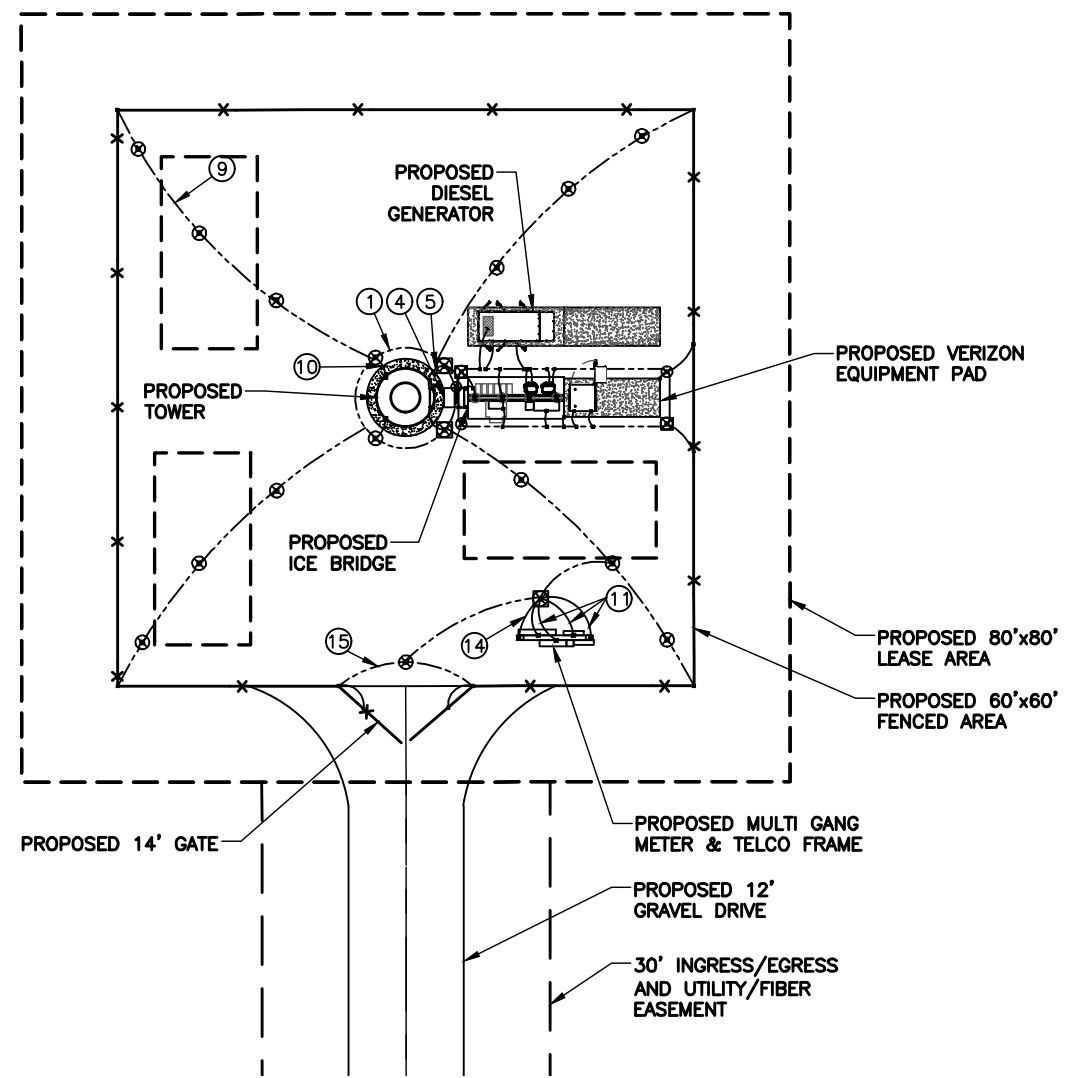
REFER TO E-1 FOR GENERAL GROUNDING NOTES



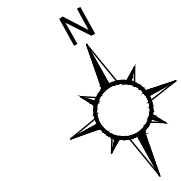
2 TYPICAL GROUNDING SCENARIO
E-4

GROUNDING SCHEDULE:

1. PROVIDE #2 COPPER GROUND RING BURIED AT MINIMUM 30" BELOW GRADE.
2. BOND GENERATOR TO GROUND RING IN 2 PLACES.
3. BOND EACH CABINET TO GROUND RING IN 2 PLACES.
4. BOND CABLE GROUND KIT TO TOWER GROUND BAR.
5. BOND TOWER GROUND BAR TO GROUND RING.
6. BOND EVERY ICE BRIDGE POST TO GRIP STRUT. (TYP.)
7. CONNECT ICE BRIDGE SECTIONS WITH JUMPERS. (TYP.)
8. BOND CABLE GROUND KIT TO EQUIPMENT GROUND BAR AND GROUND RING.
9. BOND TOWER GROUND RING TO COMPOUND GROUND RING (TYP.)
10. BOND TOWER TO TOWER GROUND RING TYPICAL AT EACH LEG. (3 PLACES)
11. CABINET GROUND BAR
12. BOND ALL FENCE POST WITHIN 6' OF GROUND RING TO GROUND RING.
13. BOND EQUIPMENT H-FRAME POST TO GROUND RING. (TYP.)
14. GROUND BUS BAR ON NEW METER TO GROUND ROD.
15. BOND EACH FENCE/GATE POST TO GROUND RING.
16. INSPECTION SLEEVE, SEE DETAIL 1 ON SHEET E-5
17. BOND GENERATOR FRAME TO GROUND RING
18. BOND ALL EQUIPMENT CABINETS TO GROUND RING
19. NOT USED



1 GROUNDING SITE PLAN
E-4



LEGEND			
—X—	FENCE	(X)	CODED NOTE NUMBER
—□—	CONTOUR LINE	⊕	CHEMICAL GROUND ROD
----	PROPERTY LINE/ROW	⊗	GROUND ROD
- - - -	LEASE AREA	⊠	GROUND ROD W/ INSPECTION SLEEVE
- - - -	EASEMENT	■	CADWELD TYPE CONNECTION
□	DISCONNECT SWITCH	○	COMPRESSION TYPE CONNECTION
⊕	METER	---	GROUND WIRE
⊔	CIRCUIT BREAKER		

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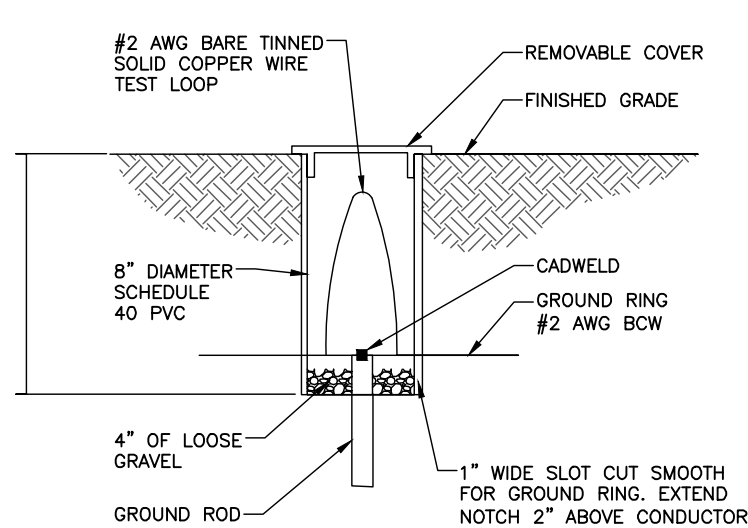
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GA_HWY52

SMW#: 20-0240
FUZE ID: 16093185
PSLC #: 500304

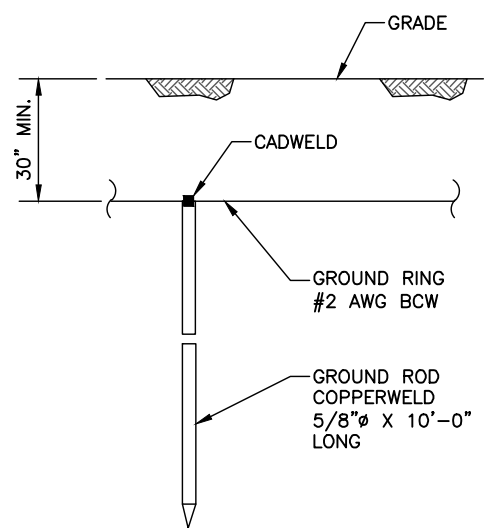
DESIGNED: JDS
DRAWN: MEH
CHECKED: BS

SHEET NAME
GROUNDING SITE PLAN

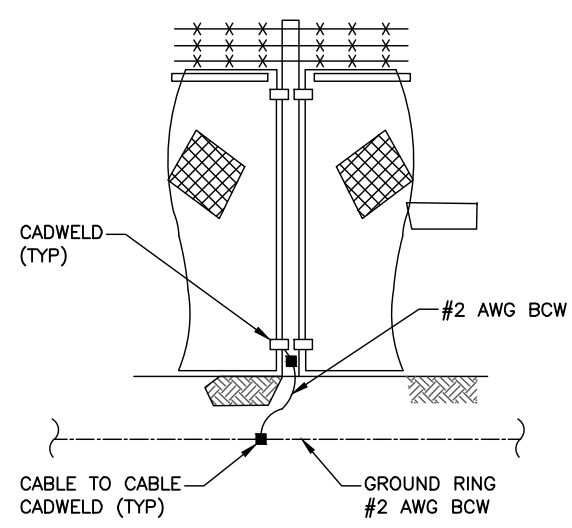
SHEET NUMBER
E-4



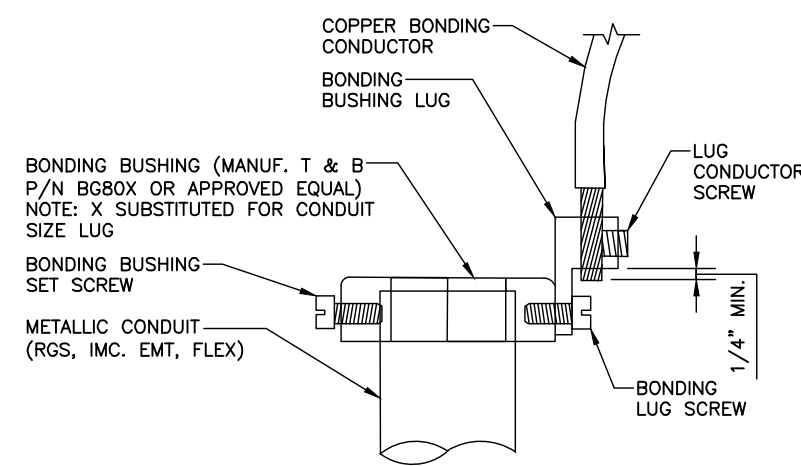
1 GROUND ROD INSPECTION WELL
E-5 NOT TO SCALE



2 GROUND ROD DETAIL
E-5 NOT TO SCALE



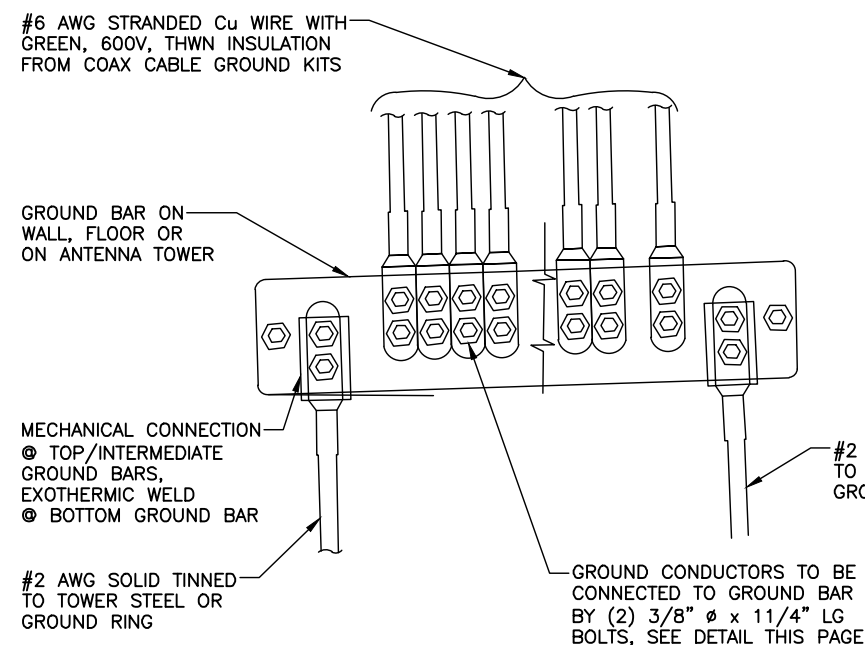
3 FENCE GROUNDING
E-5 NOT TO SCALE



4 CONDUIT BOND/GROUND BUSHING
E-5 NOT TO SCALE

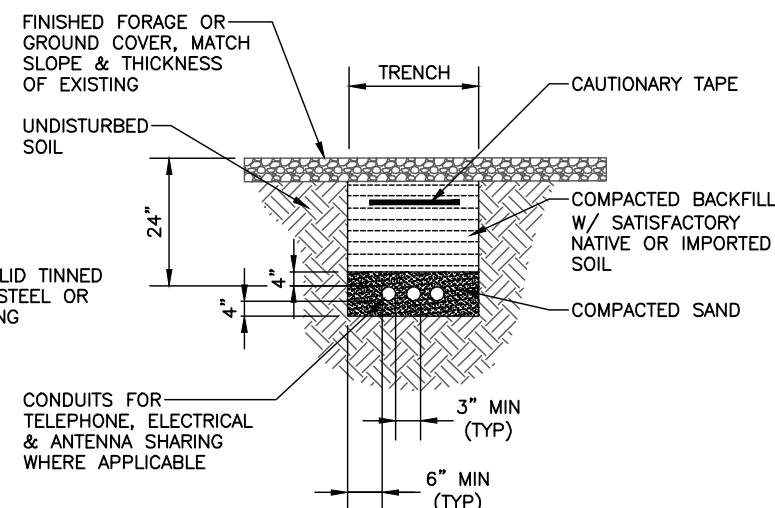
DIRECTIONS:
1. MOUNT BONDING BUSHING INTO CONDUIT
2. TIGHTEN BOND BUSHING SET SCREW
3. INSERT COPPER CONDUCTOR INTO LUG
4. TIGHTEN LUG CONDUCTOR SCREW
5. TIGHTEN BONDING LUG SCREW

NOTE:
BONDING BUSHING, SET SCREW, LUG, LUG SCREW, CONDUCTORS, LUG SCREW SHOWN AS COMPLETE UNIT



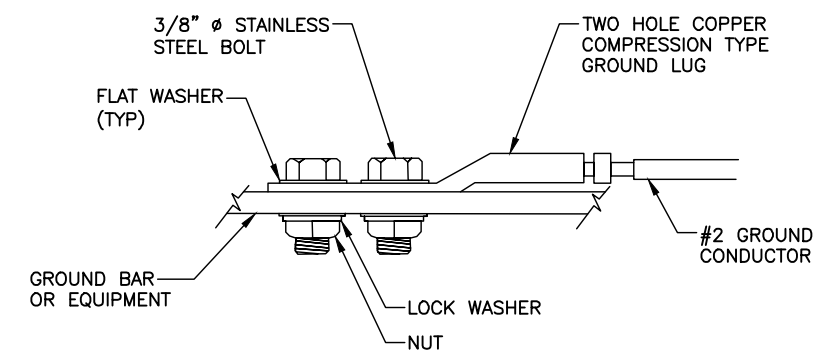
5 INSTALLATION OF GRD WIRE TO COAX CABLE GRD BASE
E-5 NOT TO SCALE

NOTES:
1. GALVANIZED STEEL GROUND BAR 1/4"x4"x14" 2-HOLE CONNECTORS TO MATCH NEMA DOUBLE LUG CONFIGURATION
2. SIMILAR INSTALLATION FOR TOP AND BOTTOM TOWER GROUND BARS AND FOR COAX ENTRY PORT GROUND BARS
3. VZW STOLEN PROPERTY TO BE ENGRAVED IN STEEL



6 DIRECT BURIED CONDUIT
E-5 NOT TO SCALE

* CONDUIT SIZE, TYPE, QUANTITY AND SEPARATION DIMENSIONS TO BE VERIFIED WITH LOCAL UTILITY COMPANY REQUIREMENTS



7 MECHANICAL GROUND CONNECTION
E-5 NOT TO SCALE

#	DATE	DESCRIPTION:
0	04/21/20	ISSUED FOR CLIENT REV.
1	04/28/20	ISSUED FOR CLIENT REV.
2	05/12/20	ISSUED FOR CONSTRUCTION
3	06/12/20	ISSUED FOR CONSTRUCTION
4	07/21/20	ISSUED FOR CONSTRUCTION
5	09/09/21	ISSUED FOR CONSTRUCTION
6	09/13/21	REVISED PER CLIENT COMMENT

CA#: GA PE005625

09/13/2021

SITE NAME
GA_HWY52

SMW#: 20-0240
FUZE ID: 16093185
PSLC #: 500304

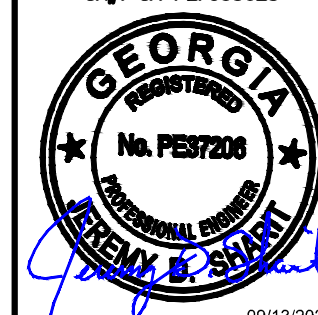
DESIGNED: JDS
DRAWN: MEH
CHECKED: BS

SHEET NAME
GROUNDING DETAILS

SHEET NUMBER
E-5

#	DATE	DESCRIPTION
0	04/21/20	ISSUED FOR CLIENT REV.
1	04/28/20	ISSUED FOR CLIENT REV.
2	05/12/20	ISSUED FOR CONSTRUCTION
3	06/12/20	ISSUED FOR CONSTRUCTION
4	07/21/20	ISSUED FOR CONSTRUCTION
5	09/09/21	ISSUED FOR CONSTRUCTION
6	09/13/21	REVISED PER CLIENT COMMENT

CA#: GA PEF005625



09/13/2021

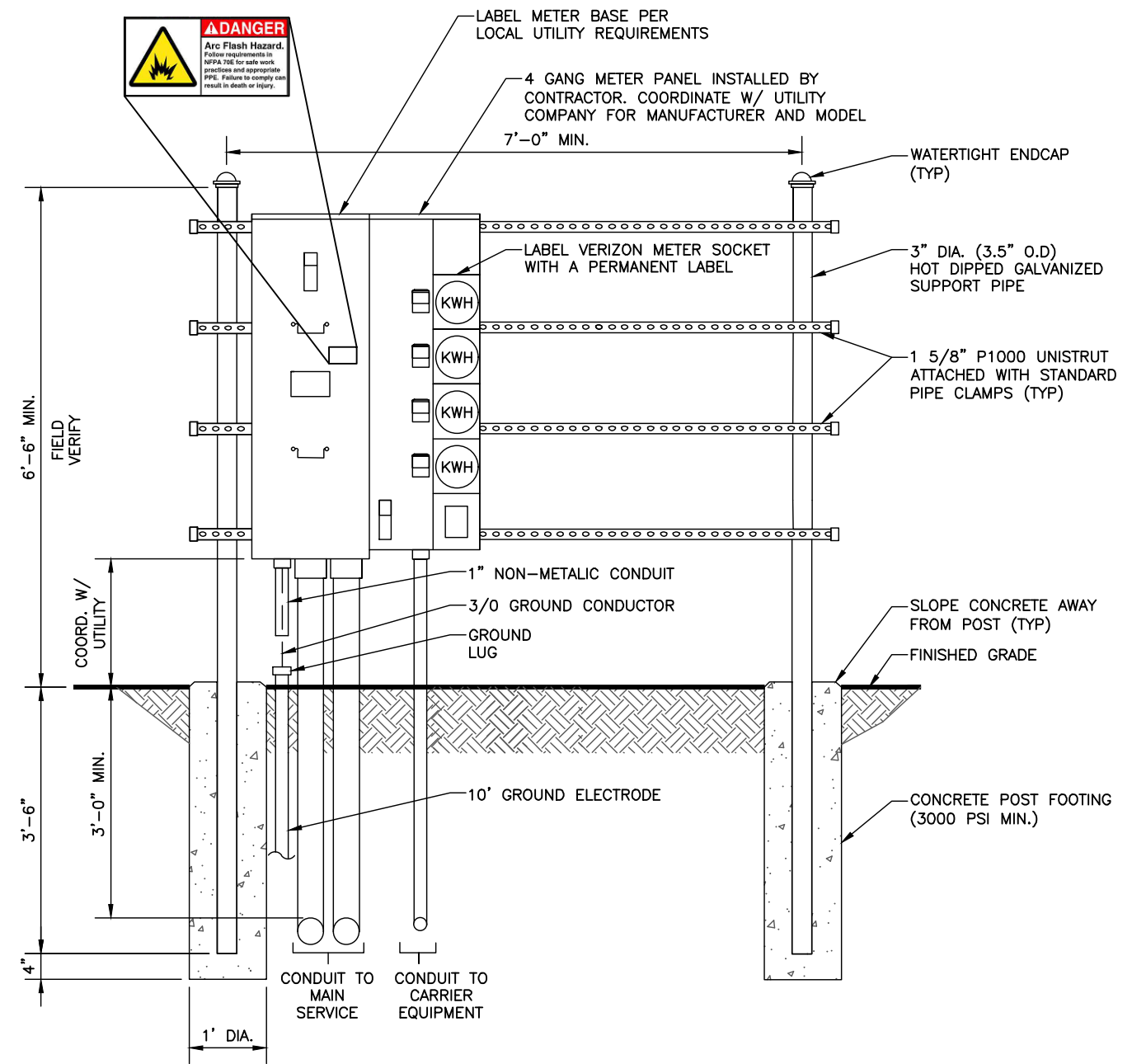
SITE NAME
GA_HWY52

SMW#: 20-0240
FUZE ID: 16093185
PSLC #: 500304

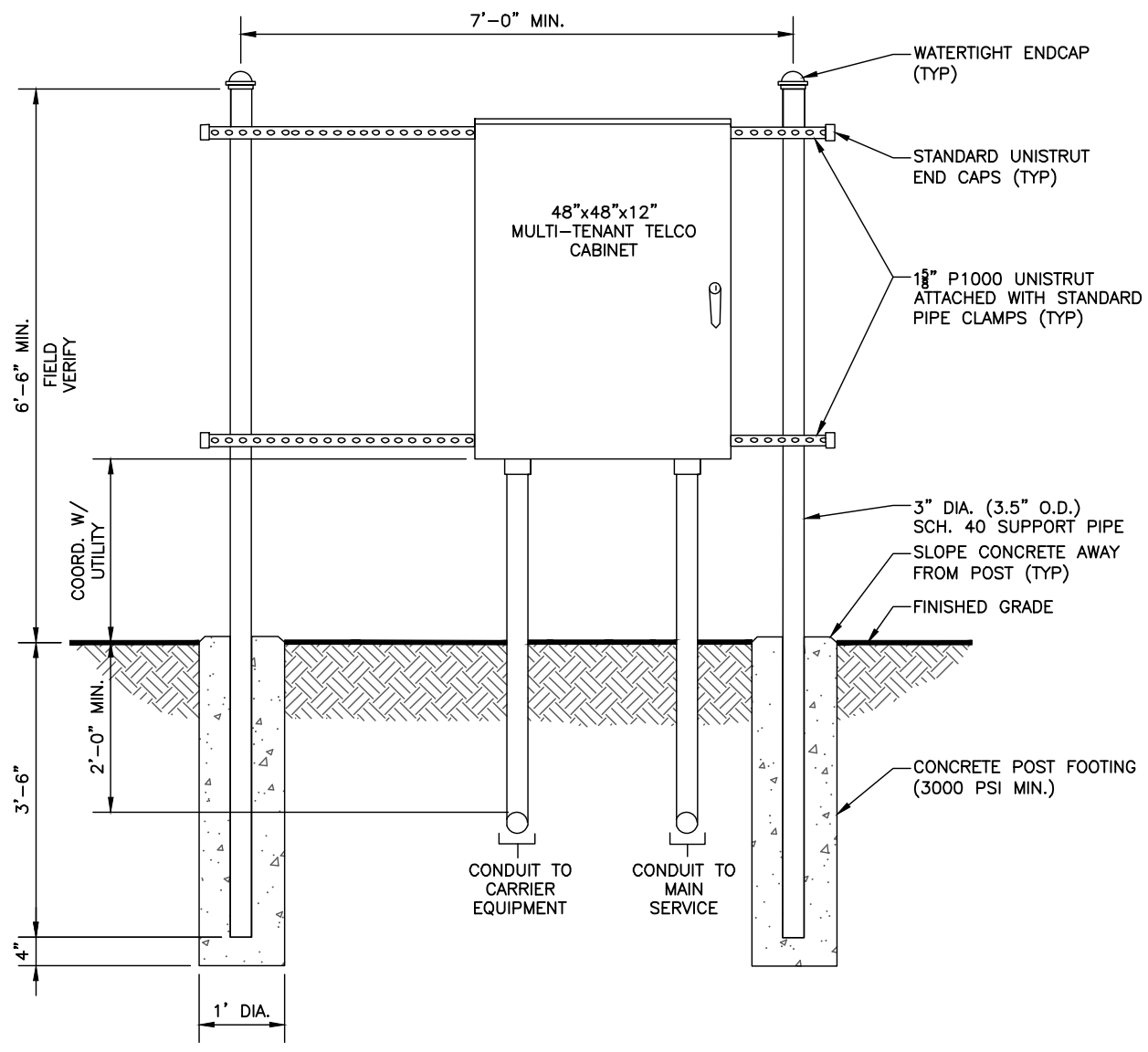
DESIGNED: JDS
DRAWN: MEH
CHECKED: BS

SHEET NAME
PRIMARY UTILITY
FRAME DETAILS

SHEET NUMBER
E-6



1 UTILITY FRAME DETAIL (GANG METER)
E-6 NOT TO SCALE



2 UTILITY FRAME DETAIL (TELCO)
E-6 NOT TO SCALE

NOTES:

1. CONTRACTOR SHALL FIELD LOCATE THE METER PEDESTAL AS SHOWN ON SITE PLAN. INSTALL THE METER PEDESTAL NEAR THE PERIMETER OF THE FENCED COMPOUND WITH THE METERS FACING AS SHOWN.
2. THE CONTRACTOR SHALL COORDINATE WITH THE LOCAL UTILITY COMPANY FOR THE CONDUIT RUN TO THE MAIN SERVICE CONNECTION OR TRANSFORMER.
3. THE CONTRACTOR SHALL COORDINATE WITH THE LOCAL UTILITY COMPANY FOR GROUND ROD REQUIREMENTS. IF REQUIRED, THE CONTRACTOR SHALL ORDER AND PAY FOR NECESSARY GROUND TESTS.
4. SUPPORT POST AND UNISTRUT SHALL BE GALVANIZED. PIPE CLAMPS AND HARDWARE SHALL BE GALVANIZED OR STAINLESS STEEL.
5. TELCO CABINET SHALL BE 48"x48"x12" HOFFMAN OR EQUIVALENT. PROVIDE 3/4" PLYWOOD BACKBOARD INSIDE THE MULTI-TENANT TELCO CABINET.
6. ADJUSTMENTS TO THE METER PEDESTAL DESIGN MAY BE REQUIRED DEPENDING ON THE EXACT METER PANEL INSTALLED. CONTRACTOR SHALL FIELD COORDINATE ADJUSTMENTS AND INFORM THE ENGINEER IF ANY UNUSUAL CONDITIONS ARE FOUND TO EXIST.

EXHIBIT 4

* Federal Airways & Airspace
*
* Summary Report: New Construction
*
* Antenna Structure
*

Airspace User: Shennay Hampton
File: NORTH_GEOORGIA_GA_HWY52
Location: Dawsonville, GA
Latitude: 34°-32'-05.51" Longitude:
84°-11'-25.64"
SITE ELEVATION AMSL.....1570 ft.
STRUCTURE HEIGHT.....195 ft.
OVERALL HEIGHT AMSL.....1765 ft.

NOTICE CRITERIA
FAR 77.9(a): NNR (DNE 200 ft AGL)
FAR 77.9(b): NNR (DNE Notice Slope)
FAR 77.9(c): NNR (Not a Traverse Way)
FAR 77.9: NNR FAR 77.9 IFR Straight-In Notice Criteria
for 5GA
FAR 77.9: NNR FAR 77.9 IFR Straight-In Notice Criteria
for 9A0
FAR 77.9(d): NNR (Off Airport Construction)

NR = Notice Required
NNR = Notice Not Required
PNR = Possible Notice Required (depends upon actual IFR
procedure)

For new construction review Air Navigation
Facilities at bottom
of this report.

Notice to the FAA is not required at the analyzed location
and height for
slope, height or Straight-In procedures. Please review the
'Air Navigation'
section for notice requirements for offset IFR procedures
and EMI.

OBSTRUCTION STANDARDS
FAR 77.17(a)(1): DNE 499 ft AGL

FAR 77.17(a)(2): DNE - Airport Surface
 FAR 77.19(a): DNE - Horizontal Surface
 FAR 77.19(b): DNE - Conical Surface
 FAR 77.19(c): DNE - Primary Surface
 FAR 77.19(d): DNE - Approach Surface
 FAR 77.19(e): DNE - Approach Transitional Surface
 FAR 77.19(e): DNE - Abeam Transitional Surface

VFR TRAFFIC PATTERN AIRSPACE FOR: 5GA: ELLIOTT FIELD

Type: A RD: 25903.5 RE: 1480

FAR 77.17(a)(1): DNE
 FAR 77.17(a)(2): DNE - Height No Greater Than 200

feet AGL.

VFR Horizontal Surface: DNE
 VFR Conical Surface: DNE
 VFR Primary Surface: DNE
 VFR Approach Surface: DNE
 VFR Transitional Surface: DNE

VFR TRAFFIC PATTERN AIRSPACE FOR: 9A0: LUMPKIN COUNTY-WIMPYS

Type: A RD: 53992.4 RE: 1311

FAR 77.17(a)(1): DNE
 FAR 77.17(a)(2): Does Not Apply.

VFR Horizontal Surface: DNE
 VFR Conical Surface: DNE
 VFR Primary Surface: DNE
 VFR Approach Surface: DNE
 VFR Transitional Surface: DNE

TERPS DEPARTURE PROCEDURE (FAA Order 8260.3, Volume 4)

FAR 77.17(a)(3) Departure Surface Criteria (40:1)
 DNE Departure Surface

MINIMUM OBSTACLE CLEARANCE ALTITUDE (MOCA)

FAR 77.17(a)(4) MOCA Altitude Enroute Criteria
 The Maximum Height Permitted is 4000 ft AMSL

PRIVATE LANDING FACILITIES

No Private Landing Facilities Are Within 6 NM

AIR NAVIGATION ELECTRONIC FACILITIES

GRND		FAC	ST		DIST		DELTA		
ANGLE	APCH	IDNT	TYPE	AT	FREQ	VECTOR	(ft)	ELEVA	ST LOCATION
BEAR									
	HRS	VORTAC	R		109.8	28.99	169944	-1895	GA
	HARRIS			-.64					
	BUF	RADAR	Y		2735.0	152.67	183536	+497	GA
	BUFORD			.16					

CFR Title 47, §1.30000-§1.30004

AM STUDY NOT REQUIRED: Structure is not near a FCC licensed AM station.

Movement Method Proof as specified in §73.151(c) is not required.

Please review 'AM Station Report' for details.

No AM Stations were located within 3.0 km.

Airspace® Summary Version 20.3.559

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05-13-2020

15:05:25



10300 Old Alabama Connector Road
Alpharetta, GA 30022-1117

September 2, 2021

Dawson County
Harmony Gee, Zoning Administrator
25 Justice Way, Suite 2322
Dawsonville, GA 30534

Re: Application for Conditional Use Permit, Parcel ID 049-001, located at the Intersection of Wesley Chapel Rd & GA Hwy 52, Dawsonville, GA

Dear Sir/Madam,

The proposed 195-foot telecommunications facility proposed to be located close the intersection of Wesley Chapel Road and GA Hwy 52, Dawsonville, GA is strategically located to enable Verizon Wireless to provide reliable voice and broadband data coverage to this surrounding area of northeast Dawson County. As indicated on the accompanying exhibits, the proposed facility will greatly improve wireless service coverage along Hwy 52 and agribusiness area north and south side of Hwy 52.

The proposed tower height is the minimum height needed to properly provide improved rural coverage and accommodate anticipated future growth for wireless demand in this area. The proposed facility will allow Verizon Wireless to mount cellular antennas at a height of 185 feet above ground level (1578 feet above mean sea level), which is critical to achieve quality coverage and indoor-level service quality in this portion of rural Dawson County. The location of this additional coverage site will also enable Verizon Wireless to provide additional calling and data resources that might be needed in the event of an emergency.

Verizon Wireless made every attempt to utilize any existing structures to meet the network design goals. There are no known, registered antenna structures within 1.0 mile of any edge of the search area. There were also no known, registered antenna structures within 2.0 miles of the search area radius.

Verizon Wireless provides Commercial Mobile Radio Services ("CMRS") under licenses granted by the Federal Communications Commission ("FCC"). Pursuant to these licenses, Verizon Wireless is authorized to provide CMRS and operate a CMRS network in many geographic areas throughout the nation, including Dawson County, GA. The FCC exclusively regulates all technical aspects of Verizon Wireless' operations and network and preempts all state and local regulation of radiofrequency transmissions. The FCC rules protect co-channel and adjacent licensees against harmful interference. The proposed facility will be designed and built-in compliance with all applicable FCC

requirements. The following points cover Verizon Wireless' practices pertinent to complying with the FCC requirements:

1. Verizon Wireless locates its transmitting antenna(s) in order to maximize vertical and horizontal separation from other operator's systems to minimize interference potential.
2. All operating hardware at the site is type-accepted by the FCC as far as emission levels within our licensed frequency band in addition to spurious emissions outside of our frequency band.
3. The power levels generated by the base station hardware and corresponding effective radiated power (ERP) from the transmit antenna(s) are within the limitations specified by Part 22 (for cellular), Part 24 (for PCS), or Part 101 (for microwave) of the Commission's Rules.
4. Intermodulation studies are prepared and analyzed considering all other wireless carriers on our tower to ensure no mixing of frequencies will create harmful interference to or from our wireless system.

The FCC has established safety rules relating to potential RF exposure from cell sites. The rules are codified at 47 C.F.R § 1.1310. The FCC provides guidance on how to ensure compliance with its rules in the FCC Office of Engineering and Technology Bulletin 65, available at:


https://transition.fcc.gov/Bureaus/Engineering_Technology/Documents/bulletins/oet65/oet65.pdf

The FCC developed the RF standards, known as Maximum Permissible Exposure (MPE) limits, in consultation with numerous other federal agencies, including the Environmental Protection Agency, the Food and Drug Administration, and the Occupational Safety and Health Administration. The FCC provides information about the safety of radio frequency (RF) emissions from cell towers on its website at: <https://www.fcc.gov/engineering-technology/electromagnetic-compatibility-division/radio-frequency-safety/faq/rf-safety>.

Please refer to the FCC Office of Engineering and Technology Bulletin 65 and the attached Verizon Wireless RF Brochure for information on RF exposure guidelines, RF safety, and landlord responsibilities.

For the above-mentioned reasons, the Verizon Wireless Network Team respectfully requests approval of the Special Use permit application to allow the proposed 195-foot telecommunications facility, which will allow Verizon Wireless to continue to provide the most reliable wireless network to the citizens and businesses of Pendergrass and Dawson County. Thank you for your thoughtful consideration of this request.

Sincerely,



Sher Kalim

RF Design Engineer – Alpharetta, GA
Verizon Wireless

Ps Loc	Site Name	Address	City	St	Zip	County	On Air Date	Latitude Decimal	Longitude Decimal	Asr Num	Tower Managed By	Structure Type
133432	Juno	60 ROCK CELLAR RD	Dawsonville	GA	30534	DAWSON	9/1/1997	34.49972222	-84.22	1016200	Crown Castle	Self Support (Lattice Tower)
133972	Dawsonville	LAND LOT 53 BUDDY BURT RD	Dawsonville	GA	30534	DAWSON	3/1/2000	34.40055556	-84.10972222	1019720	Crown Castle	Guyed structure
133985	Premium Outlets	168 SWEETGUM RD	Dawsonville	GA	30534	DAWSON	4/17/2003	34.36472222	-84.03		SBA	Monopole
138548	Chestatee	3829 HIGHWAY 400 NORTH	Dawsonville	GA	30534	DAWSON	1/28/2005	34.40722222	-84.00222222	1230411	Crown Castle	Monopole
140189	BIG CANOE	6086 Monument Road	Jasper	GA	30143	PICKENS	8/29/2007	34.48555556	-84.33138889		Land Owner	Self Support (Lattice Tower)
151016	AMICALOLA	352 HIGH SHOALS RD	Dawsonville	GA	30534	DAWSON	10/30/2006	34.57222222	-84.23861111		Crown Castle	Self Support (Lattice Tower)
191691	Kincaid	292 HARLET FAUCETT RD	Dawsonville	GA	30534	DAWSON	6/25/2013	34.53694444	-84.26755556		American Tower/VERIZON	Monopole
260882	Nix	6174 Dawsonville Highway	Dawsonville	GA	30534	FORSYTH	8/28/2017	34.32181111	-84.00417778	1250957	SBA	Monopole
266451	Carlisle	338 Carlisle Road	Dawsonville	GA	30534	DAWSON	12/10/2013	34.34472222	-84.04583333		Crown Castle	Monopole
287944	JOEY - Caine	82 Goodson Road	Dawsonville	GA	30534	DAWSON	9/30/2019	34.347481	-84.108525		American Tower/VERIZON	Monopole
418213	RUBY	790 Eagle Perch Rd	Ball Ground	GA	30107	PICKENS	3/28/2018	34.388056	-84.271111		Mid-American Tower	Self Support (Lattice Tower)
435930	PUMPKIN PATCH - D	234 Van Ingram Road	Dawsonville	GA	30534	DAWSON	6/2/2020	34.438333	-84.126667	1008132	Crown Castle	Guyed structure



October 8, 2021

Ms. Harmony Gee
Dawson County, Planning and Development Zoning Administrator
25 Justice Way, Suite 2322
Dawsonville, GA 30534

RE: Application for Special Use Permit
Proposed Tower Location: Near intersection of Wesley Chapel Rd and GA HWY 52,
Dawsonville, GA 30534
(Tower) Parcel ID: 049 001 (Zoned RA/ 58.99 acres)

Ms. Gee,

In order to improve coverage and capacity issues due to increased wireless congestion, Verizon Wireless requires a new cell site in Dawson County, GA. Upon concluding there are no available suitable structures in the area upon which to co-locate, the only option is to build a new telecommunication tower. Verizon Wireless wishes to construct the new tower and will also lease antenna space on the structure and necessary ground space to other wireless providers.

Enclosed please find Verizon Wireless' application for a Special Use Permit along with supporting documentation for the construction of a wireless telecommunication facility on Parcel 049 001, located at the intersection of Wesley Chapel Rd and GA HWY 52, Dawsonville, 30534, Dawson County, Georgia. The property is owned by Joyce Hutcheson.

