

**DAWSON COUNTY BOARD OF COMMISSIONERS  
VOTING SESSION AGENDA – THURSDAY, OCTOBER 19, 2023  
DAWSON COUNTY GOVERNMENT CENTER ASSEMBLY ROOM  
25 JUSTICE WAY, DAWSONVILLE, GEORGIA 30534  
TO IMMEDIATELY FOLLOW THE 4:00 PM WORK SESSION**

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**A. ROLL CALL**

**B. INVOCATION AND PLEDGE OF ALLEGIANCE**

**C. ANNOUNCEMENTS**

**D. APPROVAL OF MINUTES**

- [1.](#) Minutes of the Work Session held on October 5, 2023
- [2.](#) Minutes of the Voting Session held on October 5, 2023

**E. APPROVAL OF AGENDA**

**F. PUBLIC COMMENT**

**G. PUBLIC HEARINGS**

- [1.](#) Dawson County Comprehensive Plan 5-Year Update (*2nd of 2 hearings; 1st hearing was held at the October 17, 2023, Planning Commission Meeting*)
- [2.](#) Proposed Revisions to a Dawson County Ordinance Involving Massage and Bodywork Therapy Businesses (*1st of 1 hearing*)
- [3.](#) Proposed Revisions to a Dawson County Ordinance Involving Tattoo / Body Art Businesses, to Include a Sunset Provision (*1st of 1 hearing*)

**H. ZONING**

- [1.](#) [ZA 23-07](#) - Ben Trail requests to rezone 2.036 acres of TMP 102-030 from RA (Residential Agriculture) to RSR (Residential Sub-Rural) (New Bethel Church Road).

**I. NEW BUSINESS**

- [1.](#) Consideration of Request to Write Off Old, Uncollectable Ambulance Accounts
- [2.](#) Consideration of Settlement Agreement Concerning Stacy and Kevin Latimer

**J. PUBLIC COMMENT**

**K. ADJOURNMENT**

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

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

**DAWSON COUNTY BOARD OF COMMISSIONERS  
WORK SESSION MINUTES – THURSDAY, OCTOBER 5, 2023  
DAWSON COUNTY GOVERNMENT CENTER ASSEMBLY ROOM  
25 JUSTICE WAY, DAWSONVILLE, GEORGIA 30534  
4:00 PM**

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*Those present were Chairman Billy Thurmond; Commissioner Seth Stowers, District 1; Commissioner Chris Gaines, District 2; Commissioner Alexa Bruce, District 3; Commissioner Emory Dooley, District 4; County Manager Joey Leverette; County Attorney Melissa Tracy; County Clerk Kristen Cloud; and interested citizens of Dawson County.*

**UNFINISHED BUSINESS**

1. Presentation of Budget Request, Professional Services Exemption and Contract for the Personal Property Accounts- Chief Appraiser Elaine Garrett  
***This item will be added to the October 5, 2023, Voting Session Agenda.***
2. Presentation of Environmental Protection Division Local Government Scrap Tire Abatement Reimbursement Grant Award for Tire Amnesty- Keep Dawson County Beautiful Interim Executive Director Robbie Irvin  
***This item will be added to the October 5, 2023, Voting Session Agenda.***
3. Presentation of Request to Write Off Old, Uncollectable Ambulance Accounts- Chief Financial Officer Vickie Neikirk  
***This item will be placed on the October 19, 2023, Voting Session Agenda.***
4. County Manager Report  
***This item was for information only.***
5. County Attorney Report  
***County Attorney Tracy had no information to report.***

APPROVE:

ATTEST:

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Billy Thurmond, Chairman

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Kristen Cloud, County Clerk



**DAWSON COUNTY BOARD OF COMMISSIONERS  
VOTING SESSION MINUTES – THURSDAY, OCTOBER 5, 2023  
DAWSON COUNTY GOVERNMENT CENTER ASSEMBLY ROOM  
25 JUSTICE WAY, DAWSONVILLE, GEORGIA 30534  
IMMEDIATELY FOLLOWING THE 4:00 PM WORK SESSION**

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**ROLL CALL:** Those present were Chairman Billy Thurmond; Commissioner Seth Stowers, District 1; Commissioner Chris Gaines, District 2; Commissioner Alexa Bruce, District 3; Commissioner Emory Dooley, District 4; County Manager Joey Leverette; County Attorney Melissa Tracy; County Clerk Kristen Cloud; and interested citizens of Dawson County.

**OPENING PRESENTATIONS:**

*Recent and Planned Improvements - North Georgia Premium Outlets- Area General Manager Randall Jackson*

Randall Jackson, area general manager for Simon Property Group, discussed recent and planned improvements to North Georgia Premium Outlets.

*Red Ribbon Week 2023 Proclamation*

Chairman Thurmond read aloud a Red Ribbon Week Proclamation.

Motion passed 4-0 to proclaim October 23-31, 2023, as “Be Kind to Your Mind, Live Drug Free” Red Ribbon Week in Dawson County. Gaines/Bruce

**INVOCATION AND PLEDGE OF ALLEGIANCE:** Chairman Thurmond

**ANNOUNCEMENTS:**

None

**APPROVAL OF MINUTES:**

Motion passed 4-0 to approve the Minutes of the Work Session held on September 21, 2023. Stowers/Dooley

Motion passed 4-0 to approve the Minutes of the Voting Session held on September 21, 2023. Dooley/Bruce

**APPROVAL OF AGENDA:**

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

- Addition of Nos. 4 and 5 under New Business:
  - Budget Request, Professional Services Exemption and Contract for the Personal Property Accounts
  - Environmental Protection Division Local Government Scrap Tire Abatement Reimbursement Grant Award for Tire Amnesty

Stowers/Gaines

**PUBLIC COMMENT:**

None

**NEW BUSINESS:**

**Consideration of a Resolution to Initiate Abandonment Procedures for a Portion of Water Plant Road**

Motion passed 4-0 to approve a Resolution to Initiate Abandonment Procedures for a Portion of Water Plant Road. Dooley/Stowers