The proposed tower will be a one hundred ninety-foot (190') monopole with a five-foot (5') lightning rod at its top for a total height of one hundred and ninety-five feet (195'). Per the County ordinance and EIA/TIA code, the tower will be designed for at least three (3) additional tenants.

Upon the completion of construction, the facility will be unmanned, visited on average once per month for routine maintenance purposes, and will not emit noise or glare. It will be constructed and maintained in compliance with all federal, state, and local building codes and standards.

The proposed site will be compliant with Enhanced 911, a federally mandated program to improve the reliability of E911 service to the surrounding area and citizens of Dawson County, GA.

The following information also is provided in support of the Application for the proposed Telecommunication Facility:

1. Wireless telecommunication facility and antennas will be located, fenced, or otherwise secured in a manner that prevents unauthorized access. The intended fencing is shown on the enclosed Construction Drawings.
2. The facility will not constitute a safety or health hazard, a nuisance, or have a noxious effect on the surrounding area either due to appearance and/or operations.
3. The facility will have a sign at the site to provide adequate notification to persons in the immediate area of the presence of an antenna that has transmission capabilities. No other signage, including advertising, will be allowed on any facilities, antennas, antenna supporting structures or antenna towers, unless required by law.
4. The antennas to be installed on the tower will be in compliance with current Federal Communications Commission standards.
5. The proposed telecommunication facility will be in compliance with all applicable Federal Aviation Administration regulations.
6. The proposed telecommunication facility will not post a hazard to health, safety, public welfare or the environment of the County or its residents.

In support of the proposed telecommunication facility, find the following items:

- | | |
|------------|---|
| Exhibit 1. | Deed. |
| Exhibit 2. | Survey. |
| Exhibit 3. | Construction Drawings contain a site plan to scale specifying the proposed location and dimensions of tower, access, parking, fences, landscape plans, existing and adjacent land uses. |
| Exhibit 4. | FAA Air-Space Study showing Determination of No Hazard. |
| Exhibit 5. | RF justification Letter with inventory of sites. |
| Exhibit 6. | RF Propagation/Coverage Maps supporting need of location. |
| Exhibit 7. | FCC Antenna Site Registration Search results. |



In order to maintain a level playing field with its competitors also offering similar services, Verizon Wireless needs the proposed tower, at the proposed location, at the proposed height, and at the requested signal levels, to deliver a consistently reliable signal in this geographic area.

Respectfully submitted,

Greg Spence

Greg Spence

Chief Executive Officer

Fortified Telecom Services, Inc.

Consultant, Verizon Wireless

Section 410. Telecommunication Towers and Antennas

A. General Requirements.

- 1. Principal or Accessory Use.** A tower and/or antenna is considered a principal use if located on any lot or parcel of land as the sole or primary structure, and is considered an accessory use if located on a lot or parcel shared with a different existing primary use or existing structure. An existing use or structure on the same lot or parcel shall not preclude the installation of an antenna or tower. For purposes of determining whether the installation of a tower or antenna complies with zoning district requirements, including but not limited to set-back, buffer, and other requirements, the dimensions of an entire lot or parcel shall control, even though the antenna or tower may be located on a leased area within such lot or parcel. Towers that are constructed and antennas that are installed, in accordance with the provisions of this ordinance shall not be deemed to constitute the expansion of a non-conforming use or structure. Accessory structures to the tower are for that of the facility only, no offices, vehicles or material storage is allowed in structure.
Tower will be principal use as currently no structures existing on the parcel.
- 2. Inventory of Existing Sites.** To facilitate the co-location of antennas, each applicant seeking to locate a new tower, alternative tower structure or antenna, or to modify any such existing structure, shall provide to the Department of Planning and Development an inventory of applicant's existing towers or alternative tower structures. Applicants seeking to erect an amateur radio tower or antenna as defined by Federal Communications Commission (FCC) regulations shall be exempt from this provision. The inventory shall include all such structures that are within the jurisdiction of the governing authority; within a municipality located, in whole or in part, within Dawson County; and within a one mile border of Dawson County, and shall include specific information about the location (latitude and longitude coordinates), height, design, tower type and general suitability for antenna co-location of each tower, and other pertinent information as may be required by the Department of Planning and Development. The Department of Planning and Development may share such information with other applicants for a Communication Tower permit under this Ordinance or other organizations seeking to locate towers or antennas within the jurisdiction of the governing authority, provided, however that the Department of Planning and Development is not, by sharing such information, in any way representing or warranting that such sites are available or suitable.
Tower Inventory is attached as Exhibit 5 to application.

B. Application Requirements.

1. Each special use application shall include a scaled site plan with topographical information, an elevation view, and other supporting drawings,

calculations and documentation.

Contained in Exhibit 3, Construction Drawings.

2. The site plan must include setbacks, drives, parking, fencing, landscaping, adjacent uses, also the distances to all structures within 1000 feet, and any other information necessary to review the request.
Contained in Exhibit 3, Construction Drawings.
3. Documentation of radio frequency range, coverage area, and tower height requirements.
RF Propagation projections (Exhibit 6) and RF Support letter (Exhibit 5) have been submitted with this application.
4. Documentation of all hazardous and / or flammable materials that may be located on site, their quantity and method of storage.
5. Location and height of all existing towers owned by the applicant inside of and within one mile of the boundary of Dawson County.
Exhibit 5, RF support letter contains the inventory.
6. New freestanding communication towers and communication antennas shall not be allowed unless the applicant makes an affirmative showing based on competent substantial evidence that:
 - a. Existing towers and buildings do not technologically afford the applicant the ability to provide service to the service area of the applicant or service provider, and
 - b. The geographical boundaries of the proposed service area cannot technologically be bifurcated to avoid the necessity for a freestanding tower/antenna, and
 - c. There exists a present demand and formal commitment by a minimum of one wireless provider (may be that of the applicant) to locate at the proposed site.
Exhibit 6, RF propagation supports the case for the new tower.
7. All wireless telecommunications applications that are located on rooftops, water tanks must be able to adhere to the following aesthetic criteria:
 - a. Camouflage radome material
 - b. Paintable
 - c. Dual Polarized Antenna if camouflage and painting is unavailable.
 - d. No roof top MW dish may exceed 4 feet in diameter.

- e. Antennae placed on rooftops should be setback from the roof edge at a 1:1 ratio to the height of the antenna.
8. A balloon test is also required to be performed. Provide the date and time of the testing on the application and the applicant is further required to notify adjoining property owners of same.
Applicant acknowledges requirement and will notify the parcel owners and Dawson County of the time and date of balloon test two weeks prior to the 1st public hearing date.
9. If the telecommunications tower is federally funded, licensed or permitted a Section 106 Review is required pursuant to the National Historic Preservation Act to establish the effect, if any, on historic resources.

C. Zoning Requirements.

Communication towers and communication antennas are considered special uses and upon proper application and approval may be permitted in the following zoning categories:

1. C-CB
2. C-HB
3. C-PCD
4. C-IR
5. R-A, if proposed to be located on a single lot or parcel of not less than 5 acres
6. C-RB
7. CT, if zoned prior to May 1, 2010.

Special use status shall be revoked if not used within one year of approval.

D. Performance and Construction Standards.

1. **Structural Design.** New Communication towers/antennas and modifications to existing structures including, without limitation, the addition of height, antennas or providers shall be constructed in accordance with all applicable County Building Codes and shall meet or exceed current standards and regulations of all applicable Federal, State and Local authorities. Lattice tower structures, self-supporting or guyed structures are prohibited.
2. **Setbacks.** Communication tower/antenna setbacks shall be measured from the base of the tower/antenna or protruding building structure at the base of the tower, whichever is closest to the property line, to the property line of the parcel on which it is located. Communication towers/antennas and their accessory structures shall comply with the minimum lot and setback requirements of the district in which they are located. In cases where there is a conflict between the minimum lot setback and street setback requirements, the greater setback shall apply. Guy wires and

support anchors are required to meet setbacks; they shall not extend outside of the property line and must be contained within the fenced area of the tower site.

Exhibit 3, Construction drawings display setbacks. Tower is set back greater than its height (195ft) from the right of way and all property lines.

3. **Separation from Residential Uses.** Separation requirements for communication towers from residentially zoned lands, as outlined in Article III of this resolution except those lands zoned R-A, or residential uses shall be a minimum of 195 linear feet. Communication tower separation shall be measured from the base of the tower to the closest point of off- site uses.

Exhibit 3, Construction drawings display setbacks. Tower is set back greater than its height (195ft) from the right of way and all property lines.

4. **Separation Distances between Communication Towers.** Separation distances between communication towers shall be applicable for and measured between the proposed tower and those towers that are existing and/or have received land use or building permit approval from the County. The separation distances shall be measured by drawing or following a straight line from the base of the existing tower to the base of proposed tower, pursuant to a site plan, of the proposed tower. Minimum separation distances (listed in linear feet) shall be as follows:

Applicant will include a Variance request as tower will be approximately 15,620ft from the nearest tower.

SEPARATION REQUIREMENTS BY TOWER TYPES

PROPOSED TOWER TYPES	Lattice, Self-Supporting or Guyed	Monopole 75' in Height or Greater	Monopole Less Than 75' in Height
Camouflaged or Monopole 75' in Height or Greater	15,840 feet	15,840 feet	10,560 feet
Camouflaged or Monopole Less than 75' in Height	10,560 feet	10,560 feet	10,560 feet

5. **Fencing.** A chain link fence or wall not less than six (6) feet in height, from finished grade equipped with an appropriate anti-climbing device shall be provided around each communication tower. Access to the tower shall be through a locked gate.

Exhibit 3, Construction drawings, page C-11.

6. **Landscaping.** Landscaping shall mitigate the visual impacts of a communication tower. Where adequate vegetation is not present, tower facilities shall be landscaped with a landscape buffer that effectively screens the view of the tower compound. The use of existing vegetation shall be preserved to the maximum extent practicable and may be used as a substitute for or in

supplement towards meeting landscaping requirements.

Seeking exemption from Landscaping requirements due to proposed tower location being situated in the woods. With the stipulation that if the location is ever deemed 'visible' by Planning and Zoning, Landscaping will be added to the site.

- a. Landscape buffers shall be a minimum of ten (10) feet in width and located outside the fenced perimeter of the tower compound; and
- b. A row of trees a minimum of eight (8) feet tall (planted height) and a maximum of twenty (20) feet apart shall be planted around the perimeter of the fence; and
- c. A continuous hedge at least thirty (30) inches high at planting and capable of growing to at least thirty-six (36) inches in height within eighteen (18) months shall be planted in front of the tree line referenced above; and
- d. All landscaping shall be of the evergreen variety and conform with landscape standards to be approved by Planning & Development Office at the time of permitting.
- e. If existing foliage is to be used as buffer, it must be labeled and incorporated into site plan and approved through Planning & Development Office.
- f. Upon final installation of new trees, shrubs or other landscape material planted to meet the requirements of this section and prior to receipt of a Certificate of Occupancy, the owner shall either provide proof of warranty or post a Maintenance Bond or other acceptable surety, warranting the new material for a period of no less than one (1) year. The bond shall be posted in an amount equal to 20% of the actual cost of the material and installation.
- g. The department shall perform an inspection of the plantings and landscape materials required by these regulations prior to the expiration of the one (1) year warranty or maintenance period. The tower owner shall be notified of any replacements or restoration that must be made to maintain compliance with these regulations.

Required landscape materials found to be dead or near death shall be replaced prior to release by the Department of the warranty or maintenance surety. In no case shall replacement be delayed more than thirty (30) days from notification, unless a performance bond is posted with the Department. Such performance shall be completed within six (6) months of posting.

Exhibit 3, Construction drawings, page L-1.

7. **Height.** No freestanding communication tower/antenna shall exceed 195 feet in height from ground level. Where installed on top of a building, no communication tower/antenna shall extend greater than 20% over the building

height. An existing communication tower may be modified to a taller height not to exceed 20 feet over the tower's existing height, NEVER to exceed the maximum height of 195 ft., to accommodate the co-location of an additional communication antenna(s).

- a. The height change referred to in this subsection may only occur one time per communication tower.
- b. The additional height referred to in this subsection shall not require an additional distance separation. The communication tower pre-modification height shall be used to calculate such distance separations.

Tower is 195Ft tall inclusive of appurtenances.

8. **Illumination.** Communication towers/antennas shall not be artificially lighted.
Tower will not be illuminated.
 9. **Co-location.** Proposed communication antennas may and are encouraged to co-locate onto existing communication towers, provided such co-location is accomplished in a manner consistent with zoning and performance standards, new or additional special use approval is not required. If it is determined by the County that the proposed tower is situated in a location which will benefit the County's telecommunication systems, then the tower shall be engineered and constructed to accommodate the additional telecommunication equipment beneficial to the public system at a cost to the County no greater than the actual expense of the provider in so engineering and constructing the tower to meet the County's needs.
 - a. Monopole communication towers shall be engineered and constructed to accommodate a minimum of three additional communication service providers.
Exhibit 3, Construction drawings, pages C-3, C-5 and C-7.
 - b. Camouflaged communication towers may be engineered and constructed without accommodating additional communication service providers.
 - c. Communication towers located within electrical substations may be engineered and constructed without accommodating additional communication service providers. Such towers shall be monopole construction and shall be subject to all of the requirements of Article II, Communication Tower and Communication Antenna Permits and Regulations.
- E. **Noninterference.** No communication tower or antenna shall interfere with public safety communication. Frequency coordination is required to ensure noninterference with public safety system and/or public safety entities.

Applicant acknowledges this requirement.

F. **Variations.** Any request to deviate from any of the requirements of this section shall require approval of the Planning Commission.

G. **Abandonment.** Without waiving the County's right to determine whether or not a communication tower has been abandoned, it shall be the duty of the tower owner to notify the County in writing of any intent to abandon use of the tower. Said notice shall include steps that tower owner shall take to accomplish removal of the tower structures. In the event the use of any communication tower has been discontinued for a period of 180 consecutive days, the tower shall be deemed to have been abandoned. Upon such abandonment, the owner/operator of the tower shall have an additional 45 days within which to: (1) reactivate the use of the tower or transfer the tower to another owner/operator who makes actual use of the tower; or (2) dismantle and remove the tower. The Owner of the tower shall be ultimately responsible for all costs of dismantling and removal and in the event the tower is not removed within 45 days of abandonment, the County may proceed to do so and assess the costs against the tower owner. The lien of such assessment shall bear interest, have priority and be collectable at the same rate and in the like manner as provided for by Georgia law. At the earlier of 46 days from the date of abandonment without reactivation or upon completion of dismantling and removal, any special use permit, waiver and/or variance approval for the tower shall automatically expire.
Applicant acknowledges this requirement.

H. **Finished Color.** Communication towers not requiring FAA painting/markings shall have either galvanized finish or be painted with a non-reflective paint in a non-contrasting blue, gray or black finish. The color should be selected so as to minimize the equipment's visibility.
Tower will be manufactured from galvanized steel.

I. **Maintenance.** To ensure the structural integrity of towers, the owner of a tower shall be maintained in compliance with standards contained in applicable standards for towers that are published by the Electronic Industries Association, as amended from time to time. If, upon inspection, the governing authority concludes that a tower fails to comply with such codes and standards and constitutes a danger to persons or property, then upon notice being provided to the owner of the tower, the owner shall have thirty (30) days to bring such tower into compliance within such standards. If the owner fails to bring such tower into compliance within said thirty (30) days, the governing authority may remove such tower at the owners' expense. Any such removal by the governing authority shall be in that manner provided in Sections 41-2-8 through 41-2-17 of the Official Code of Georgia.

J. **Liability Insurance.** Liability insurance in an amount not less than \$1,000,000 shall be maintained by the owner and operator of the facility until such facility is dismantled and removed from the parent site. Failure to maintain insurance coverage shall constitute a violation of this Code and grounds for revocation of special use approval.

Proof of same shall be supplied to the Department of Planning and Development upon application for permit.

K. Fees.

1. The fees for special use approval for a communication tower/antenna shall be \$2,500 inclusive of the third party review cost.
2. The development plan review fees shall be the same as for any commercial development.
3. The building permit fees shall be set at \$500.00 and shall cover the tower and associated equipment building. Any other permits required shall be charged at the prescribed rate at the time of development or construction.
4. As with any special use application, the applicant shall be required to submit fee amounts as deemed sufficient and appropriate by the County in order to obtain any needed technological expertise so as to assist County staff in evaluation the request. In order to receive an objective, qualified verification of the application submitted requesting the approval of a special use permit for a communication tower / antenna, an independent RF consulting company, chosen by Dawson County, will evaluate such application. The independent consulting company will evaluate all RF applications on the merits of the applicant's ability to meet or exceed the standards of this article. The fee to secure a third party review shall be inclusive in the special use request fee paid by the applicant at the time of filing for a special use permit with the County. Information to be provided to the independent consultant for review and evaluation is as follows:
 - a. No new telecommunications structure may be constructed without providing the following information:
 1. Propagation map of Existing Coverage (scale) on Paper and Proposed Coverage (scale) on Clear Film with RSSI (Received Signal Strength Indicator) or Eb/Io values distinguished by different color criteria.
 2. Latitude/Longitude (NAD 27), Ground Elevation AMSL, Antenna Radiation Center, ERP (watts) out of the antenna, Antenna Manufacturer, Antenna model, Antenna Beam width, Antenna Tilt, Antenna Gain and Antenna Pattern.
 3. Name of Propagation Tool, Propagation Parameters specifications.
 4. Frequency TX Band / RX Band, License Block.
 5. Inventory of applicant's existing sites within a 5-mile radius.
 6. Name, Number and title of submitting engineer.

[Note: If propagation parameters are not submitted then a test transmitter drive shall be conducted after test procedures and hardware are pre-approved and verified on site by the Independent Consulting Company.]

- b. No new telecommunications structure may be constructed if proof of the following can be made:
 - 1. 80% of the proposed coverage area can be accomplished by an existing structure or alternate means of transmission (i.e. repeater, carrier system modification).
 - 2. Proposed Telecommunications site exceeds FCC RF emissions Power Density standard of 1 mw/cm² for uncontrolled environments.
 - 3. Telecommunication site does not meet FAA/FCC rules and Regulations.
 - 4. A previously approved site application will meet the current applicant's coverage or capacity objectives.
- c. Any approved wireless telecommunication tower must adhere to the following conditions:
 - 1. Proof of FAA 'No hazard determination assessment' or 'No notice of construction needed'. If a notice of construction is required, the FAA can only grant the 'No Hazard of Determination Assessment'. Only an Aviation consultant once coordinated with the Independent Consultant can determine if a No notice of Construction is warranted if and only if the tower is greater than 5 miles from an airport or 2 miles from a Heliport.
Exhibit 3, FAA Determination of No Hazard.
 - 2. Update of ERP (watts) per site, per sector upon filing for new cell tower.
 - 3. Update of antenna type, antenna beam width, antenna gain, antenna tilt, and Radiation Center upon filing for new cell tower.
- L. **Variance.** Any request for variance from the provisions of this article shall be presented directly to the Dawson County Planning Commission per Article IX of this resolution.
A variance application is being submitted in conjunction with the Special Use Permit application.
- M. **Violation.** Any person violating the provisions of these regulations shall be guilty of violating a duly adopted Ordinance of Dawson County, and upon conviction by a court of competent jurisdiction may be penalized pursuant to Section 1206 of the Land Use Resolution.

-----No additional information-----



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

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

Trans No	Property ID / District Description	Original Due	Interest & Penalty	Amount Due	Amount Paid	Transaction Balance
2020 - 7188	049 001 001 / 1 L 559-60 596-598 628-9 LD 5 FMV: 10900	\$103.16	\$0.00 Fees: \$0.00 \$0.00	\$0.00	\$103.16	\$0.00
Totals:		\$103.16	\$0.00	\$0.00	\$103.16	\$0.00

Paid Date: 11/17/2020

Charge Amount: \$103.16

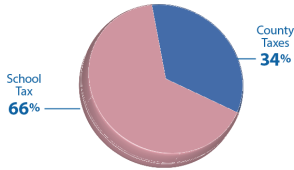


Scan this code with your mobile phone to view this bill



PROPERTY OWNER(S)	MAP CODE		LOCATION		BILL #	DISTRICT		
HUTCHESON JOYCE	049 001		WESLEY CHAPEL RD		2020-7187	1		
	BUILDING VALUE	LAND VALUE	TOTAL FAIR MARKET VALUE	ACRES	EXEMPTIONS	DUE DATE		
	0	229,500	229,500	58.99	SV	12/1/2020		
PROPERTY DESCRIPTION:								
L 559-60 596-598 628-9 LD 5								
	TOTAL FAIR MARKET VALUE	40% ASSESSED VALUE	LESS EXEMPTIONS	TAXABLE VALUE	MILLAGE RATE	GROSS TAX	LESS CREDITS	NET TAX
STATE TAX	229,500.00	91,800.00	73,284.00	18,516.00	0	0	0	0
COUNTY M&O	229,500.00	91,800.00	73,284.00	18,516.00	12.377	229.17	0	146
SALES TAX ROLLBACK	0.00	0.00	0.00	18,516.00	-4.492	0	-83.17	0
SCHOOL M&O	229,500.00	91,800.00	73,284.00	18,516.00	15.778	292.15	0	292.15
TOTAL					23.663	521.32	-83.17	438.15

Please note that your Tax Commissioner is responsible for the billing and collection of tax and is not responsible for the property value or the millage rates which are used to determine the tax amount due.



THE PIE GRAPH SHOWS HOW THE AVERAGE TAX DOLLAR IS DISTRIBUTED AMONG THE VARIOUS GOVERNMENT AGENCIES. (PERCENTAGES MAY VARY DEPENDING ON EXEMPTIONS)



2020 Current Due	438.15
Penalty	0.00
Interest	0.00
Other Fees	0.00
Previous Payments	438.15
Delinquent Tax*	0.00
TOTAL DUE	0.00

* Please note that delinquent tax due reflects total owed at the time of billing and the amount will change monthly due to interest charges. Please read the state mandated penalties and interest on the back of this bill.

DETACH TOP PORTION TO KEEP FOR YOUR RECORDS AND RETURN BOTTOM PORTION WITH PAYMENT.

Make payable to "Dawson County Tax Office" and include this coupon. Do not staple, tape or attach payment.

DAWSON COUNTY, GEORGIA
2020 TAX BILL

25 Justice Way, Suite 1222
Dawsonville, Georgia 30534



LEGAL DESCRIPTION	MAP ID #	TAX BILL #
L 559-60 596-598 628-9 LD 5	049 001	2020-7187

TOTAL DUE December 1, 2020	\$ 0.00
Late fees, interest, and penalties will apply to the unpaid balance at midnight on December 1, 2020.	PLEASE WRITE THE MAP ID# ABOVE ON YOUR CHECK

If receipt is desired, please include a self-addressed stamped envelope or print at www.DawsonCountyTax.com. If delinquent taxes are due, please call 706-344-3520 for current amount as interest continues to accrue.

HUTCHESON JOYCE

Nicole Stewart
TAX COMMISSIONER
25 Justice Way, Suite 1222
Dawsonville, Georgia 30534-3454

Dawson County Courthouse 25 Justice Way, Suite 1222 • Dawsonville, GA 30534
Phone: 706-344-3520. Monday – Friday 8am to 5pm

UNDERSTANDING MY TAX BILL

FOR YOUR CONVENIENCE

MILLAGE RATE

The millage rate (also known as the tax rate) is a figure applied to the taxable value of your property to calculate your property tax liability. One "mill" equals one dollar of tax on every thousand dollars of taxable value. This rate is set by the Board of Commissioners and the Board of Education.

On December 1st, 2021 the Dawson County Tax Commissioner's Office will have extended hours until 6pm. This is to accommodate residents who are unable to make it to the office before 5pm.

FAIR MARKET VALUE & ASSESSED VALUE

The fair market value of your property is determined by the Tax Assessors office. The assessed value is 40% of the fair market value.

APEALED BILLS

Appealed bills are billed at 85%, unless requested at time of appeal application with the Tax Assessors Office to bill at 100%. After the appeal process is final, we will refund you for the amount due or rebill you for the remaining amount due.

STATE MANDATED PENALTIES AND INTEREST

If payment is late, the following interest and penalty will be added to the balance owed:

ASSESSORS INFORMATION

All exemptions are applied for at the Tax Assessors office and approved by the Board of Assessors. For more information please call (706) 344-3590.

- Interest is applied monthly as prescribed by law.
- A five percent (5%) penalty will be added to the unpaid principle 120 days from the due date. An additional 5% penalty (on the unpaid principle) will accrue again every 120 days until a maximum of 20% of the original principle has been charged.

PROPERTY BOUGHT OR SOLD

Property taxes are not pro-rated according to sale date, amount of usage, or current ownership.

TAXES ESCROWED THROUGH MORTGAGE COMPANY

It is ultimately the responsibility of the property owner to ensure tax is paid. Please forward this tax bill to your mortgage company. **We do not send one to them.**

BUSINESS, BOATS & AIRCRAFT:

If you owned the property on Jan 1st of the tax bill year, you must pay the tax in full. In January, you will receive a Personal Property Reporting Form from the Tax Assessors office. Be sure to return this form with a signed Bill of Sale indicating what property was sold, the purchaser's name, address, and the date of sale. **If you did not own the property on Jan 1st of the tax bill year, please contact the Tax Assessors immediately at (706) 344-3590.**

E-SERVICES

Sign-up at www.DawsonCountyTax.com for statement notifications and reminder e-alerts.

REAL ESTATE:

The property tax statement is sent to the Jan 1st owner and the current owner, if known. If the tax liability is transferred to the new owner, please forward the signed settlement statement reflecting that transfer to the Tax Commissioner by mail or email tagoffice@dawsoncounty.org

ADDRESS CHANGE

Please note that your tax bill has been mailed to the address in our records. Failure to receive a tax bill does not relieve obligation to pay tax bill by due date. It is the responsibility of the taxpayer to have a current and updated address on file with the Tax Assessors office. Please fill out below and return with your payment.

PAYMENT OPTIONS

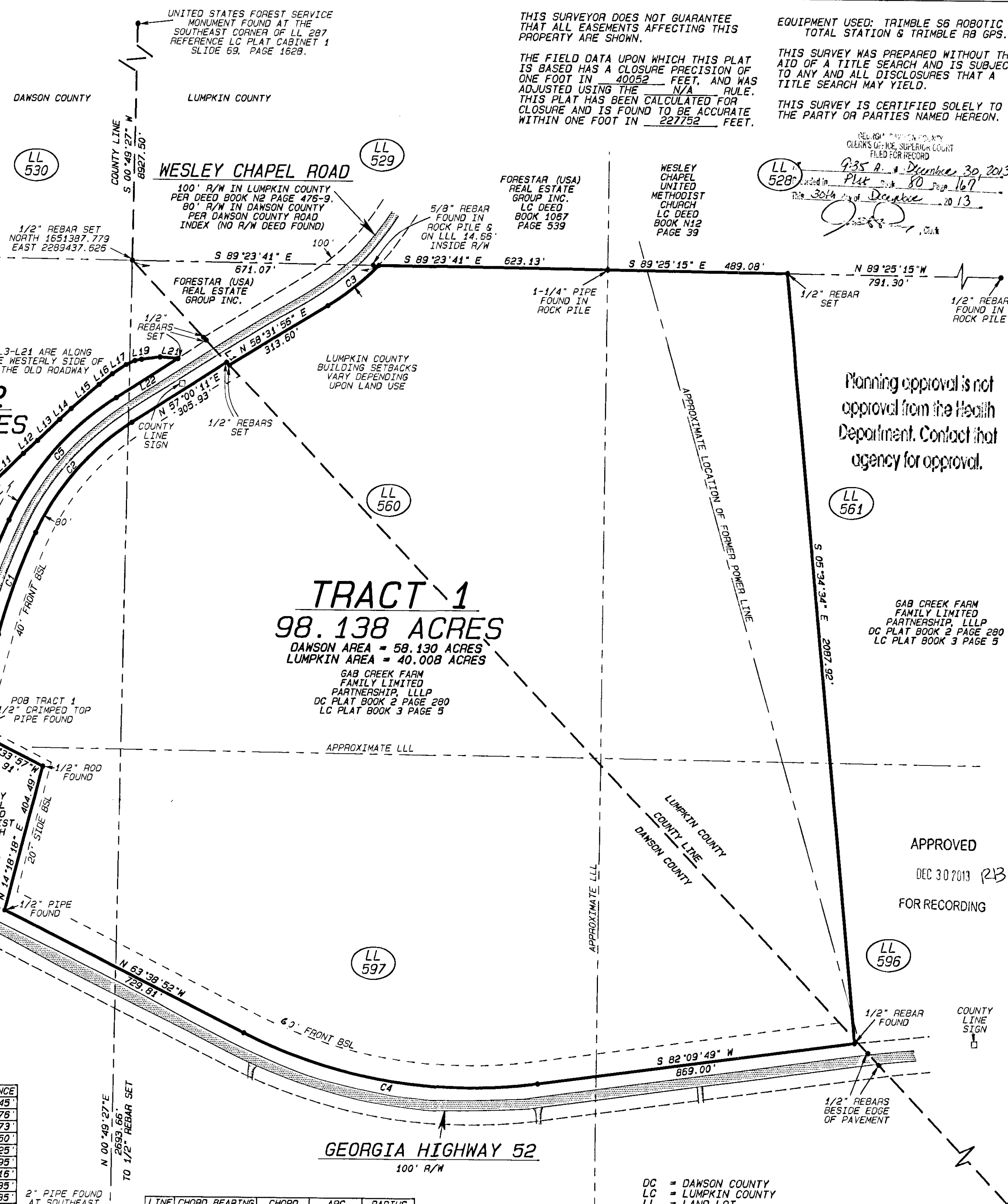
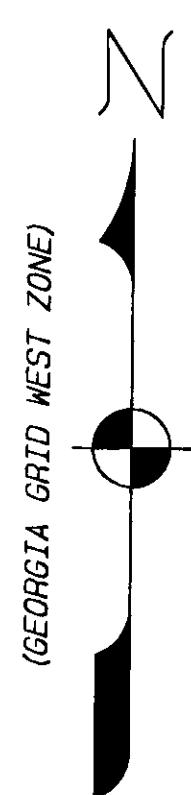
Online: www.DawsonCountyTax.com (American Express, Discover, MasterCard, Visa, PayPal and PayPal Credit)
In Person: Dawson County Courthouse 25 Justice Way, Suite 1222 Dawsonville, GA 30534 M-F 8am to 5pm
By Mail: Check mailed to Dawson County Tax Commissioner 25 Justice Way, Suite 1222 Dawsonville, GA 30534
By Phone: (706) 701-2576 - Enter your bill number without the year. Example: Bill 2021-1234-enter 1234 ONLY.
Outdoor Drop Box: Located at the crosswalk at the entrance to the Dawson County Courthouse.
No payment contracts will be allowed.
\$35 fee for all returned checks.

Name: _____

New Address: _____

Taxpayer Signature: _____

Map Code#: _____ Daytime Phone#: _____



THIS SURVEYOR DOES NOT GUARANTEE THAT ALL EASEMENTS AFFECTING THIS PROPERTY ARE SHOWN.

THE FIELD DATA UPON WHICH THIS PLAT IS BASED HAS A CLOSURE PRECISION OF ONE FOOT IN 40052 FEET, AND WAS ADJUSTED USING THE N/A RULE. THIS PLAT HAS BEEN CALCULATED FOR CLOSURE AND IS FOUND TO BE ACCURATE WITHIN ONE FOOT IN 227752 FEET.

EQUIPMENT USED: TRIMBLE S6 ROBOTIC TOTAL STATION & TRIMBLE R8 GPS.

THIS SURVEY WAS PREPARED WITHOUT THE AID OF A TITLE SEARCH AND IS SUBJECT TO ANY AND ALL DISCLOSURES THAT A TITLE SEARCH MAY YIELD.

THIS SURVEY IS CERTIFIED SOLELY TO THE PARTY OR PARTIES NAMED HEREON.

RECORDED IN CLERK'S OFFICE, LUMPKIN COUNTY, GEORGIA
 FILED FOR RECORD
 9:35 P.M. December 30, 2013
 LL 528
 Plat Book 80 Page 167
 This 30th day of December 2013

TRACT 2
 1.862 ACRES

TRACT 1
 98.138 ACRES
 DAWSON AREA = 58.130 ACRES
 LUMPKIN AREA = 40.008 ACRES

Planning approval is not approval from the Health Department. Contact that agency for approval.

GAB CREEK FARM FAMILY LIMITED PARTNERSHIP, LLLP
 DC PLAT BOOK 2 PAGE 280
 LC PLAT BOOK 3 PAGE 5

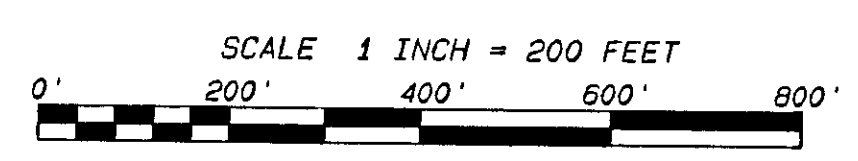
APPROVED
 DEC 30 2013 RJB
 FOR RECORDING

LINE	BEARING	DISTANCE
L1	S 43°35'43"E	10.45'
L2	N 49°58'16"W	88.76'
L3	N 19°31'08"W	37.73'
L4	N 08°41'44"W	77.50'
L5	N 05°58'35"W	83.25'
L6	N 06°19'30"E	82.95'
L7	N 13°44'25"E	124.16'
L8	N 19°15'41"E	67.85'
L9	N 29°30'43"E	110.85'
L10	N 31°25'39"E	50.34'
L11	N 45°31'14"E	126.15'
L12	N 47°41'02"E	52.05'
L13	N 45°58'00"E	82.58'
L14	N 45°55'29"E	43.33'
L15	N 48°14'30"E	100.51'
L16	N 50°40'20"E	46.93'
L17	N 56°09'22"E	44.94'
L18	N 64°24'28"E	26.63'
L19	N 78°30'50"E	18.48'
L20	N 82°30'36"E	50.72'
L21	S 85°29'52"E	48.68'
L22	S 57°00'35"W	199.28'
L23	S 14°48'39"W	229.37'

LINE	CHORD BEARING	CHORD	ARC	RADIUS
C1	N 19°45'36"E	292.40'	292.78'	1694.59'
C2	N 40°51'22"E	396.90'	402.20'	713.59'
C3	N 51°12'23"E	175.11'	175.58'	886.62'
C4	N 80°44'32"W	812.69'	824.68'	1362.39'
C5	S 40°51'34"W	441.39'	447.29'	793.42'
C6	S 19°45'36"W	306.20'	306.58'	1774.59'

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

IN MY OPINION, NO PORTION OF THIS PROPERTY LIES WITHIN A FEMA DESIGNATED SPECIAL FLOOD HAZARD AREA. REFERENCE FEMA FLOOD MAPS: DC 13085C0050B DATED 09/26/2008 LC 13187C0125C DATED 09/26/2008



LSF # 1074: ALTASURY LLC dba

GEOIMAGE

LAND SURVEYING, LAND PLANNING & DESIGN
 21 ENOTA STREET, DAHLONEGA, GA 30533, (706)864-7298

PLAT DATE: DECEMBER 27, 2013
 FIELD DATES: JULY, AUG, OCT, NOV, DEC, 2013
 FIELD CREW: JG/SW
 DRAWN BY: JG
 DRWG FILE: 3887 HUTCHESON100
 JOB #3887

PLAT OF PARCEL DIVISION SURVEY FOR

JOYCE HUTCHESON

LAND LOTS 559, 560, 561, 596, 597, 598 - 5TH DISTRICT, 1ST SECTION
 DAWSON AND LUMPKIN COUNTIES, GEORGIA

**DAWSON COUNTY PLANNING COMMISSION
PLANNING STAFF REPORT**

Applicant..... Greg Spence *obo* Verizon Wireless

Amendment #SU 21-07 & VR 21-19

Request.....Special Use of a Communications Tower

Variance.....Reduction in required space between towers of 220-feet (of 15,840 feet).

Proposed UsePlacing a communications tower on an R-A zoned parcel with a reduction in the distance between two towers of 220 feet.

Current Zoning.....R-A (Residential Agricultural)

Acreage.....5.0± acres

LocationWesley Chapel Road & Hwy 52

Tax Parcel049 001

Planning Commission DateNovember 16, 2021

Board of Commission Date.....December 16, 2021

Applicant Proposal

Mr. Spence is seeking a Special Use of this parcel so that a Verizon Wireless Communications Tower may be constructed to improve cellular phone service in that area.

History and Existing Land Uses

The parcel is vacant land that has been owned by the current owner since 2004.

Adjacent Land Uses	Zoning	Existing Use
North	R-A/Lumpkin County	Vacant/Lumpkin Co.
South	R-A	Residential & Vacant
East	Lumpkin County	Lumpkin Co.
West	R-A	Residential & Vacant

Development Support and Constraints

This parcel is located along Hwy 52 near the Lumpkin County line. The area is primarily undeveloped woodlands and large estate lots. The tower will most likely not be visible from the roadway due to the wooded nature of the area however it will most probably be visible to neighboring lots proportionate to the distance from the base of the tower. Any concerns for visibility from the roadway could be solved by placing the tower farther back in the parcel.

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

According to the 2018 comprehensive plan and accompanying FLUP (Future Land Use Plan), the subject property is identified as Residential Agriculture.

Public Facilities/Impacts

Engineering Department – “Access to the tower (if off of Hwy 52) will require GDOT approval.”

Environmental Health Department – “On-site septic would only be necessary if there was human occupation for 2 hours of more in a 24-hour period.”

Emergency Services – “No comment.”

Etowah Water & Sewer Authority – No comments necessary.

Dawson County Sheriff’s Office – No comments returned as of 11/12/2021.

Analysis

The proposed use of the property may disrupt certain scenic vistas as viewed from surrounding parcels however the public benefit of increased coverage not only for general communication but for emergency use should be considered. The disturbed footprint is minimal and visual disturbance form ground level would be at a minimum near the actual site. Visual disturbance may increase as the observer moves away from the tower base. A less reflective color of the monopole would help decrease visual disturbance.

Separation distances between communication towers shall be applicable for and measured between the proposed tower and those towers that are existing and/or have received land use or building permit approval from the county. The separation distances shall be measured by following a straight line from the base of the existing tower to the base of proposed tower.

Proposed Tower	Separation Distance
Monopole 75' in Height or Greater	15,840 feet

The following should be noted with respect to this request:

A. The existing uses and classification of nearby property.

All adjacent properties are zoned Residential Agricultural and consistent with the Future Land Use Map. Residential Agricultural zoning does allow for the placement of cell towers as a special use on lots not less than 5 acres.

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

A 2004 study indicated that property values decrease by approximately 2%. “This effect generally diminished with distance from the tower and was almost negligible after about 656 feet” (Bond, 2007).

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

The placement of this tower should increase both general and emergency communications abilities in the area which constitutes a public benefit.

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

Improved general and emergency cellular communications in the area is a relative gain to the public.

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

The subject property is suitable for the purposed use and should not diminish the general character of the area.

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

The property remains unimproved.

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

Terrain, distance between other towers and coverage area lead to the request for a reduction in separation distance between the towers.

References:

Bond, Sandy. PhD. 2007, *The Effect of Distance to Cell Phone Towers on House Prices in Florida*, The Appraisal Journal, Fall Edition.

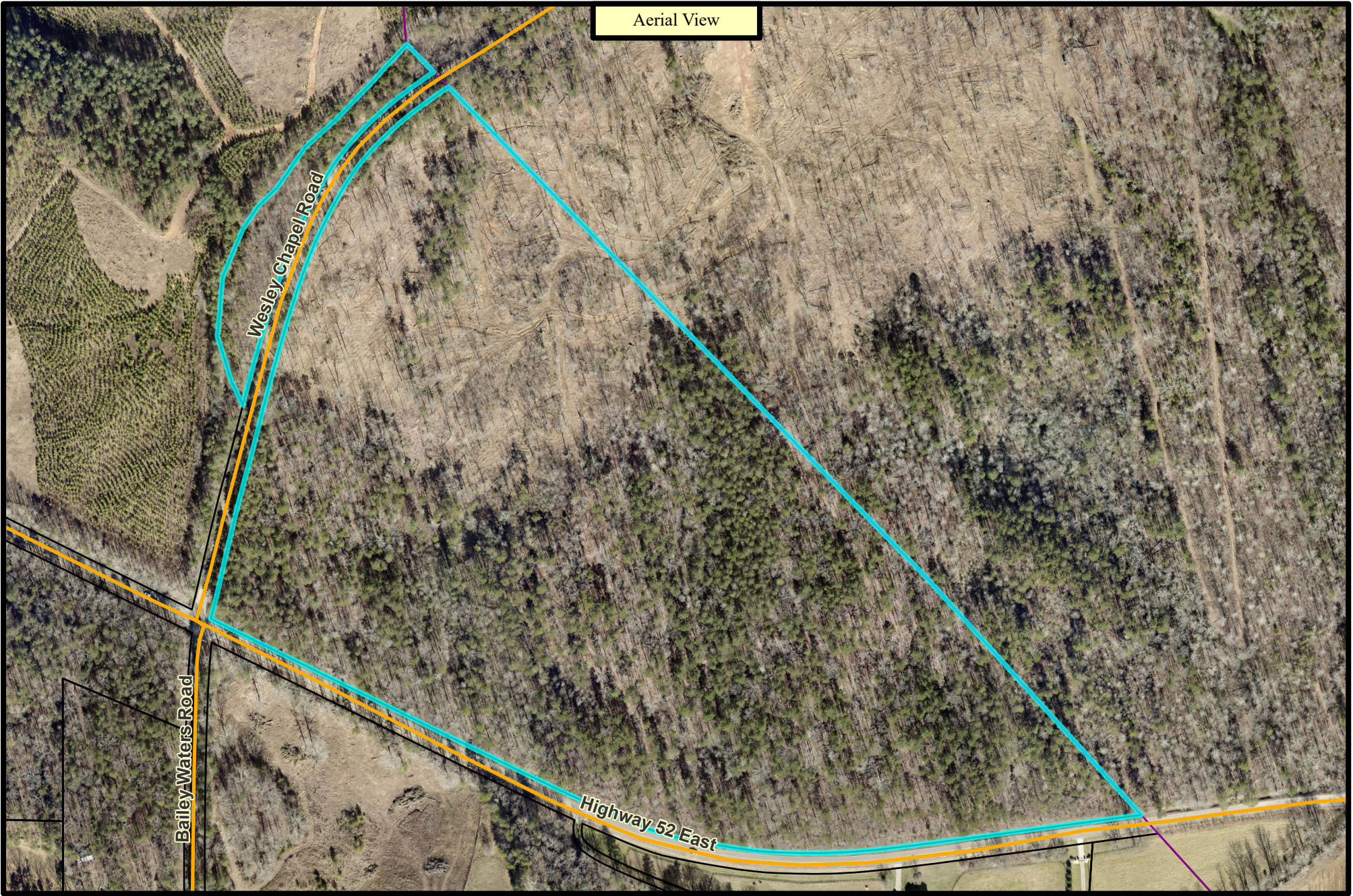
Picture of Property:



Balloon Test: November 1, 2021



Aerial View



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

N



Scale: 1:4,563

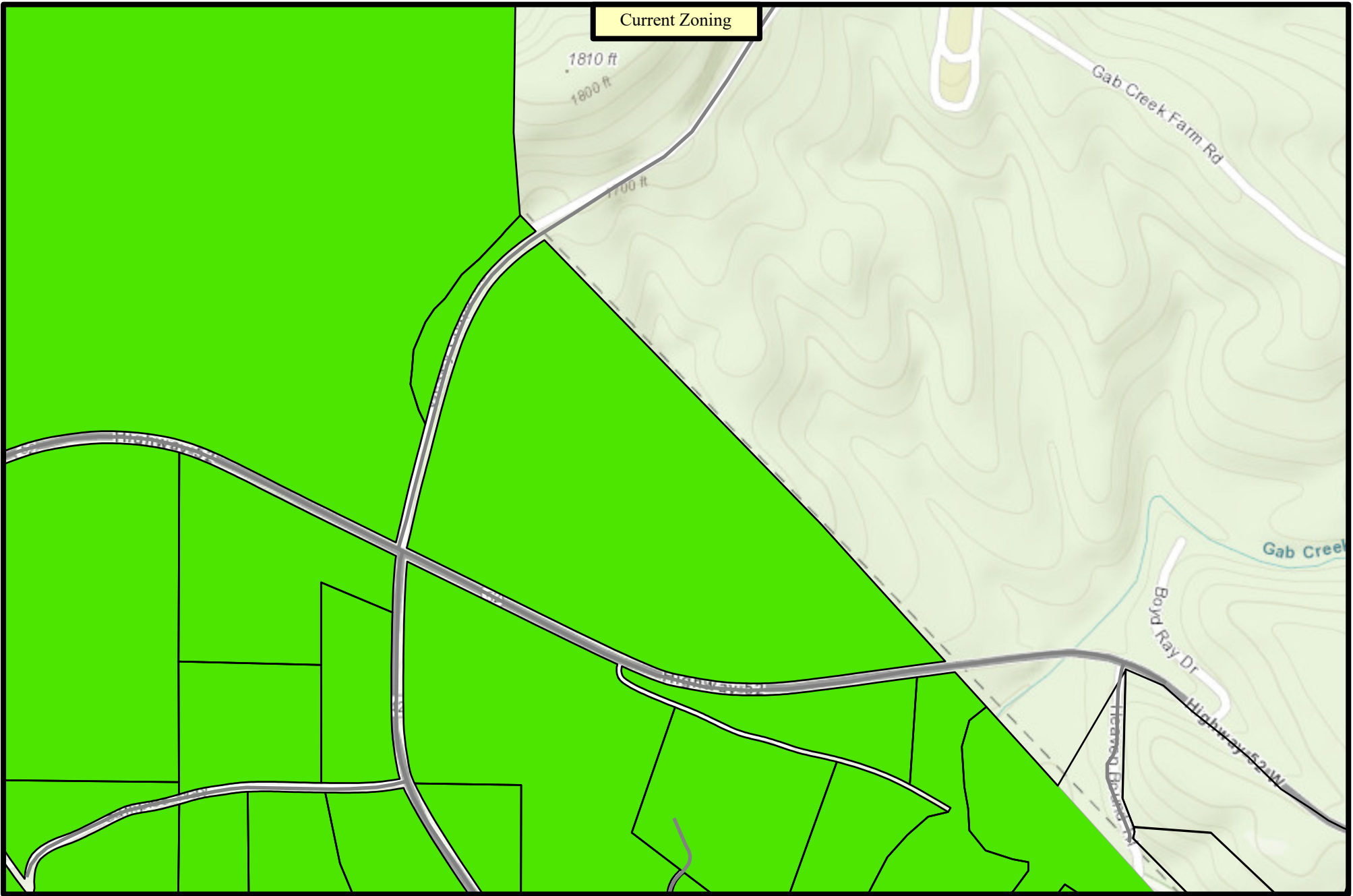
Dawson County

Planning and Development


223


Site Report

Parcel #: 049-001
Current Zoning: R-A
FLU: R-A
Application #: SU 21-07 and VR 21

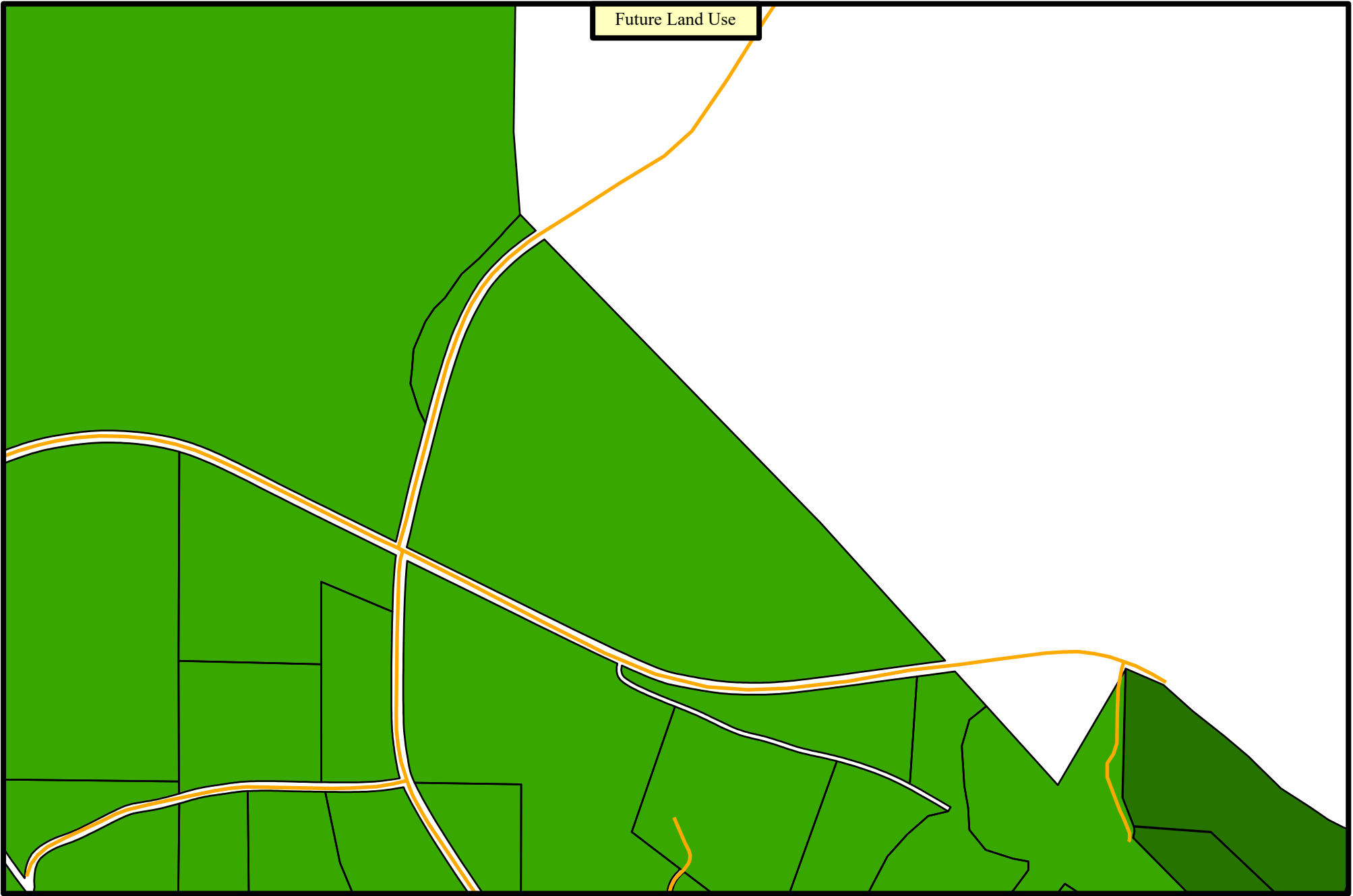


DAWSON COUNTY DISCLAIMS ANY RESPONSIBILITIES, LIABILITIES OR DAMAGES FROM THE USE OF THIS MAP. THIS MAP IS ONLY FOR DISPLAY PURPOSES.

N

 Scale: 1:7,885

Dawson County
 Planning and Development

 Staff Report

Parcel #: 049-001
 Current Zoning: R-A
 FLU: R-A
 Application #: SU 21-07 and
 VR 21



Future Land Use

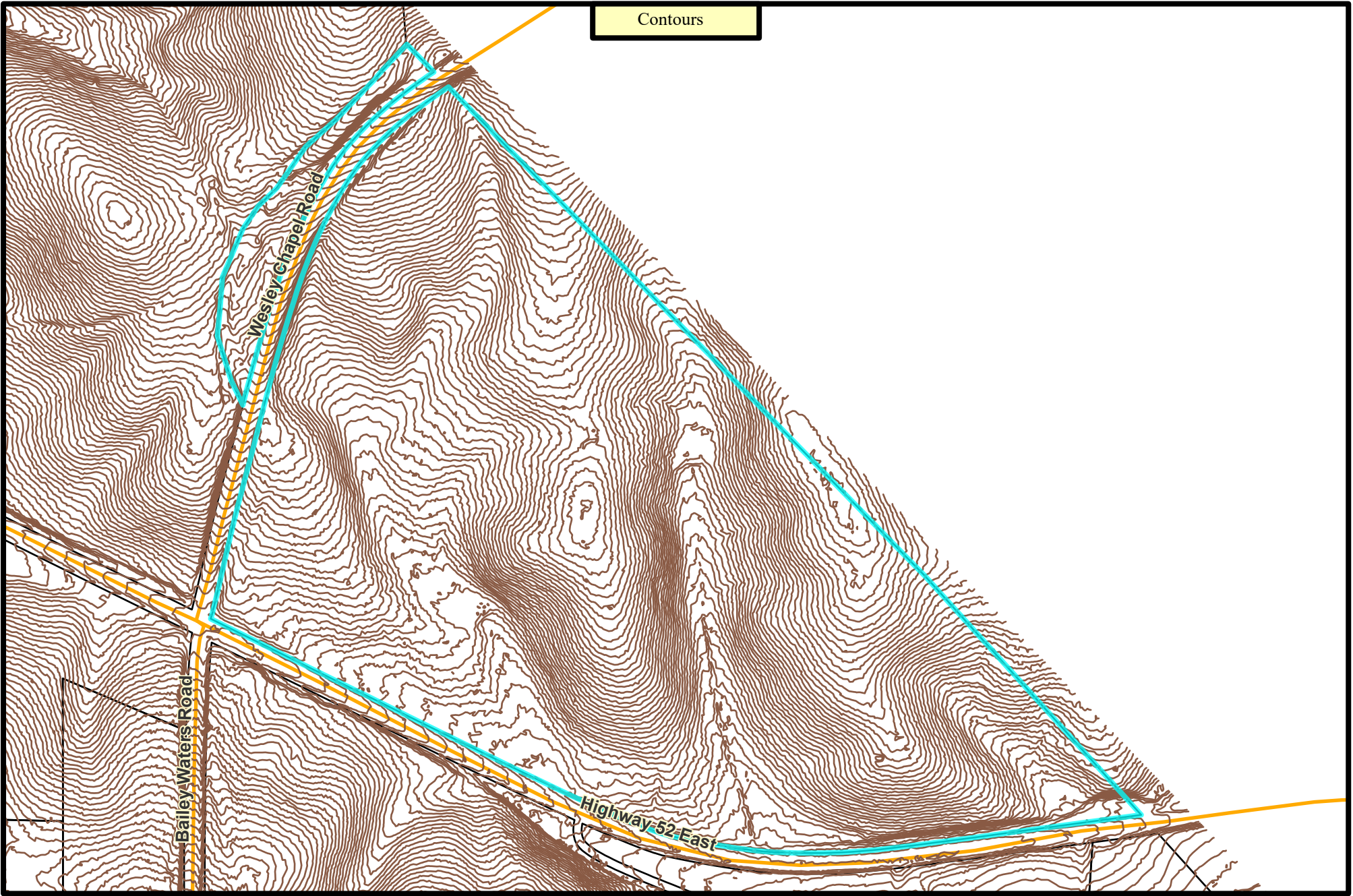


DAWSON COUNTY DISCLAIMS ANY RESPONSIBILITIES, LIABILITIES OR DAMAGES FROM THE USE OF THIS MAP. THIS MAP IS ONLY FOR DISPLAY PURPOSES.

N
Scale: 1:7,885

Dawson County
Planning and Development
225
Site Report


Parcel #: 049-001
Current Zoning: R-A
FLU: R-A
Application #: SU 21-07 and VR 21



Contours



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N

 Scale: 1:4,563

Dawson County
 Planning and Development
 226
 Staff Report

Parcel #: 049-001
 Current Zoning: R-A
 FLU: R-A
 Application #: SU 21-07 and VR 21

DAWSON COUNTY REZONING APPLICATION

This portion to be completed by Zoning Administrator

ZA 2128 Tax Map & Parcel # (TMP): 094-044
Submittal Date: Oct 7, 2021 Time: 12:41 am/pm 0 Received by: Ungle (staff initials)
Fees Assessed: 475.00 Paid: Check Commission District: 2
Planning Commission Meeting Date: November 16, 2021
Board of Commissioners Meeting Date: December 16, 2021

APPLICANT INFORMATION (or Authorized Representative)

Printed Name: Rex GRAVITT
Address: _____
Phone: Listed Unlisted Email: Business Personal
Status: Owner Authorized Agent Lessee Option to purchase

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

I have /have not _____ participated in a Pre-application meeting with Planning Staff.
If not, I agree _____ /disagree _____ to schedule a meeting the week following the submittal deadline.
Meeting Date: 5-27-20 Applicant Signature: Rex Gravitt

PROPERTY OWNER/PROPERTY INFORMATION

Name: Redo Properties, LLC
Street Address of Property being rezoned: 54 Reeves Road, 32 Reeves Road AND 1341 HWY 95 DAWSONVILLE, GA 30534 8.742
Rezoning from: R SR to: MULTI FAMILY Total acreage being rezoned: 8.742
Directions to Property: SOUTH ON HWY 9 FROM DOWNTOWN, TURN LEFT ON Reeves Road, second and third driveway on the RIGHT

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

Current Use of Property: MULTI FAMILY RESIDENTIAL APARTMENTS

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

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

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

If yes, what section? _____

SURROUNDING PROPERTY ZONING CLASSIFICATION:

North RSR South RSR East RSR West CITY R-1

Future Land Use Map Designation: _____

Access to the development will be provided from:

Road Name: Reeves ROAD Type of Surface: PAVED

REQUESTED ACTION & DETAILS OF PROPOSED USE

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

Proposed Use: 26 Residential APARTMENTS

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

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

RESIDENTIAL

No. of Lots: _____ Minimum Lot Size: _____ (acres) No. of Units: 26

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

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

Is an Amenity Area proposed: Yes; if yes, what? SMALL PLAYGROUND FOR KIDS

COMMERCIAL & INDUSTRIAL

Building area: _____ No. of Parking Spaces: _____

2001 712411

APPLICANT CERTIFICATION

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

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

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

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

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

Signature  Date 6-26-20
Witness Cecilia R Bustamante Date 6-26-20

WITHDRAWAL

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

I hereby withdraw application # _____

Signature _____ Date _____

Withdrawal of Application:

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

PLANNING & DEVELOPMENT DEPARTMENT
DAWSON COUNTY, GEORGIA

List of Adjacent Property Owners

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

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

	<u>Name</u>	<u>Address</u>
TMP <u>094 043</u>	1. <u>GLENN E ODOM</u>	<u>116 REEVES ROAD DAWSONVILLE</u>
TMP <u>094051001</u>	2. <u>JAMES REEVES</u>	<u>215 REEVES ROAD DAWSONVILLE</u>
TMP <u>094 045</u>	3. <u>MARH BYRD</u>	<u>1383 HWY 95 DAWSONVILLE</u>
TMP <u>094 046</u> <u>084 003</u>	4. <u>LCG RESIDENTIAL, LLC</u>	<u>4625 CHURCH ROAD 30028</u> <u>1000 HWY 95 SUITE 100 CUMMING</u>
TMP <u>094 003</u>	5. <u>DEAN H BAIL</u>	<u>1076 HWY 95 DAWSONVILLE</u>
TMP <u>094 041</u>	6. <u>WAYNE WRIGHT</u>	<u>1161 HWY 95 DAWSONVILLE</u>
TMP <u>094 041 001</u>	7. <u>FELIX LAGASSE</u>	<u>775 LYNNUS RD CUMMING 30040</u>
TMP <u>094 041 002</u>	8. <u>DENNIS WEAVER</u>	<u>53 REEVES RD DAWSONVILLE</u>
TMP <u>094 041 003</u>	9. <u>DWAYNE MESSERSCHMIDT</u>	<u>101 REEVES RD DAWSONVILLE</u>
TMP <u>094 041 004</u>	10. <u>SAMANTHA BRITTON</u>	<u>119 REEVES RD DAWSONVILLE</u>
TMP _____	11.	_____
TMP _____	12.	_____
TMP _____	13.	_____
TMP _____	14.	_____
TMP _____	15.	_____

Use additional sheets if necessary.

20072411

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

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

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

This notice and acknowledgement shall be public record.

Applicant Signature: 

Applicant Printed Name: Rex Grubert

Application Number: _____

Date Signed: _____

Sworn and subscribed before me

this _____ day of _____, 20____.

Notary Public

My Commission Expires: _____

{
Notary Public Seal
}

NOTARY PUBLIC

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

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

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

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

Kevin Turner

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

Amount \$ 1000⁰⁰ Date: 4-15-2020

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

One gift of \$1000⁰⁰

Signature of Applicant/Representative of Applicant:

[Signature] Date: 6-3-20

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

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

2101 71241PM

PROPERTY OWNER AUTHORIZATION

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

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

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

Printed Name of applicant or agent: Rex GRAVITT

Signature of applicant or agent: [Signature] Date: 10-26-21

Printed Name of Owner(s): Redo Properties, LLC

Signature of Owner(s): [Signature] Date: 10-26-21

Mailing address: _____

City, State, Zip: _____

Telephone Number: Listed _____
Unlisted _____

Sworn and subscribed before me this 7th day of October, 2021.

Jennifer Noonan
Notary Public

My Commission Expires: 9/5/2023



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

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 _____ (city), _____ (state)

[Signature]
Signature of Applicant

6-4-2020
Date

Rex E. Gault
Printed Name

RENO PROPERTIES, LLC
Name of Business

SUBSCRIBED AND SWORN BEFORE ME ON

THIS 4 DAY OF June, 2020

[Signature] Notary Public

My Commission Expires: 1-9-21



21001 71345M

Letter of Intent for Rezoning TMP 094-043 and 094-044

I purchased Pinewood Apartments from Eugene Odum on 12-19-2018. It never occurred to me that the property was not zoned correctly since it was existing and operating. Also it is listed on the tax records with all the currently existing buildings and is being taxed appropriately. However, after further investigation it is my understanding that this property is a non-conforming use. According to the regulations for a non-conforming use, it is allowed to remain unless destroyed over 50%. If there is some natural disaster such as a fire or a tree falling across a building, if it is destroyed more than 50% then it can not be repaired. This would be an incredible loss for me since I have a substantial investment in the property and rely on its income producing quality for my income. Currently there are 7 buildings that house people and 3 out buildings used for storage. The seven buildings consist of 3-five unit apartment buildings, 1-6 unit apartment building, 1-4 unit building, a single family house and a double wide mobile home for a total of 27 residential units. There is public water but no public sewer on the property. I would propose the property be rezoned to a multi-family zoning with whatever conditions and variances it would take to remain as it currently sits. I have no plans at this time to expand the property. I would just like to be able to keep the property in its current use and it be in compliance with all regulations so that I could repair or replace existing units if need be.

Sincerely



Rex Gravitt Managing Member of Redo Properties, LLC

21 OCT 7 12:42 PM

Filed 09/10/2021 08:41AM
 Bk 00086 Pg 0174
 Plat Doc: PLAT

Penalty: \$0.00 Interest: \$0.00
 Participants: 3892914031
 JUSTIN POWER, Clerk of Superior
 Court
 DAWSON County, Georgia

TOTAL = 8.742 ACRES
 380,812.125 SQUARE FEET



APPROVED
 FOR RECORDING
 James H. Lee
 DAWSON COUNTY, GA. ENGINEER

- LEGEND**
- BOC = BACK OF CURB
 - BSL = BUILDING SETBACK LINE
 - P/L = PROPERTY LINE
 - R/W = RIGHT OF WAY
 - LI = LAND LOT
 - LL = LAND LOT LINE
 - N/F = NOW OR FORMERLY
 - M/P# = TAX MAP / PARCEL NO.
 - POB = POINT OF BEGINNING
 - NTS = NOT TO SCALE
 - PF = PITCH PIN FOUND
 - PS = PITCH PIN SET
 - CON MON = CONCRETE MONUMENT
 - BE = BEAM
 - COP = CROWN TOP PIPE
 - OSP = OPEN TOP PIPE
 - SO TPO = SQUARE TPO
 - AP = ANGLE IRON FOUND
 - OMP = CORRUGATED METAL PIPE
 - RCP = REINFORCED CONCRETE PIPE
 - BS = BS = WATER METER
 - WV = WATER VALVE
 - PP = POWER POLE
 - LP = LIGHT POLE
 - SP = SERVICE POLE
 - FINBOX = PHONE BOX
 - U/C = UNDERGROUND
 - CO = SEWER CLEAN-OUT
 - W = WALDOX
 - SS = SANITARY SEWER
 - MI = MAN HOLE
 - FFC = FINISHED FLOOR ELEV.
 - FI = FIRE HYDRANT
 - = GAS LINE
 - = POWER LINE
 - SS--- = SANITARY SEWER LINE
 - TM--- = SANITARY FORCE MAIN
 - T--- = TELEPHONE LINE
 - W--- = WATER LINE
 - X--- = FENCE LINE

THIS SURVEY AND ITS FINDINGS DOES NOT CONSTITUTE A TITLE SEARCH OR TITLE OPINION BY MCCLURE SURVEYING, INC. AS LAND SURVEYORS. ALL DATA USED FOR THE LOCATION OF PROPERTY LINES, EASEMENTS, ADJOINING OWNERS, ETC. WAS GAINED FROM PUBLIC RECORDS, THE CLIENT, OR OTHER SOURCES AS REFERENCED. NO ABSTRACT OF TITLE OR TITLE COMMITMENT, NOR RESULTS OF TITLE SEARCHES WERE PROVIDED TO THE SURVEYOR, UNLESS OTHERWISE NOTED. OTHER DOCUMENTS OR SITUATIONS MAY EXIST THAT WOULD AFFECT THIS PROPERTY, AS WITH ANY LAND TRANSACTION, A TITLE SEARCH AND CERTIFICATE IS RECOMMENDED IN CONJUNCTION WITH THIS SURVEY, OR YOU MUST CONSULT A COMPETENT TITLE ATTORNEY.

THIS SURVEY WAS PREPARED IN CONFORMITY WITH THE REGULAR STANDARDS OF PROPERTY SURVEYS IN GEORGIA AS SET FORTH IN CHAPTER 180-7 OF THE RULES OF GEORGIA BOARD OF REGISTRATION FOR PROFESSIONAL ENGINEERS AND LAND SURVEYORS AND AS SET FORTH IN GEORGIA PLAT ACT O.C.G.A. 15-6-67, AUTHORITY O.C.G.A. SECS 15-6-67, 43-15-1, 43-15-6, 43-15-18, 43-15-22.

PROPERTY OWNER ACKNOWLEDGES THAT ANY SURVEY SYSTEMS CONFORM TO ALL SETBACK REQUIREMENTS. APPROVAL OF PLAT DOES NOT GUARANTEE THAT THE DAWSON COUNTY HEALTH DEPARTMENT WILL ISSUE A S.E.P.I.C. S.T.S.T.E.M. P.E. R.A.I.T.

DATE OF SURVEY: SEPTEMBER 16-18, 2020
 THE FIELD DATA UPON WHICH THIS PLAT IS BASED HAS A CLOSURE PRECISION OF ONE FOOT IN N/A (GREEN) FEET AN ANGULAR ERROR OF N/A SECONDS PER ANGLE POINT, AND WAS ADJUSTED USING THE LEAST SQUARES METHOD. THIS PLAT HAS BEEN CALCULATED FOR CLOSURE AND IS FOUND TO BE ACCURATE TO WITHIN ONE FOOT IN 420,276 FEET.

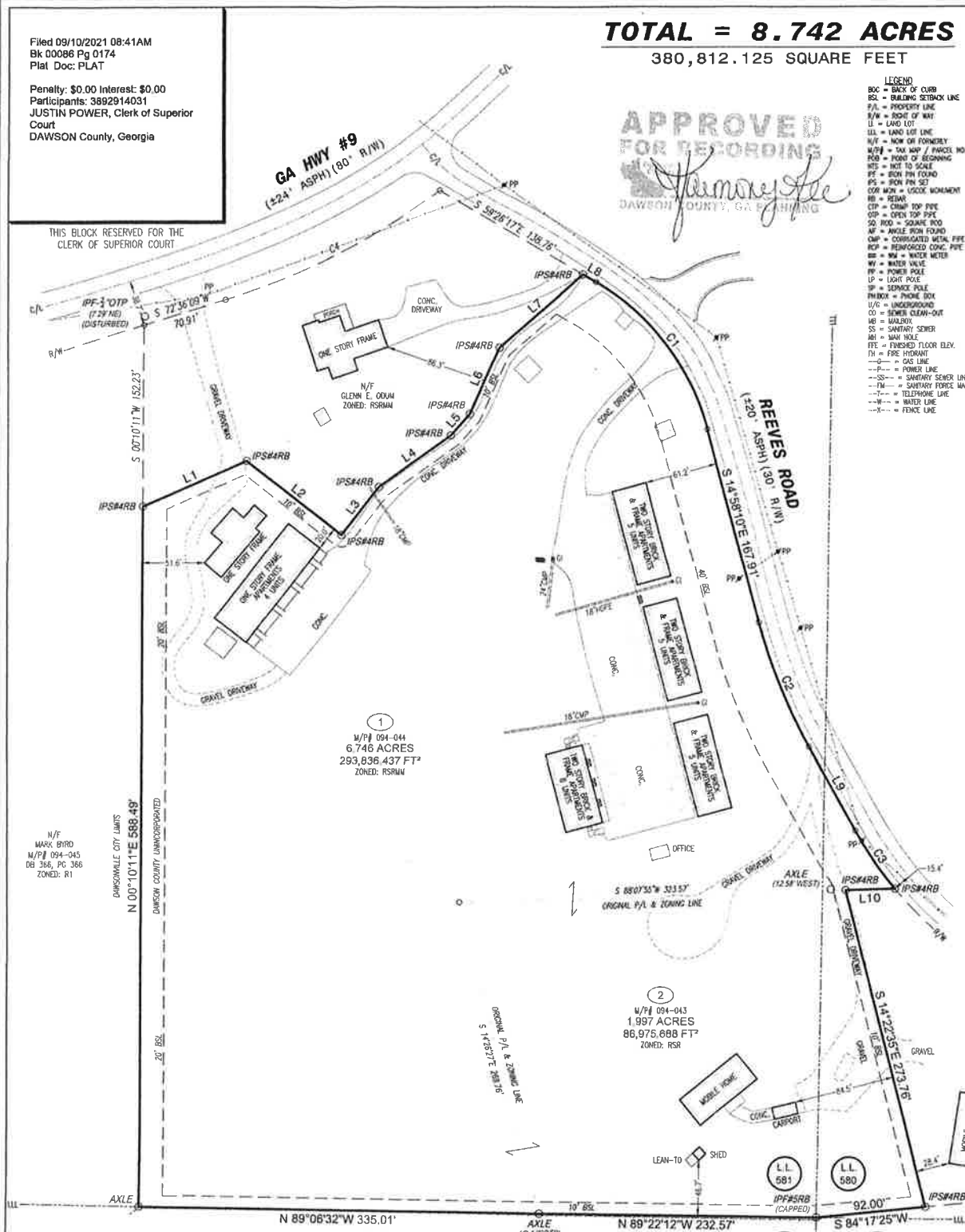
BEARINGS SHOWN ARE BASED ON ANGLES TURNED FROM A SINGLE MAGNETIC OBSERVATION AND ARE SUBJECT TO FIELD CONDITIONS.

THE EQUIPMENT USED FOR ANGULAR AND DISTANCE MEASUREMENTS WAS A LEICA ROBOTIC TOTAL STATION, TS12.

THIS PROPERTY IS NOT LOCATED WITHIN THE 100-YEAR FLOOD HAZARD AREA AS PER FLOOD INSURANCE RATE MAP NO. 1308500112C, DATED 4-4-18.

NOTES & REFERENCES

1. TAX MAP/PARCEL #094-043 & #094-044
2. PARCEL IS ZONED RSR & RSRMM
3. SETBACKS - RSR
 FRONT - 40 FEET
 SIDE - 10 FEET
 REAR - 20 FEET
 SETBACKS - RSRMM
 FRONT - 40 FEET (OTHER)
 SIDE - 10 FEET
 REAR - 20 FEET
4. PLAT BOOK 13 PAGE 491
5. DEED BOOK 1125 PAGE 583
6. DEED BOOK 1325 PAGE 591



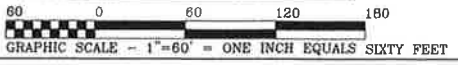
1
 M/P# 094-044
 6.746 ACRES
 293,836.437 FT²
 ZONED: RSRMM

2
 M/P# 094-043
 1.997 ACRES
 86,975.688 FT²
 ZONED: RSR

Curve	Radius	Length	Chord	Chord Bear.
C1	205.51'	159.49'	155.62'	S 37°12'10" E
C2	454.61'	112.27'	111.99'	S 22°02'43" E
C3	313.03'	58.70'	58.62'	S 34°29'34" E
C4	607.69'	203.20'	202.25'	S 63°01'25" W

COMBINATION SURVEY FOR:
REDO PROPERTIES
 LAND LOTS 580 & 581
 4TH DISTRICT
 1ST SECTION
 DAWSON COUNTY, GEORGIA
 PLAT DATE: OCTOBER 27, 2020
 REVISIONS:

Course	Bearing	Distance
L1	N 68°15'35" E	94.43'
L2	S 52°02'59" E	101.00'
L3	N 37°57'01" E	51.16'
L4	N 54°31'11" E	74.44'
L5	N 41°12'21" E	23.76'
L6	N 23°50'22" E	60.91'
L7	N 48°25'17" E	92.80'
L8	S 59°26'17" E	12.51'
L9	S 29°07'13" E	80.85'
L10	S 88°07'55" W	41.27'



McCLURE SURVEYING, INC.
 2505 JOHNSON DRIVE - SUITE D
 CUMMING, GA 30040
 O: (470) 297-5592 O: (770) 899-0281
 CERTIFICATE OF AUTHORIZATION: LSF001203
 NATHAN@MCCLURESURVEYING.COM
 WWW.MCCLURESURVEYING.COM

Surveyor's Certificate
 It is hereby certified that all monuments and improvements shown hereon actually exist except as otherwise indicated and that their locations, size, type, and material are correctly shown.
 By: *James H. Lee*
 Registered Georgia Land Surveyor No. 3086



21 OCT 7 12:42PM



Overview



Legend

-  Parcels

Parcel ID: 094 043
Alt ID: 6436
Owner: REDO PROPERTIES LLC
Acres: 2.05
Assessed Value: \$59040

Date created: 10/7/2021
Last Data Uploaded: 10/6/2021 10:58:07 PM

Developed by 

Owner Information

REDO PROPERTIES LLC

Payment Information

Status	Paid
Last Payment Date	11/16/2020
Amount Paid	\$11,438.84

Property Information

Parcel Number	094 044
District	1 DAWSON COUNTY UNINCORPORATED
Acres	6.86
Description	LL 580 581 LD 4
Property Address	1341 HWY 9 S
Assessed Value	\$483,406
Appraised Value	\$1,208,516

Bill Information

Record Type	Property
Tax Year	2020
Bill Number	11480
Account Number	56707
Due Date	12/01/2020

Taxes

Base Taxes	\$11,438.84
Penalty	\$0.00
Interest	\$0.00
Total Due	\$0.00



STAFF REPORT ZA 21-22

Applicant Rex Gravitt obo Redo Properties, LLC

Amendment # ZA 21-22

Request..... Rezone Property from RSR (Residential Sub-Rural) to RMF (Residential Multi-Family)

Proposed Use..... To bring an existing non-conforming use into compliance

Current Zoning RSR (Residential Sub-Rural) & RSRMM (Residential Sub-Rural Manufactured Moved)

Acreage..... 8.742± acres

Location..... Reeves Road southeast off Highway 9

Tax Parcels..... 094-044 & 094-043

Planning Commission Date..... November 16, 2021

Board of Commission Date..... December 16, 2021

Applicant Proposal

The applicant is requesting to rezone the property from RSR (Residential Sub Rural) and RSRMM (Residential Sub-Rural Manufactured Moved) to RMF for the purpose of bringing a non-conforming use into zoning compliance. They do not propose to build any additional structures or make modifications to the property.

History and Existing Land Uses

The property was developed between 1985-1997 according to the Dawson County Tax Assessors website. Dawson County adopted zoning regulations in 1986. The applicant purchased the property in 2016.

Adjacent Land Uses	Existing Zoning	Existing Use
North	RSR & RSRMM	Residential
South	RSR & R-A	Residential & Agriculture
East	RSR	Residential
West	City	City of Dawsonville

Development Support and Constraints

Zoning the property to Residential Multi-Family would bring a non-conforming use into zoning compliance.

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

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

Public Facilities/Impacts

Engineering Department – “No comments necessary.”

Environmental Health Department – “These units are already served by public water and existing septic systems.”

Emergency Services – No comments returned as of 11/12/2021.

Etowah Water & Sewer Authority –If water main upgrades or relocation needed for project, please contact EWSA. Sanitary sewer not available at this site.

Dawson County Sheriff’s Office – No comments returned as of 11/12/2021.

Analysis

The request does not conform to the Future Land Use Map or the Comprehensive Plan however those planning resources do not take into account existing land uses. The property has provided housing for many years in close proximity to Highway 9.

Guidelines to be considered in Granting amendment:

A. The existing uses and classification of nearby property.
Properties surrounding the parcel are zoned residential RSR or RA along with a major portion to the west of the property being within the City of Dawsonville.

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

Provided there is no expansion of uses, there should be no diminishment of property values as the use currently exists on the parcel.

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

There should be no destruction of property values; an appraisal was not supplied by the applicant.

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

There should be no gain to the public if approved; a hardship could be experienced if the units were destroyed.

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

The property is suitable for the proposed land use classification and is currently being used as such.