**Consideration of 2024 Board of Commissioners Meeting Schedule**

Motion passed 4-0 to approve a 2024 Board of Commissioners Meeting Schedule. Stowers/Bruce

**Consideration of a Resolution Urging Governor and General Assembly to Continue Efforts to Reform and Improve Mental Health Services for Georgia Citizens**

Motion passed 4-0 to approve a Resolution Urging the Governor and General Assembly to Continue Efforts to Reform and Improve Mental Health Services for Georgia Citizens. Gaines/Bruce

**Consideration of Budget Request, Professional Services Exemption and Contract for the Personal Property Accounts**

Motion passed 4-0 to approve a budget increase to the Tax Assessor's office in the amount of \$15,290 and a professional agreement exemption and contract to Deen's LLC to perform the scope of work for personal properties. Funds will come from General Fund's fund balance. Dooley/Stowers

**Consideration of Environmental Protection Division Local Government Scrap Tire Abatement Reimbursement Grant Award for Tire Amnesty**

Motion passed 4-0 to approve an Environmental Protection Division Local Government Scrap Tire Abatement Reimbursement Grant Award for Tire Amnesty. Gaines/Stowers

**PUBLIC COMMENT:**

None

**ADJOURNMENT:**

APPROVE:

ATTEST:

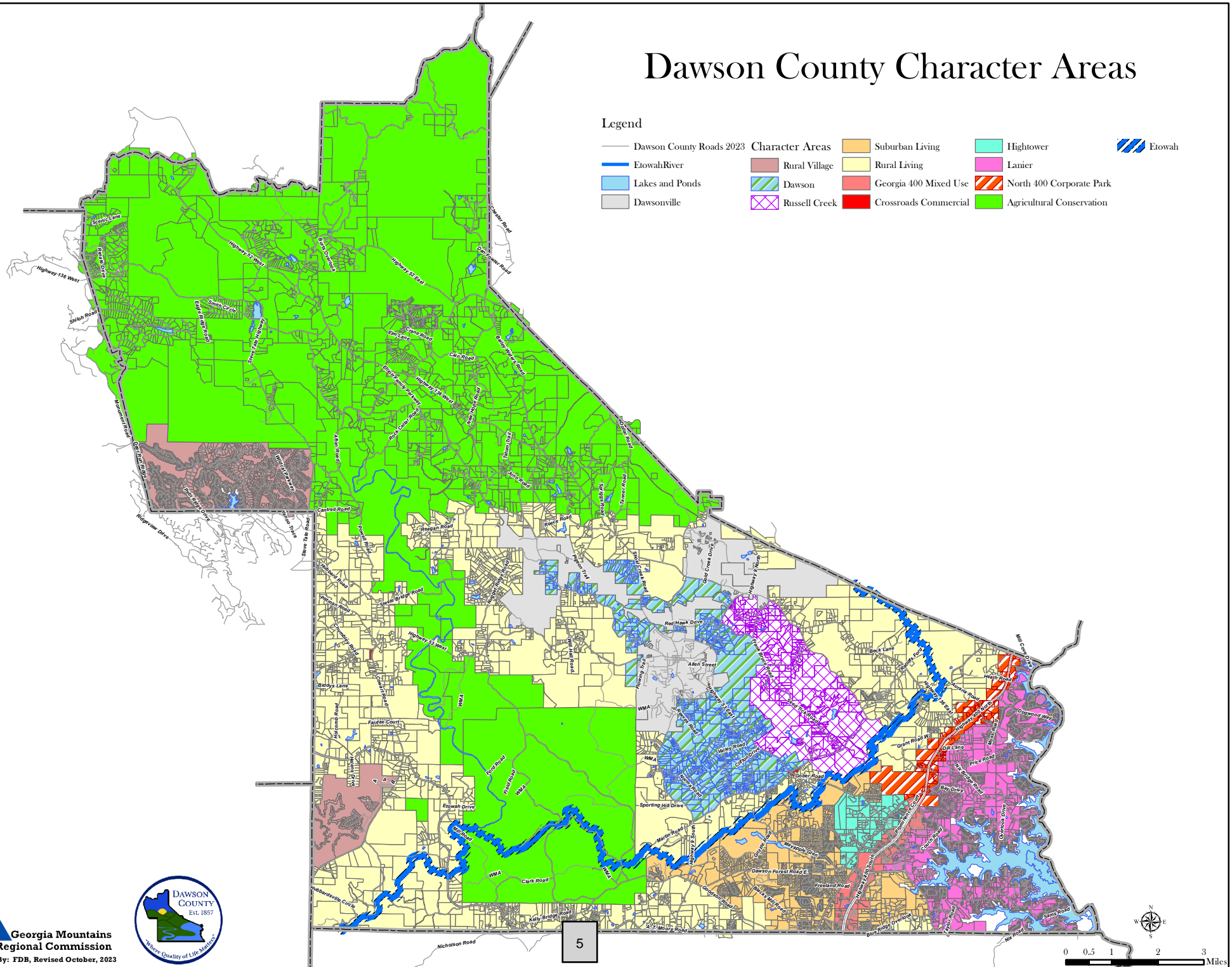
\_\_\_\_\_  
Billy Thurmond, Chairman

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

# Dawson County Character Areas

## Legend

— Dawson County Roads 2023	Character Areas	Suburban Living	Hightower	Etowah
— Etowah River	Rural Village	Rural Living	Lanier	
Lakes and Ponds	Dawson	Georgia 400 Mixed Use	North 400 Corporate Park	
Dawsonville	Russell Creek	Crossroads Commercial	Agricultural Conservation	







# DAWSON COUNTY COMPREHENSIVE PLAN

*Dawson County, GA*



**PHOTOGRAPHY CREDIT**  
Dawson County Chamber of Commerce

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## Purpose

The 2023 Dawson County Comprehensive Plan aims to lay out a road map for the community's future, developed through a public process in which leaders and stakeholders make decisions about the community's future. The Comprehensive Plan includes the community's vision for the future, key issues, opportunities it chooses to address during the planning period, and its implementation program for achieving this vision.