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

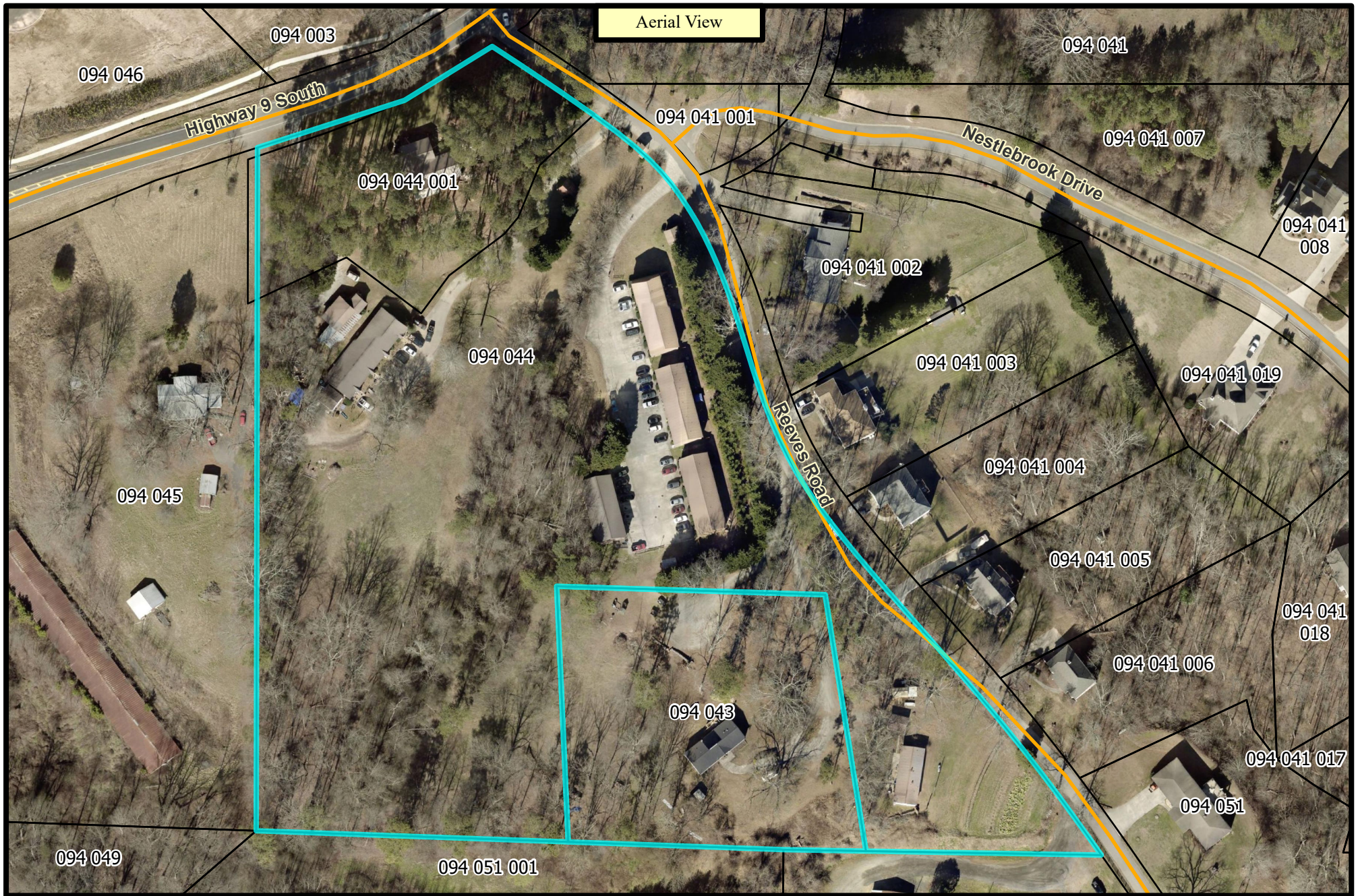
The parcel has operated as a residential multifamily use since its construction in 1985.

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

The applicant is seeking to rezone the property from RSR (Residential Sub Rural) to RMF for the purpose of bringing a non-conforming use into zoning compliance. They do not wish to build any additional structures or make any modifications to the property. development of the property preceded zoning.

Photos:







Aerial View

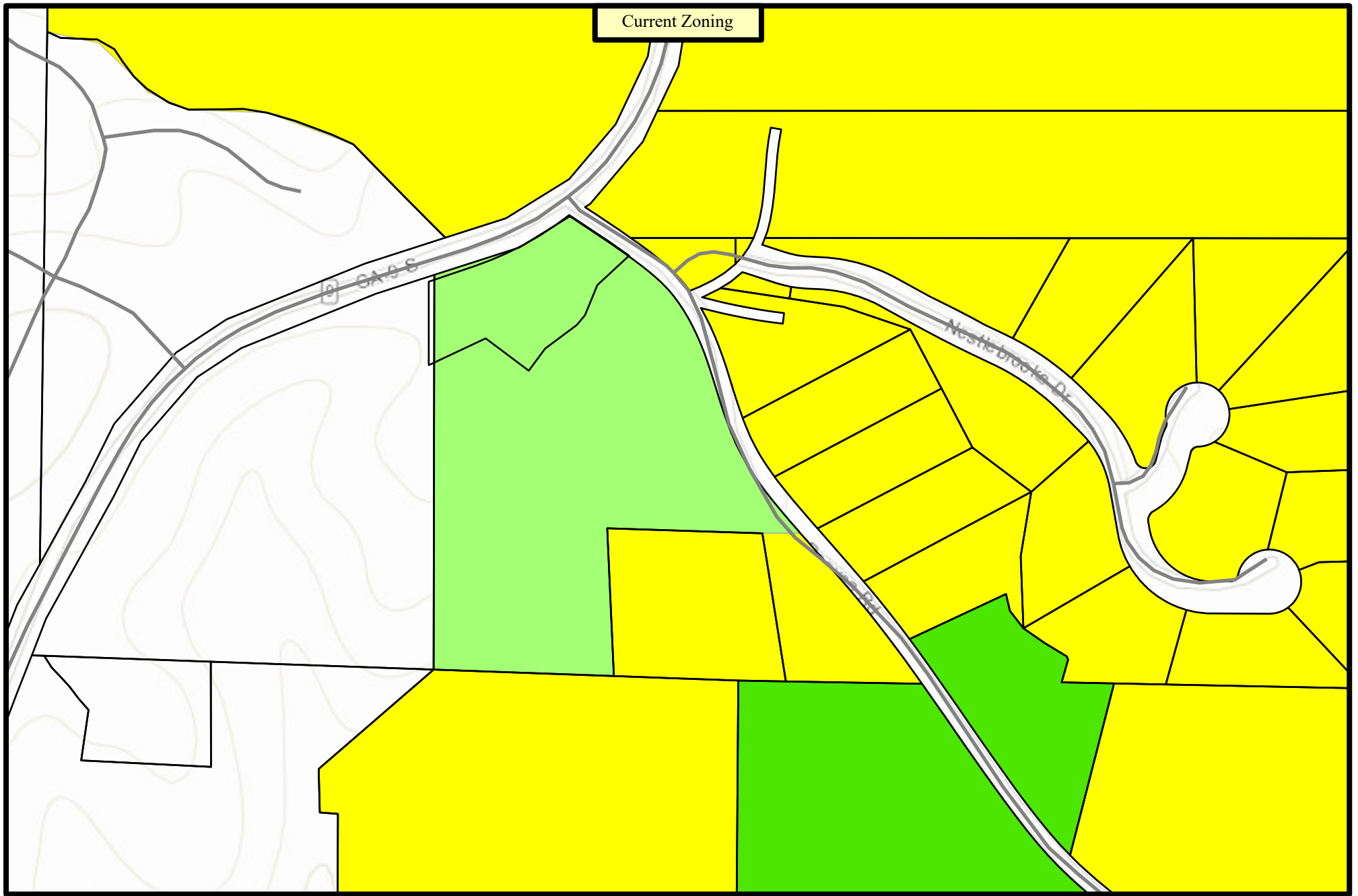


DAWSON COUNTY DISCLAIMS ANY RESPONSIBILITIES, LIABILITIES OR DAMAGES FROM THE USE OF THIS MAP. THIS MAP IS ONLY FOR DISPLAY PURPOSES.

N

 Scale: 1:2,043

Dawson County
 Planning and Development

 Staff Report

Parcel #: 094-044 & 094-043
 Current Zoning: RSR
 FLU: SRR
 Application #: ZA 21-22



Current Zoning

GAGE

Northbrook Dr



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

N



Scale: 1:3,530

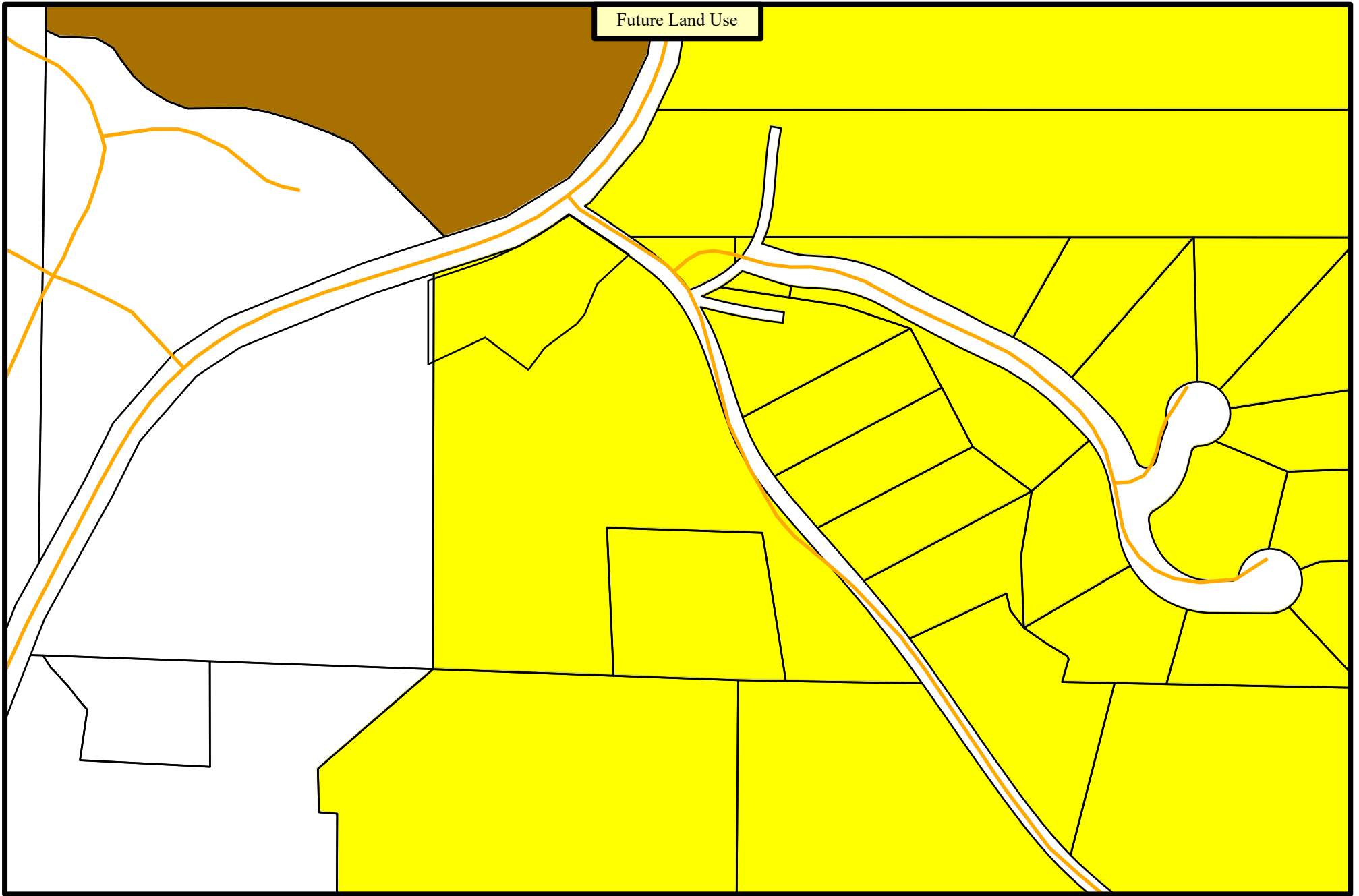
Dawson County

Planning and Development

245

Site Report


Parcel #: 094-044 & 094-043
 Current Zoning: RSR
 FLU: SRR
 Application #: ZA 21-22




Future Land Use

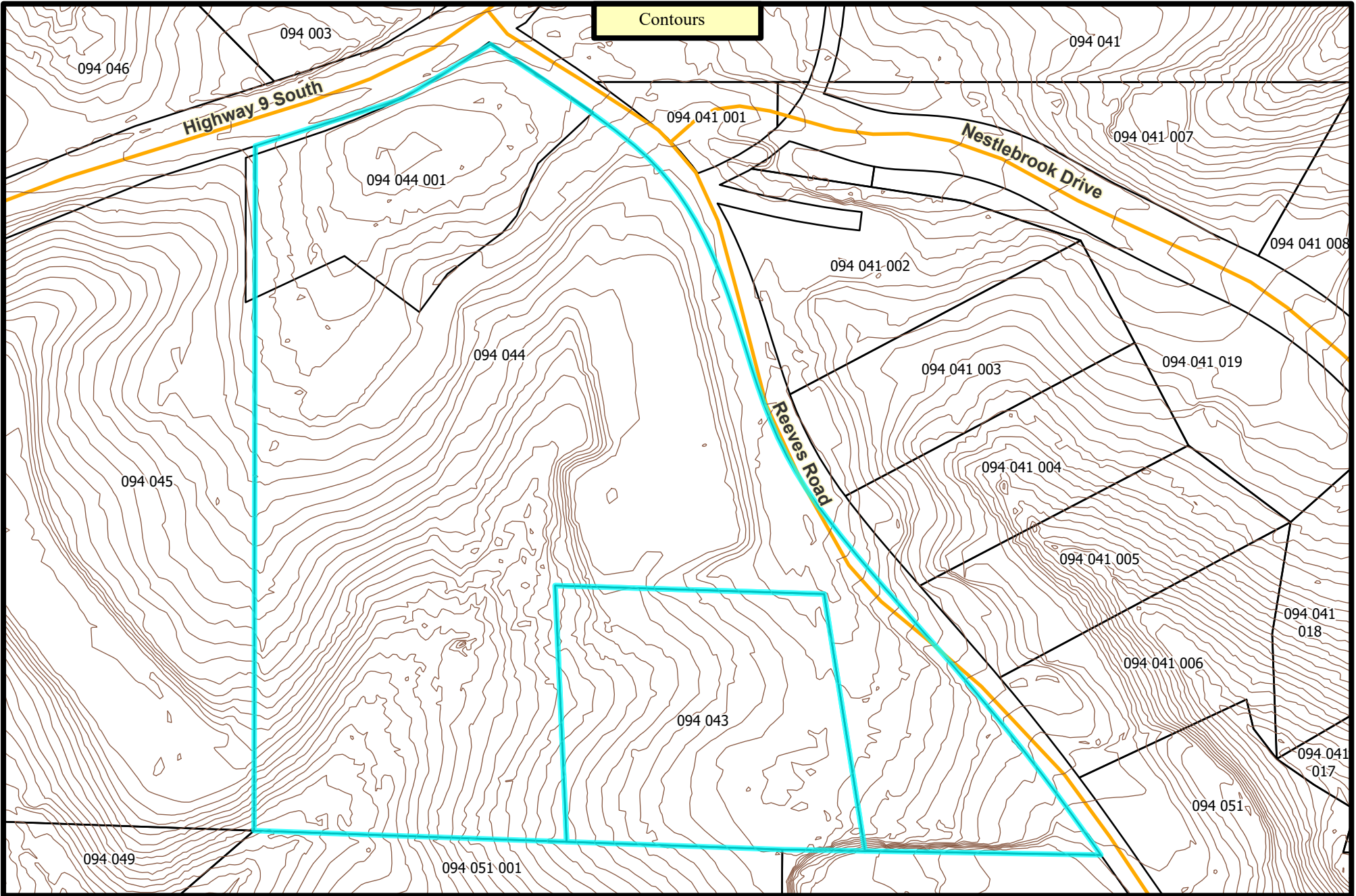


DAWSON COUNTY DISCLAIMS ANY RESPONSIBILITIES, LIABILITIES OR DAMAGES FROM THE USE OF THIS MAP. THIS MAP IS ONLY FOR DISPLAY PURPOSES.

N

 Scale: 1:3,530

Dawson County
 Planning and Development

 Staff Report

Parcel #: 094-044 & 094-043
 Current Zoning: RSR
 FLU: SRR
 Application #: ZA 21-22



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

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 Scale: 1:2,043

Dawson County
 Planning and Development
 247
 Staff Report

Parcel #: 094-044 & 094-043
 Current Zoning: RSR
 FLU: SRR
 Application #: ZA 21-22



DAWSON COUNTY BOARD OF COMMISSIONERS AGENDA FORM

Department: Planning & Development

Work Session: 11.04.2021

Prepared by: Sharon O. Farrell

Voting Session: 11.18.2021

Presenter: Sharon O. Farrell

Public Hearing: Yes x No

Agenda Item Title: Presentation of the proposed short-term rental/bed and breakfast establishment ordinance.

Background Information:

Dawson County adopted a Bed and Breakfast Ordinance in 2004 and a short term rental ordinance in 2020. The codes have been combined and updated to meet state law.

Current Information:

Staff requests consideration to move forward to a public hearing with an ordinance that strengthens standards for permitting and development standards of *Bed and Breakfast Establishments* and *Short-term Rentals* of privately owned residential structures rented to transient occupants, to minimize adverse effects of Short-term Rental uses on surrounding residential neighborhoods.

Budget Information: Applicable: _____ Not Applicable: **X** Budgeted: Yes _____ No _____

Fund	Dept.	Acct No.	Budget	Balance	Requested	Remaining

Recommendation/Motion: Approval to place on public hearing agenda

Department Head Authorization: SO.Farrell

Date: 10/27/2021

Finance Dept. Authorization: Vickie Neikirk

Date: 10/27/21

County Manager Authorization: David Headley

Date: 10-27-2021

County Attorney Authorization: _____

Date: _____

Comments/Attachments:

THE BOARD OF COMMISSIONERS OF DAWSON COUNTY, GEORGIA: TO PROVIDE REGULATIONS FOR SHORT-TERM RENTAL AND BED AND BREAKFAST ESTABLISHMENTS; TO PROVIDE SEVERABILITY; TO REPEAL CONFLICTING ORDINANCES AND RESOLUTIONS; AND FOR OTHER PURPOSES.

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

WHEREAS, O.C.G.A. § 36-1-20 authorizes the County to adopt ordinances preserving the public health, safety, and welfare, and to adopt appropriate measures to enforce those ordinances; and

WHEREAS, in the interests of the health, safety, and general welfare of the citizens of Dawson County, Georgia, the Board of Commissioners of Dawson County desires to exercise its authority to adopt an ordinance regulating Short-term Rentals and Bed and Breakfast Establishments; and

WHEREAS, appropriate notice and hearing on the ordinance contained herein have been carried out according to general and local law.

NOW, THEREFORE, the Board of Commissioners hereby ordains as follows:

Section 1. The language attached hereto as Exhibit “A,” and incorporated herein by reference as if fully set forth herein, is hereby adopted and approved, and shall be codified as Article V in Chapter 30 of the Code of Dawson County, Georgia.

Section 2. All other ordinances shall continue in full force and effect and shall remain unaffected, except where such ordinance, or part thereof, conflicts herewith, in which case such ordinance, or part thereof, is hereby repealed.

Section 3. It is the express intent of the Board of Commissioners of Dawson County, Georgia that this Ordinance be consistent with both federal and state law. If any provision of this Ordinance or the application thereof to any person or circumstance is held invalid, the invalidity shall not affect other provisions or applications of the Ordinance which can be given effect without the invalid provision or application, and to this end the provisions of this Ordinance are declared severable.

Section 4. This Ordinance shall become effective sixty (60) days following the date of adoption.

BE IT RESOLVED this ____ day of _____, 20____.

DAWSON COUNTY

ATTEST

By: _____

Billy Thurmond, Chairman

Board of Commissioners

By: _____

Kristen Cloud

County Clerk

Dates of Public Hearing:

Dates of Advertising:

Exhibit A

Article V. – SHORT-TERM RENTALS AND BED AND BREAKFAST ESTABLISHMENTS

Sec. 30-500 – Purpose

- (a) The purpose of this Article is to establish standards for Bed and Breakfast Establishments and Short-term Rentals of privately owned residential structures rented to transient occupants, minimize adverse effects of Short-term Rental uses on surrounding residential neighborhoods, and preserve the character of neighborhoods in which Short-term Rental use occurs.
- (b) This Article is not intended to regulate hotels, motels, or non-Short-term Rental or non-Bed and Breakfast Establishments including, but not limited to, boarding houses, lodging houses, or rooming houses, or an individual providing long term rental (more than 30 days) of their home.

Sec. 30-501 - Definitions

The following words, terms and phrases, when used in this Article, shall have the meanings ascribed to them in this section, except where the context clearly indicates a different meaning:

Applicant: all persons who are required to sign an application for a Short-term Rental or Bed and Breakfast Establishment permit.

Bed and Breakfast Establishment: A dwelling occupied by a family and used incidentally to provide overnight accommodation and meals to transient travelers, operated by an owner or designated operator-in-residence, with a maximum number of rented units being six.

Bedroom: A room that meets the building code requirements to be used as a sleeping room and for no other primary purpose.

Building Official: An official designated by the county to enforce the provisions of the applicable building code and other applicable laws.

Certificate of Occupancy: A certificate issued by the Building Official of Dawson County indicating that upon examination and inspection at the time of the completion of work done on the dwelling, dwelling unit, building or structure stating the nature of the occupancy permitted, the number of persons for each floor when limited by law, and the allowable load per square foot for each floor in accordance with the provisions of the construction codes.

Hotel: any structure or any portion of a structure, including any lodging house, rooming house, dormitory, Turkish bath, bachelor hotel, studio, hotel, motel, motor hotel, auto court, inn, public club or private club, containing guest rooms and which is occupied, or is intended or designed for occupancy by guests, whether rent is paid in money, goods, labor or otherwise. Such term does not include any jail, hospital, asylum, sanitarium, orphanage, prison, detention center or other buildings in which human beings are housed and detained under legal restraint or for medical reasons.

Hotel/Motel Tax: A state tax imposed on homes being rented for thirty (30) days or less, paid on a monthly basis.

Labeled Floor Plan: A drawing showing the location of the rooms in the home.

Natural Person: A human being as distinguished from a person (as a corporation) created by operation of law.

Noise Ordinance: Regulations that pertain to the amount and duration of noise that affects the community.

Owner: A person that holds legal rights to the Property.

Paid Tax Receipt: A tax receipt showing that the property taxes have been paid on said Property.

Permit Administrator: The employee designated by the Board of Commissioners for the administration of this Article

Property: A residential legal lot of record on which a Short-term Rental or Bed and Breakfast Establishment is intended to be located.

Septic Tank Permit: A document obtained from the Dawson County Health Department showing the size of the tank and number of bedrooms associated with a specific home.

Short-term Rental: An accommodation for transient guests within a dwelling unit, whether the entire unit or any portion thereof, rented for the purpose of overnight lodging, for a period of not less than two (2) nights, and not more than thirty (30) consecutive nights. For purposes of this definition, a Short-term Rental shall include all housing types, but shall exclude Bed and Breakfast Establishments.

Short-term Rental Agent or Bed and Breakfast Agent: a person who is at least 21 years of age designated by the Owner of a Short-term Rental or Bed and Breakfast Establishment on the permit application. Such person shall be available for and responsive to contact 24 hours a day, 7 days a week, and within two (2) hours after being contacted by a duly authorized representative of Dawson County. Such person, firm, or agency shall be legally responsible for ensuring that all occupants and/or guests of a Short-term Rental or Bed and Breakfast Establishment comply with all applicable rules and regulations.

Permittee: a person who obtains a permit for a Short-term Rental or Bed and Breakfast Establishment.

Subdivision: Property that has been divided into three (3) or more smaller pieces.

Tourist Accommodation Permit: A permit issued by Dawson County Environmental Health Office to allow overnight accommodations and breakfast.

Trash: Discarded Matter, Refuse

Zoning: The classification of real property and delineating permitted and prohibited uses of said real property depending on a prescribed zoning classification along with other rules to be followed such as building heights and setbacks.

Sec. 30-502 – Short-term Rental Permit Required

No person shall rent, lease, or otherwise exchange for compensation or advertise for such all or any portion of a dwelling, dwelling unit, building, or structure as a Short-term Rental without first obtaining a Short-term Rental permit pursuant to the regulations contained herein.

Sec. 30-503 – Bed and Breakfast Establishment Permit Required

No person shall rent, lease, or otherwise exchange for compensation all or any portion of a dwelling, dwelling unit, building, or structure as a Bed and Breakfast Establishment without first obtaining a Bed and Breakfast Establishment permit pursuant to the regulations contained herein.

Sec. 30-504 – Application for permit

- (a) An Owner of a proposed Short-term Rental or Bed and Breakfast Establishment shall submit an application for a Short-term Rental permit or a Bed and Breakfast permit to the Dawson County Planning and Development Department. All applications shall be fully completed by the Applicant and sworn to and signed by the Applicant in the presence of

a notary public or other officer authorized to administer oaths. If the Owner is not a Natural Person, then the Applicant must certify he or she has the actual authority to submit the application on behalf of the Owner. All applications shall be on a form specified by Dawson County.

(b) All applications shall be accompanied by a non-refundable application fee as set forth in the Dawson County Planning and Development Fee Schedule.

(c) All applications shall include:

- (1) The name, address, telephone number, and email address of the Owner(s) of record of the Property. If such Owner is not a natural person, the application shall identify all partners, officers, and/or directors of any such entity, including personal contact information for each such Natural Person, including address, telephone number, and email address;
- (2) The address of the Property to be used as a Short-term Rental or Bed and Breakfast Establishment;
- (3) The current zoning classification and Tax Map and Parcel number for the Property;
- (4) The name, address, telephone number, and email address of the designated Short-term Rental Agent or Bed and Breakfast Agent;
- (5) The Owner's sworn acknowledgement that he or she has reviewed and understands all regulations of the County pertaining to the operation of Short-term Rentals and/or Bed and Breakfast Establishments, as applicable;
- (6) The number of off-street parking spaces allotted to the Property;
- (7) The number of bedrooms and approximate square footage in the Short-term Rental or Bed and Breakfast Establishment, and a statement of the maximum number of overnight and daytime occupants, as allowed by this Article;
- (8) The Owner's agreement to use his or her best efforts to assure that use of the Property by Short-term Rental or Bed and Breakfast Establishment occupants will not disrupt the neighborhood, and will not interfere with the rights of neighboring property owners to the quiet enjoyment of their property;
- (9) Any other information that this Article requires the Owner to provide to Dawson County as part of the application process. The Permit Administrator or his or her designee shall have the authority to obtain any additional information from the Applicant as necessary to achieve the objectives of this Article.

(d) Attached to and concurrent with submission of the application described in this Section, the Owner shall provide:

- (1) Proof of Owner's current ownership of the Property;

- (2) A Paid Tax Receipt for the most current year taxes paid for the Property;
- (3) If the Property is not serviced by public sewer, a Septic Tank Permit or other appropriate documentation from the Dawson County Environmental Health Office which denotes the number of bedrooms permitted for the Property;
- (4) A Labeled Floor Plan of the dwelling, dwelling unit, building or structure to be used as a Short-term Rental or Bed and Breakfast Establishment;
- (5) A written certification from the Owner verifying compliance with the requirements of Section 30-510;
- (6) A copy of the Owners or Owner's agents' government issued photo identification card (i.e. driver's license or other legal identification card); and
- (7) Proof of insurance for the Short-term Rental and/or Bed and Breakfast Establishment.
- (8) Proof of professional trash service for the Short-term Rental and/or Bed and Breakfast Establishment, with documentation indicating designated trash collection days.

Sec. 30-505 - Grant or denial of application

- (a) Prior to the issuance of a permit under this Article, the Permit Administrator, or his or her designee, shall provide written notice of the application to all owners of record of property adjacent to the Property proposed to be used as a Short-term Rental or Bed and Breakfast Establishment. Such notification shall include:
 - (1) The street address of the proposed Short-term Rental or Bed and Breakfast Establishment;
 - (2) The location of any on-site parking for Short-term Rental or Bed and Breakfast Establishment occupants;
 - (3) Applicable maximum occupancy requirements; and
 - (4) The name of the Property Owner.
- (b) Review of an application submitted under this Article, including renewal applications, shall be conducted by the Permit Administrator, or his or her designee, and a permit shall be issued or the application denied within fifteen (15) business days of receipt of a completed application.
- (c) An application or renewal may be denied if:
 - (1) The Applicant has had any other permit issued under this Article revoked within the immediately preceding twelve (12) month period;
 - (2) The Property is not current on its property taxes;

- (3) There is a history of complaints regarding the Property or the Owner or operator of the Short-term Rental or Bed and Breakfast Establishment, as applicable, as determined in the sole good faith discretion of the Permit Administrator;
 - (4) The Health Department notifies the County of an inadequate septic system or other health concerns;
 - (5) There are violations of the Code of Dawson County, Georgia on the Property;
 - (6) The Homeowner's Association of the relevant neighborhood provides covenants or other legal documents preventing Short-term Rentals or Bed and Breakfast Establishments from operating on the Property; or
 - (7) The Applicant fails to meet the conditions and/or requirements of this Article, or otherwise fails to demonstrate the ability to comply with any other local, state, or federal law.
- (d) A decision to deny a permit shall be provided to the Applicant in writing and delivered to the Applicant by certified mail.

Sec. 30-506 - Duty to notify Dawson County of material change to application

The Owner, Applicant, and/or Permittee maintain a duty to provide written notice to Dawson County of any material change to information listed on the application, which shall be provided within three (3) business days of such change unless otherwise noted in this Article.

Sec. 30-507 – Maximum Occupancies

(a) Short-term Rentals:

- (1) The maximum overnight occupancy (between the hours of 10 p.m. and 8 a.m.) of any Property to be used as a Short-term Rental shall be limited to two (2) persons per bedroom plus two (2) additional persons;
- (2) The maximum daytime occupancy (between the hours of 8 a.m. and 10 p.m.) of any Property to be used as a Short-term Rental shall be the maximum overnight occupancy times two (2). For example, if a five-bedroom house is rented, the maximum occupancy between 8:00 a.m. and 10:00 p.m. would be twelve (12) Short-term Rental overnight occupants and twelve (12) guests, for a total of twenty-four (24) persons.
- (3) Only six (6) bedrooms may be rented regardless of the total number of bedrooms, provided however, that ten (10) bedrooms may be rented on properties of five (5) or more acres, subject to the number of bedrooms noted by the Dawson County Environmental Health Office.

- (b) Bed and Breakfast Establishments: The maximum overnight occupancy of any Property to be used as a Bed and Breakfast Establishment shall be based on the number of bedrooms less one, with an overall maximum of six (6) bedrooms, with no more than two (2) persons per bedroom. For example, if a five-bedroom house is being used as a Bed and Breakfast Establishment, the occupancy would be calculated by not counting one bedroom (caretakers room) and then multiplying the number of remaining bedrooms, four (4) bedrooms, by two (2), with a maximum of eight (8) overnight occupants.
- (c) The maximum occupancies set forth in this section shall be based on the number of bedrooms set forth in the documentation from the Dawson County Environmental Health Office which denotes the number of bedrooms permitted as referenced in Section 30-504(d)(3) above.

Sec. 30-508 – Parking

- (a) No parking for any purposes shall be allowed on the street on which the Short-term Rental or Bed and Breakfast Establishment is located or any adjacent street thereto.
- (b) Sufficient parking must be provided for every Short-term Rental or Bed and Breakfast Establishment occupant to park his or her vehicle off the street with a minimum of one parking space per bedroom;
- (c) No motorhomes, campers or the like shall be parked or hooked up to utilities at any Short-term rental or Bed and Breakfast Establishment property.

Sec. 30-509-Solid Waste

The Owner of any Short-term Rental or Bed and Breakfast Establishment shall provide adequate solid waste receptacles with closable lids to prevent wildlife incursion, as well as professional solid waste collection and disposal services for the Property. Said receptacles shall be secured except on days when trash pickup occurs.

Sec. 30-510- Life Safety and Sanitation

- (a) All designated bedrooms, including egress from all bedrooms, shall comply with all applicable safety codes as were in effect on the date the Short-term Rental or Bed and Breakfast Establishment was issued a Certificate of Occupancy.
- (b) Every bedroom, adjoining hallway, and common area shall be equipped with an operational smoke detector that meets current IRC standards and shall be maintained in good working order at all times. The placement and mounting of each smoke detector shall comply with all applicable requirements of the current IRC.

- (c) Each habitable floor shall be equipped with an operational carbon monoxide detector that meets applicable state law requirements and shall be maintained in good working order at all times.
- (d) Each floor of a Short-term Rental or Bed and Breakfast Establishment shall be equipped with a fire extinguisher that is fully charged, not past expiration date, and that meets all National Fire Protection Association (NFPA) standards, including those as set forth in NFPA 10: Standard for Portable Fire Extinguishers.
- (e) Private swimming pools shall comply with the current International Swimming Pool and Spa Code.
- (f) The Owner shall maintain a house number that is visible from the street at all times.

Sec. 30-511 – Postings on Property

- (a) The following shall be posted in a conspicuous place near the main entry door of the dwelling, dwelling unit, building or structure used as a Short-term Rental or Bed and Breakfast Establishment:
 - (1) The Short-term Rental permit or Bed and Breakfast Establishment permit;
 - (2) The maximum overnight occupancy and maximum daytime occupancy of the Short-term Rental or Bed and Breakfast Establishment;
 - (3) Rules and regulations for occupants to view in order to promote compliance with this Article.
 - (4) Tourist Accommodation Certificate provided by the Dawson County Environmental Health Office (Bed and Breakfast Establishments Only).
 - (5) An emergency exit route map with the 911 emergency number clearly denoted.
 - (6) The number of vehicles which may be parked on the Property.

Sec. 30-512 – Guest Rules

The following are the minimum rules to be published and displayed in a conspicuous place as described in Sec. 30-511(a)(3) of this Article:

- (1) Please respect the neighborhood and your neighbor’s right to quiet enjoyment of their home. Loud music and noise are prohibited by the Dawson County Noise Ordinance. Quiet time: 10 p.m. to 7 a.m. on weekdays and 10:00 p.m. to 8:00 a.m. on weekends and holidays.
- (2) Overnight guests shall not exceed the property’s posted occupancy.

- (3) All rental properties are designed for residential use consistent with the Dawson County Land Use Resolution. Large groups, events, receptions or the like which exceeds the maximum daytime occupancy of the property is prohibited.
- (4) Cars may not be parked on the street and must remain on the property associated with said Short-term Rental or Bed and Breakfast Establishment in designated parking areas.
- (5) Motor homes, campers, etc. are prohibited and may not be parked or hooked up at a Short-term Rental or Bed and Breakfast Establishment.
- (6) Garbage shall be bagged securely and placed in provided trash receptacles. Lids must be secured on trash receptacles to prevent wildlife incursions.

Sec. 30-513 – Additional Requirements

- (a) *Access to a Short-term Rental.* The Property upon which a Short-term Rental or Bed and Breakfast Establishment is located must either front upon, and have access to, a County-maintained road by a minimum fifty (50) feet of road frontage, or if the property is located on a privately-owned road, the property owner must provide written authorization from the owner of the road granting access to County employees with authority to enforce this Article, including employees or agents of the County Marshals Office, Sheriff's Office, Fire Department, and Health Department, which shall authorize gate access, where applicable, for enforcement purposes.
- (b) *Advertising.* Any advertising of a Short-term Rental or Bed and Breakfast Establishment shall conform to information included in the permit and requirements of this Article, and shall include the permit number issued by the County.
- (c) The Short-term Rental or Bed and Breakfast Establishment must have a sewer connection or a septic system in good working order and capable of handling the number of bedrooms approved for rental.

Sec. 30-514 - Short-term Rental Agent; duties

- (a) The Owner of a Short-term Rental shall designate a Short-term Rental Agent on its application for a Short-term Rental permit who has access and authority to assume management of the Short-term Rental and take remedial measures while the Short-term Rental is being rented to an occupant and/or guest.
- (b) An Owner may designate himself or herself as the Short-term Rental Agent, or may designate any other Natural Person over the age of 21. Alternatively, an Owner may retain a managing agent, managing agency, operator, or representative to serve as the Short-term Rental Agent to comply with the requirements of this Section, including, without limitation, the permitting of the Short-term Rental, the management of the Short-term rental, and the compliance with the conditions of the Short-term Rental permit. The Owner

of the Short-term Rental is responsible for compliance with the provisions of this Section, and the failure of an agent to comply with this Section shall be deemed noncompliance by the Owner.

- (c) An Owner may change his or her designation of a Short-term Rental Agent temporarily or permanently; however, there shall only be one such agent for a Property at any given time. To change the designated agent, the Owner shall notify the Dawson County in writing of the new agent's identity, together with all information regarding such person as required by this Article.
- (d) Any change in designation of the Short-term Rental Agent will not take effect until notice has been provided to Dawson County.
- (e) The Short-term Rental Agent shall:
 - (1) Respond to the Property 24 hours a day, 7 days a week, and within two (2) hours following notification from a duly authorized representative of Dawson County of the existence of a violation of this Article or any other provision of this Code, or any disturbance or complaint requiring immediate remedy or abatement regarding the condition, operation, or conduct of occupants of the Short-term Rental. This includes, but is not limited to, notification that occupants of the Short-term Rental have created unreasonable noise or disturbances, engaged in disorderly conduct, or have committed violations of Code of Dawson County, Georgia, or other applicable local, state or federal law pertaining to noise, disorderly conduct, overcrowding, consumption of alcohol, or use of illegal drugs. This is not intended to impose a duty on the Short-term Rental Agent to act as a peace officer or otherwise require the agent to place himself or herself in a perilous situation.
 - i. Whether the Short-term Rental Agent shall be required to respond to the Property to address a violation, disturbance, or complaint shall be determined in the discretion of the County officer or employee responding to said violation, disturbance, or complaint.
 - ii. Nothing in this section shall be construed as limiting Dawson County or any officer or employee thereof in responding to any violation, disturbance, or complaint or taking any enforcement action under this Article.
 - (2) Receive and accept service of any notice of violation related to the use or occupancy of the Short-term Rental.
 - (3) Monitor the Short-term Rental for compliance with this Article.

Sec. 30-515 - Bed and Breakfast Establishment Owner/Agent; duties

- (a) The Owner of a Bed and Breakfast Establishment shall designate a Short-term Rental Agent on its application for a Bed and Breakfast Establishment permit who has access and authority to assume management of the Bed and Breakfast Establishment and take remedial measures while the Bed and Breakfast Establishment is being rented to an occupant and/or guest.
- (b) An Owner may designate himself or herself as the Bed and Breakfast Agent, or may designate any other Natural Person over the age of 21. The Owner of the Bed and Breakfast Establishment is responsible for compliance with the provisions of this Section, and the failure of an agent to comply with this section shall be deemed noncompliance by the Owner.
- (c) An Owner may change his or her designation of a Bed and Breakfast Agent temporarily or permanently; however, there shall only be one such agent for a Property at any given time. To change the designated agent, the Owner shall notify the Dawson County in writing of the new agent's identity, together with all information regarding such person as required by this Article.
- (d) Any change in designation of the Bed and Breakfast Agent will not take effect until notice has been provided to Dawson County.
- (e) The Bed and Breakfast Agent shall:
 - (1) Reside on the Property of the Bed and Breakfast Establishment and be at least 21 years of age or older.
 - (2) Respond to the Property 24 hours a day, 7 days a week, and within two (2) hours following notification from a duly authorized representative of Dawson County of the existence of a violation of this Article or any other provision of this Code, or any disturbance or complaint requiring immediate remedy or abatement regarding the condition, operation, or conduct of occupants of the Short-term Rental. This includes, but is not limited to, notification that occupants of the Bed and Breakfast Establishment have created unreasonable noise or disturbances, engaged in disorderly conduct, or have committed violations of the Code of Dawson County, Georgia, or other applicable local, state or federal law pertaining to noise, disorderly conduct, overcrowding, consumption of alcohol, or use of illegal drugs. This is not intended to impose a duty on the Bed and Breakfast Agent to act as a peace officer or otherwise require the agent to place himself or herself in a perilous situation.
 - i. Whether the Bed and Breakfast Agent shall be required to respond to the Property to address a violation, disturbance, or complaint shall be

determined in the discretion of the County officer or employee responding to said violation, disturbance, or complaint.