## Scope

This document addresses Dawson County, Georgia's local planning requirements and community development. Some consideration has been given to the City of Dawsonville and those areas and political entities adjacent to the County that influence local conditions. Still, all the cited issues, objectives, and opportunities discussed herein focus on Dawson County.

## Citizen Participation

As a part of the planning process, Dawson County provided opportunities for public participation while preparing the comprehensive plan. This aims to ensure that citizens and other stakeholders know the planning process, are provided opportunities to comment on the local plan elements, and have adequate access to defining the community's vision, values, priorities, goals, and policies. At a minimum, the public participation program must provide adequate notice to inform the general public of the emerging plan, provide opportunities for the public to provide written comments, and hold the required public hearings.

Dawson County has a Long-Range Planning Steering Committee, contributing to the plan update. This committee is responsible for continually assessing the community's issues beyond the current planning time frame. This Committee works with the Planning and Development Department staff to provide an additional layer of analysis of Dawson County's land use issues. Additionally, stakeholders met from March to August 2023, and two public meetings were held in July and two in September.

A user-friendly component of the public involvement process was online survey opportunities. The County hosted a public engagement opportunity during May, June, and July on growth management; this was publicized on social media and promoted by the Dawson County Chamber of Commerce. The online survey asked respondents to indicate their concerns for the community, the prospects for growth and development in the area, and to prioritize local needs on housing, recreation, economic development, and natural resource protection. The survey produced 294 responses. Additionally, virtual engagement opportunities were available during the Transportation Element planning process. The first public engagement opportunity was held during June and July 2023 and focused on identifying the opportunities and challenges facing the County's Transportation system. Participants provided feedback via a survey and interactive map regarding their priorities, project concepts, and general feedback regarding opportunities and challenges. The growth management and the transportation master plan participant comments were shared with the LRP group and contributed significantly to considering Dawson County's values and priorities.

## Plan Elements - Required Components

This comprehensive plan meets the requirements and intent of the Georgia Department of Community Affairs' "Minimum Standards and Procedures for Local Comprehensive Planning," as amended in 2018i, and the Georgia Planning Act of 1989. The plan must be prepared in compliance with these rules and guidelines for Dawson County to maintain its Qualified Local Government (QLG) status. State law requires that the local government update its comprehensive plan every five years.

*"The purpose of Minimum Standards is to provide a framework for developing, managing, and implementing local comprehensive plans at the local, regional, and state government level. They reflect an important state interest: healthy and economically vibrant county complements are vital to the state's economic prosperity."*

**(1) Community Goals:** The Community Goals element aims to lay a road map for the community's future, developed through a public process involving community leaders and stakeholders in making critical decisions about the community's future. The Community Goals are an essential part of the plan.

The Community Goals must include at least one or a combination of any of the four components listed programs.

**(a) General Vision Statement:** Include a general statement that paints a picture of what the community desires to become, providing a complete description of the development patterns to be encouraged within the jurisdiction.

**(b) List of Community Goals:** Include a list of the community's goals.

**(c) Community Policies:** Include any policies the local government selects to provide ongoing guidance and direction to local government officials for making decisions consistent with achieving the Community Goals.

**(d) Character Areas and Defining Narrative:** This option lays out more specific goals for the future of the community-by-community sub-areas, districts, or neighborhoods.

**(2) Needs and Opportunities:** Each of the needs or opportunities the community identifies as a high priority must be followed up with corresponding implementation measures in the Community. The list must be developed by the community/stakeholders in a SWOT (strengths, weaknesses, opportunities, threats) community analysis.

**(3) Community Work Program:** This element of the comprehensive plan lays out the specific activities the community plans to undertake during the following five years to address the priority Needs and Opportunities or achieve portions of the Community Goals.



## Community Profile

Dawson County is a political jurisdiction of north Georgia encompassing 214 square miles. Historically land populated by the Cherokee, Dawson County was founded in 1857, and its County seat (and only municipality) is the City of Dawsonville.

Dawson County was created by a legislative act on December 3, 1857, primarily out of Lumpkin County and smaller parts of Gilmer, Pickens, and Dawson counties. Georgia's 119th county and the county seat of Dawsonville were named for Judge William C. Dawson, a compiler of the laws of Georgia and commander of a brigade in the Creek Indian War of 1836.

Before the creation of Dawson County, the area enjoyed a rich history. Initially settled by the Cherokee Indians at about the time of the American Revolution, the river valleys were dotted with farms, orchards, and numerous modern log structures. Native Americans thrived in the area until the discovery of gold in 1829. By 1832, prospectors had overrun much of the area, and Georgia claimed the region as a new territory. In 1838, those Native Americans who had not voluntarily moved west were forcibly removed to Oklahoma along the Trail of Tears. Although absent as a people from the area for more than 180 years, the legacy of the Cherokee remains in many names found throughout Dawson County: Amicalola, which means "tumbling waters," Etowah, Toto Creek - named for the Cherokee Toter family, and a host of other local names. Throughout the 1830s and 1840s, the area that was to become Dawson County was in the midst of the first gold rush in America. Numerous mines and mining operations were located throughout the region. Remnants of these mines and small mining projects can still be found within the county.

The first census count was taken in 1859. The population was 3,856.

In 1957, the Appalachian Trail was re-routed to a new endpoint about 8 miles north of Amicalola Falls State Park, establishing the county as a major destination for outdoor recreation. At the same time, the flooding of the Chattahoochee River plain to form nearby Lake Lanier was completed, resulting in Georgia's largest lake at 39,000 acres.

With the completion of the Georgia 400 highway to Atlanta in the 1980s, the county had the major road it had lacked for a hundred and twenty years. This transportation route, Lake Lanier, Amicalola Falls, and the development of the North Georgia Premium Outlets have helped Dawson County transition from a quiet mountain enclave to one of Georgia's fastest-growing communities. The southern terminus of the Appalachian Trail lies in Dawson County, which, combined with the abundant reserved forest within the area, has raised the profile of outdoor recreational activities for locals and tourists alike. But commerce and industry have also grown in the region as suburban development and population growth have reached the Dawson County line.