- ii. Nothing in this section shall be construed as limiting Dawson County or any officer or employee thereof in responding to any violation, disturbance, or complaint or taking any enforcement action under this Article.

(3) Receive and accept service of any notice of violation related to the use or occupancy of the Property.

(4) Monitor the Bed and Breakfast Establishment for compliance with this Article.

Sec. 30-516 - Renewal of permit

- (a) An approved Short-term Rental or Bed and Breakfast Establishment permit shall be valid for a period of three (3) years from the date issued.
- (b) Each application for renewal of a permit shall be approved or denied in accordance with the procedures prescribed in this Article.
- (c) Each application for renewal of a permit shall be submitted by 4:00 p.m. thirty (30) days prior to the permit expiration date. Any Permittee who has not submitted the renewal application and required fee by 4:00 p.m. thirty (30) days prior to the permit expiration date shall pay a late charge as determined by the Dawson County Board of Commissioners and set forth in Dawson County Planning and Development Fee Schedule. If the renewal deadline date falls on a Saturday or Sunday, the renewal deadline shall be the following Monday.
- (d) Any application received after the permit expiration date shall be treated as an initial application and the Applicant shall be required to comply with all rules and regulations for the granting of permits as if no previous permit had been held. This will include, but in no way be limited to, a reassessment of administrative fees and suspension of any and all rental activities during the reapplication process.

Sec. 30-517 – Transfer or Assignment

No person to whom a permit has been issued shall transfer, assign or convey such permit to another person and no permit issued under this Article may be transferred or assigned or used at any location other than the location for which it is issued.

Sec. 30-518 – Cancellation of Permit

Before the expiration of a permit, a Permittee may voluntarily cancel the permit by notifying Dawson County in writing of the intent to cancel the permit. The permit shall become void upon the receipt of written notice of intent to cancel the permit.

Sec. 30-519 – Suspension or Revocation of Certificate – Administrative Penalties

- (a) Any false statements or false information provided in the application is grounds for denial, suspension or revocation of a permit under this Article, including the denial of future applications.
- (b) Any violations or noncompliance with the provisions of this Article are grounds for denial, suspension, or revocation of a permit, including denial of future applications.
- (c) *Discovery of an immediate health hazard.* Upon the discovery of an immediate health hazard to renters, the Permit Administrator shall suspend a permit issued under this Article until the hazard is remedied. If the hazard is not timely corrected, the permit may be revoked.
- (d) Reasons for revocation of a permit include, but are not limited to:
 - (1) Any permit issued under this Article shall be immediately revoked in the case of bankruptcy, receivership or levy of legal process upon the Owner or subject Property.
 - (2) A permit shall be immediately suspended or revoked upon learning that an Applicant furnished fraudulent or untruthful information in the application for a permit, or omits information required in the application for a permit, or fails to pay all fees, taxes, or other charges imposed under the provisions of this Article or other applicable ordinances and laws.
 - (3) A permit may be suspended or revoked in the case of three violations of this Article within a 12-month period.
 - (4) A permit may be suspended or revoked if the Property's use as a Short-term Rental constitutes a public nuisance.
 - (5) A permit shall be immediately suspended upon violation of any zoning, building, health, or safety code provision, and the Owner must demonstrate compliance with the applicable code prior to being eligible for reinstatement or to receive a subsequent permit.
- (e) Any suspension, revocation, or forfeiture of an issued permit shall occur only after notice and opportunity for a hearing before the Board of Commissioners consistent with the procedures set forth in this Article.

Sec. 30-520 - Permit fee

The permit fee shall be a non-refundable fee amount as set forth in the Dawson County Planning and Development Fee Schedule, and as amended by the Dawson County Board of Commissioners from time to time. Permits are valid for three years from the date of issuance.

Sec. 30-521 – Taxes

Short-term Rental and Bed and Breakfast Establishment Owners are subject to state sales tax, County taxes, including but not limited to the hotel/motel tax, and are liable for payment thereof as established by state law and the Code of Dawson County, Georgia. The County may seek to enforce payment of all applicable taxes to the extent provided by law, including injunctive relief.

Sec. 30-522 – Violation and Penalties – upon Citation in Magistrate Court

- (a) Any violation of this Article, including any violation of the Noise Ordinance set forth in the Code of Dawson County, Georgia, shall subject the permit holder to the following progressive actions, except for those violations and occurrences set forth in Section 30-519 that provide for immediate suspension or revocation upon notice and hearing:
 - (1) The first violation within a consecutive 12-month period, which shall result in a fine in magistrate court not to exceed \$ 250.00 and a written warning notice of violation upon a finding of guilt or plea in magistrate court.
 - (2) The second violation within a consecutive 12-month period, which shall result in a fine in magistrate court not to exceed \$ 500.00 and a suspension of the permit for a period of not less than thirty (30) nor more than ninety (90) days upon a finding of guilt or plea in magistrate court.
 - (3) The third violation within a consecutive 12-month period, which shall result in a fine in magistrate court not to exceed \$ 1,000.00 and the revocation of the permit upon a finding of guilt or plea in magistrate court, and the Owner or Short-term Rental Agent/Bed and Breakfast Agent shall not be eligible to reapply for a permit for a period of twelve (12) months from the date of revocation.
- (b) Any violation of the provisions of this Article by the Owner, Short-term Rental Agent/Bed and Breakfast Agent, or, occupants and/or guests of a Short-term Rental or Bed and Breakfast Establishment shall be enforced in magistrate court to the full extent authorized by O.C.G.A. § 36-1-20. Enforcement actions may be brought against occupants and/or guests of a Short-term Rental or Bed and Breakfast Establishment for violations of this Article and any other provision of the Code of Dawson County, Georgia notwithstanding that enforcement actions may also be brought against the Owner or Short-term Rental Agent/Bed and Breakfast Agent responsible for the conduct constituting the violation. A finding of guilt or plea of guilty or nolo contendere for any violation of the provisions of this Article shall subject the Owner of a Short-term Rental or Bed and Breakfast Establishment to the administrative penalties as set forth in Section 30-522(a)(1-3) regardless of whether the finding of guilty is against, or the plea of guilty or nolo contendere was by, the Owner, Short-term Rental Agent/Bed and Breakfast Agent, or occupants and/or guests of a Short-term Rental or Bed and Breakfast Establishment.

- (c) Each day the Short-term Rental or Bed and Breakfast Establishment is advertised, marketed, or rented for overnight accommodation without the necessary permit required under this Article shall constitute a separate violation.
- (d) A property subject to this Article that has been advertised or listed via the internet or other media sources (e.g. www.vrbo.com, www.airbnb.com, etc.) as a Short-term Rental or as a Bed and Breakfast Establishment shall be prima facie evidence the property is being used as a Short-term Rental or Bed and Breakfast Establishment.
- (e) Failure of the Owner or Short-term Rental Agent/Bed and Breakfast Agent to respond to calls or complaints regarding the condition, operation, or conduct of occupants and/or guests of the Short-term Rental or Bed and Breakfast Establishment in a timely and appropriate manner shall be grounds for imposition of penalties as set forth in this Article. It is not intended that an Owner or Short-term Rental Agent/Bed and Breakfast Agent act as a peace officer or place himself or herself in an at-risk situation.
- (f) In addition to the penalties described above, any person violating the provisions of this Article by operating a Short-term Rental or Bed and Breakfast Establishment without a valid permit under this Article may be prosecuted in magistrate court and upon conviction, shall be subject to a fine in an amount not to exceed \$1,000.00 or confinement in the county jail not to exceed 60 days or both.
- (g) Nothing contained in this subsection shall be construed to preclude the Board of Commissioners from suspending or revoking a permit for a period exceeding those periods identified in sections 30-522(a)(1),(2), or (3) or from revoking the permit if the Board determines in its discretion that such action is necessary and in the best interest of the public health, safety, and welfare of the County.
- (h) In all cases, the mandatory suspension period may be mitigated by the Board of Commissioners upon presentation of evidence that the permit holder established practices and procedures to prevent the violation from occurring.

Sec. 30-523 – Enforcement

- (a) To ensure continued application of the intent and purpose of the Article, any complaints received by Dawson County regarding a Short-term Rental or Bed and Breakfast Establishment shall result in a notice of the complaint being directed to the Short-term Rental Agent or the Bed and Breakfast Agent, as applicable. The Short-term Rental Agent or Bed and Breakfast Agent shall be responsible for contacting the occupants to correct any problem within one (1) hour, if applicable. As directed by a duly authorized officer or employee of Dawson County, the Short-term Rental Agent or Bed and Breakfast Agent is required to visit the Property to confirm compliance with this Article. However, nothing in this section shall be construed as limiting Dawson County or any officer or employee

thereof in responding to any violation, disturbance, or complaint, or taking any enforcement action under this Article.

- (b) The Permit Administrator, or his or her designee, shall investigate whenever there is reason to believe that an Owner, Occupant(s) and/or Short-term Rental Agent or Bed and Breakfast Agent has failed to comply with the provisions of this Article. The investigation may include an inspection of the Short-term Rental or Bed and Breakfast Establishment in accordance with applicable law, review of law enforcement/security reports, online searches, citations, or neighbor documentation consisting of photos, sound recordings and video all of which may constitute evidence of a violation. Should the investigation support a finding that a violation occurred, the Permit Administrator shall determine in his/her discretion whether to proceed with the administrative penalties set forth in Section 18-385 or upon citation to Magistrate Court as set forth in Section 18-386, or both, as applicable.
- (c) The Permit Administrator, or his or her designee, is hereby authorized to establish such procedures as may be required to carry out the purpose and intent of this Section.
- (d) County employees, including employees or agents of the County Marshal's Office, Sheriff's Office, Code Compliance, Fire Department, and Health Department shall have the authority to enforce this Article.

Sec. 30-524 – Appeals and Hearings

- (a) A person aggrieved by the Permit Administrator's or his or her designee's decision to deny a permit may appeal the decision to the Dawson County Board of Commissioners. The appeal must be filed with the Dawson County clerk in writing, within 30 calendar days of the date of the decision to deny the permit, contain a concise statement of the reason for appeal, and be accompanied by the appeal fee as set out in Dawson County Planning and Development Fee Schedule as amended by the Dawson County Board of Commissioners from time to time.
- (b) Upon receipt of an appeal of the Permit Administrator's or his or her designee's decision to deny a permit, or upon the administrative suspension or revocation of a permit, the Dawson County clerk shall schedule a hearing before the Dawson County Board of Commissioners. The timely filing of an appeal shall stay the revocation, suspension, or denial, pending a decision by the Dawson County Board of Commissioners.
- (c) The Dawson County Board of Commissioners shall hold a hearing within 30 days after receipt of the appeal or following the Permit Administrator's determination that suspension or revocation of the permit is warranted, unless extended for good cause, and provide the aggrieved party written notice of the time, place, and date of the scheduled hearing on the matter. The standard of proof on all issues in the hearing shall be a preponderance of the evidence and a determination will be made on the basis of the evidence presented at the hearing.

- (d) At the hearing, the Permit Administrator or his or her designee shall present the facts upon which the denial, suspension, or revocation of the permit were based. After presentation of the case against the aggrieved party, the aggrieved party will have an opportunity to present his/her case, to rebut the allegations made against him/her, and present whatever defenses he/she has. The aggrieved party shall have the right to be represented by an attorney, at the expense of the aggrieved party, and to present evidence and cross-examine opposing witnesses.
- (e) At the conclusion of the hearing, the Dawson County Board of Commissioners shall place any findings and conclusions in writing, which shall be forwarded by the Permit Administrator or his or her designee to the aggrieved party.
- (f) The decision of the Dawson County Board of Commissioners shall be final unless appealed to the superior court of the County, within 30 days of the Permit Administrator or his or her designee providing written notification to the aggrieved party of the decision. Appeal shall be by writ of certiorari based upon the record in accordance with O.C.G.A. § 5-4-1.
- (g) For purposes of this Article, notice shall be deemed delivered when personally served, or when served by certified mail postage prepaid within three days after the date of deposit in the United States Mail.

Sec. 30-525 – Severability

If any paragraph, sub-paragraph, sentence, clause, phrase, or portion of the ordinance shall be declared invalid or unconstitutional by any court of competent jurisdiction or if a provision of any part of this ordinance is applied to any particular situation or set of circumstances in such a manner as to be declared invalid or unconstitutional, then any such invalidity shall not be construed to affect the portions of this ordinance not so held to be invalid and the application of this ordinance to other circumstances shall be held to be invalid. The Dawson County Board of Commissioners hereby declares the intent of Dawson County Board of Commissioners is to provide for separable and divisible parts, and the Dawson County Board of Commissioner hereby adopts any and all parts hereof as may not be held invalid for any reason.

Sec. 30-526 – Repealer

All resolutions or ordinance or parts thereof in conflict with the terms if this Article are hereby repealed.

THE BOARD OF COMMISSIONERS OF DAWSON COUNTY, GEORGIA: TO PROVIDE REGULATIONS FOR SHORT-TERM RENTAL AND BED AND BREAKFAST ESTABLISHMENTS; TO PROVIDE SEVERABILITY; TO REPEAL CONFLICTING ORDINANCES AND RESOLUTIONS; AND FOR OTHER PURPOSES.

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

WHEREAS, O.C.G.A. § 36-1-20 authorizes the County to adopt ordinances preserving the public health, safety, and welfare, and to adopt appropriate measures to enforce those ordinances; and

WHEREAS, in the interests of the health, safety, and general welfare of the citizens of Dawson County, Georgia, the Board of Commissioners of Dawson County desires to exercise its authority to adopt an ordinance regulating Short-term Rentals and Bed and Breakfast Establishments; and

WHEREAS, appropriate notice and hearing on the ordinance contained herein have been carried out according to general and local law.

NOW, THEREFORE, the Board of Commissioners hereby ordains as follows:

Section 1. The language attached hereto as Exhibit “A,” and incorporated herein by reference as if fully set forth herein, is hereby adopted and approved, and shall be codified as Article V in Chapter 30 of the Code of Dawson County, Georgia.

Section 2. All other ordinances shall continue in full force and effect and shall remain unaffected, except where such ordinance, or part thereof, conflicts herewith, in which case such ordinance, or part thereof, is hereby repealed.

Section 3. It is the express intent of the Board of Commissioners of Dawson County, Georgia that this Ordinance be consistent with both federal and state law. If any provision of this Ordinance or the application thereof to any person or circumstance is held invalid, the invalidity shall not affect other provisions or applications of the Ordinance which can be given effect without the invalid provision or application, and to this end the provisions of this Ordinance are declared severable.

Section 4. This Ordinance shall become effective sixty (60) days following the date of adoption.

BE IT RESOLVED this ____ day of _____, 20____.

DAWSON COUNTY

ATTEST

By: _____

Billy Thurmond, Chairman

Board of Commissioners

By: _____

Kristen Cloud

County Clerk

Dates of Public Hearing:

Dates of Advertising:

Exhibit A

Article V. – SHORT-TERM RENTALS AND BED AND BREAKFAST ESTABLISHMENTS

Sec. 30-500 – Purpose

- (a) The purpose of this Article is to establish standards for Bed and Breakfast Establishments and Short-term Rentals of privately owned residential structures rented to transient occupants, minimize adverse effects of Short-term Rental uses on surrounding residential neighborhoods, and preserve the character of neighborhoods in which Short-term Rental use occurs.
- (b) This Article is not intended to regulate hotels, motels, or non-Short-term Rental or non-Bed and Breakfast Establishments including, but not limited to, boarding houses, lodging houses, or rooming houses, or an individual providing long term rental (more than 30 days) of their home.

Sec. 30-501 - Definitions

The following words, terms and phrases, when used in this Article, shall have the meanings ascribed to them in this section, except where the context clearly indicates a different meaning:

Applicant: all persons who are required to sign an application for a Short-term Rental or Bed and Breakfast Establishment permit.

Bed and Breakfast Establishment: A dwelling occupied by a family and used incidentally to provide overnight accommodation and meals to transient travelers, operated by an owner or designated operator-in-residence, with a maximum number of rented units being six.

Bedroom: A room that meets the building code requirements to be used as a sleeping room and for no other primary purpose.

Building Official: An official designated by the county to enforce the provisions of the applicable building code and other applicable laws.

Certificate of Occupancy: A certificate issued by the Building Official of Dawson County indicating that upon examination and inspection at the time of the completion of work done on the dwelling, dwelling unit, building or structure stating the nature of the occupancy permitted, the number of persons for each floor when limited by law, and the allowable load per square foot for each floor in accordance with the provisions of the construction codes.

Hotel: any structure or any portion of a structure, including any lodging house, rooming house, dormitory, Turkish bath, bachelor hotel, studio, hotel, motel, motor hotel, auto court, inn, public club or private club, containing guest rooms and which is occupied, or is intended or designed for occupancy by guests, whether rent is paid in money, goods, labor or otherwise. Such term does not include any jail, hospital, asylum, sanitarium, orphanage, prison, detention center or other buildings in which human beings are housed and detained under legal restraint or for medical reasons.

Hotel/Motel Tax: A state tax imposed on homes being rented for thirty (30) days or less, paid on a monthly basis.

Labeled Floor Plan: A drawing showing the location of the rooms in the home.

Natural Person: A human being as distinguished from a person (as a corporation) created by operation of law.

Noise Ordinance: Regulations that pertain to the amount and duration of noise that affects the community.

Owner: A person that holds legal rights to the Property.

Paid Tax Receipt: A tax receipt showing that the property taxes have been paid on said Property.

Permit Administrator: The employee designated by the Board of Commissioners for the administration of this Article

Property: A residential legal lot of record on which a Short-term Rental or Bed and Breakfast Establishment is intended to be located.

Septic Tank Permit: A document obtained from the Dawson County Health Department showing the size of the tank and number of bedrooms associated with a specific home.

Short-term Rental: An accommodation for transient guests within a dwelling unit, whether the entire unit or any portion thereof, rented for the purpose of overnight lodging, for a period of not less than two (2) nights, and not more than thirty (30) consecutive nights. For purposes of this definition, a Short-term Rental shall include all housing types, but shall exclude Bed and Breakfast Establishments.

Short-term Rental Agent or Bed and Breakfast Agent: a person who is at least 21 years of age designated by the Owner of a Short-term Rental or Bed and Breakfast Establishment on the permit application. Such person shall be available for and responsive to contact 24 hours a day, 7 days a week, and within two (2) hours after being contacted by a duly authorized representative of Dawson County. Such person, firm, or agency shall be legally responsible for ensuring that all occupants and/or guests of a Short-term Rental or Bed and Breakfast Establishment comply with all applicable rules and regulations.

Permittee: a person who obtains a permit for a Short-term Rental or Bed and Breakfast Establishment.

Subdivision: Property that has been divided into three (3) or more smaller pieces.

Tourist Accommodation Permit: A permit issued by Dawson County Environmental Health Office to allow overnight accommodations and breakfast.

Trash: Discarded Matter, Refuse

Zoning: The classification of real property and delineating permitted and prohibited uses of said real property depending on a prescribed zoning classification along with other rules to be followed such as building heights and setbacks.

Sec. 30-502 – Short-term Rental Permit Required

No person shall rent, lease, or otherwise exchange for compensation or advertise for such all or any portion of a dwelling, dwelling unit, building, or structure as a Short-term Rental without first obtaining a Short-term Rental permit pursuant to the regulations contained herein.

Sec. 30-503 – Bed and Breakfast Establishment Permit Required

No person shall rent, lease, or otherwise exchange for compensation all or any portion of a dwelling, dwelling unit, building, or structure as a Bed and Breakfast Establishment without first obtaining a Bed and Breakfast Establishment permit pursuant to the regulations contained herein.

Sec. 30-504 – Application for permit

- (a) An Owner of a proposed Short-term Rental or Bed and Breakfast Establishment shall submit an application for a Short-term Rental permit or a Bed and Breakfast permit to the Dawson County Planning and Development Department. All applications shall be

fully completed by the Applicant and sworn to and signed by the Applicant in the presence of a notary public or other officer authorized to administer oaths. If the Owner is not a Natural Person, then the Applicant must certify he or she has the actual authority to submit the application on behalf of the Owner. All applications shall be on a form specified by Dawson County.

(b) All applications shall be accompanied by a non-refundable application fee as set forth in the Dawson County Planning and Development Fee Schedule.

(c) All applications shall include:

- (1) The name, address, telephone number, and email address of the Owner(s) of record of the Property. If such Owner is not a natural person, the application shall identify all partners, officers, and/or directors of any such entity, including personal contact information for each such Natural Person, including address, telephone number, and email address;
- (2) The address of the Property to be used as a Short-term Rental or Bed and Breakfast Establishment;
- (3) The current zoning classification and Tax Map and Parcel number for the Property;
- (4) The name, address, telephone number, and email address of the designated Short-term Rental Agent or Bed and Breakfast Agent;
- (5) The Owner's sworn acknowledgement that he or she has reviewed and understands all regulations of the County pertaining to the operation of Short-term Rentals and/or Bed and Breakfast Establishments, as applicable;
- (6) The number of off-street parking spaces allotted to the Property;
- (7) The number of bedrooms and approximate square footage in the Short-term Rental or Bed and Breakfast Establishment, and a statement of the maximum number of overnight and daytime occupants, as allowed by this Article;
- (8) The Owner's agreement to use his or her best efforts to assure that use of the Property by Short-term Rental or Bed and Breakfast Establishment occupants will not disrupt the neighborhood, and will not interfere with the rights of neighboring property owners to the quiet enjoyment of their property;
- (9) Any other information that this Article requires the Owner to provide to Dawson County as part of the application process. The Permit Administrator or his or her designee shall have the authority to obtain any additional information from the Applicant as necessary to achieve the objectives of this Article.

(d) Attached to and concurrent with submission of the application described in this Section, the Owner shall provide:

- (1) Proof of Owner's current ownership of the Property;
- (2) A Paid Tax Receipt for the most current year taxes paid for the Property;
- (3) If the Property is not serviced by public sewer, a Septic Tank Permit or other appropriate documentation from the Dawson County Environmental Health Office which denotes the number of bedrooms permitted for the Property;
- (4) A Labeled Floor Plan of the dwelling, dwelling unit, building or structure to be used as a Short-term Rental or Bed and Breakfast Establishment;
- (5) A written certification from the Owner verifying compliance with the requirements of Section 30-510;
- (6) A copy of the Owners or Owner's agents' government issued photo identification card (i.e. driver's license or other legal identification card); and
- (7) Proof of insurance for the Short-term Rental and/or Bed and Breakfast Establishment.
- (8) Proof of professional trash service for the Short-term Rental and/or Bed and Breakfast Establishment, with documentation indicating designated trash collection days.

Sec. 30-505 - Grant or denial of application

- (a) Prior to the issuance of a permit under this Article, the Permit Administrator, or his or her designee, shall provide written notice of the application to all owners of record of property adjacent to the Property proposed to be used as a Short-term Rental or Bed and Breakfast Establishment. Such notification shall include:
 - (1) The street address of the proposed Short-term Rental or Bed and Breakfast Establishment;
 - (2) The location of any on-site parking for Short-term Rental or Bed and Breakfast Establishment occupants;
 - (3) Applicable maximum occupancy requirements; and
 - (4) The name of the Property Owner.
- (b) Review of an application submitted under this Article, including renewal applications, shall be conducted by the Permit Administrator, or his or her designee, and a permit shall be issued or the application denied within fifteen (15) business days of receipt of a completed application.
- (c) An application or renewal may be denied if:
 - (1) The Applicant has had any other permit issued under this Article revoked within the immediately preceding twelve (12) month period;

- (2) The Property is not current on its property taxes;
 - (3) There is a history of complaints regarding the Property or the Owner or operator of the Short-term Rental or Bed and Breakfast Establishment, as applicable, as determined in the sole good faith discretion of the Permit Administrator;
 - (4) The Health Department notifies the County of an inadequate septic system or other health concerns;
 - (5) There are violations of the Code of Dawson County, Georgia on the Property;
 - (6) The Homeowner's Association of the relevant neighborhood provides covenants or other legal documents preventing Short-term Rentals or Bed and Breakfast Establishments from operating on the Property; or
 - (7) The Applicant fails to meet the conditions and/or requirements of this Article, or otherwise fails to demonstrate the ability to comply with any other local, state, or federal law.
- (d) A decision to deny a permit shall be provided to the Applicant in writing and delivered to the Applicant by certified mail.

Sec. 30-506 - Duty to notify Dawson County of material change to application

The Owner, Applicant, and/or Permittee maintain a duty to provide written notice to Dawson County of any material change to information listed on the application, which shall be provided within three (3) business days of such change unless otherwise noted in this Article.

Sec. 30-507 – Maximum Occupancies

- (a) Short-term Rentals:
- (1) The maximum overnight occupancy (between the hours of 10 p.m. and 8 a.m.) of any Property to be used as a Short-term Rental shall be limited to two (2) persons per bedroom plus two (2) additional persons;
 - (2) The maximum daytime occupancy (between the hours of 8 a.m. and 10 p.m.) of any Property to be used as a Short-term Rental shall be the maximum overnight occupancy times two (2). For example, if a five-bedroom house is rented, the maximum occupancy between 8:00 a.m. and 10:00 p.m. would be twelve (12) Short-term Rental overnight occupants and twelve (12) guests, for a total of twenty-four (24) persons.
 - (3) Only six (6) bedrooms may be rented regardless of the total number of bedrooms, provided however, that ten (10) bedrooms may be rented on properties of five (5)

or more acres, subject to the number of bedrooms noted by the Dawson County Environmental Health Office.

- (b) Bed and Breakfast Establishments: The maximum overnight occupancy of any Property to be used as a Bed and Breakfast Establishment shall be based on the number of bedrooms less one, with an overall maximum of six (6) bedrooms, with no more than two (2) persons per bedroom. For example, if a five-bedroom house is being used as a Bed and Breakfast Establishment, the occupancy would be calculated by not counting one bedroom (caretakers room) and then multiplying the number of remaining bedrooms, four (4) bedrooms, by two (2), with a maximum of eight (8) overnight occupants.
- (c) The maximum occupancies set forth in this section shall be based on the number of bedrooms set forth in the documentation from the Dawson County Environmental Health Office which denotes the number of bedrooms permitted as referenced in Section 30-504(d)(3) above.

Sec. 30-508 – Parking

- (a) No parking for any purposes shall be allowed on the street on which the Short-term Rental or Bed and Breakfast Establishment is located or any adjacent street thereto.
- (b) Parking spaces and vehicles shall be limited to the number designated in the application for a permit, with the maximum allowable vehicles not to exceed one vehicle per bedroom permitted for the Property. A watercraft, travel trailer, or any other recreational trailer which is pulled by a motorized vehicle shall be counted as a separate vehicle;
- (c) Vehicles shall be parked only on designated hard surfaced areas with gravel, concrete or asphalt surfacing; and shall not be permitted outside such hard-surfaced areas (i.e. no parking in yards);
- ~~(b) Sufficient parking must be provided for every Short term Rental or Bed and Breakfast Establishment occupant to park his or her vehicle off the street with a minimum of one parking space per bedroom;~~
- (e)(d) No motorhomes, campers or the like shall be parked or hooked up to utilities at any Short-term rental or Bed and Breakfast Establishment property.

Sec. 30-509-Solid Waste

The Owner of any Short-term Rental or Bed and Breakfast Establishment shall provide adequate solid waste receptacles with closable lids to prevent wildlife incursion, as well as professional solid waste collection and disposal services for the Property. Said receptacles shall be secured except on days when trash pickup occurs.

Sec. 30-510- Life Safety and Sanitation

- (a) All designated bedrooms, including egress from all bedrooms, shall comply with all applicable safety codes as were in effect on the date the Short-term Rental or Bed and Breakfast Establishment was issued a Certificate of Occupancy.
- (b) Every bedroom, adjoining hallway, and common area shall be equipped with an operational smoke detector that meets current IRC standards and shall be maintained in good working order at all times. The placement and mounting of each smoke detector shall comply with all applicable requirements of the current IRC.
- (c) Each habitable floor shall be equipped with an operational carbon monoxide detector that meets applicable state law requirements and shall be maintained in good working order at all times.
- (d) Each floor of a Short-term Rental or Bed and Breakfast Establishment shall be equipped with a fire extinguisher that is fully charged, not past expiration date, and that meets all National Fire Protection Association (NFPA) standards, including those as set forth in NFPA 10: Standard for Portable Fire Extinguishers.
- (e) Private swimming pools shall comply with the current International Swimming Pool and Spa Code.
- (f) The Owner shall maintain a house number that is visible from the street at all times.

Sec. 30-511 – Postings on Property

- (a) The following shall be posted in a conspicuous place near the main entry door of the dwelling, dwelling unit, building or structure used as a Short-term Rental or Bed and Breakfast Establishment:
 - (1) The Short-term Rental permit or Bed and Breakfast Establishment permit;
 - (2) The maximum overnight occupancy and maximum daytime occupancy of the Short-term Rental or Bed and Breakfast Establishment;
 - (3) Rules and regulations for occupants to view in order to promote compliance with this Article.
 - (4) Tourist Accommodation Certificate provided by the Dawson County Environmental Health Office (Bed and Breakfast Establishments Only).
 - (5) An emergency exit route map with the 911 emergency number clearly denoted.
 - (6) The number of vehicles which may be parked on the Property.

Sec. 30-512 – Guest Rules

The following are the minimum rules to be published and displayed in a conspicuous place as described in Sec. 30-511(a)(3) of this Article:

- (1) Please respect the neighborhood and your neighbor's right to quiet enjoyment of their home. Loud music and noise is prohibited by the Dawson County Noise Ordinance. Quiet time: 10 p.m. to 7 a.m. on weekdays and 10:00 p.m. to 8:00 a.m. on weekends and holidays.
- (2) Overnight guests shall not exceed the property's posted occupancy.
- (3) All rental properties are designed for residential use consistent with the Dawson County Land Use Resolution. Large groups, events, receptions or the like which exceeds the maximum daytime occupancy of the property is prohibited.
- (4) Cars may not be parked on the street and must remain on the property associated with said Short-term Rental or Bed and Breakfast Establishment in designated parking areas.
- (5) Motor homes, campers, etc. are prohibited and may not be parked or hooked up at a Short-term Rental or Bed and Breakfast Establishment.
- (6) Garbage shall be bagged securely and placed in provided trash receptacles. Lids must be secured on trash receptacles to prevent wildlife incursions.

Sec. 30-513 – Additional Requirements

- (a) *Access to a Short-term Rental.* The Property upon which a Short-term Rental or Bed and Breakfast Establishment is located must either front upon, and have access to, a County-maintained road by a minimum fifty (50) feet of road frontage, or if the property is located on a privately-owned road, the property owner/applicant must provide written authorization from ~~the~~any and all owners of the road granting access to County employees with authority to enforce this Article, including employees or agents of the County Marshals Office, Sheriff's Office, Fire Department, and Health Department, which shall authorize gate access, where applicable, for enforcement purposes.
- (b) *Advertising.* Any advertising of a Short-term Rental or Bed and Breakfast Establishment shall conform to information included in the permit and requirements of this Article, and shall include the permit number issued by the County.
- (c) The Short-term Rental or Bed and Breakfast Establishment must have a sewer connection or a septic system in good working order and capable of handling the number of bedrooms approved for rental.

Sec. 30-514 - Short-term Rental Agent; duties

- (a) The Owner of a Short-term Rental shall designate a Short-term Rental Agent on its application for a Short-term Rental permit who has access and authority to assume management of the Short-term Rental and take remedial measures while the Short-term Rental is being rented to an occupant and/or guest.

- (b) An Owner may designate himself or herself as the Short-term Rental Agent, or may designate any other Natural Person over the age of 21. Alternatively, an Owner may retain a managing agent, managing agency, operator, or representative to serve as the Short-term Rental Agent to comply with the requirements of this Section, including, without limitation, the permitting of the Short-term Rental, the management of the Short-term rental, and the compliance with the conditions of the Short-term Rental permit. The Owner of the Short-term Rental is responsible for compliance with the provisions of this Section, and the failure of an agent to comply with this Section shall be deemed noncompliance by the Owner.
- (c) An Owner may change his or her designation of a Short-term Rental Agent temporarily or permanently; however, there shall only be one such agent for a Property at any given time. To change the designated agent, the Owner shall notify the Dawson County in writing of the new agent's identity, together with all information regarding such person as required by this Article.
- (d) Any change in designation of the Short-term Rental Agent will not take effect until notice has been provided to Dawson County.
- (e) The Short-term Rental Agent shall:
 - (1) Respond to the Property 24 hours a day, 7 days a week, and within two (2) hours following notification from a duly authorized representative of Dawson County of the existence of a violation of this Article or any other provision of this Code, or any disturbance or complaint requiring immediate remedy or abatement regarding the condition, operation, or conduct of occupants of the Short-term Rental. This includes, but is not limited to, notification that occupants of the Short-term Rental have created unreasonable noise or disturbances, engaged in disorderly conduct, or have committed violations of Code of Dawson County, Georgia, or other applicable local, state or federal law pertaining to noise, disorderly conduct, overcrowding, consumption of alcohol, or use of illegal drugs. This is not intended to impose a duty on the Short-term Rental Agent to act as a peace officer or otherwise require the agent to place himself or herself in a perilous situation.
 - i. Whether the Short-term Rental Agent shall be required to respond to the Property to address a violation, disturbance, or complaint shall be determined in the discretion of the County officer or employee responding to said violation, disturbance, or complaint.
 - ii. Nothing in this section shall be construed as limiting Dawson County or any officer or employee thereof in responding to any violation, disturbance, or complaint or taking any enforcement action under this Article.

- (2) Receive and accept service of any notice of violation related to the use or occupancy of the Short-term Rental.
- (3) Monitor the Short-term Rental for compliance with this Article.

Sec. 30-515 - Bed and Breakfast Establishment Owner/Agent; duties

- (a) The Owner of a Bed and Breakfast Establishment shall designate a Short-term Rental Agent on its application for a Bed and Breakfast Establishment permit who has access and authority to assume management of the Bed and Breakfast Establishment and take remedial measures while the Bed and Breakfast Establishment is being rented to an occupant and/or guest.
- (b) An Owner may designate himself or herself as the Bed and Breakfast Agent, or may designate any other Natural Person over the age of 21. The Owner of the Bed and Breakfast Establishment is responsible for compliance with the provisions of this Section, and the failure of an agent to comply with this section shall be deemed noncompliance by the Owner.
- (c) An Owner may change his or her designation of a Bed and Breakfast Agent temporarily or permanently; however, there shall only be one such agent for a Property at any given time. To change the designated agent, the Owner shall notify the Dawson County in writing of the new agent's identity, together with all information regarding such person as required by this Article.
- (d) Any change in designation of the Bed and Breakfast Agent will not take effect until notice has been provided to Dawson County.
- (e) The Bed and Breakfast Agent shall:
 - (1) Reside on the Property of the Bed and Breakfast Establishment and be at least 21 years of age or older.
 - (2) Respond to the Property 24 hours a day, 7 days a week, and within two (2) hours following notification from a duly authorized representative of Dawson County of the existence of a violation of this Article or any other provision of this Code, or any disturbance or complaint requiring immediate remedy or abatement regarding the condition, operation, or conduct of occupants of the Short-term Rental. This includes, but is not limited to, notification that occupants of the Bed and Breakfast Establishment have created unreasonable noise or disturbances, engaged in disorderly conduct, or have committed violations of the Code of Dawson County, Georgia, or other applicable local, state or federal law pertaining to noise,

disorderly conduct, overcrowding, consumption of alcohol, or use of illegal drugs. This is not intended to impose a duty on the Bed and Breakfast Agent to act as a peace officer or otherwise require the agent to place himself or herself in a perilous situation.

- i. Whether the Bed and Breakfast Agent shall be required to respond to the Property to address a violation, disturbance, or complaint shall be determined in the discretion of the County officer or employee responding to said violation, disturbance, or complaint.
- ii. Nothing in this section shall be construed as limiting Dawson County or any officer or employee thereof in responding to any violation, disturbance, or complaint or taking any enforcement action under this Article.

(3) Receive and accept service of any notice of violation related to the use or occupancy of the Property.

(4) Monitor the Bed and Breakfast Establishment for compliance with this Article.

Sec. 30-516 - Renewal of permit

- (a) An approved Short-term Rental or Bed and Breakfast Establishment permit shall be valid for a period of three (3) years from the date issued.
- (b) Each application for renewal of a permit shall be approved or denied in accordance with the procedures prescribed in this Article.
- (c) Each application for renewal of a permit shall be submitted by 4:00 p.m. thirty (30) days prior to the permit expiration date. Any Permittee who has not submitted the renewal application and required fee by 4:00 p.m. thirty (30) days prior to the permit expiration date shall pay a late charge as determined by the Dawson County Board of Commissioners and set forth in Dawson County Planning and Development Fee Schedule. If the renewal deadline date falls on a Saturday or Sunday, the renewal deadline shall be the following Monday.
- (d) Any application received after the permit expiration date shall be treated as an initial application and the Applicant shall be required to comply with all rules and regulations for the granting of permits as if no previous permit had been held. This will include, but in no way be limited to, a reassessment of administrative fees and suspension of any and all rental activities during the reapplication process.

Sec. 30-517 – Transfer or Assignment

No person to whom a permit has been issued shall transfer, assign or convey such permit to another person and no permit issued under this Article may be transferred or assigned or used at any location other than the location for which it is issued.

Sec. 30-518 – Cancellation of Permit

Before the expiration of a permit, a Permittee may voluntarily cancel the permit by notifying Dawson County in writing of the intent to cancel the permit. The permit shall become void upon the receipt of written notice of intent to cancel the permit.

Sec. 30-519 – Suspension or Revocation of Certificate – Administrative Penalties

- (a) Any false statements or false information provided in the application is grounds for denial, suspension or revocation of a permit under this Article, including the denial of future applications.
- (b) Any violations or noncompliance with the provisions of this Article are grounds for denial, suspension, or revocation of a permit, including denial of future applications.
- (c) *Discovery of an immediate health hazard.* Upon the discovery of an immediate health hazard to renters, the Permit Administrator shall suspend a permit issued under this Article until the hazard is remedied. If the hazard is not timely corrected, the permit may be revoked.
- (d) Reasons for revocation of a permit include, but are not limited to:
 - (1) Any permit issued under this Article shall be immediately revoked in the case of bankruptcy, receivership or levy of legal process upon the Owner or subject Property.
 - (2) A permit shall be immediately suspended or revoked upon learning that an Applicant furnished fraudulent or untruthful information in the application for a permit, or omits information required in the application for a permit, or fails to pay all fees, taxes, or other charges imposed under the provisions of this Article or other applicable ordinances and laws.
 - (3) A permit may be suspended or revoked in the case of three violations of this Article within a 12-month period.
 - (4) A permit may be suspended or revoked if the Property's use as a Short-term Rental constitutes a public nuisance.
 - (5) A permit shall be immediately suspended upon violation of any zoning, building, health, or safety code provision, and the Owner must demonstrate compliance with the applicable code prior to being eligible for reinstatement or to receive a subsequent permit.