	Dawson County...
<b>Population Summary</b>	
2010 Total Population	22,330
2020 Total Population	26,798
2020 Group Quarters	108
2022 Total Population	28,205
2022 Group Quarters	108
2027 Total Population	30,773
2022-2027 Annual Rate	1.76%
2022 Total Daytime Population	25,694
Workers	10,393
Residents	15,301
<b>Household Summary</b>	
2010 Households	8,433
2010 Average Household Size	2.61
2020 Total Households	10,313
2020 Average Household Size	2.59
2022 Households	10,869
2022 Average Household Size	2.59
2027 Households	11,883
2027 Average Household Size	2.58
2022-2027 Annual Rate	1.80%
2010 Families	6,390
2010 Average Family Size	2.97
2022 Families	8,048
2022 Average Family Size	2.99
2027 Families	8,776
2027 Average Family Size	2.99
2022-2027 Annual Rate	1.75%
<b>Housing Unit Summary</b>	
2000 Housing Units	7,163
Owner Occupied Housing Units	69.0%
Renter Occupied Housing Units	15.7%
Vacant Housing Units	15.3%
2010 Housing Units	10,425
Owner Occupied Housing Units	65.0%
Renter Occupied Housing Units	15.9%
Vacant Housing Units	19.1%
2020 Housing Units	11,926
Vacant Housing Units	13.5%
2022 Housing Units	12,645
Owner Occupied Housing Units	70.0%
Renter Occupied Housing Units	16.0%
Vacant Housing Units	14.0%
2027 Housing Units	13,825
Owner Occupied Housing Units	70.5%
Renter Occupied Housing Units	15.5%
Vacant Housing Units	14.0%
<b>Median Household Income</b>	
2022	\$74,589
2027	\$90,104
<b>Median Home Value</b>	
2022	\$289,834
2027	\$369,680
<b>Per Capita Income</b>	
2022	\$42,218
2027	\$49,487
<b>Median Age</b>	
2010	40.6
2022	43.6
2027	44.5

**Data Note:** Household population includes persons not residing in group quarters. Average Household Size is the household population divided by total households. Persons in families include the householder and persons related to the householder by birth, marriage, or adoption. Per Capita Income represents the income received by all persons aged 15 years and over divided by the total population.

**Source:** Esri forecasts for 2022 and 2027. U.S. Census Bureau 2000 and 2010 decennial Census data converted by Esri into 2020 geography.

	Dawson County...
<b>2022 Households by Income</b>	
Household Income Base	10,869
<\$15,000	4.6%
\$15,000 - \$24,999	6.5%
\$25,000 - \$34,999	6.0%
\$35,000 - \$49,999	12.4%
\$50,000 - \$74,999	20.6%
\$75,000 - \$99,999	12.2%
\$100,000 - \$149,999	19.1%
\$150,000 - \$199,999	8.4%
\$200,000+	10.1%
Average Household Income	\$109,542
<b>2027 Households by Income</b>	
Household Income Base	11,883
<\$15,000	3.2%
\$15,000 - \$24,999	4.5%
\$25,000 - \$34,999	5.0%
\$35,000 - \$49,999	10.2%
\$50,000 - \$74,999	18.9%
\$75,000 - \$99,999	12.3%
\$100,000 - \$149,999	22.2%
\$150,000 - \$199,999	11.4%
\$200,000+	12.3%
Average Household Income	\$128,144
<b>2022 Owner Occupied Housing Units by Value</b>	
Total	8,852
<\$50,000	3.5%
\$50,000 - \$99,999	2.5%
\$100,000 - \$149,999	4.6%
\$150,000 - \$199,999	12.3%
\$200,000 - \$249,999	18.3%
\$250,000 - \$299,999	10.9%
\$300,000 - \$399,999	10.8%
\$400,000 - \$499,999	11.8%
\$500,000 - \$749,999	15.0%
\$750,000 - \$999,999	4.2%
\$1,000,000 - \$1,499,999	1.0%
\$1,500,000 - \$1,999,999	2.3%
\$2,000,000 +	2.7%
Average Home Value	\$436,644
<b>2027 Owner Occupied Housing Units by Value</b>	
Total	9,742
<\$50,000	1.7%
\$50,000 - \$99,999	1.0%
\$100,000 - \$149,999	2.0%
\$150,000 - \$199,999	8.3%
\$200,000 - \$249,999	16.9%
\$250,000 - \$299,999	11.4%
\$300,000 - \$399,999	12.5%
\$400,000 - \$499,999	14.2%
\$500,000 - \$749,999	19.1%
\$750,000 - \$999,999	5.8%
\$1,000,000 - \$1,499,999	1.2%
\$1,500,000 - \$1,999,999	2.5%
\$2,000,000 +	3.3%
Average Home Value	\$499,500

**Data Note:** Income represents the preceding year, expressed in current dollars. Household income includes wage and salary earnings, interest dividends, net rents, pensions, SSI and welfare payments, child support, and alimony.

**Source:** Esri forecasts for 2022 and 2027. U.S. Census Bureau 2000 and 2010 decennial Census data converted by Esri into 2020 geography.

		Dawson County...
<b>2010 Population by Age</b>		
Total		22,330
0 - 4		5.7%
5 - 9		6.5%
10 - 14		6.8%
15 - 24		12.1%
25 - 34		11.5%
35 - 44		13.6%
45 - 54		15.3%
55 - 64		14.5%
65 - 74		9.6%
75 - 84		3.7%
85 +		0.8%
18 +		77.2%
<b>2022 Population by Age</b>		
Total		28,205
0 - 4		5.0%
5 - 9		5.5%
10 - 14		5.9%
15 - 24		10.2%
25 - 34		12.6%
35 - 44		12.5%
45 - 54		12.7%
55 - 64		14.6%
65 - 74		13.8%
75 - 84		6.0%
85 +		1.2%
18 +		80.3%
<b>2027 Population by Age</b>		
Total		30,773
0 - 4		5.0%
5 - 9		5.4%
10 - 14		5.9%
15 - 24		9.9%
25 - 34		10.6%
35 - 44		13.8%
45 - 54		12.4%
55 - 64		13.7%
65 - 74		13.2%
75 - 84		8.5%
85 +		1.6%
18 +		80.4%
<b>2010 Population by Sex</b>		
Males		11,164
Females		11,166
<b>2022 Population by Sex</b>		
Males		14,144
Females		14,061
<b>2027 Population by Sex</b>		
Males		15,448
Females		15,325

Source: Esri forecasts for 2022 and 2027, U.S. Census Bureau 2000 and 2010 decennial Census data converted by Esri into 2020 geography.

June 13, 2023

### Dawson County...

#### 2010 Population by Race/Ethnicity

Total	22,330
White Alone	95.6%
Black Alone	0.5%
American Indian Alone	0.4%
Asian Alone	0.6%
Pacific Islander Alone	0.0%
Some Other Race Alone	1.6%
Two or More Races	1.4%
Hispanic Origin	4.1%
Diversity Index	15.8

#### 2020 Population by Race/Ethnicity

Total	26,798
White Alone	89.0%
Black Alone	0.8%
American Indian Alone	0.3%
Asian Alone	0.9%
Pacific Islander Alone	0.1%
Some Other Race Alone	2.5%
Two or More Races	6.4%
Hispanic Origin	6.0%
Diversity Index	29.3

#### 2022 Population by Race/Ethnicity

Total	28,205
White Alone	88.6%
Black Alone	0.7%
American Indian Alone	0.3%
Asian Alone	0.8%
Pacific Islander Alone	0.1%
Some Other Race Alone	2.6%
Two or More Races	6.8%
Hispanic Origin	6.1%
Diversity Index	30.0

#### 2027 Population by Race/Ethnicity

Total	30,773
White Alone	87.8%
Black Alone	0.7%
American Indian Alone	0.3%
Asian Alone	0.8%
Pacific Islander Alone	0.1%
Some Other Race Alone	2.7%
Two or More Races	7.6%
Hispanic Origin	6.3%
Diversity Index	31.5

#### 2010 Population by Relationship and Household Type

Total	22,330
In Households	98.7%
In Family Households	87.2%
Householder	28.6%
Spouse	23.3%
Child	29.6%
Other relative	3.6%
Nonrelative	2.1%
In Nonfamily Households	11.5%
In Group Quarters	1.3%
Institutionalized Population	0.6%
Noninstitutionalized Population	0.7%

Data Note: Persons of Hispanic Origin may be of any race. The Diversity Index measures the probability that two people from the same area will be from different race/ethnic groups.  
Source: Esri forecasts for 2022 and 2027, U.S. Census Bureau 2000 and 2010 decennial Census data converted by Esri into 2020 geography.

	Dawson County...
<b>2022 Population 25+ by Educational Attainment</b>	
Total	20,709
Less than 9th Grade	3.0%
9th - 12th Grade, No Diploma	7.6%
High School Graduate	23.2%
GED/Alternative Credential	5.9%
Some College, No Degree	19.2%
Associate Degree	7.0%
Bachelor's Degree	21.8%
Graduate/Professional Degree	12.4%
<b>2022 Population 15+ by Marital Status</b>	
Total	23,593
Never Married	24.2%
Married	59.5%
Widowed	5.0%
Divorced	11.2%
<b>2022 Civilian Population 16+ in Labor Force</b>	
Civilian Population 16+	13,359
Population 16+ Employed	96.9%
Population 16+ Unemployment rate	3.1%
Population 16-24 Employed	12.9%
Population 16-24 Unemployment rate	5.2%
Population 25-54 Employed	62.2%
Population 25-54 Unemployment rate	3.4%
Population 55-64 Employed	17.5%
Population 55-64 Unemployment rate	1.3%
Population 65+ Employed	7.4%
Population 65+ Unemployment rate	0.6%
<b>2022 Employed Population 16+ by Industry</b>	
Total	12,948
Agriculture/Mining	2.6%
Construction	10.2%
Manufacturing	10.0%
Wholesale Trade	4.0%
Retail Trade	11.8%
Transportation/Utilities	9.1%
Information	1.4%
Finance/Insurance/Real Estate	5.8%
Services	42.5%
Public Administration	2.6%
<b>2022 Employed Population 16+ by Occupation</b>	
Total	12,948
White Collar	62.8%
Management/Business/Financial	21.9%
Professional	19.3%
Sales	11.8%
Administrative Support	9.8%
Services	10.5%
Blue Collar	26.7%
Farming/Forestry/Fishing	0.7%
Construction/Extraction	6.3%
Installation/Maintenance/Repair	4.7%
Production	5.1%
Transportation/Material Moving	9.9%

Source: Esri forecasts for 2022 and 2027, U.S. Census Bureau 2000 and 2010 decennial Census data converted by Esri into 2020 geography.

**Dawson County...**

**2010 Households by Type**

Total	8,433
Households with 1 Person	19.7%
Households with 2+ People	80.3%
Family Households	75.8%
Husband-wife Families	61.7%
With Related Children	24.2%
Other Family (No Spouse Present)	14.1%
Other Family with Male Householder	4.6%
With Related Children	2.6%
Other Family with Female Householder	9.5%
With Related Children	5.7%
Nonfamily Households	4.6%
All Households with Children	33.0%
Multigenerational Households	4.6%
Unmarried Partner Households	5.0%
Male-female	4.3%
Same-sex	0.7%

**2010 Households by Size**

Total	8,433
1 Person Household	19.7%
2 Person Household	39.7%
3 Person Household	16.6%
4 Person Household	14.0%
5 Person Household	6.4%
6 Person Household	2.2%
7 + Person Household	1.5%

**2010 Households by Tenure and Mortgage Status**

Total	8,433
Owner Occupied	80.3%
Owned with a Mortgage/Loan	57.9%
Owned Free and Clear	22.5%
Renter Occupied	19.7%

**2022 Affordability, Mortgage and Wealth**

Housing Affordability Index	120
Percent of Income for Mortgage	20.5%
Wealth Index	127

**2010 Housing Units By Urban/ Rural Status**

Total Housing Units	10,425
Housing Units Inside Urbanized Area	16.9%
Housing Units Inside Urbanized Cluster	0.0%
Rural Housing Units	83.1%

**2010 Population By Urban/ Rural Status**

Total Population	22,330
Population Inside Urbanized Area	19.7%
Population Inside Urbanized Cluster	0.0%
Rural Population	80.3%

**Data Note:** Households with children include any households with people under age 18, related or not. Multigenerational households are families with 3 or more parent-child relationships. Unmarried partner households are usually classified as nonfamily households unless there is another member of the household related to the householder. Multigenerational and unmarried partner households are reported only to the tract level. Esri estimated block group data, which is used to estimate polygons or non-standard geography.