- (e) Any suspension, revocation, or forfeiture of an issued permit shall occur only after notice and opportunity for a hearing before the Board of Commissioners consistent with the procedures set forth in this Article.

Sec. 30-520 - Permit fee

The permit fee shall be a non-refundable fee amount as set forth in the Dawson County Planning and Development Fee Schedule, and as amended by the Dawson County Board of Commissioners from time to time. Permits are valid for three years from the date of issuance.

Sec. 30-521 – Taxes

Short-term Rental and Bed and Breakfast Establishment Owners are subject to state sales tax, County taxes, including but not limited to the hotel/motel tax, and are liable for payment thereof as established by state law and the Code of Dawson County, Georgia. The County may seek to enforce payment of all applicable taxes to the extent provided by law, including injunctive relief.

Sec. 30-522 – Violation and Penalties – upon Citation in Magistrate Court

- (a) Any violation of this Article, including any violation of the Noise Ordinance set forth in the Code of Dawson County, Georgia, shall subject the permit holder to the following progressive actions, except for those violations and occurrences set forth in Section 30-519 that provide for immediate suspension or revocation upon notice and hearing:
 - (1) The first violation within a consecutive 12-month period, which shall result in a fine in magistrate court not to exceed \$ 250.00 and a written warning notice of violation upon a finding of guilt or plea in magistrate court.
 - (2) The second violation within a consecutive 12-month period, which shall result in a fine in magistrate court not to exceed \$ 500.00 and a suspension of the permit for a period of not less than thirty (30) nor more than ninety (90) days upon a finding of guilt or plea in magistrate court.
 - (3) The third violation within a consecutive 12-month period, which shall result in a fine in magistrate court not to exceed \$ 1,000.00 and the revocation of the permit upon a finding of guilt or plea in magistrate court, and the Owner or Short-term Rental Agent/Bed and Breakfast Agent shall not be eligible to reapply for a permit for a period of twelve (12) months from the date of revocation.
- (b) Any violation of the provisions of this Article by the Owner, Short-term Rental Agent/Bed and Breakfast Agent, or, occupants and/or guests of a Short-term Rental or Bed and Breakfast Establishment shall be enforced in magistrate court to the full extent authorized by O.C.G.A. § 36-1-20. Enforcement actions may be brought against occupants and/or guests of a Short-term Rental or Bed and Breakfast Establishment for

violations of this Article and any other provision of the Code of Dawson County, Georgia notwithstanding that enforcement actions may also be brought against the Owner or Short-term Rental Agent/Bed and Breakfast Agent responsible for the conduct constituting the violation. A finding of guilt or plea of guilty or nolo contendere for any violation of the provisions of this Article shall subject the Owner of a Short-term Rental or Bed and Breakfast Establishment to the administrative penalties as set forth in Section 30-522(a)(1-3) regardless of whether the finding of guilty is against, or the plea of guilty or nolo contendere was by, the Owner, Short-term Rental Agent/Bed and Breakfast Agent, or occupants and/or guests of a Short-term Rental or Bed and Breakfast Establishment.

- (c) Each day the Short-term Rental or Bed and Breakfast Establishment is advertised, marketed, or rented for overnight accommodation without the necessary permit required under this Article shall constitute a separate violation.
- (d) A property subject to this Article that has been advertised or listed via the internet or other media sources (e.g. www.vrbo.com, www.airbnb.com, etc.) as a Short-term Rental or as a Bed and Breakfast Establishment shall be prima facie evidence the property is being used as a Short-term Rental or Bed and Breakfast Establishment.
- (e) Failure of the Owner or Short-term Rental Agent/Bed and Breakfast Agent to respond to calls or complaints regarding the condition, operation, or conduct of occupants and/or guests of the Short-term Rental or Bed and Breakfast Establishment in a timely and appropriate manner shall be grounds for imposition of penalties as set forth in this Article. It is not intended that an Owner or Short-term Rental Agent/Bed and Breakfast Agent act as a peace officer or place himself or herself in an at-risk situation.
- (f) In addition to the penalties described above, any person violating the provisions of this Article by operating a Short-term Rental or Bed and Breakfast Establishment without a valid permit under this Article may be prosecuted in magistrate court and upon conviction, shall be subject to a fine in an amount not to exceed \$1,000.00 or confinement in the county jail not to exceed 60 days or both.
- (g) Nothing contained in this subsection shall be construed to preclude the Board of Commissioners from suspending or revoking a permit for a period exceeding those periods identified in sections 30-522(a)(1),(2), or (3) or from revoking the permit if the Board determines in its discretion that such action is necessary and in the best interest of the public health, safety, and welfare of the County.
- (h) In all cases, the mandatory suspension period may be mitigated by the Board of Commissioners upon presentation of evidence that the permit holder established practices and procedures to prevent the violation from occurring.

Sec. 30-523 – Enforcement

- (a) To ensure continued application of the intent and purpose of the Article, any complaints received by Dawson County regarding a Short-term Rental or Bed and Breakfast Establishment shall result in a notice of the complaint being directed to the Short-term Rental Agent or the Bed and Breakfast Agent, as applicable. The Short-term Rental Agent or Bed and Breakfast Agent shall be responsible for contacting the occupants to correct any problem within one (1) hour, if applicable. As directed by a duly authorized officer or employee of Dawson County, the Short-term Rental Agent or Bed and Breakfast Agent is required to visit the Property to confirm compliance with this Article. However, nothing in this section shall be construed as limiting Dawson County or any officer or employee thereof in responding to any violation, disturbance, or complaint, or taking any enforcement action under this Article.
- (b) The Permit Administrator, or his or her designee, shall investigate whenever there is reason to believe that an Owner, Occupant(s) and/or Short-term Rental Agent or Bed and Breakfast Agent has failed to comply with the provisions of this Article. The investigation may include an inspection of the Short-term Rental or Bed and Breakfast Establishment in accordance with applicable law, review of law enforcement/security reports, online searches, citations, or neighbor documentation consisting of photos, sound recordings and video all of which may constitute evidence of a violation. Should the investigation support a finding that a violation occurred, the Permit Administrator shall determine in his/her discretion whether to proceed with the administrative penalties set forth in Section 18-385 or upon citation to Magistrate Court as set forth in Section 18-386, or both, as applicable.
- (c) The Permit Administrator, or his or her designee, is hereby authorized to establish such procedures as may be required to carry out the purpose and intent of this Section.
- (d) County employees, including employees or agents of the County Marshal's Office, Sheriff's Office, Code Compliance, Fire Department, and Health Department shall have the authority to enforce this Article.

Sec. 30-524 – Appeals and Hearings

- (a) A person aggrieved by the Permit Administrator's or his or her designee's decision to deny a permit may appeal the decision to the Dawson County Board of Commissioners. The appeal must be filed with the Dawson County clerk in writing, within 30 calendar days of the date of the decision to deny the permit, contain a concise statement of the reason for appeal, and be accompanied by the appeal fee as set out in Dawson County Planning and Development Fee Schedule as amended by the Dawson County Board of Commissioners from time to time.
- (b) Upon receipt of an appeal of the Permit Administrator's or his or her designee's decision to deny a permit, or upon the administrative suspension or revocation of a permit, the Dawson County clerk shall schedule a hearing before the Dawson County Board of

Commissioners. The timely filing of an appeal shall stay the revocation, suspension, or denial, pending a decision by the Dawson County Board of Commissioners.

- (c) The Dawson County Board of Commissioners shall hold a hearing within 30 days after receipt of the appeal or following the Permit Administrator's determination that suspension or revocation of the permit is warranted, unless extended for good cause, and provide the aggrieved party written notice of the time, place, and date of the scheduled hearing on the matter. The standard of proof on all issues in the hearing shall be a preponderance of the evidence and a determination will be made on the basis of the evidence presented at the hearing.
- (d) At the hearing, the Permit Administrator or his or her designee shall present the facts upon which the denial, suspension, or revocation of the permit were based. After presentation of the case against the aggrieved party, the aggrieved party will have an opportunity to present his/her case, to rebut the allegations made against him/her, and present whatever defenses he/she has. The aggrieved party shall have the right to be represented by an attorney, at the expense of the aggrieved party, and to present evidence and cross-examine opposing witnesses.
- (e) At the conclusion of the hearing, the Dawson County Board of Commissioners shall place any findings and conclusions in writing, which shall be forwarded by the Permit Administrator or his or her designee to the aggrieved party.
- (f) The decision of the Dawson County Board of Commissioners shall be final unless appealed to the superior court of the County, within 30 days of the Permit Administrator or his or her designee providing written notification to the aggrieved party of the decision. Appeal shall be by writ of certiorari based upon the record in accordance with O.C.G.A. § 5-4-1.
- (g) For purposes of this Article, notice shall be deemed delivered when personally served, or when served by certified mail postage prepaid within three days after the date of deposit in the United States Mail.

Sec. 30-525 – Severability

If any paragraph, sub-paragraph, sentence, clause, phrase, or portion of the ordinance shall be declared invalid or unconstitutional by any court of competent jurisdiction or if a provision of any part of this ordinance is applied to any particular situation or set of circumstances in such a manner as to be declared invalid or unconstitutional, then any such invalidity shall not be construed to affect the portions of this ordinance not so held to be invalid and the application of this ordinance to other circumstances shall be held to be invalid. The Dawson County Board of Commissioners hereby declares the intent of Dawson County Board of Commissioners is to provide for separable and divisible parts, and the Dawson County Board of Commissioner hereby adopts any and all parts hereof as may not be held invalid for any reason.

Sec. 30-526 – Repealer

All resolutions or ordinance or parts thereof in conflict with the terms if this Article are hereby repealed.

**AN ORDINANCE OF THE
DAWSON COUNTY
BOARD OF COMMISSIONERS**

**TO AMEND CHAPTER 30 OF THE CODE OF DAWSON COUNTY TO PROVIDE A
MECHANISM FOR TAXPAYERS TO PETITION THE DAWSON COUNTY BOARD
OF COMMISSIONERS FOR THE CREATION OF SPECIAL AD VALOREM TAX
DISTRICTS TO FUND CAPITAL IMPROVEMENT PROJECTS**

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

WHEREAS, Article IX, Section II, Paragraph VI (c) of the Constitution of the State of Georgia provides that the governing authority of the County may, by county ordinance or resolution, create special districts for the provision of local government services within such districts; and fees, assessments, and taxes may be levied and collected within such districts to pay, wholly or partially, the cost of providing such services therein and to construct and maintain facilities therefor; and

WHEREAS, the Board of Commissioners of Dawson County has determined that it is in the public interest to amend Chapter 30 of the Code of Dawson County, Georgia, by adding thereto a new Article to provide a mechanism whereby County residents may petition the Board of Commissioners of Dawson County for the creation of special tax districts to fund, in full or in part, capital improvement projects of special benefit to the properties located within said tax district; and

WHEREAS, the Dawson County Board of Commissioners has determined to adopt an ordinance regulating these matters;

NOW THEREFORE BE IT ORDAINED by the Board of Commissioners of Dawson County, Georgia, as follows:

SECTION 1.

Chapter 30 of the Code of Dawson County, Georgia, is hereby amended by creating a new Article, Article V – Capital Improvement Special Tax District, as shown in Exhibit A hereto.

SECTION 2.

If any section, provision, or clause of any part of this Ordinance shall be declared invalid or unconstitutional, or if the provisions of any part of this Ordinance as applied to any particular situation or set of circumstances shall be declared invalid or unconstitutional, such invalidity shall not be construed to affect the portions of this Ordinance not so held to be invalid, or the application

of this Ordinance to other circumstances not so held to be invalid. It is hereby declared as the intent that this Ordinance would have been adopted had such invalid portion not been included herein.

SECTION 3.

All ordinances or parts of ordinances in conflict with this ordinance are hereby repealed.

SECTION 4.

This Ordinance shall become effective on _____, 2021, the public good demanding the same.

SO ORDAINED this ____ day of _____, 2021.

Dawson County Board of Commissioners

Billy Thurmond, Chairman

Attest:

By: _____
Kristen Cloud, County Clerk

[COUNTY SEAL]

Exhibit A

CHAPTER 30 - LICENSES, TAXATION AND MISCELLANEOUS REGULATIONS

ARTICLE V - CAPITAL IMPROVEMENT SPECIAL TAX DISTRICT

Sec. 42-250. – Petitions for Capital Improvement Special Tax Districts.

- (a) Purpose. To create a method by which citizens may petition the Board of Commissioners for consideration of capital improvement projects to be funded by the requesting citizens via a special district ad valorem tax or by special assessment.
- (b) Overview. The program consists of the following steps, each of which is detailed below in this Article:
 - (1) An interested property owner may petition for the creation of a Capital Improvement Special Tax District under this Article by filing an Application for a Preliminary Petition with the Public Works Director.
 - (2) If the Public Works Director determines that the Application for a Preliminary Petition is complete, the Public Works Director will develop a preliminary cost estimate and provide the applicant with a Preliminary Petition.
 - (3) The Preliminary Petition is a means for the applicant and the Public Works Director to gauge support for the proposed project by the affected property owners. The applicant will have 45 days from the issuance of the Preliminary Petition to obtain the signatures of at least 75 percent of the owners of the property lying within the proposed capital improvement tax district for further consideration of the proposed project.
 - (4) Upon the timely return of a completed Preliminary Petition, the Public Works Director will determine whether the proposed project will require additional preliminary steps prior to the issuance of the Final Petition, such as the dedication of private property or the completion of preliminary studies, reports, or plans.
 - (5) The applicant will have 45 days from the issuance of the Final Petition to obtain the signatures of at least 75 percent of the owners of the property lying within the proposed capital improvement tax district.
 - (6) The Board of Commissioners will consider the Final Petition and exercises its discretion to decide whether to approve the project and how to fund the project.

Exhibit A

- (c) Administration. The Public Works Director shall be responsible for administering the capital improvement tax district program as set forth in this Article and shall:
- (1) Advise applicants for proposed capital improvement tax districts of the procedures required for the establishment of such districts pursuant to this Article;
 - (2) Establish an orderly system of numbering capital improvement tax districts created pursuant to this Article in conjunction with the county tax assessor and the county tax commissioner;
 - (3) Provide standard forms for use by applicants;
 - (4) Advise applicants of estimated assessment rates for owners of property lying within proposed capital improvement tax districts in conjunction with the county tax assessor and the county tax commissioner;
 - (5) Examine all applications and petitions for completion and for compliance with the provisions of this Article;
 - (6) Submit Final Petitions to the Board of Commissioners together with estimated costs, construction timelines, and assessment rates to owners of property lying within such districts, and with such other information and recommendations as the Public Works Director may deem appropriate;
 - (7) Coordinate the qualified capital improvement project within such districts upon final approval by the Board of Commissioners; and
 - (8) Perform any and all other acts or duties necessary or proper for the attainment of the purposes set out in this Article.
- (d) Definitions.
- (1) For the purposes of this Article, “qualified capital improvement project” means an improvement to public property with a useful life of ten years or more, by new construction or other action, which specially benefits all real property within the capital improvement tax district, either by increasing the service capacity available to such properties, increasing the marketability or market value of such properties, or other special benefits as determined by the Board of Commissioners. Such projects include, but are not limited to, road paving or surfacing, sidewalks, curbs, gutters, stormwater control structures, sanitary sewers, water lines, driveways, traffic control devices, and lighting fixtures.

Exhibit A

- (2) For the purposes of this Article, “project costs” means all costs incurred to provide a qualified capital improvement project in conformity with all applicable standards, including, but not limited to, planning, design, engineering, construction, land acquisition, land improvement, and administrative costs.
- (e) Application for Preliminary Petition by property owners.
- (1) The owners of residential parcels within either an existing residential subdivision or the owners of property lying within a discrete and definable area zoned for purposes other than residential use, may submit to the Public Works Director an Application for a Preliminary Petition to establish a capital improvement tax district and for the imposition of a special district ad valorem tax or special assessment to fund, in whole or in part, a qualified capital improvement project within the proposed district.
 - (2) The Application for a Preliminary Petition must be filed by an owner of real property located within the proposed district.
 - (3) Applications for Preliminary Petitions shall be considered on a first-come-first-serve basis and only one application shall be considered at any time for a single residential subdivision or any discrete and definable area.
 - (4) The Application for a Preliminary Petition must include the following:
 - (a) A description of the property to be included within the proposed capital improvement tax district;
 - (b) A short and plain description of the qualified capital improvement project to be sought by the Petition;
 - (c) A signed acknowledgment agreeing that:
 - (i) Neither the filing of an Application for a Petition, nor the expenditure of funds in furtherance of any Application or Petition, will establish any rights in favor of the applicant or duties on the part of Dawson County, its officials, or its employees;
 - (ii) The Public Works Director is authorized to require applicants to supplement their Preliminary Petition by providing, at the applicant’s own cost, any additional information, studies, reports, or plans deemed necessary by the Public Works Director as a condition precedent to further consideration of an Application or Petition; and

Exhibit A

- (iii) The Public Works Director retains the sole discretion to determine what information, studies, reports, and plans are required for each proposed project on a case by case basis.
- (5) The Public Works Director may make an assessment of priority. The Public Works Director retains the sole discretion in prioritizing Applications and Petitions for qualified capital improvement projects. When prioritizing Applications and Petitions, the Public Works Director should consider the following non-exclusive factors:
 - (a) The application date;
 - (b) The degree to which the proposed project will alleviate traffic congestion or other public safety concerns;
 - (c) The anticipated project costs in relation to the funding available through taxes or other sources;
 - (d) The support for the project as evidenced by the percentage of property owner signatures received in favor of the petition; and
 - (e) The degree to which required property and access rights may be obtained without exercising the power of eminent domain.
- (f) Issuance of the Preliminary Petition by the Public Works Director.
 - (1) If the Public Works Director determines that the Application for a Preliminary Petition is complete, that the Application seeks a qualified capital improvement project as defined in this Article, and that the proposed project is of sufficient priority to warrant further consideration, the Public Works Director shall issue the Preliminary Petition within 45 days of receipt of the completed Application, which shall contain the following:
 - (a) A description of the property to be included within the proposed capital improvement tax district by tax map parcel numbers as such numbers are used by the county tax assessor and the county tax commissioner;
 - (b) A short and plain description of the qualified capital improvement project to be sought by the Petition;
 - (c) A preliminary project timeline and budget for the proposed project;

Exhibit A

- (d) A preliminary estimate of the millage rate required to recover all project costs from ad valorem taxes on real property within the proposed special district within a ten-year period;
 - (e) A statement explaining that the estimated timeline, project costs, and millage rates are made for informational purposes only, and that, if the Petition is approved, the actual project costs for such improvements will be funded in whole or in part through a special district ad valorem tax on all property within the capital improvement tax district; and
 - (f) A statement explaining that the property owner's signature indicates that they are in favor of the proposed qualified capital improvement project and are willing to consider being subject to taxation or special assessment to fund such improvements
- (2) To be eligible for further consideration, the applicant must return a completed Preliminary Petition bearing the signatures of at least 75 percent of the owners of the property lying within the proposed capital improvement tax district within 45 days of the issuance of the Preliminary Petition.
- (g) Issuance of the Final Petition by the Public Works Director.
- (1) If the Public Works Director determines that a Preliminary Petition has been timely returned with all of the required signatures, the Public Works Director shall determine whether the proposed project will require additional preliminary steps prior to the issuance of the Final Petition, such as the dedication of private property or the completion of preliminary studies, reports, or plans in order to develop a project plan, timeline, and cost estimate for the project.
 - (2) Dedication of property required.
 - (a) No capital improvement project shall be eligible for inclusion in the capital improvement tax district program unless such project shall be publicly owned and constructed on public property.
 - (b) If the Public Works Director determines that the completion of the qualified capital improvement project will require the acquisition of privately maintained roads, streets, rights of way, easements, or any other real property lying within the proposed capital improvement tax district, the Public Works Director shall notify the applicant.

Exhibit A

- (c) No project will be considered by the Board of Commissioners until such property is offered for dedication by the property owners to the County in writing and in the form and manner required by the Public Works Director.
- (3) Completion of preliminary studies, reports, or plans.
- (a) If the Public Works Director determines that preliminary studies, reports, and/or plans are required in order to develop a project plan, timeline, and cost estimate for the project, the Public Works Director shall notify the applicant.
 - (b) The Public Works Director shall not issue the Final Petition until the required studies, reports, and/or plans are provided to the Public Works Director and the Public Works Director determines that such studies, reports, and/or plans are adequate.
 - (c) The expenditure of funds by the applicant or any other person in furtherance of any Application or Petition shall not establish any rights in favor of the applicant or duties on the part of Dawson County, its officials, or its employees.
- (4) The Public Works Director shall develop a preliminary project plan, timeline, and budget for the proposed project prior to the issuance of a Final Petition. In developing the project plan, timeline, and budget, the Public Works Director shall ensure that all road projects are completed using a full depth reclamation (FDR) process, where feasible.
- (5) The Final Petition shall contain the following:
- (a) A description of the property to be included within the proposed capital improvement tax district by tax map parcel numbers as such numbers are used by the county tax assessor and the county tax commissioner;
 - (b) A description of the qualified capital improvement project to be sought by the Final Petition;
 - (c) An estimate of the millage rate required to recover all project costs from ad valorem taxes on real property within the proposed special district within a ten-year period; and
 - (d) A statement explaining that the estimated timeline, project costs, and millage rates are made for informational purposes only, and that, if the Petition is approved, the actual project costs for such improvements will be

Exhibit A

funded in whole or in part through a special district ad valorem tax on all property within the capital improvement tax district; and

- (e) A statement explaining that the property owner’s signature indicates that they are in favor of the proposed qualified capital improvement project and are willing to consider being subject to taxation or special assessment to fund such improvements .
- (6) To be eligible for further consideration, the applicant must return a completed Final Petition bearing the signatures of at least 75 percent of the owners of the property lying within the proposed capital improvement tax district within 45 days of the issuance of the Final Petition. The supporters of the Final Petition shall include, at a minimum, the signatures of all property owners who will be required to dedicate property for the proposed capital improvement project.
- (7) If the Public Works Director determines that a Final Petition has been timely returned with all of the required signatures, that the proposed project is of sufficient priority to warrant further consideration by the Board of Commissioners, and that the required offers of dedication have been provided, the Public Works Director shall provide written notice to the applicant and all owners of the property lying within the proposed capital improvement tax district certifying that the Final Petition will be forwarded to the Board of Commissioners for consideration (the “Certification”), and notifying such individuals of the intended date for a public hearing on the Final Petition.
- (h) Creation of capital improvement tax district; authorization for project improvements.
 - (1) Following the Certification by the Public Works Director, the Board of Commissioners shall conduct a public hearing for the purposes of considering whether to accept the dedication of any property required to be dedicated by this Article and whether to establish a special district ad valorem tax or special assessment within the proposed district to fund, in whole or in part, the proposed capital improvement project. At least 15 but not more than 45 days before the date of the hearing, the county shall publish a notice of the hearing within a newspaper of general circulation within the county. The notice shall state the time, place, and purpose of the hearing.
 - (2) Following the public hearing, the Board of Commissioners shall be authorized, but not required, and in its sole discretion, to accept the dedication of the property required by this Article, to create the petitioned for capital improvement tax district, to authorize the construction of improvements, and to authorize the levy of taxes or special assessments to fund the project costs of the proposed improvements in

Exhibit A

whole or in part and upon such terms and conditions and in such manner as the Board of Commissioners may deem necessary or proper. The Board of Commissioners shall not be confined to the district boundaries or improvements identified in the petition and may modify the district boundaries, determine the improvements to be provided therein, and determine the manner in which such improvements shall be funded in its sole discretion.

- (3) The Board of Commissioners shall be authorized in its sole discretion to fund the authorized project costs, in whole or in part, through grants, bonds, ad valorem taxes, special district taxes, special assessments, special purposes taxes, user fees, or any combination thereof.
- (i) Authority of Board of Commissioners to create or modify special districts and to make assessments.
 - (1) The Board of Commissioners may establish special ad valorem tax districts, and taxes, fees, or assessments may be levied upon properties within such districts, under such terms and conditions and in such manner as the Board of Commissioners may deem necessary or proper in its sole discretion and in the absence of a petition from property owners.
 - (2) Nothing in this Article shall be construed as a limitation on the Board of Commissioners' authority to establish or modify special ad valorem tax districts, provide for or discontinue capital improvements or for the provision of one or more local governmental services, or to impose or terminate taxes, assessments, or fees.
 - (3) The Board of Commissioners shall be authorized to grant exceptions to the literal terms of this Article where special conditions or hardships exist.

**AN ORDINANCE OF THE
DAWSON COUNTY
BOARD OF COMMISSIONERS**

**TO AMEND CHAPTER 30 OF THE CODE OF DAWSON COUNTY TO PROVIDE A
MECHANISM FOR TAXPAYERS TO PETITION THE DAWSON COUNTY BOARD
OF COMMISSIONERS FOR THE CREATION OF SPECIAL AD VALOREM TAX
DISTRICTS TO FUND CAPITAL IMPROVEMENT PROJECTS**

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

WHEREAS, Article IX, Section II, Paragraph VI (c) of the Constitution of the State of Georgia provides that the governing authority of the County may, by county ordinance or resolution, create special districts for the provision of local government services within such districts; and fees, assessments, and taxes may be levied and collected within such districts to pay, wholly or partially, the cost of providing such services therein and to construct and maintain facilities therefor; and

WHEREAS, the Board of Commissioners of Dawson County has determined that it is in the public interest to amend Chapter 30 of the Code of Dawson County, Georgia, by adding thereto a new Article to provide a mechanism whereby County residents may petition the Board of Commissioners of Dawson County for the creation of special tax districts to fund, in full or in part, capital improvement projects of special benefit to the properties located within said tax district; and

WHEREAS, the Dawson County Board of Commissioners has determined to adopt an ordinance regulating these matters;

NOW THEREFORE BE IT ORDAINED by the Board of Commissioners of Dawson County, Georgia, as follows:

SECTION 1.

Chapter 30 of the Code of Dawson County, Georgia, is hereby amended by creating a new Article, Article V – Capital Improvement Special Tax District, as shown in Exhibit A hereto.

SECTION 2.

If any section, provision, or clause of any part of this Ordinance shall be declared invalid or unconstitutional, or if the provisions of any part of this Ordinance as applied to any particular situation or set of circumstances shall be declared invalid or unconstitutional, such invalidity shall not be construed to affect the portions of this Ordinance not so held to be invalid, or the application

of this Ordinance to other circumstances not so held to be invalid. It is hereby declared as the intent that this Ordinance would have been adopted had such invalid portion not been included herein.

SECTION 3.

All ordinances or parts of ordinances in conflict with this ordinance are hereby repealed.

SECTION 4.

This Ordinance shall become effective on _____, 2021, the public good demanding the same.

SO ORDAINED this ____ day of _____, 2021.

Dawson County Board of Commissioners

Billy Thurmond, Chairman

Attest:

By: _____
Kristen Cloud, County Clerk

[COUNTY SEAL]

Exhibit A

CHAPTER 30 - LICENSES, TAXATION AND MISCELLANEOUS REGULATIONS

ARTICLE V - CAPITAL IMPROVEMENT SPECIAL TAX DISTRICT

Sec. 42-250. – Petitions for Capital Improvement Special Tax Districts.

- (a) Purpose. To create a method by which citizens may petition the Board of Commissioners for consideration of capital improvement projects to be funded by the requesting citizens via a special district ad valorem tax or by special assessment.
- (b) Overview. The program consists of the following steps, each of which is detailed below in this Article:

~~(1) The applicant must present~~An interested property owner may petition for the creation of a Capital Improvement Special Tax District under this Article by filing an Application for a Preliminary Petition;

~~(1) The with the Public Works Director reviews the Preliminary Petition to determine whether it is complete, whether dedication of property is required, and to evaluate the priority of.~~

~~(2) If the project.~~

~~(3)(2) The Public Works Director either returns~~determines that the Application for a Preliminary Petition is complete, the Public Works Director will develop a preliminary cost estimate and provide the applicant with a Preliminary Petition with further direction or issues a Statement of Completion, instructing the applicant on what must be contained in the Final Petition.

~~(3) Within 90 days of the Public Works Director's issuance of the Statement of Completion, the applicant must~~The Preliminary Petition is a means for the applicant and the Public Works Director to gauge support for the proposed project by the affected property owners. The applicant will have 45 days from the issuance of the Preliminary Petition to obtain the signatures of at least 75 percent of the owners of the property lying within the proposed capital improvement tax district for further consideration of the proposed project.

~~(4) Upon the timely return of a completed Preliminary Petition, the Public Works Director will determine whether the proposed project will require additional preliminary steps prior to the issuance of the Final Petition, such as the dedication of private property or the completion of preliminary studies, reports, or plans.~~

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Exhibit A

~~(4)(5)~~ The applicant will have 45 days from the issuance of the Final Petition as directed to obtain the signatures of at least 75 percent of the owners of the property lying within the proposed capital improvement tax district.

~~(5)(6)~~ The Board of Commissioners ~~considers~~will consider the Final Petition and exercises its discretion to decide whether to approve the project and how to fund the project.

(c) Administration. The Public Works Director shall be responsible for administering the capital improvement tax district program as set forth in this Article and shall:

- (1) Advise applicants for proposed capital improvement tax districts of the procedures required for the establishment of such districts pursuant to this Article~~;~~
- (2) Establish an orderly system of numbering capital improvement tax districts created pursuant to this Article in conjunction with the county tax assessor and the county tax commissioner~~;~~
- (3) Provide standard forms for use by applicants~~;~~
- (4) Advise applicants of estimated assessment rates for owners of property lying within proposed capital improvement tax districts~~;~~ in conjunction with the county tax assessor and the county tax commissioner;
- (5) Examine all applications and petitions for completion and for compliance with the provisions of this Article~~;~~
- (6) Submit Final Petitions to the Board of Commissioners together with estimated costs, construction timelines, and assessment rates to owners of property lying within such districts, and with such other information and recommendations as the Public Works Director may deem appropriate~~;~~
- (7) Coordinate the qualified capital improvement project within such districts upon final approval by the Board of Commissioners~~;~~ and
- (8) Perform any and all other acts or duties necessary or proper for the attainment of the purposes set out in this Article.

(d) Definitions.

- (1) For the purposes of this Article, “qualified capital improvement project” means an improvement to public property with a useful life of ten years or more, by new construction or other action, which specially benefits all real property within the

Exhibit A

capital improvement tax district, either by increasing the service capacity available to such properties, increasing the marketability or market value of such properties, or other special benefits as determined by the Board of Commissioners. Such projects include, but are not limited to, road paving or surfacing, sidewalks, curbs, gutters, stormwater control structures, sanitary sewers, water lines, driveways, traffic control devices, and lighting fixtures.

- (2) For the purposes of this Article, “project costs” means all costs incurred to provide a qualified capital improvement project in conformity with all applicable standards, including, but not limited to, planning, design, engineering, construction, land acquisition, land improvement, and administrative costs.

(e) Application for Preliminary Petition by property owners.

- (1) The owners of residential parcels within either an existing residential subdivision ~~or a discrete and definable area~~, or the owners of property lying within a discrete and definable area zoned for purposes other than residential use, may submit to the Public Works Director an Application for a Preliminary Petition to establish a capital improvement tax district and for the imposition of a special district ad valorem tax or special assessment to fund, in whole or in part, a qualified capital improvement project within the proposed district.

- (2) The Application for a Preliminary Petition must be filed by an owner of real property located within the proposed district ~~and must include the following:~~

~~(3) An accurate~~Applications for Preliminary Petitions shall be considered on a first-come-first-serve basis and only one application shall be considered at any time for a single residential subdivision or any discrete and definable area.

~~(4) The Application for a Preliminary Petition must include the following:~~

~~a.(a)~~ A description of the property to be included within the proposed capital improvement tax district ~~by tax map parcel numbers as such numbers are used by the county tax assessor and the county tax commissioner;~~

~~b.(b)~~ A short and plain description of the qualified capital improvement project to be sought by the Petition;

~~(c)~~ A short and plain statement, ~~acknowledging that project costs for such improvements will be funded in whole or in part through a special district ad valorem tax or special assessment on all property within the capital improvement tax district;~~

Exhibit A

- (i) Neither the filing of ~~the Preliminary or Final~~ Application for a Petition, nor the expenditure of funds in furtherance of any Application or Petition, will establish any rights in favor of the applicant or duties on the part of Dawson County, its officials, or its employees; ~~;~~
 - (ii) The Public Works Director is authorized to require applicants to supplement their Preliminary Petition by providing, at the applicant's own cost, any additional information, studies, reports, or plans deemed necessary by the Public Works Director as a condition precedent to further consideration of ~~the Preliminary~~ an Application or Petition; ~~;~~ and
 - ~~(3)~~(iii) The Public Works Director retains the sole discretion to determine what information, studies, reports, and plans are required for each proposed project on a case by case basis.
- ~~(4)~~(5) The Public Works Director ~~shall~~ may make an assessment of priority. The Public Works Director retains the sole discretion in prioritizing Applications and Petitions for qualified capital improvement projects. When prioritizing Applications and Petitions, the Public Works Director should consider the following non-exclusive factors:
- ~~a.~~(a) The application date;
 - ~~b.~~(b) The degree to which the proposed project will alleviate traffic congestion or other public safety concerns;
 - ~~c.~~(c) The anticipated project costs in relation to the funding available through taxes or other sources;
 - ~~d.~~(d) The support for the project as evidenced by the percentage of property owner signatures received in favor of the petition; and
 - ~~(e)~~ Review The degree to which required property and access rights may be obtained without exercising the power of eminent domain.
- (f) Issuance of the Preliminary Petition by the Public Works Director; ~~Statement of Completion.~~
- (1) If the Public Works Director determines that the Application for a Preliminary Petition is complete, that the Application seeks a qualified capital improvement project as defined in this Article, and that the proposed project is of sufficient priority to warrant further consideration ~~by the Board of Commissioners~~, the Public

Exhibit A

- ~~a.(a)~~ No capital improvement project shall be eligible for inclusion in the capital improvement tax district program unless such project shall be publicly owned and constructed on public property.
- ~~(b)~~ If the Public Works Director determines that the completion of the qualified capital improvement project will require the acquisition of privately maintained roads, streets, rights of way, easements, or any other real property lying within the proposed capital improvement tax district, the Public Works Director shall notify the applicant.
- ~~b.(c)~~ No project will be considered by the Board of Commissioners until such property is offered for dedication by the property owners to the County in writing and in the form and manner required by the Public Works Director.
- ~~(3) Final Petition. Upon provision of the Statement of Completion by of preliminary studies, reports, or plans.~~
- ~~(g)(a) In the Public Works Director shall apply to the Public Works Director in order to develop a project plan, timeline, and cost estimate for the project, the Public Works Director shall notify the applicant.~~
- ~~(b) The Public Works Director shall not issue the Final Petition ~~must contain~~ the signatures of at least 75 percent of ~~until~~ the owners of ~~required studies, reports, and/or plans are provided to the property lying within Public Works Director and the proposed capital improvement tax district demonstrating~~ Public Works Director determines that such studies, reports, and/or plans are adequate.~~
- ~~(c) The expenditure of funds by the supporters of the petition are applicant or any other person in furtherance of any Application or Petition shall not establish any rights in favor of the applicant or duties on the part of Dawson County, its officials, or its employees.~~
- ~~(4) The Public Works Director shall develop a preliminary project and willing to be subject to taxation or special assessment to fund the plan, timeline, and budget for the proposed project according prior to the estimates contained in the Statement of Completion. The supporters of the issuance of a Final Petition shall include, at a minimum, the signatures of. In developing the project plan, timeline, and budget, the Public Works Director shall ensure that all property owners who will be required to dedicate property for the proposed capital improvement project, and~~

Exhibit A

~~must~~ road projects are completed using a full depth reclamation (FDR) process, where feasible.

~~(4)~~(5) The Final Petition shall contain the following:

~~a.~~(a) ~~An accurate~~ description of the property to be included within the proposed capital improvement tax district by tax map parcel numbers as such numbers are used by the county tax assessor and the county tax commissioner;

~~b.~~(b) ~~A short and plain~~ description of the qualified capital improvement project ~~to be sought by the petition and the estimated timeframe for completion of the project.~~ Final Petition;

~~(c)~~ ~~An estimate of the project costs for the proposed project;~~ valorem taxes on real property within the proposed special district within a ten-year period; ~~and~~

~~e.~~(d) A ~~short and plain~~ statement ~~explaining~~ that the estimated ~~timeline,~~ project costs, ~~and millage rates~~ are ~~a preliminary estimate~~ made for informational purposes only, and that, if the Petition is approved, the actual project costs for such improvements will be funded in whole or in part through a special district ad valorem tax on all property within the capital improvement tax district; and

~~(e)~~ A ~~dedication in the form and manner required by the Public Works Director of all privately maintained roads, streets, rights of way, easements, and any other real statement explaining that the property or fixtures located~~ owner's signature indicates that they are in favor of the proposed qualified capital improvement project and are willing to consider being subject to taxation or special assessment to fund such improvements .

~~f.~~(6) ~~To be eligible for further consideration, the applicant must return a completed Final Petition bearing the signatures of at least 75 percent of the owners of the property lying within the proposed capital improvement tax district that are necessary for within 45 days of the issuance of the completion~~ Final Petition. The supporters of the ~~qualified~~ Final Petition shall include, at a minimum, the signatures of all property owners who will be required to dedicate property for the proposed capital improvement project.

~~(2)~~(7) If the Public Works Director determines that a Final Petition has been timely returned with all of the required signatures, that the proposed project is of sufficient priority to warrant further consideration by the Board of Commissioners, and that

Exhibit A

the required offers of dedication have been provided, the Public Works Director shall provide written notice to the applicant and all owners of the property lying within the proposed capital improvement tax district certifying that the Final Petition will be forwarded to the Board of Commissioners for consideration (the “Certification”), and notifying such individuals of the intended date for a public hearing on the Final Petition.

- (h) Creation of capital improvement tax district; authorization for project improvements.
 - (1) Following the Certification by the Public Works Director, the Board of Commissioners shall conduct a public hearing for the purposes of considering whether to accept the dedication of any property required to be dedicated by this Article and whether to establish a special district ad valorem tax or special assessment within the proposed district to fund, in whole or in part, the proposed capital improvement project. At least 15 but not more than 45 days before the date of the hearing, the county shall publish a notice of the hearing within a newspaper of general circulation within the county. The notice shall state the time, place, and purpose of the hearing.
 - (2) Following the public hearing, the Board of Commissioners shall be authorized, but not required, and in its sole discretion, to accept the dedication of the property required by this Article, to create the petitioned for capital improvement tax district, to authorize the construction of improvements, and to authorize the levy of taxes or special assessments to fund the project costs of the proposed improvements in whole or in part and upon such terms and conditions and in such manner as the Board of Commissioners may deem necessary or proper. The Board of Commissioners shall not be confined to the district boundaries or improvements identified in the petition and may modify the district boundaries, determine the improvements to be provided therein, and determine the manner in which such improvements shall be funded in its sole discretion.
 - (3) The Board of Commissioners shall be authorized in its sole discretion to fund the authorized project costs, in whole or in part, through grants, bonds, ad valorem taxes, special district taxes, special assessments, special purposes taxes, user fees, or any combination thereof.
- (i) Authority of Board of Commissioners to create or modify special districts and to make assessments.
 - (1) The Board of Commissioners may establish special ad valorem tax districts, and taxes, fees, or assessments may be levied upon properties within such districts, under such terms and conditions and in such manner as the Board of Commissioners

Exhibit A

may deem necessary or proper in its sole discretion and in the absence of a petition from property owners.