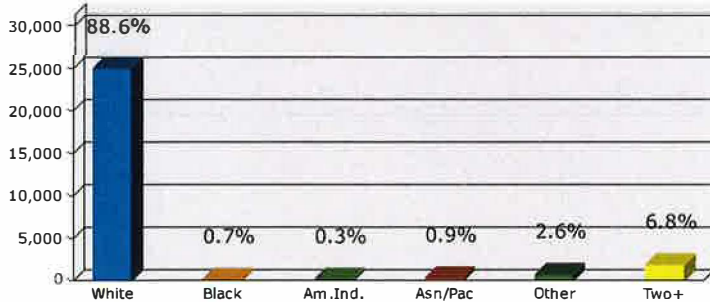
**Source:** Esri forecasts for 2022 and 2027. U.S. Census Bureau 2000 and 2010 decennial Census data converted by Esri into 2020 geography.

	Dawson County...
<b>Top 3 Tapestry Segments</b>	
1.	Southern Satellites (10A)
2.	Middleburg (4C)
3.	Green Acres (6A)
<b>2022 Consumer Spending</b>	
Apparel & Services: Total \$	\$26,818,675
Average Spent	\$2,467.45
Spending Potential Index	102
Education: Total \$	\$19,646,760
Average Spent	\$1,807.60
Spending Potential Index	92
Entertainment/Recreation: Total \$	\$42,971,388
Average Spent	\$3,953.57
Spending Potential Index	108
Food at Home: Total \$	\$71,472,597
Average Spent	\$6,575.82
Spending Potential Index	106
Food Away from Home: Total \$	\$48,730,457
Average Spent	\$4,483.44
Spending Potential Index	104
Health Care: Total \$	\$87,265,794
Average Spent	\$8,028.87
Spending Potential Index	113
HH Furnishings & Equipment: Total \$	\$29,935,484
Average Spent	\$2,754.21
Spending Potential Index	107
Personal Care Products & Services: Total \$	\$11,535,333
Average Spent	\$1,061.31
Spending Potential Index	104
Shelter: Total \$	\$243,638,939
Average Spent	\$22,415.95
Spending Potential Index	98
Support Payments/Cash Contributions/Gifts in Kind: Total \$	\$33,753,409
Average Spent	\$3,105.48
Spending Potential Index	114
Travel: Total \$	\$32,491,151
Average Spent	\$2,989.34
Spending Potential Index	104
Vehicle Maintenance & Repairs: Total \$	\$15,103,199
Average Spent	\$1,389.57
Spending Potential Index	110

Data Note: Consumer spending shows the amount spent on a variety of goods and services by households that reside in the area. Expenditures are shown by broad budget categories that are not mutually exclusive. Consumer spending does not equal business revenue. Total and Average Amount Spent Per Household represent annual figures. The Spending Potential Index represents the amount spent in the area relative to a national average of 100.  
Source: Consumer Spending data are derived from the 2018 and 2019 Consumer Expenditure Surveys, Bureau of Labor Statistics, Esri.  
Source: Esri forecasts for 2022 and 2027. U.S. Census Bureau 2000 and 2010 decennial Census data converted by Esri into 2020 geography.

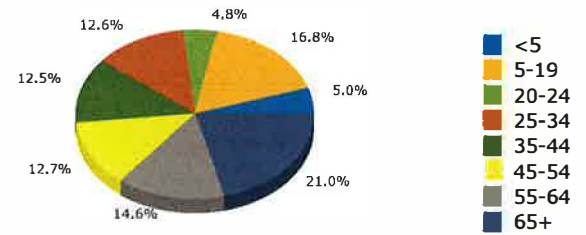


2022 Population by Race

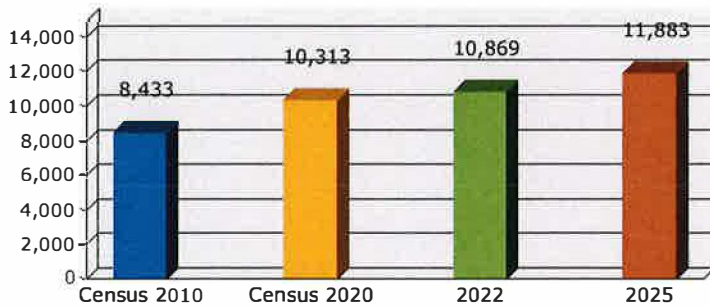


2022 Percent Hispanic Origin: 6.1%

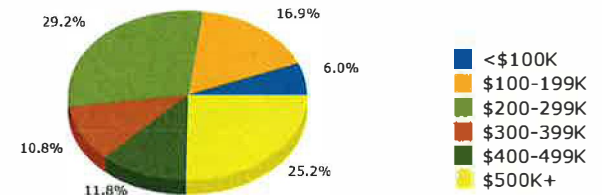
2022 Population by Age



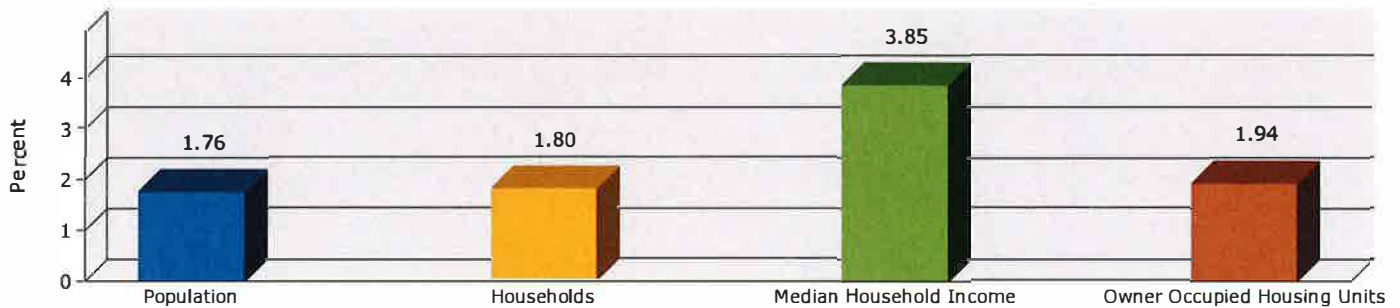
Households



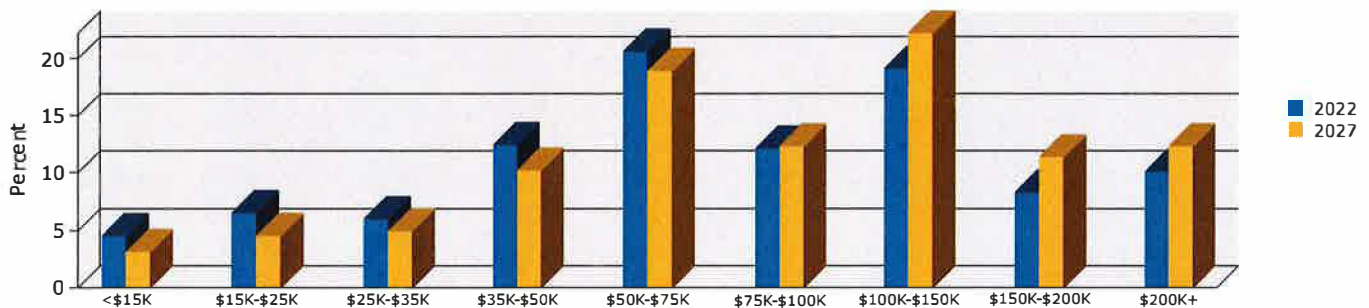
2022 Home Value



2022-2027 Annual Growth Rate



Household Income



Source: Esri forecasts for 2022 and 2027, U.S. Census Bureau 2010 decennial Census data converted by Esri into 2020 geography.

### Vision Statement

The Minimum Standards and Requirements for Local Comprehensive Planning defines a community vision as "...intended to paint a picture of what the community desires to become, providing a complete description of the development patterns to be encouraged within the jurisdiction."

Discussions with stakeholders, as well as public engagement, revealed common themes that contributed to the vision statement for Dawson County. These elements were considered valuable to Dawson County's identity, and all other aspects would build from their principles: *Sustainability growth management, development with the continued mindset of the community, keep Dawson County beautiful (lakes, rivers, farmland), sustainability as we progress (keep economics in mind, farms can continue), balance, financial, growth, rural, small-town life, Mountains, farmland, home, unique, family, down-to-earth, local, nature, transitioning.*

*Dawson County will foster sustainable growth that promotes the scenic and economic value of mountains, rivers and lakes, farms, and forests and facilitate a balance of jobs and housing to further economic expansion that supports diverse employment opportunities.*

**Quality of Life.** Dawson County will remain an inclusive community with natural environments, agritourism events, economic prosperity, social stability, educational opportunities, and cultural, entertainment, and recreation possibilities.

**True Livability.** Dawson County will foster a balanced growth of various multi-generational lifestyle choices responsibly planned, connected, and supported with appropriate infrastructure and services for suburban and rural living.

**Prosperity.** Dawson County will continue to thrive by supporting existing agribusiness, eco-tourism, and businesses and fostering a sustainable pro-technology and healthcare business environment so companies can grow or choose to locate in Dawson County, thus facilitating a balance of jobs and housing to further a more balanced tax base.

**Distinctive Character.** Dawson County will respect and be sensitive to our agricultural history and legacy in designated federal, state, and local recreational sites, in the auto racing community, and within the culture and resources that define our sense of place.

## Areas Requiring Special Attention

The Georgia Department of Community Affairs has identified the following seven special conditions and requires that they be addressed where they exist within the community:

- *Natural or cultural resources.*
- *Areas where rapid development or land use change is likely to occur.*
- *Areas where the pace of development has and may outpace the availability of community facilities and services.*
- *Areas needing redevelopment and significant improvements to aesthetics or attractiveness. (not applicable)*
- *Large abandoned structures or sites. (not applicable)*
- *Infill development opportunities. (not applicable)*
- *Areas of significant disinvestment, levels of poverty, and substantially higher unemployment. (not applicable)*

### ***Areas of Significant Natural or Cultural Resources:***

Dawson County contains numerous state waters, which are valuable natural resources and have been identified in the *Environmentally Sensitive Areas Map*.

### ***Areas Where Rapid Development or Change of Land Use is Likely to Occur :***

1. Adjacent to the City of Dawsonville city limits
2. Dawson Forest Road
3. GA400 corridor; and
4. Southern boundary with Forsyth County

### ***Areas where the pace of development has and may outpace the availability of community facilities and services:***

1. Lumpkin Campground Road
2. Highway 53 E

In areas that have experienced significant growth, the realities of what the community can control must be considered. Dawson County maintains a series of planning documents to facilitate a proactive approach to the future, many of which have recently or will soon be undergoing an update. Each of these plans should be compatible, which requires an ongoing process of reviewing trends and policy changes in each document and calibrating plans each time they are updated.

## Quality Community Objectives

The Department of Community Affairs has identified Quality Community Objectives (QCOs) as value statements of the development patterns and options that will help Georgia preserve unique cultural, natural, and historic resources while looking to the future and developing sustainably.

Applicable DCA Quality Community Objectives	Economic Prosperity	Resource Mgmt.	Efficient Land Use	Local Preparedness	Sense of Place	Regional Cooperation	Housing Options	Transportation Options	Educational Opportunities	Community Health
Dawson County	X	X	X	X	X	X	X	X	X	X

### Economic Prosperity:

Dawson County encourages developing or expanding businesses and industries suitable for the community. The county supports the Dawson County Chamber of Commerce, the Development Authority, and the Industrial Building Authority. The 2023 comprehensive plan update supports an economic base of commercial, office, and light industrial development.