- (2) Nothing in this Article shall be construed as a limitation on the Board of Commissioners' authority to establish or modify special ad valorem tax districts, provide for or discontinue capital improvements or for the provision of one or more local governmental services, or to impose or terminate taxes, assessments, or fees.
- (3) The Board of Commissioners shall be authorized to grant exceptions to the literal terms of this Article where special conditions or hardships exist.



DAWSON COUNTY BOARD OF COMMISSIONERS AGENDA FORM

Department: Superior Court

Work Session: 12.02.2021

Prepared By: Jason Stephenson

Voting Session: 12.16.2021

Presenter: Jason Stephenson

Public Hearing: Yes No

Agenda Item Title: Presentation of New Agreement with Professional Probation Services, Inc.

Background Information:

Dawson County Superior Court and Dawson County Probate Court originally executed an agreement in 2017 with Northeast Georgia Probation Services, Inc. (NGPSI). In 2019, the Contract was assigned to Professional Probation Services, Inc. (PPSI) following its acquisition of NGPSI. Per a 2018 Addendum, the current contract expires 12/31/2021.

Current Information:

Both Dawson County Superior Court and Dawson County Probate Court would like to extend our relationship with PPSI. The new contract is nearly identical to existing terms, and no funds from the county are required. The contract extends for one year (2022) with auto-renewals for an additional three years.

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

Fund	Dept.	Acct No.	Budget	Balance	Requested	Remaining

Recommendation/Motion: _____

Department Head Authorization: _____

Date: _____

Finance Dept. Authorization: *Vickie Nekukuh*

Date: *11/23/21*

County Manager Authorization: *DS*

Date: *11/23/21*

County Attorney Authorization: _____

Date: _____

Comments/Attachments:

**STATE OF GEORGIA
COUNTY OF DAWSON**

**CONTRACT FOR PROBATION SUPERVISION
AND REHABILITATION SERVICES**

THIS CONTRACT made and entered into this _____ day of _____, 20_____, by and between Dawson County, Georgia (hereinafter referred to as the "County") and Professional Probation Services, Inc. (hereinafter referred to as "PPSI"), upon the request and consent of the Chief Judges of the Dawson County Superior Court and the Dawson County Probate Court (hereinafter referred to as the "Courts").

WITNESSETH:

WHEREAS, the County, authorized by O.C.G.A. §42-8-101, wishes to enter into this agreement with PPSI with the consent of the Courts, and recognizes its responsibility to provide professional and effective sentencing alternatives for citizenry and offenders of the community; and

WHEREAS, PPSI is uniquely qualified and experienced in providing such comprehensive professional services and is willing to contract with the County with the approval of the Courts; and

WHEREAS, the parties hereto deem it in their respective best interests and each will best be served by entering into said Contract for the provision by PPSI of such probation services as ordered by the Courts.

NOW THEREFORE, in consideration of the premises and the mutual benefits and covenants provided under the terms and conditions of this Contract, the parties hereto agree as follows:

DESIGNATION BY THE COUNTY

The County shall designate PPSI as the sole private entity to coordinate, provide and direct probation programs and services to offenders sentenced by and under the jurisdiction of the Courts.

SCOPE OF SERVICES

PPSI shall provide the services and programs for the misdemeanor offenders placed on probation by the Courts which shall include the following particulars:

- A. Comply with the rules, standards, and qualifications as set forth by the Department of Community Supervision (DCS), and any subsequent changes, thereto, and the Laws of the State of Georgia.
- B. Operate under the conditions as agreed to by and between PPSI and the County, as more fully set forth in the Specifications for Probation Services attached hereto and incorporated herein by reference.
- C. Provide such services as specifically set forth in the Specifications for Probation Services for the provisions of services to offenders under the jurisdiction of the Courts.
- D. Meet, maintain, and comply with all rehabilitation program offerings as specified in the Specifications for Probation Services.

- E. Maintain individual files for each offender participating in PPSI's programs in accordance with DCS Board Rule 105-2-.14. The files will be maintained in a secured area, in a secure file cabinet, or electronically. PPSI shall maintain the confidentiality of all files, records, and papers relative to the supervision of probationers under this agreement.
- F. Provide timely and prompt reports as are, or may be required by the Courts during the period of the Contract, which include, but are not limited to, statistical reports, caseload data, and other records documenting the types of program services provided and the identity of the offenders receiving such services in accordance with O.C.G.A. §42-8-108 and DCS Board Rule 105-2-.13.
- G. Provide counseling and supervision services for all persons ordered by the Courts to participate in such programs during the period of the Contract and assure that PPSI is providing program services and maintaining records reflective of good business practice.
- H. Make fiscal and program records available within ten (10) working days for review and maintain financial records reflective of good business practice. Records shall be maintained in accordance with O.C.G.A. §42-8-109.2 and DCS Board Rule 105-2-.14.
- I. Bill the offender for program services provided on such forms and in such manner to conform to acceptable business practice in accordance with DCS Board Rule 105-2-.14 and 105-2-.15. The accuracy of billing is to be confirmed by providing a copy of the services and attending cost to the offender.
- J. Charge each offender participating in rehabilitation programs the reasonable cost of the program as reflected in the Specifications for Probation Services attached hereto and incorporated herein by reference. Each offender shall be charged a maximum not to exceed the program costs as specified in the Specifications for Probation Services unless it is approved in advance by the Courts. Those offenders the Courts shall determine to be indigent shall be ordered as such and shall be supervised at no cost in accordance with O.C.G.A. §42-8-102.
- K. Collect restitution, fines, court costs and fees, program fees, and probation fees as ordered by the Courts. PPSI shall prioritize the collection of restitution before the collection of fines and probation fees pursuant to O.C.G.A. §17-14-8. PPSI shall collect funds for the Georgia Crime Victims Emergency Fund, as applicable, and forward them directly to the Georgia Crime Victims Compensation Board by the end of each month along with a corresponding remittance report pursuant to O.C.G.A. §17-15-13(f).
- L. Submit a written report to the Courts as frequently as the Courts require on the amount of Court fines, costs, fees, and restitution ordered and collected from each offender. The report shall include the total dollar amount applied to Courts' ordered fines, fees, restitution, and other conviction related costs.
- M. Tender all Court fines and costs ordered and collected from offenders to the Courts as frequently as the Courts require.
- N. Comply with all laws regarding confidentiality of offender records in accordance with O.C.G.A. §42-8-109.2 and DCS Board Rule 105-2-.09.
- O. Furnish a fidelity bond or letter of credit in the amount of not less than one hundred thousand (\$100,000.00) dollars as surety for the satisfactory performance of the Contract.

- P. Not profit or attempt to profit from any fines, restitution, or Court costs collected from the offenders.
- Q. The Courts shall assist PPSI in obtaining access to criminal histories in the Georgia Crime Information Center and National Crime Information Center through local law enforcement in order for PPSI to conduct pre-sentence or probationer investigations as may be requested. PPSI may obtain a Georgia Crime Information Center (GCIC) Originating Agency Identifier (ORI) number. The Federal Bureau of Investigation (FBI) CJIS Security Addendum is, therefore, attached hereto and incorporated herein by reference.
- R. PPSI shall employ competent and able personnel to provide services rendered hereunder and to appropriately administer this caseload. All staff shall meet qualifications as prescribed by O.C.G.A. §42-8-107 and DCS Board Rule 105-2-.09.
- S. PPSI shall have a criminal history records check made of all staff in accordance with O.C.G.A. §42-8-106.1, O.C.G.A. §42-8-107, and DCS Board Rule 105-2-.10.
- T. PPSI staff shall comply with the orientation and continuing education training required per annum as prescribed by O.C.G.A. §42-8-107, DCS Board Rule 105-2-.09, and DCS Board Rule 105-2-.12.
- U. PPSI shall make a supervision assessment of each offender and determine the reporting schedule, type of contact(s), and frequency of contact(s) pursuant to the direction of the Courts. There are no minimally required contacts for pay-only cases. Probation officers shall supervise no more than 250 probationers under Basic Supervision. There are no caseload size limitations regarding pay-only cases.
- V. PPSI shall coordinate and ensure compliance with community service by each probationer as ordered by the Courts. PPSI will maintain records of community service participation and completion.
- W. PPSI shall coordinate with certified vendors the evaluation and assessment of probationers for drug/alcohol rehabilitation, mental health, psychological counseling, or educational programs mandated by the Courts and shall require probationer's compliance. PPSI shall not specify, directly or indirectly, a particular DUI Alcohol or Drug Use Risk Reduction Program, which a probationer may or shall attend. PPSI shall conduct on-site drug and alcohol screens at the direction of the Courts. Probationers who are ordered to be screened shall be screened no less than once per quarter. The costs for the drug and alcohol screens shall be paid by the offender, as fully set forth in the Specifications for Services attached hereto.
- X. The term "pay-only probation" means a defendant has been placed under probation supervision solely because such defendant is unable to pay the court imposed fine and statutory surcharges when such defendant's sentence is imposed. Such term shall not include circumstances when restitution has been imposed or other probation services are deemed appropriate by the court. When pay-only probation is imposed, the probation supervision fees shall be capped, per O.C.G.A. §42-8-103.
- Y. Consecutive misdemeanor sentences shall be supervised in accordance with O.C.G.A. §42-8-103 and §42-8-103.1.
- Z. PPSI shall prepare probation violation warrants, orders, and petitions for modification/revocation of probation for submission to the Courts. PPSI shall recommend the modification or revocation of probation whenever the probationer fails to substantially comply with the terms and conditions of probation. The Courts shall determine what constitutes a substantial failure to comply with

probation terms and conditions. Modification/Revocation proceedings shall be conducted in accordance with O.C.G.A. §42-8-102 and the Courts' Judicial Procedures.

PERIOD OF SERVICE

The performance of the aforementioned services shall commence on the 1st day of January, 2022, and shall continue with a specific expiration date of the 31st day of December, 2022. The contract shall automatically renew for specific one-year terms on January 1st each year, thereafter, under the same terms and conditions as provided herein, unless written notice to the contrary is directed to the other party not less than thirty (30) days prior to the current term's expiration, in accordance with O.C.G.A. §36-60-13. Said automatic renewals shall continue for a maximum period of four (4) years. The contract shall absolutely terminate on December 31, 2026. Either party may terminate this Contract upon thirty (30) days written notice. The County may terminate this Contract immediately for cause including, without limitation, material breach of this Contract, insolvency of PPSI, or filing of a voluntary or involuntary case in bankruptcy.

PAYMENTS FOR SERVICES

Fees for basic services are set out in the Specifications for Probation Services, which fees are payable not by the County, but by sentenced offenders. No fees accrued pursuant to the Specifications for Probation Services shall be obligations of the County. The County shall have no obligation for fees incurred during this contract term and none in any subsequent renewals in accordance with O.C.G.A. §30-60-13.

DEFICIENCIES IN SERVICE, TERMINATION

In the event the County determines there are deficiencies in the service and work provided by PPSI, the County shall notify PPSI in writing as to the precise nature of any such deficiencies. Within ten (10) working days of receipt of such notice, PPSI shall correct or take reasonable steps to correct the deficiencies complained of, including, if necessary, increasing the work force and/or equipment, or modifying the policies and procedures used by PPSI in performing services pursuant to this Contract. If PPSI fails to correct or take reasonable steps to correct the deficiencies within ten (10) working days, the County may declare PPSI in default and this Contract shall be declared terminated upon receipt by PPSI of notice thereof. PPSI agrees that in the event it disputes the County's right to invoke the provisions of this paragraph, it will not seek injunctive or other similar relief, but will either negotiate a settlement of the matter with the County or seek, as its remedy, monetary damages in a Court of competent jurisdiction.

DISPUTES

In the event of any controversy, claim or dispute as to the services and work performed or to be performed by PPSI, or the construction or operation of or rights and liabilities of the parties under this Contract, where the County is the complaining party, each such question shall be submitted to the Chief Judge of the Dawson County Superior Court for resolution; provided, however, in the event either party disagrees with the decisions of the Judge, that party shall have the right to litigate the matter in its entirety in a Court of competent jurisdiction. The party wishing to submit a matter to the Judge shall do so by written notice to the other party and to the Judge, which shall specify the nature of the controversy, claim or dispute. The Judge shall schedule a hearing within fifteen (15) days of such notice, at which time both parties shall present their positions. The Judge shall render a decision within seven (7) days after the date of the hearing. In the event the Judge is the complaining party, the Presiding Judge of the Dawson County Superior Court, or his/her designee, shall be asked to resolve the issues presented.

TRANSFER OF OPERATIONS

In the event PPSI defaults for any reason in the service provided for by this Contract, the County may, at its election and upon five (5) working days' prior written notice to PPSI, take possession of all records and other documents generated by PPSI in connection with this Contract, and the County may use the same in the performance of the services described herein. PPSI agrees to surrender peacefully said records and documents. The County shall provide PPSI with a written receipt of those items over which the County assumes exclusive control. PPSI agrees that in the event it disputes the County's right to invoke the provisions of this paragraph, it will not seek injunctive or other similar relief, but will either negotiate a settlement of the matter with the County, or seek monetary damages as its remedy in a court of competent jurisdiction.

RIGHT TO REQUIRE PERFORMANCE

The failure of the County at any time to require performance by PPSI of any provisions hereof shall in no way affect the right of the County thereafter to enforce same. Nor shall waiver by the County of any breach of any provision hereof be taken or held to be a waiver of any succeeding breach of such provision or as a waiver of any provision itself.

ACCESS TO BOOKS AND RECORDS

The County's representatives shall have access on a weekday, other than a legal State holiday, upon forty-eight (48) hours prior written notice to PPSI's representative, to all PPSI's books, records, correspondence, instructions, receipts, vouchers, and memoranda of every description pertaining to work under this Contract, for the purpose of conducting a complete independent fiscal audit for any fiscal year within the immediately preceding two (2) years, in accordance with O.C.G.A. §42-8-108, DCS Board Rule 105-2-.14, and DCS Board Rule 105-2-.19.

INSURANCE

PPSI shall provide and maintain during the life of this Contract, workers' compensation insurance and general liability with the following limits of liability:

- | | |
|-------------------------------|-------------------------------|
| Workers' Compensation | - Statutory |
| Bodily Injury Liability | - \$ 100,000 each accident |
| | - \$ 500,000 each occurrence |
| General Liability | - \$1,000,000 each occurrence |
| Personal & Advertising Injury | - \$1,000,000 each occurrence |
| Professional Liability | - \$1,000,000 each occurrence |

INDEMNIFICATION/HOLD HARMLESS

With regard to the work to be performed by PPSI, neither the County nor the Courts shall be liable to PPSI, or to anyone who may claim a right resulting from any relationship with PPSI, for any negligent act or omission of PPSI, its employees, agents, or participants in the performance of services conducted on behalf of the County. In addition, PPSI agrees to indemnify and hold harmless the County and the Courts, their officials, employees, agents, or participants with the Courts and the Probation Services described herein, from any and all claims, actions, proceedings, expenses, damages, liabilities or losses (including, but not limited to, attorney's fees and court costs) arising out of or in connection with any negligent act or omission of PPSI, including wrongful criminal acts of PPSI, or PPSI's employees, agents, or representatives. Further, the County is to be named as an additional named insured on PPSI's liability insurance policies.

ASSIGNMENT

The duties and obligations assumed by PPSI are professional services unique to PPSI and are therefore not transferable or assignable without prior consent of the County and Courts. Consent, however, shall not be unreasonably withheld.

VALIDITY

This Contract shall be binding on any successor to the undersigned official of the County or Courts. The provisions enumerated in this Contract shall be deemed valid insofar as they do not violate any City, State, or Federal laws. In the event any provision of this Contract should be declared invalid, the remainder of this Contract shall remain in full force and effect.

NOTICE

Any notice provided for in this Contract shall be in writing and served by personal delivery or by registered or certified mail addressed to:

As to the County: Dawson County Board of Commissioners
25 Justice Way, Suite 2313
Dawsonville, GA 30534
Attn: David Headley, County Manager

As to PPSI: Professional Probation Services, Inc.
1770 Indian Trail Road, Suite 350
Norcross, Georgia 30093
Attn: Keith Ward, CEO

Notices sent by registered or certified mail shall be deemed delivered/received upon actual receipt or three (3) days from mailing, whichever is shorter. The above addresses may be modified by written notice to the other party.

ENTIRE AGREEMENT

This Contract, including all exhibits attached hereto and incorporated herein by reference, constitutes the entire understanding and agreement between the parties hereto and supersedes any and all agreements, whether written or oral, that may exist between the parties regarding the same. No representations, inducements, promises, or agreements between the parties not embodied herein shall be of any force and effect. No amendment or modification to this Contract or any waiver of any provisions hereof shall be effective unless in writing and signed by the County and PPSI.

In witness whereof, the parties have hereunto set their hands and affixed their seals on the day and year first above written.

Dawson County Board of Commissioners

By: _____
Billy Thurmond, Chairman

Professional Probation Services, Inc.

By: _____
Keith Ward, CEO

(Corporate Seal)

Approved:

Dawson County Superior Court

By: _____
Kathlene F. Gosselin, Chief Judge

Dawson County Probate Court

By: _____
Jennifer Burt, Judge

By: _____
Kristen Cloud, County Clerk

(County Seal)



Specifications for Services

Pay-Only Probation Supervision	\$45.00 per month. The pay-only probation supervision fees shall be capped per O.C.G.A. §42-8-103.
Basic Probation Supervision	\$45.00 per month
Indigent Supervision	\$0.00 – As determined and ordered by the Court
Pre-Trial/Diversion Supervision	\$38.00 per month + A One-Time \$70.00 Application Fee
Electronic Monitoring	<u>\$75.00 Installation Fee +</u> RF House Arrest: \$6.00 per day Active GPS: \$10.00 per day SCRAM – Remote Breath: \$7.25 per day SCRAM – with landline: \$10.00 per day SCRAM – Alcohol Monitoring with Cellular Connector: \$12.00 per day SCRAM – Alcohol Monitoring plus House Arrest: \$15.00 per day
Alternative GPS Monitoring with Victim Notification	Shepherd System Smart Phone Application \$55.00/\$85.00 Enrollment Fee + \$5.00 - \$6.00 per day
On-Site, Multi-Panel Drug Screen	\$20.00
On-Site EtG Test	\$20.00
Laboratory Confirmation Test	\$20.00
Community Service Work Coordination	No Cost
Restitution Collection - Direct Disbursement to Victim	No Cost
On-Line Access for the Court to the PPSI Probation Tracker 2.0 Computer Program	No Cost
Transfer of Supervision	For 24/7 Internet Access to all Offender Data and Activity
Resume and Interview Skills Development with Job Placement Assistance	No Cost to any of our more than 50 locations nationwide
Indemnification of the County, and Naming the County as an Additional Insured	No Cost – Professional and General Liability



DAWSON COUNTY BOARD OF COMMISSIONERS AGENDA FORM

Department: Superior Court

Work Session: 12.02.2021

Prepared By: Jason Stephenson

Voting Session: 12.16.2021

Presenter: Jason Stephenson

Public Hearing: Yes _____ No _____

Agenda Item Title: Presentation of Compensation of Court Bailiffs

Background Information:

OCGA § 15-2-7 provides that the first grand jury impaneled at the fall term of the superior courts "shall fix the compensation of court bailiffs in the superior courts of such counties for the next succeeding year." In the September term of 2021, a Dawson County grand jury fixed the bailiff compensation at \$85 per day for calendar year 2022, representing an increase from the \$70 per day fixed since approximately 2003. This increase will be effective January 1, 2022 "subject to the approval of the governing authority of the county" pursuant to OCGA § 15-2-7(b).

Current Information:

This increase will add an estimated \$6,000 to the FY22 budget.

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

Fund	Dept.	Acct No.	Budget	Balance	Requested	Remaining

Recommendation/Motion: _____

Department Head Authorization: _____

Date: _____

Finance Dept. Authorization: *Lukie Neukuh*

Date: 11/23/21

County Manager Authorization: *AS*

Date: 11/23/21

County Attorney Authorization: _____

Date: _____

Comments/Attachments:



DAWSON COUNTY BOARD OF COMMISSIONERS AGENDA FORM

Department: PUBLIC DEFENDER

Work Session: 12/02/2021

Prepared By: ISABEL CHAVEZ

Voting Session: 12/02/2021

Presenter: BRAD MORRIS / SARAH WILLIS

Public Hearing: Yes X No _____

Agenda Item Title: REQUEST FOR APPROVAL OF FY 2022 STATE PUBLIC DEFENDER CONTRACT

Background Information:

Dawson County has contracted with the GPDC since the Public Defender System's inception (our office started operating in January 2005) for the GPDC to employ one attorney and one administrative assistant as state employees via a contract. The contract covers the two employees' salaries and cost of employment as set forth in Attachment B to the state contract, and a 5% management fee.

Current Information:

The expense required to fund this contract has been requested and approved in the 2022 budget. The contract renews the agreement between Dawson County and the Georgia Public Defender Council ("GPDC") for the new Fiscal and Calendar Year 2022.

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

Fund	Dept.	Acct No.	Budget	Balance	Requested	Remaining
	2800	571001-000	\$184,122.00	\$184,122.00	\$184,122.00	0

Recommendation/Motion: Move to approve the 2022 Contract with the GPDC.

Department Head Authorization: _____

Date: _____

Finance Dept. Authorization: Vickie Neikirk

Date: 11/22/21

County Manager Authorization: David Headley

Date: 11-22-2021

County Attorney Authorization: _____

Date: _____

Comments/Attachments:

Attachment - INDIGENT DEFENSE SERVICES AGREEMENT BETWEEN THE CIRCUIT PUBLIC DEFENDER OFFICE OF THE NORTHEASTERN JUDICIAL CIRCUIT AND THE GOVERNING AUTHORITY OF DAWSON COUNTY (CY 2022)

**INDIGENT DEFENSE SERVICES AGREEMENT
BETWEEN THE CIRCUIT PUBLIC DEFENDER OFFICE OF THE
NORTHEASTERN JUDICIAL CIRCUIT AND THE GOVERNING AUTHORITY OF
DAWSON COUNTY**

THIS AGREEMENT is entered into this ____ day of _____, 2021, between the Circuit Public Defender Office of the Northeastern Judicial Circuit (herein referred to as “the Public Defender Office”) and the governing authority of Dawson County, a body politic and a subdivision of the State of Georgia (herein referred to as “the County”) and is effective January 1, 2022.

WITNESSETH:

WHEREAS, the Public Defender Office and the County enter into this agreement to implement the provisions of the Georgia Indigent Defense Act of 2003, as amended, including the provisions quoted below; and

WHEREAS, O.C.G.A. § 17-12-23 (d) provides as follows:

A city or county may contract with the circuit public defender office for the provision of criminal defense for indigent persons accused of violating city or county ordinances or state laws. If a city or county does not contract with the circuit public defender office, the city or county shall be subject to all applicable standards adopted by the council for representation of indigent persons in this state; and

WHEREAS, O.C.G.A. § 17-12-25 (b) provides as follows:

The county or counties comprising the judicial circuit may supplement the salary of the circuit public defender in an amount as is or may be authorized by local Act or in an amount as may be determined by the governing authority of the county or counties, whichever is greater; and

WHEREAS, O.C.G.A. § 17-12-26 (c) (4) provides as follows:

Neither the circuit public defender nor any personnel compensated by the state pursuant to the provisions of this article shall be reimbursed from state funds for any expenses for which the person has been reimbursed from funds other than state funds; provided, however, that the governing authority of the county or counties comprising the judicial circuit are authorized to provide travel advances or to reimburse expenses which may be incurred by the person in the performance of his or her official duties to the extent the expenses are not reimbursed by the state as provided in this Code section; and

WHEREAS, O.C.G.A. § 17-12-30 (c) (6) provides as follows:

The governing authority of the county or counties comprising a judicial circuit may supplement the salary or fringe benefits of any state paid position appointed pursuant to this article; and

WHEREAS, O.C.G.A. § 17-12-31 provides in subsections (a) and (b) the following:

- (a) The circuit public defender in each judicial circuit may employ additional assistant circuit public defenders, deputy circuit public defenders, or other attorneys, investigators, paraprofessionals, clerical assistants, and other employees or independent contractors as may be provided for by local law or as may be authorized by the governing authority of the county or counties comprising the judicial circuit. The circuit public defender shall define the duties and fix the title of any attorney or other employee of the office of the circuit public defender.
- (b) Personnel employed by the circuit public defender pursuant to this Code section shall serve at the pleasure of the circuit public defender and shall be compensated by the county or counties comprising the judicial circuit, the manner and amount of compensation to be paid to be fixed either by local Act or by the circuit public defender with the approval of the county or counties comprising the judicial circuit.

WHEREAS, O.C.G.A. § 17-12-34 provides as follows:

The governing authority of the county shall provide, in conjunction and cooperation with the other counties in the judicial circuit and in a pro rata share according to the population of each county, appropriate offices, utilities, telephone expenses, materials, and supplies as may be necessary to equip, maintain, and furnish the office or offices of the circuit public defender in an orderly and efficient manner. The provisions of an office, utilities, telephone expenses, materials, and supplies shall be subject to the budget procedures required by Article 1 of Chapter 81 of Title 36; and

WHEREAS, O.C.G.A. § 17-12-35 provides as follows:

A circuit public defender office may contract with and may accept funds and grants from any public or private source; and

WHEREAS, the County is a body politic, existing and operating under the laws and Constitution of the State of Georgia with full power to enter into contracts and agreements with other political entities; and

WHEREAS, the Public Defender Office is existing under the laws of the State of Georgia and operating under the laws and Constitution of the State of Georgia with full power to enter into contracts and agreements with other entities; and

WHEREAS, it is the intent of the parties to this agreement to provide for the operation of an indigent defense system to assure that adequate and effective legal representation is provided,

independent of political considerations or private interests, to indigent defendants in criminal cases consistent with the standards adopted by the Georgia Public Defender Council. This system and this agreement include the following:

- (1) The provision by the Public Defender Office of the statutorily required services to the County;
- (2) The payment and provision for additional personnel by the County;
- (3) The provision by the County of its pro rata share of the costs of appropriate offices, utilities, telephone expenses, materials, and supplies as may be necessary to equip, maintain, and furnish the office or offices of the circuit public defender in an orderly and efficient manner;
- (4) Travel advances and reimbursement of expenses;
- (5) Salary supplements; and
- (6) The provision for other matters necessary to carry out this agreement.

NOW THEREFORE, in consideration of the mutual covenants and promises contained in the agreement and for Ten Dollars (\$10) and other good and valuable consideration, **IT IS AGREED AS FOLLOWS:**

ARTICLE 1

STATUTORY PERSONNEL

Section 1.01 Statutory Staffing. The Public Defender Office agrees to provide for the Northeastern Judicial Circuit full-time staff for a circuit public defender office or offices consisting of a circuit public defender; an assistant public defender for each superior court judge authorized for the circuit, excluding the chief judge and senior judges; an investigator; and 2 additional persons to perform administrative, clerical or paraprofessional services.

Section 1.02 Statutory Services. The Public Defender Office agrees to provide representation to indigent defendants in the following cases:

- (1) Cases prosecuted in the Superior Court of Dawson County under the laws of the State of Georgia in which there is a possibility that a sentence of imprisonment or probation or suspension of sentence of imprisonment may be adjudged;
- (2) Hearings in the Superior Court of Dawson County on a revocation of probation;
- (3) Cases prosecuted in the Juvenile Court of Dawson County in which a child may face a disposition in a delinquency case of confinement, commitment or probation; and
- (4) Direct appeals from a decision in cases described in (1), (2), and (3) above.

Section 1.03 Conflicts. The Public Defender Office agrees to provide for legal representation by an attorney who is not an employee of the Public Defender Office in cases described in Section 1.02 in which the Public Defender Office has a conflict of interest.

ARTICLE 2

ADDITIONAL PERSONNEL AND SERVICES

Section 2.01 Additional personnel and services. The Public Defender Office agrees to provide and the County agrees to pay for the services and personnel described in Attachment A. The parties agree to the terms of Attachment A. Attachment A is incorporated into this agreement by reference. The amount to be paid in Attachment A includes a nonrefundable 5% administrative services fee. Any additional personnel employed by the Public Defender Office pursuant to this section are full-time state paid employees of the Public Defender Office in the unclassified service of the State Merit System of Personnel Administration with all the benefits provided by law to employees in the unclassified service. The additional personnel serve at the pleasure of the Northeastern Judicial Circuit Public Defender. The parties agree that the employment of additional personnel employed by the Public Defender Office pursuant to this section may be terminated by the Public Defender Office if the County does not pay for the cost of these personnel in advance in accordance with this agreement.

Section 2.02 Provision of additional county employees. The County agrees to pay for 50% of the personnel cost for two of the Hall County employees listed in Attachment B. The County agrees to the payment terms as enumerated in a separate intergovernmental agreement between Hall County and Dawson County. These employees are to remain employees of the Hall County. The County is the employer for these employees for all purposes, including, without limitation, compensation and employee benefits, but the employees are under the supervision of the circuit public defender. The circuit public defender shall define the duties and fix the title of these employees and the employees serve at the pleasure of the circuit public defender subject to any applicable County personnel policies. In the event that an employee listed in Attachment B leaves the employment of the County for any reason, whether voluntarily or involuntarily, the Public Defender Office is authorized to employ a person to replace the departed employee under the same terms and conditions as the departed employee (including salary) was employed, subject to the approval of the County, which approval shall not be unreasonably withheld. Attachment B is incorporated into this agreement by reference.

ARTICLE 3

PROVISION BY THE COUNTY OF ITS PRO RATA SHARE OF THE COSTS OF APPROPRIATE OFFICES, UTILITIES, TELEPHONE EXPENSES, MATERIALS, AND SUPPLIES AS MAY BE NECESSARY TO EQUIP, MAINTAIN, AND FURNISH THE OFFICE OR OFFICES OF THE CIRCUIT PUBLIC DEFENDER.

Section 3.01 Office expenses. The County agrees to pay its pro rata share of the operating expenditures for appropriate offices, utilities, telephone expenses, materials, and supplies to equip,

maintain, and furnish the office or offices of the Public Defender Office. Pro rata shall be the percentage obtained by using the population of the County by the U.S. decennial census of 2020 count as the numerator and the total population of the counties in the Northeastern Judicial Circuit from the same census population as the denominator.

ARTICLE 4

TRAVEL AND REIMBURSEMENT OF EXPENSES

Section 4.01 Travel and expense reimbursement. The County agrees to provide travel advances and to reimburse expenses which may be incurred in the performance of the employee's official duties under this agreement by an employee of the Public Defender Office to the extent the expenses are not reimbursed by the state and to the extent the expenses are authorized by the circuit public defender and the County. The County shall provide the Public Defender Office with the information concerning the travel advances and expense reimbursements required by the State Auditor.

ARTICLE 5

SALARY SUPPLEMENTS

Section 5.01 Salary supplements. The County agrees to supplement the salaries of the state employees of the Public Defender Office listed in Attachment C in the amount indicated in Attachment C. The salary supplement for these state employees is paid directly to the employee by the County and all payroll taxes and benefits associated with the salary supplement are paid by the County. The parties to this agreement agree that a state employee who receives a salary supplement pursuant to this Section is a state employee and is under the supervision of the circuit public defender and not of the county and that a state employee who receives a salary supplement pursuant to this Section is not a county employee. The County shall provide the Public Defender Office with the information concerning the salary supplement required by the State Auditor.

ARTICLE 6

MISCELLANEOUS

Section 6.01 Term. The term of this agreement is 1 year beginning January 1, 2022 and ending December 31, 2022.

Section 6.02 Maintenance of effort. The County agrees that it will continue to fund indigent defense for the term of this agreement, at a minimum, at the level of its most recent budgeted level of funding (calendar year 2020) for indigent defense and as part of this support the county agrees to provide the space, equipment and operating expenses necessary to effectively operate the circuit public defender office.

Section 6.03 Severability. Any section, subsection, paragraph, term, condition, provision or other part (hereinafter collectively referred to as “part”) of this agreement that is judged, held, found, or declared to be voidable, void, invalid, illegal or otherwise not fully enforceable shall not affect any other part of this agreement, and the remainder of this agreement shall continue to be of full force and effect. Any agreement of the parties to amend, modify, eliminate, or otherwise change any part of this agreement shall not affect any other part of this agreement, and the remainder of this agreement shall continue to be of full force and effect.

Section 6.04 Cooperation, dispute resolution and jurisdiction. (a) The Public Defender Office and the County acknowledge that this agreement may need to be revised periodically to address new or unforeseen matters.

(b) Each party to this agreement agrees to cooperate with the other party to effectuate and carry out the intent of this agreement.

(c) This agreement, and the rights and obligations of the parties, are governed by, and subject to and interpreted in accordance with the laws of the State of Georgia. The parties acknowledge and agree that by law, the exclusive jurisdiction for contract actions against the state, departments and agencies of the state, and state authorities is the Superior Court of Fulton County, Georgia. The Parties further acknowledge that the Fulton Superior Court has a Court sponsored Arbitration and Mediation Program in which the Parties agree to fully participate.

Section 6.05 Notice. A notice to a party to this agreement shall be made in writing and shall be delivered by first class mail or personally to the person and at the address indicated below:

Circuit Public Defender Office of Northeastern
Judicial Circuit:

H. Bradford Morris, Jr.
Circuit Public Defender
P.O. Box 390
Gainesville, GA 30503

Governing Authority of Dawson County:

Billy Thurmond, Chairman
Dawson County Board of Commissioners
25 Justice Way, 2nd Floor
Dawsonville, GA 30534

Georgia Public Defender Council
Omotayo Alli, Director
270 Washington Street SW, Suite 6079
Atlanta, GA 30334

Section 6.06 Agreement modification. This agreement, including all attachments hereto, constitutes the entire agreement between the parties with respect to the subject matter of this agreement and may be altered or amended only by a subsequent written agreement of equal dignity; provided, however, that the parties' representatives identified in Section 6.05 may agree in writing by an exchange of letters or emails prior to the budget revision becoming effective to budget revisions which do not increase or decrease the total dollar value of the agreement. This agreement supersedes all prior agreements, negotiations and communications of whatever type, whether written or oral, between the parties hereto with respect to the subject matter of this agreement.

Section 6.07 Termination. (a) Due to non-availability of funds. In the event that either of the sources of reimbursement for services under this agreement (appropriations from the General Assembly of the State of Georgia, or appropriations from the governing authority of the County) is reduced during the term of this agreement, the Public Defender Office may make financial and other adjustments to this agreement and notify the County accordingly. An adjustment may be an agreement amendment or may be the termination of the agreement. The certification by the director of the Georgia Public Defender Council of the occurrence of reduction in State funds is conclusive. The certification of the occurrence of the reduction in county funds by the person named in Section 6.05 by the County to receive notices is conclusive. The County shall promptly notify the Public Defender Office in writing on the non-existence or insufficiency of funds and the date of termination. The Public Defender Office shall then immediately cease providing the services required hereunder except for any necessary winding down and transition services required under Section 6.08. In lieu of terminating this agreement, the County and the Public Defender Office may make financial and other adjustments to this agreement by amending it pursuant to Section 6.06.

(b) For cause. This agreement may be terminated for cause, in whole or in part, at any time by either party for failure by the other party to substantially perform any of its duties under this agreement. "Cause" means a breach or default of any material obligation hereunder which default is incapable of cure, or which, being capable of cure, has not been cured within 30 days after receipt of notice of such default (or such additional cure period as the non-defaulting party may authorize). Should a party exercise its right to terminate this agreement under this subsection, the termination shall be accomplished in writing and specify the reason and the termination date. In the event of termination under this subsection the Public Defender Office shall submit a final agreement expenditure report containing all charges incurred through and including the termination date to the County no later than 30 days after the effective date of written notice of termination and the County shall pay the amount due within 15 days of the receipt of the final agreement expenditure report. Upon termination of this agreement, the Public Defender Office shall not incur any new obligations after the effective date of the termination, except as required under Section 6.08. The above remedies contained in this subsection are in addition to any other remedies provided by law or the terms of this agreement.

(c) For Convenience. This agreement may be cancelled or terminated by either of the parties without cause; however, the party seeking to terminate or cancel this agreement shall give written notice of its intention to do so to the other party at least 60 days prior to the effective date of cancellation or termination.

(d) Post-termination obligations. After termination of this agreement pursuant to this Section, the Public Defender Office and the County agree to comply with the provisions of Section 6.08 (a).

Section 6.08 Cooperation in transition of services. (a) During or at the end of the agreement.

The Public Defender Office agrees upon termination or expiration of this agreement, in whole or in part, for any reason to cooperate as requested by the County to effectuate the smooth and reasonable transition of services for existing clients. This includes but is not limited to the continuation of representation by Public Defender Office where appropriate or required by law, court rule or the State Bar of Georgia ethical standards or the facilitation of the timely transfer to the County of the client records. The County shall compensate the Public Defender for all post-termination or post-expiration services under this subsection. The Public Defender Office shall submit a monthly expenditure report containing all charges incurred during the preceding month on or before the 5th day of each month. The County shall pay the amount due within 15 days of the receipt of the monthly expenditure report. This subsection survives the termination or expiration of the agreement.

(b) Statutory responsibility continuation. The Public Defender Office and the County acknowledge that both have responsibilities for indigent defense costs under the Georgia Indigent Defense Act of 2003, as amended and that the termination or expiration of this agreement does not relieve either party of their responsibility under the law.

Section 6.09 Advance of Funds. The parties agree that advances of funds cannot remain outstanding following agreement termination or expiration and will be reclaimed. The parties agree that upon termination of this agreement, for any reason, all unexpended and unobligated funds held by the parties revert to the party entitled to the funds. The parties agree to reconcile expenditures against advances of funds within 30 days of termination of this agreement.

Section 6.10 Rollover of Funds. The County acknowledges that state agencies have a fiscal year from July 1 to June 30. The County agrees to authorize the Georgia Public Defender Council to roll over remaining county funds from the end of one fiscal year to the start of the new fiscal year.

Section 6.10 Time. Time is of the essence.

IN WITNESS WHEREOF, the parties have each here unto affixed their signatures the day and year first written above.

ATTEST:

Dawson County

BY: _____

Chairman

Dawson County Board of Commissioners

ATTEST:

Circuit Public Defender

BY: _____

Signature

Circuit Public

Defender

ATTEST:

Consented to:

Georgia Public Defender Council

BY: _____

Signature

Director

Northeastern Judicial Circuit
ATTACHMENT A – Personnel Expenditures
Dawson County
January 1, 2022 – December 31, 2022

The County agrees to pay the Public Defender Office **\$000,000.00** in 12 monthly installments of **\$00,000.00**. Installments are due to the Georgia Public Defender Standards Council (GPDSC) on the 15th of the preceding month beginning on December 15, 2021. Invoices will be sent to the following address:

Installments will be paid directly to GPDSC at the following address:

GPDSC
Attn: Jason Ring
270 Washington Street SW
Suite 6079
Atlanta, GA 30334

The Public Defender Office agrees to use these funds for the purpose of paying the salary and benefits for county funded public defenders and assistants.

NORTHEASTERN CIRCUIT PUBLIC DEFENDER OFFICE

ATTACHMENT B: Calendar Year 2022

Employee	Title	Salaries	FICA	Retirement	Health Insurance	Unemployment	Grand Total
			7.65%	24.66%	30.454%	\$31 each	
Luviano,Brenda	Office Admin Generalist	\$ 32,861.84	\$ 2,513.93	\$ 8,103.73	\$ 10,007.74	\$ 31.00	\$ 53,518.25
Willis,Sarah	Legal Officer	\$ 76,701.35	\$ 5,867.65	\$ 18,914.55	\$ 23,358.63	\$ 31.00	\$ 124,873.19
Total		\$ 109,563.19	\$ 8,381.58	\$ 27,018.28	\$ 33,366.37	\$ 62.00	\$ 178,391.43

	Current Payroll	Current Budget	Difference
Personnel	\$ 178,391.43	\$ 178,391.43	\$0.00
Adm Fee	\$ 8,919.57	\$ 8,919.57	\$0.00
Total	\$ 184,121.85	\$ 187,311.00	\$0.00



DAWSON COUNTY BOARD OF COMMISSIONERS AGENDA FORM

Department: PUBLIC DEFENDER

Work Session: 12/02/2021

Prepared By: Isabel Chavez

Voting Session: 12/02/2021

Presenter: BRAD MORRIS/SARAH WILLIS

Public Hearing: Yes No

Agenda Item Title: REQUEST FOR APPROVAL OF FY 2022 INTERGOVERNMENTAL AGREEMENT BETWEEN DAWSON AND HALL COUNTIES

Background Information:

Dawson County has contracted with Hall County since the Public Defender Office's commencement of operation on January 1, 2005, to share the cost of two employees equally. The employees are Hall County employees and, pursuant to the Intergovernmental Agreement ("IGA"), Dawson County reimburses Hall County for one-half of the cost of employment as set forth on Attachment A to the IGA.

Current Information:

The expense required to fund the IGA has been requested and approved in the 2022 budget. The IGA renews the agreement between Dawson County and Hall County for the new Fiscal and Calendar Year 2022.

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

Fund	Dept.	Acct No.	Budget	Balance	Requested	Remaining
	2800	571000-000	88,038.00	88,038.00	88,038.00	0

Recommendation/Motion: Move to approve the 2022 IGA with Hall County.

Department Head Authorization: _____

Date: _____

Finance Dept. Authorization: Vickie Neikirk

Date: 11/22/21

County Manager Authorization: David Headley

Date: 11-22-2021

County Attorney Authorization: _____

Date: _____

Comments/Attachments:

**INTERGOVERNMENTAL AGREEMENT
PUBLIC DEFENDER SERVICES**

This Intergovernmental Agreement is hereby made and entered into by and between the Board of Commissioners of Dawson County, the governing authority of Dawson County, and the Board of Commissioners of Hall County, the governing authority of Hall County, as follows:

WHEREAS, Hall County and Dawson County comprise the Northeastern Judicial Circuit; and

WHEREAS, Dawson County has agreed to pay 50% of the personnel costs for an Assistant Public Defender I and an Investigator listed within "Attachment A" of a certain agreement between Dawson County and the circuit public defender office of the Northeastern Judicial Circuit, which is attached hereto and incorporated herein by reference.

NOW, THEREFORE, the parties hereto hereby agree that Dawson County shall pay to Hall County the sum of \$88,037.81 in four (4) equal quarterly installments of \$22,009.45 beginning March 31, 2022 (for the 1st quarter of 2022) and continuing through the end of each quarter of 2022 until one-half of the personnel costs for an Assistant Public Defender I and an Investigator are paid.

This 9th day of December, 2021.

DAWSON COUNTY, GEORGIA

ATTEST:

BY: _____
Billy Thurmond, Chairman
Dawson County Board of Commissioners

Kristen Cloud, County Clerk

HALL COUNTY, GEORGIA

ATTEST:

BY: _____
Richard Higgins, Chairman
Hall County Board of Commissioners

Lisa Ritchie, County Clerk

ATTACHMENT A TO INTERGOVERNMENTAL AGREEMENT
 BETWEEN
 HALL AND DAWSON COUNTIES

	Salaries	Health Ins.	Life Ins.	Retirement	FICA	Workers Comp.	TOTAL
Assist. Public Defender I	\$ 79,552.46	\$ 18,046.92	\$ 251.76	\$ 6,364.20	\$ 6,085.76	\$ 934.97	\$ 111,236.07
Investigator	\$ 57,977.14	\$ -	\$ 332.64	\$ 1,159.54	\$ 4,435.25	\$ 934.97	\$ 64,839.54
TOTAL							\$ 176,075.61
HALF COST FOR DAWSON							\$ 88,037.81

4 quarterly installments :

\$ 22,009.45



DAWSON COUNTY BOARD OF COMMISSIONERS AGENDA FORM

Department: **Emergency Services**

Work Session: **12.2.21**

Prepared By: **Danny Thompson**

Voting Session: **12.16.21**

Presenter: **Danny Thompson**

Public Hearing: Yes _____ No **X**

Agenda Item Title: **Hazardous Mitigation Generator Grant**

Background Information:

Dawson County was deemed eligible to apply for a Hazardous Mitigation Grant, as a result of funding set aside from Tropical Storm Zeta. Staff identified a need to provide back-up power for our primary emergency shelter, Rock Creek. The generator that has been selected and budgeted for concerning this project would power the building and all other functions associated with power. The generator will be a 200kW, Generac SD200 diesel unit.

Current Information:

The proposed cost of the generator is \$96,195. The breakdown of obligated cost is: FEMA - \$72,146, GEMA \$9,620, and Dawson County \$9,620. Dawson County will also be eligible for various indirect costs that are not to exceed 5% of the total cost of the project, totaling \$4,809.75. This funding is based off percent of salary and fringe of Parks & Rec director, Facilities director and Emergency Services director. Once installed, Dawson County would be responsible for all preventative and annual maintenance. We request permission to apply and move forward with this grant application; funding to come from grant funds account.

Budget Information: Applicable: _____ Not Applicable: _____ Budgeted: Yes **X** No _____

Fund	Dept.	Acct No.	Budget	Balance	Requested	Remaining
250						

Recommendation/Motion: Approve agenda item

Department Head Authorization: **FDI**

Date: **11.17.21**

Finance Dept. Authorization: **Vickie Neikirk**

Date: **11/22/21**

County Manager Authorization: **David Headley**

Date: **11-22-2021**

County Attorney Authorization: _____

Date: _____

Comments/Attachments:



Date: April 29, 2021

Quote No.: 20466221

Reference: Dawson County Emergency Services

We are pleased to offer the following quote for the above project:

Quantity 1 - Generac Industrial diesel engine-driven generator set with turbocharged/aftercooled 6-cylinder 8.7L engine, consisting of the following features and accessories:

- Stationary Emergency-Standby rated
- 200 kW Rating, wired for 277/480 VAC three phase, 60 Hz
- Standard Weather Protective Enclosure, Steel
 - Industrial Grey Baked-On Powder Coat Finish
- UL2200
- EPA Certified
- SCAQMD
- H-100 Control Panel
 - Meets NFPA 99 and 110 requirements
 - Temp Range -40 to 70 degrees C
 - Digital Microprocessor:
 - Two 4-line x 20 displays, full system status
 - 3 Phase sensing, +/-0.25% digital voltage regulation
 - RS232, RS485 and Canbus remote ports
 - Waterproof connections
 - All engine sensors are 4-20ma for minimal interference
 - Programmable I/O
 - Built-in PLC for special applications
 - Engine function monitoring and control:
 - Full range standby operation; programmable auto crank, Emergency Stop, Auto-Off- Manual switch
 - Isochronous Governor, +/-0.25% frequency regulation
 - Full system status on all AC output and engine function parameters
 - Service reminders, trending, fault history (alarm log)
 - I2T function for full generator protection
 - Selectable low-speed exercise
 - HTS transfer switch function monitoring and control
 - 2-wire start controls for any 2-wire transfer switch
- 21 Light Annunciator - Surface
- 110 AH, 925 CCA Group 31 Batteries, with rack, installed
- Standard MLCB, 80% rated thermal-magnetic
 - 350 Amp
- Battery Charger, 10 Amp, NFPA 110 compliant, installed
- Coolant Heater, 2000W, 240VAC
- 24" 372 Gallon Double-Wall UL142 Basetank
 - Mechanical fuel level indicator gauge
 - Electronic fuel level sender
 - Emergency Vent
- Std set of 3 Manuals

- 120V GFCI and 240V Outlet
- Engine Run Relay
- Flush Mount Annunciator Kit
- Standard 2-Year Limited Warranty
- SD0200KG178.7D18HPYY3

Quantity 1 - GTS Series Automatic Transfer Switch consisting of the following features and accessories:

- 600 Amp, 3 Pole, 277/480 VAC three phase, 60 Hz, with 2-Wire Start Circuit
 - Utility Voltage Sensing Controls:
 - Adjustable Drop-out and Pick-up
 - Adjustable Utility Interrupt Delay
 - Adjustable Logic Controls:
 - Minimum Standby Voltage
 - Minimum Standby Frequency
 - Engine Warmup
 - Inphase Monitor
 - Time Delay Neutral
 - Return to Utility
 - Engine Cooldown
 - Transfer on Exercise
- Auto/Normal/Standby switch
- Return to Normal Bypass
- Double set of Auxiliary Contacts
- UL 1008 Listed, CSA Certified
- NEMA 3R Enclosure
- Std set of 3 Manuals
- 2-Year Basic Warranty
- GTS060N-3K2LDNCY

Quantity 1 - Delivery

Quantity 1 - Concrete pad for unit to sit on

Quantity 1 - System Start Up Service

GRAND TOTAL INVESTMENT: \$ 96,695.00

Factory Leadtime: 10 to 12 Weeks

Prices valid for 60 days from above date

Terms and Conditions

A deposit of 50% is required before order is placed. The remaining balance is due at start-up.

Warranty is invalid without factory start up. Start up will be done during normal business hours. Generator start up will be performed by Generac factory authorized technician. Additional charges will be applied to start ups requested on weekends or off normal business hours. Please note additional charges will also be applied if Power Solutions Unlimited, Inc. is called out to perform startup and the generator is not completely installed per our pre-startup checklist. Unless otherwise noted 3rd party testing, infrared testing, or insulation resistance testing is not included and is by others. The Warranty is valid

(on new equipment) from date of start up of generator and not contingent upon substantial completion of the project. Only items noted above are included in this proposal. Items not specifically mentioned are not in this scope of work.

Sincerely,

Scott Fowler

President

Power Solutions Unlimited, Inc.

Office: 706-253-7737

scott@psu24-7.com

Acceptance of Quote

Prior to ordering equipment or services, please sign and return as a confirmation of the above terms and conditions

Customer Signature

SD200 | 8.7L | 200 kW
INDUSTRIAL DIESEL GENERATOR SET
 EPA Certified Stationary Emergency



STANDARD FEATURES

ENGINE SYSTEM

- Oil Drain Extension
- Air Cleaner
- Fan Guard
- Stainless Steel Flexible Exhaust Connection
- Factory Filled Oil
- Radiator Duct Adapter (Open Set Only)
- Critical Exhaust Silencer (Enclosed Only)

Fuel System

- Fuel Lockoff Solenoid
- Primary Fuel Filter

Cooling System

- Closed Coolant Recovery System
- UV/Ozone Resistant Hoses
- Factory-Installed Radiator
- Radiator Drain Extension
- 50/50 Ethylene Glycol Antifreeze
- 120 VAC Coolant Heater

Electrical System

- Battery Charging Alternator
- Battery Cables
- Battery Tray
- Rubber-Booted Engine Electrical Connections
- Solenoid Activated Starter Motor

ALTERNATOR SYSTEM

- GENprotect™
- 12 Leads (3-Phase, Non 600V)
- Class H Insulation Material
- Vented Rotor
- 2/3 Pitch
- Skewed Stator
- Auxiliary Voltage Regulator Power Winding
- Permanent Magnet Excitation
- Sealed Bearings
- Automated Manufacturing (Winding, Insertion, Lacing, Varnishing)
- Rotor Dynamically Spin Balanced
- Amortisseur Winding
- Full Load Capacity Alternator
- Protective Thermal Switch

GENERATOR SET

- Internal Genset Vibration Isolation
- Separation of Circuits - High/Low Voltage
- Separation of Circuits - Multiple Breakers
- Wrapped Exhaust Piping
- Standard Factory Testing
- 2 Year Limited Warranty (Standby Rated Units)
- 1 Year Limited Warranty (Prime Rated Units)
- Silencer Mounted in the Discharge Hood (Enclosed Only)

ENCLOSURE (If Selected)

- Rust-Proof Fasteners with Nylon Washers to Protect Finish
- High Performance Sound-Absorbing Material (Sound Attenuated Enclosures)
- Gasketed Doors
- Stamped Air-Intake Louvers
- Upward Facing Discharge Hoods (Radiator and Exhaust)
- Stainless Steel Lift Off Door Hinges
- Stainless Steel Lockable Handles
- RhinoCoat™ - Textured Polyester Powder Coat

TANKS (If Selected)

- UL 142
- Double Wall
- Vents
- Sloped Top
- Sloped Bottom
- Factory Pressure Tested (2 psi)
- Rupture Basin Alarm
- Fuel Level
- Check Valve In Supply and Return Lines
- RhinoCoat™ - Textured Polyester Powder Coat
- Stainless Steel Hardware

CONTROL SYSTEM



Digital H Control Panel—Dual 4x20 Display

Program Functions

- Programmable Crank Limiter
- 7-Day Programmable Exerciser
- Special Applications Programmable Logic Controller
- RS-232/485 Communications
- 3-Phase Sensing Digital Voltage Regulator
- 2-Wire Start Capability
- Date/Time Fault History (Event Log)
- Isochronous Governor Control
- Waterproof/Sealed Connectors

- Audible Alarms and Shutdowns
- Not in Auto (Flashing Light)
- Auto/Off/Manual Switch
- E-Stop (Red Mushroom-Type)
- NFPA110 Level I and II (Programmable)
- Customizable Alarms, Warnings, and Events
- Modbus® Protocol
- Predictive Maintenance Algorithm
- Sealed Boards
- Password Parameter Adjustment Protection
- Single Point Ground
- 16 Channel Remote Trending
- 0.2 msec High Speed Remote Trending
- Alarm Information Automatically Annunciated on the Display

Full System Status Display

- Power Output (kW)
- Power Factor
- kW Hours, Total, and Last Run
- Real/Reactive/Apparent Power
- All Phase AC Voltage
- All Phase Currents

- Oil Pressure
- Coolant Temperature
- Coolant Level
- Engine Speed
- Battery Voltage
- Frequency

Alarms and Warnings

- Oil Pressure
- Coolant Temperature
- Coolant Level
- Low Fuel Pressure Alarm
- Engine Overspeed
- Battery Voltage
- Alarms and Warnings Time and Date Stamped
- Snap Shots of Key Operation Parameters During Alarms and Warnings
- Alarms and Warnings Spelled Out (No Alarm Codes)

SD200 | 8.7L | 200 kW
INDUSTRIAL DIESEL GENERATOR SET
 EPA Certified Stationary Emergency



Standby Power Rating
 200 kW, 250 kVA, 60 Hz

Prime Power Rating*
 180 kW, 225 kVA, 60 Hz

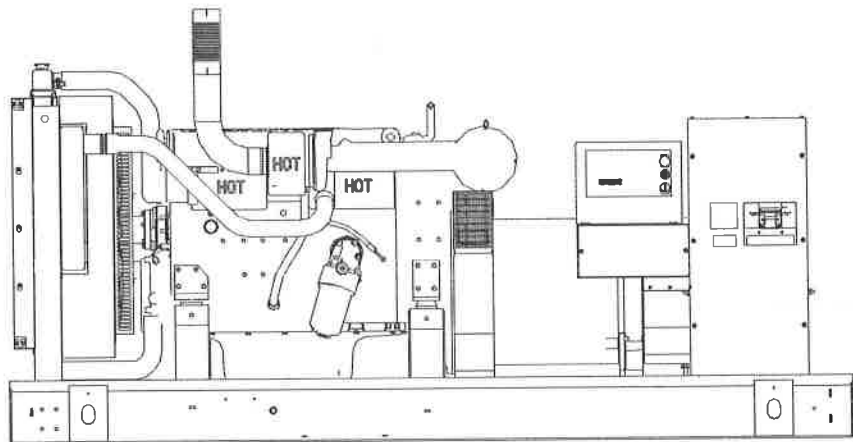



Image used for illustration purposes only



*EPA Certified Prime ratings are not available in the US or its Territories

Codes and Standards

Generac products are designed to the following standards:

-   UL2200, UL508, UL142, UL489
-  CSA 22.2
-   BS5514 and DIN 6271
-  SAE J1349
-  NFPA 37, 70, 99, 110
-  NEC700, 701, 702, 708
-  ISO 3046, 7637, 8528, 9001
-  NEMA ICS10, MG1, 250, ICS6, AB1
-  ANSI C62.41
-   IBC 2009, CBC 2010, IBC 2012, ASCE 7-05, ASCE 7-10, ICC-ES AC-156 (2012)

Powering Ahead

For over 50 years, Generac has provided innovative design and superior manufacturing.

Generac ensures superior quality by designing and manufacturing most of its generator components, including alternators, enclosures and base tanks, control systems and communications software.

Generac gensets utilize a wide variety of options, configurations and arrangements, allowing us to meet the standby power needs of practically every application.

Generac searched globally to ensure the most reliable engines power our generators. We choose only engines that have already been proven in heavy-duty industrial applications under adverse conditions.

Generac is committed to ensuring our customers' service support continues after their generator purchase.

SPEC SHEET
1 of 6

CONFIGURABLE OPTIONS

ENGINE SYSTEM

- Oil Make-Up System
- Oil Heater
- Industrial Exhaust Silencer (Open Set)

FUEL SYSTEM

- Flexible Fuel Lines
- Primary Fuel Filter

ELECTRICAL SYSTEM

- 10A UL Battery Charger
- 2.5A Battery Charger
- Battery Warmer

ALTERNATOR SYSTEM

- Alternator Upsizing
- Anti-Condensation Heater
- Tropical Coating

CIRCUIT BREAKER OPTIONS

- Main Line Circuit Breaker
- 2nd Main Line Circuit Breaker
- Shunt Trip and Auxiliary Contact
- Electronic Trip Breakers

GENERATOR SET

- Gen-Link Communications Software (English Only)
- Extended Factory Testing
- IBC Seismic Certification
- 12 Position Load Center

ENCLOSURE

- Standard Enclosure
- Level 1 Sound Attenuation
- Level 2 Sound Attenuation
- Level 2 Sound Attenuation with Motorized Dampers
- Steel Enclosure
- Aluminum Enclosure
- Up to 200 MPH Wind Load Rating*
- AC/DC Enclosure Lighting Kit

CONTROL SYSTEM

- 21-Light Remote Annunciator
- Remote Relay Panel (8 or 16)
- Oil Temperature Sender with Indication Alarm
- Remote E-Stop (Break Glass-Type, Surface Mount)
- Remote E-Stop (Red Mushroom-Type, Surface Mount)
- Remote E-Stop (Red Mushroom-Type, Flush Mount)
- Remote Communication-Modem
- 10A Run Relay
- Ground Fault Indication and Protection Functions

TANKS (Size On The Last Page)

- Electric Fuel Level
- Mechanical Fuel Level
- 8" Fill Extension
- 13" Fill Extension
- 19" Fill Extension

WARRANTY (Standby Gensets Only)

- 2 Year Extended Limited Warranty
- 5 Year Limited Warranty
- 5 Year Extended Limited Warranty
- 7 Year Extended Limited Warranty
- 10 Year Extended Limited Warranty

ENGINEERED OPTIONS

ENGINE SYSTEM

- Coolant Heater Ball Valves
- Fluid Containment Pans
- Block Heaters

CONTROL SYSTEM

- Spare Inputs (x4) / Outputs (x4)
- Battery Disconnect Switch

ALTERNATOR SYSTEM

- 3rd Breaker System

GENERATOR SET

- Special Testing

ENCLOSURE

- Door Switch for Intrusion Alarm
- Enclosure Ambient Heaters

TANKS

- Overfill Protection Valve
- UL2085 Tank
- ULC S-601 Tank
- Special Fuel Tanks
- Vent Extensions

* Consult factory for availability

SD200 | 8.7L | 200 kW
INDUSTRIAL DIESEL GENERATOR SET
 EPA Certified Stationary Emergency



APPLICATION AND ENGINEERING DATA

ENGINE SPECIFICATIONS

General

Make	Iveco/FPT
EPA Emissions Compliance	Stationary Emergency
EPA Emissions Reference	See Emission Data Sheet
Cylinder #	6
Type	In-Line
Displacement - L (cu. in)	8.7 (530.91)
Bore - mm (in)	117 (4.61)
Stroke - mm (in)	135 (5.31)
Compression Ratio	16.5:1
Intake Air Method	Turbocharged/Aftercooled
Cylinder Head	4-Valve
Piston Type	Aluminum
Crankshaft Type	Dropped Forged Steel

Engine Governing

Governor	Electronic Isochronous
Frequency Regulation (Steady State)	±0.25%

Lubrication System

Oil Pump Type	Gear
Oil Filter Type	Full Flow
Crankcase Capacity - L (qts)	28 (29.57)

Cooling System

Cooling System Type	Closed Recovery
Water Pump Type	Pre-Lubed, Self Sealing
Fan Type	Pusher
Fan Speed (rpm)	2,538
Fan Diameter - mm (in)	762 (30.0)

Fuel System

Fuel Type	Ultra Low Sulfur Diesel Fuel #2
Fuel Specifications	ASTM
Fuel Filtering (Microns)	5
Fuel Inject Pump Make	Electronic
Fuel Pump Type	Engine Driven Gear
Injector Type	Common Rail
Engine Type	Direct Injection
Fuel Supply Line - mm (in.)	12.7 (0.5) NPT
Fuel Return Line - mm (in.)	12.7 (0.5) NPT

Engine Electrical System

System Voltage	24 VDC
Battery Charger Alternator	Standard
Battery Size	See Battery Index 0161970SBY
Battery Voltage	(2) - 12 VDC
Ground Polarity	Negative

ALTERNATOR SPECIFICATIONS

Standard Model	Generac 520 mm
Poles	4
Field Type	Revolving
Insulation Class - Rotor	H
Insulation Class - Stator	H
Total Harmonic Distortion	<5% (3-Phase)
Telephone Interference Factor (TIF)	< 50

Standard Excitation	Permanent Magnet Excitation
Bearings	Single Sealed Cartridge
Coupling	Direct Via Flexible Disc
Prototype Short Circuit Test	Yes
Voltage Regulator Type	Digital
Number of Sensed Phases	All
Regulation Accuracy (Steady State)	±0.25%

SD200 | 8.7L | 200 kW
INDUSTRIAL DIESEL GENERATOR SET
 EPA Certified Stationary Emergency



OPERATING DATA

POWER RATINGS

		Standby
Single-Phase 120/240 VAC @1.0pf	200 kW	Amps: 833
Three-Phase 120/208 VAC @0.8pf	200 kW	Amps: 694
Three-Phase 120/240 VAC @0.8pf	200 kW	Amps: 601
Three-Phase 277/480 VAC @0.8pf	200 kW	Amps: 301
Three-Phase 346/600 VAC @0.8pf	200 kW	Amps: 241

STARTING CAPABILITIES (sKVA)

sKVA vs. Voltage Dip

277/480 VAC								208/240 VAC							
Alternator	kW	10%	15%	20%	25%	30%	35%	Alternator	kW	10%	15%	20%	25%	30%	35%
Standard	200	187	280	373	467	560	653	Standard	200	140	210	280	350	420	490
Upsize 1	300	303	454	605	757	908	1,059	Upsize 1	300	277	341	454	568	681	794
Upsize 2	350	383	575	767	958	1,150	1,342	Upsize 2	350	280	410	535	640	770	900

FUEL CONSUMPTION RATES*

Fuel Pump Lift- ft (m)	Diesel - gal/hr (l/hr)	
	Percent Load	Standby
3 (1)	25%	4.4 (16.7)
	50%	8.3 (31.4)
	75%	11.9 (45)
	100%	14.8 (56)

Total Fuel Pump Flow (Combustion + Return) - gal/hr (l/hr)
 26 (98)

* Fuel supply installation must accommodate fuel consumption rates at 100% load.

COOLING

		Standby
Coolant Flow per Minute	gal/min (l/min)	63.3 (240)
Coolant System Capacity	gal (l)	12.7 (49.2)
Heat Rejection to Coolant	BTU/hr	545,646
Inlet Air	cfm (m ³ /hr)	8,872 (251)
Maximum Operating Ambient Temperature	°F (°C)	122 (50)
Maximum Operating Ambient Temperature (Before Derate)	See Bulletin No. 0199280SSD	
Maximum Radiator Backpressure	in H ₂ O (kPa)	0.5 (0.12)

COMBUSTION AIR REQUIREMENTS

	Standby
Flow at Rated Power cfm (m ³ /min)	595 (16.8)

ENGINE

		Standby
Rated Engine Speed	rpm	1,800
Horsepower at Rated kW**	hp	320
Piston Speed	ft/min	1,593
BMEP	psi	265

EXHAUST

		Standby
Exhaust Flow (Rated Output)	cfm (m ³ /min)	1,345 (38.1)
Max. Backpressure (Post Silencer)	inHg (Kpa)	1.5 (5.1)
Exhaust Temp (Rated Output - Post Silencer)	°F (°C)	920 (493)

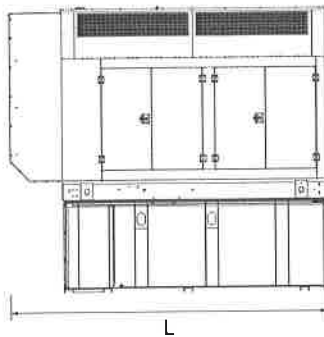
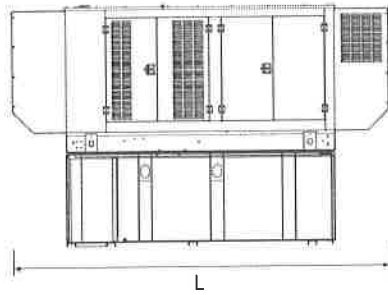
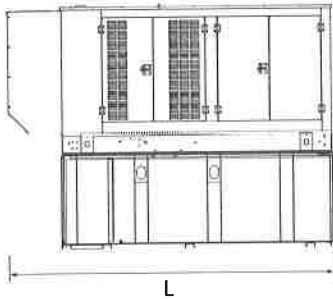
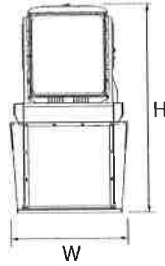
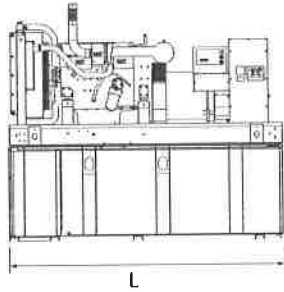
** Refer to "Emissions Data Sheet" for maximum bHP for EPA and SCAQMD permitting purposes.

Deration – Operational characteristics consider maximum ambient conditions. Derate factors may apply under atypical site conditions.
 Please consult a Generac Power Systems Industrial Dealer for additional details. All performance ratings in accordance with ISO3046, BS5514, ISO8528 and DIN6271 standards.
 Standby - See Bulletin 0187500SSB
 Prime - See Bulletin 0187510SSB

SD200 | 8.7L | 200 kW
INDUSTRIAL DIESEL GENERATOR SET
 EPA Certified Stationary Emergency



DIMENSIONS AND WEIGHTS*



OPEN SET (Includes Exhaust Flex)

Run Time Hours	Usable Capacity Gal (L)	L x W x H (in (mm))	Weight lbs (kg)
No Tank	-	128 (3,251) x 54 (1,372) x 58 (1,473)	4,465 (2,025)
10	153 (579.2)	128 (3,251) x 54 (1,372) x 71 (1,803)	5,470 (2,481)
25	372 (1,407)	128 (3,251) x 54 (1,372) x 83 (2,108)	5,892 (2,673)
40	589 (2,227)	128 (3,251) x 54 (1,372) x 95 (2,413)	6,309 (2,862)
47	693 (2,623.3)	136 (3,454) x 54 (1,372) x 95 (2,413)	6,060 (2,749)
64	946 (3,581)	208 (5,283) x 54 (1,372) x 99 (2,515)	7,490 (3,397)
90	1,325 (5,015.7)	278 (7,061) x 54 (1,372) x 99 (2,515)	8,505 (3,858)

STANDARD ENCLOSURE

Run Time Hours	Usable Capacity Gal (L)	L x W x H (in (mm))	Weight lbs (kg) Enclosure Only	
			Steel	Aluminum
No Tank	-	155 (3,937) x 54 (1,372) x 70 (1,778)		
10	153 (579.2)	155 (3,937) x 54 (1,372) x 83 (2,108)		
25	372 (1,407)	155 (3,937) x 54 (1,372) x 95 (2,413)		
40	589 (2,227)	155 (3,937) x 54 (1,372) x 107 (2,718)	941 (427)	474 (215)
47	693 (2,623.3)	155 (3,937) x 54 (1,372) x 107 (2,718)		
64	946 (3,581)	208 (5,283) x 54 (1,372) x 111 (2,819)		
90	1,325 (5,015.7)	278 (7,061) x 54 (1,372) x 111 (2,819)		

LEVEL 1 ACOUSTIC ENCLOSURE

Run Time Hours	Usable Capacity Gal (L)	L x W x H (in (mm))	Weight lbs (kg) Enclosure Only	
			Steel	Aluminum
No Tank	-	180 (4,572) x 54 (1,372) x 70 (1,778)		
10	153 (579.2)	180 (4,572) x 54 (1,372) x 83 (2,108)		
25	372 (1,407)	180 (4,572) x 54 (1,372) x 95 (2,413)		
40	589 (2,227)	180 (4,572) x 54 (1,372) x 107 (2,718)	1,246 (565)	606 (275)
47	693 (2,623.3)	180 (4,572) x 54 (1,372) x 107 (2,718)		
64	946 (3,581)	234 (5,944) x 54 (1,372) x 111 (2,819)		
90	1,325 (5,015.7)	304 (7,722) x 54 (1,372) x 111 (2,819)		

LEVEL 2 ACOUSTIC ENCLOSURE

Run Time Hours	Usable Capacity Gal (L)	L x W x H (in (mm))	Weight lbs (kg) Enclosure Only	
			Steel	Aluminum
No Tank	-	155 (3,937) x 54 (1,372) x 93 (2,362)		
10	153 (579.2)	155 (3,937) x 54 (1,372) x 106 (2,692)		
25	372 (1,407)	155 (3,937) x 54 (1,372) x 118 (2,997)		
40	589 (2,227)	155 (3,937) x 54 (1,372) x 130 (3,302)	1,482 (672)	708 (321)
47	693 (2,623.3)	155 (3,937) x 54 (1,372) x 130 (3,302)		
64	946 (3,581)	208 (5,283) x 54 (1,372) x 132 (3,353)		
90	1,325 (5,015.7)	278 (7,061) x 54 (1,372) x 132 (3,353)		

* All measurements are approximate and for estimation purposes only.

Specification characteristics may change without notice. Dimensions and weights are for preliminary purposes only. Please consult a Generac Power Systems Industrial Dealer for detailed installation drawings.

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



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

Board or Authority Applied for Dawson County Development Authority or Joint Development Authority

Name Carroll L. Turner

Home Address 1872 Kilough Church Rd

City, State, Zip Dawsonville, Georgia 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:

Retired from Brenau University and Lanier Technical College

Dawson County Chamber of Commerce Board Member

Signature Carroll L. Turner *Carroll Turner* **Date** 11/20/2021

BUSINESS INCUBATOR CONSULTING PROGRAM

- Driving profitability in hard times
- Customer service excellence
- Managing costs and budgets effectively
- Coping with stress
- Delegating and empowering
- Best business practices
- Identifying and solving employee performance problems
- Branding
- Data as a strategic asset
- Coaching from a distance
- Financial modeling
- Startup business strategy and implementation
- Fundamentals of finance and accounting
- Leading with emotional intelligence
- Marketing
- Fundamental selling techniques
- Principles of professional selling
- Project management basics for success
- Critical thinking
- Time management
- Coordinate marketing strategies
- How to work effectively
- Communicating with diplomacy, tact and credibility
- Getting results without authority
- Negotiating to win

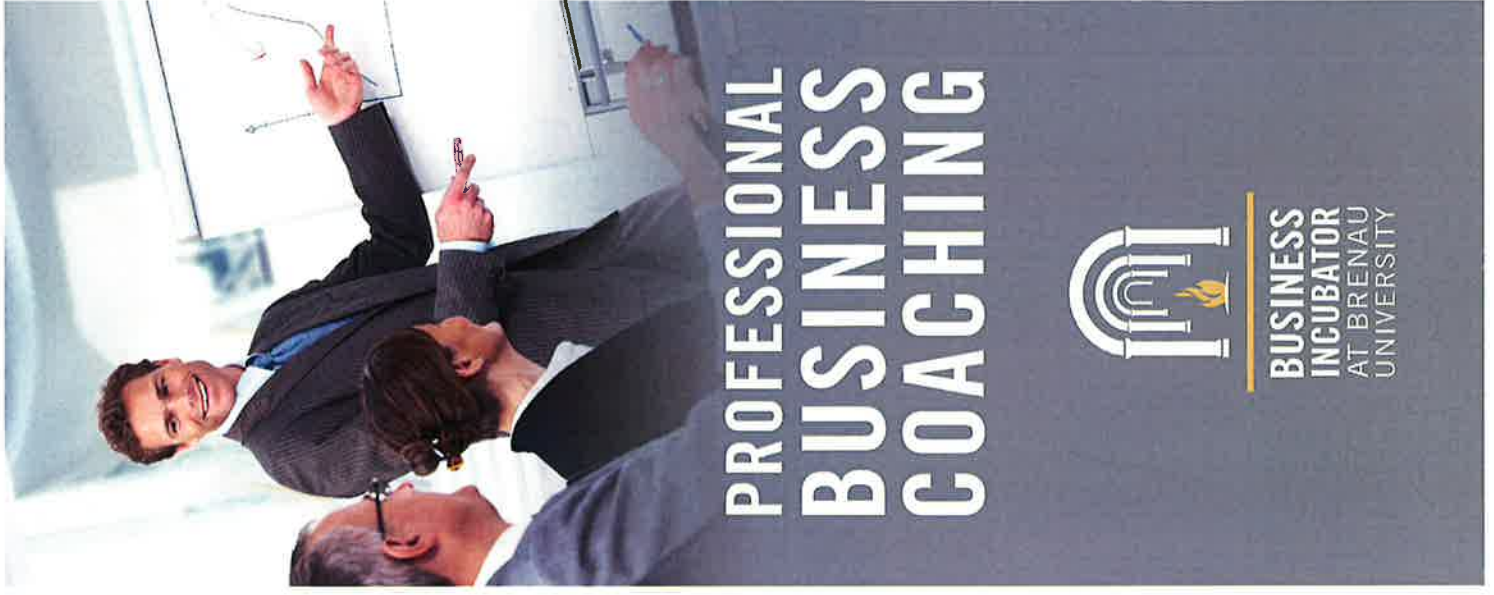
345



**BUSINESS
INCUBATOR**
AT BRENAU
UNIVERSITY

CONTACT US

Business Incubator at Brenau University
Featherbone Center
999 Chestnut Street, Suite 1
Gainesville, Georgia 30501
770.535.9220
BIBU@brenau.edu
brenau.edu/incubator



PROFESSIONAL BUSINESS COACHING



**BUSINESS
INCUBATOR**
AT BRENAU
UNIVERSITY

BUSINESS DEVELOPMENT

Speed up development of your business with leadership, time management and good business coaching.

Leadership starts with you and radiates out through your organization. Effective leadership is achieved with respect, emotional intelligence and a servant-leader attitude.

"I never ask someone to do something that I will not do or have not done."

Carroll Turner, director of the Business Incubator at Brenau University

Time management is about more than living and working in the moment. Planning and working your plan with the awareness of passing time will make you more efficient. Time is money.

Carroll Turner is the director of the Business Incubator at Brenau University and provides business coaching from a perspective of "been there, done that." Critical thinking and communicating with diplomacy, tact and credibility are vital to personal and business growth. He can teach you how inspiring and influencing will help you achieve results.

CARROLL TURNER, PH.D.

A longtime entrepreneur, Turner was a trustee of the Lanier Technical College Foundation for several years before opening the Lanier Technical College Manufacturing Development Center as its director in January 2007.

Turner is founder of Becon Medical Corp., which developed biopsy punches, and Turner Medical Corp., a leader in the field of automated external defibrillators. He also reinvented Carolina Medical Inc., bringing it to prominence by manufacturing surgical devices such as ultrasound and blood flow meters for open-heart procedures.

From 1974 to 1996, he served in various medical industry roles, including clinical and general management positions with General Electric Medical Systems, Spacelabs Medical, Hewlett Packard Medical Group and Endosonics Corp.



Carroll Turner, Ph.D.
Executive Director
Business Incubator at
Brenau University
cturner3@brenau.edu

Turner was CEO of Carolina Medical from 1999 to 2005, when he founded Becon Medical. While at Carolina Medical, he served simultaneously as president of Advanced Biosensor Inc., a startup cardiology company. He was instrumental in commercializing several NASA-developed medical monitoring devices. From 1997 to 1999, Turner was regional director for the cardiac pacemaker division of ELA Angeion Corp.

Turner has nearly 40 years of experience in manufacturing, development, sales and marketing of medical devices. He has a proven track record of performance and profitability, as well as international experience in Europe and Israel with marketing and technology exchange.

His experience is supported by a Ph.D. in allied health administration (medical ethics), an MBA in management and a B.A. in health science (sports medicine).

Retired June 2019

BUSINESS INCUBATOR AT BRENAU UNIVERSITY



RESOLUTION FOR THE APPOINTMENT TO THE
_____ COUNTY BOARD OF TAX ASSESSORS

WHEREAS, there is a vacancy on the Board of Assessors; and

WHEREAS, the law requires the County Commission must appoint a successor when a vacancy occurs; and

WHEREAS, the person appointed will serve a term of _____ years;

NOW THEREFORE BE IT RESOLVED, the _____ County Board of Commissioners appoints _____ to the _____ County Board of Tax Assessors with this term of office to begin on _____ and expire on _____.

ADOPTED this _____ day of _____.

_____ COUNTY BOARD OF COMMISSIONERS

Chairman

ATTEST:

County Clerk



DAWSON COUNTY BOARD OF COMMISSIONERS

Billy Thurmond
Chairman

Sharon Fausett
Commissioner
District 1

Chris Gaines
Commissioner
District 2

Tim Satterfield
Commissioner
District 3

Emory Dooley
Commissioner
District 4

David Headley
County Manager

Kristen Cloud
County Clerk

December 16, 2021

State of Georgia
Department of Revenue
Local Government Services Division

To Whom It May Concern:

This is to certify that Andrea McKenzie resides in Dawson County, is at least 21 years of age and holds a high school diploma or equivalent.

Thank you,

Billy Thurmond, Chairman
Dawson County Board of Commissioners