Dawson County strives to make the most efficient use of its financial resources. Dawson County uses a 5-year capital improvement plan; the plan also encompasses SPLOST funding, which can last up to 6 years. The County has four primary sources of financing for long-range planning: General Fund, SPLOST Fund, Capital Projects Fund, and Impact Fees Fund. Combining all these sources makes up the available funding for the Capital Projects Plan. SPLOST (Special Purpose Local Option Sales Tax) is the largest funding source. SPLOST VII was approved in 2021 and will fund (six-year) capital projects

Year	Population	Personal Income	Unemployment Rate
2018	25,083	\$ 43,380	3.3%
2019	26,108	\$ 45,201	2.4%
2020	26,108	\$ 46,278	2.8%
2021	26,798	\$ 48,170	1.9%
2022	30,138	\$ 53,996	2.3%

## Quality Community Objectives

Approximately 90% of the County's population resides in the county's unincorporated portion, with the remaining 10% living in the single municipality, the City of Dawsonville. The County's largest employer is North Georgia Premium Outlet Mall, which attracts many visitors from the Atlanta metro area and surrounding counties. Dawson County Board of Education and Wal-Mart retail are the second and third largest employers. Dawson County has a significantly higher rate of retail employment and accommodation and food services as a percentage of its total employment.

The total number of land use applications (rezoning), new home permits, and business licenses issued during the planning time frame illustrate the continuing growth in the County.

Year	Land Use Amendments <sup>iii</sup>	New home Building permits	Occupational licenses issued <sup>iv</sup>
2018	7	382	1,956
2019	24	331	2,074
2020	27	295	2,035
2021	30	484	2,223
2022	33	815	1,540

- ✓ **Resource Management** Dawson County promotes the efficient use of natural resources and identifies and protects environmentally sensitive areas of the community. Dawson County coordinates with the local USDA/NRCS to ensure stream and lake protection compliance during land disturbance activities. In 2023, the County amended the land use code to provide a 50-foot buffer from streams, greater than the minimum state requirement of 25 feet.
- ✓ **Efficient Land Use:** This will be achieved by requiring the development or redevelopment of sites closer to the community's core and designing new housing products to minimize the amount of land consumed. Land use regulation occurs in two ways. First, the Character Area policies for evaluating land use requests. Second, land use regulations and subdivision regulations to maintain infrastructure, open space, agricultural, forestry, or conservation uses. Growth is happening all across the County, residentially and commercially. This growth has a significant impact on the services the County must provide. This growth pattern is expected to continue through FY 2023 and beyond. Dawson County is expected to continue seeing consistent local economic improvement and steady real estate growth trends in the next few years. This population growth continues to impact all service levels needed in the County.

- ✓ **Local Preparedness:** Dawson County leadership and staff proactively address community needs. Resources have been or are being expended on the following:

*Greenway and Trails Master Plan (2021)*

*Fiscal Impact of Land Use in Dawson County (2021)*

*Land Use Regulations (2023)*

*Comprehensive Plan (2023 update)*

*Comprehensive Transportation Plan (2023)*

*Parks and Recreation Master Plan Update (2025)*

*Hazard Mitigation Plan (2023-24 update)*

*Capital Improvements Element (2023-24 update)*

*Impact Fee Schedule (2023-24 update)*

*Economic Strategic Plan (2021)*

*Lumpkin Campground Corridor Study (2023)*

- ✓ **Sense of Place:** Dawson County leaders endeavor to protect and enhance the community's unique qualities. Promote housing products compatible with the community's traditional features; expand parkland that supports the area's rural character; and protect scenic and natural elements essential to defining the community's character.
- ✓ **Regional Cooperation:** Dawson County participates in regional organizations, identifying joint projects that may result in greater efficiency and less cost to the taxpayer and collaborative solutions for regional issues such as protecting shared natural resources and developing the transportation network. This 2023 comprehensive plan provides a policy guide for the County, the City of Dawsonville, NRCS, the Chamber of Commerce, commercial developers, GDOT, DNR, and other agencies that can see that the county has designated areas for future growth and rural preservation.
- ✓ **Housing Options:** Dawson County's land use regulations and enforcement of the International Building Codes promote a range of safe, affordable, inclusive, and energy-efficient housing in the community. As the county grows, there will be opportunities for instituting programs to provide housing for residents of all socio-economic backgrounds. At present, there are opportunities for infill housing throughout Dawson County. There currently is a lack of housing and the desire to preserve rural estate housing choices. Additionally, there is a different opinion over the desirability of town homes and apartments.

- ✓ **Transportation Options:** This 2023 comprehensive plan iupdate ncludes a Transportation Element. Dawson County's transportation system consists primarily of state highways and county-maintained roads. US Highway 19 (better known as Georgia 400) and State highways 9, 52, 53, 136, and 183 are major transportation routes that carry most passenger and commercial traffic in and out of Dawson County. Congestion in these transportation corridors creates traffic problems, primarily because of population growth. In addition, Dawson Forest Road, Kelly Bridge Road, and Lumpkin Campground Road are major county-maintained corridors. Dawson County has one privately owned airport (Elliott Field). There has never been a passenger or freight railroad located within Dawson County. Residents' transportation needs, challenges, and opportunities may be achieved by fostering alternatives to transportation by automobile, including walking, cycling, and transit; employing traffic calming measures throughout the community; requiring adequate connectivity between adjoining developments; and coordinating transportation and land use decision-making within the community. One of the significant issues identified in the 2023 Transportation Plan was funding for active transportation projects. This 2023 comprehensive plan also uncludes a Lumpkin Campground corridor study.
- ✓ **Educational Opportunities:** Dawson County supports educational and training opportunities to enable all community residents to improve their job skills, adapt to technological advances, or pursue life ambitions. Dawson County contains seven schools. Dawson County continues partnerships with post-secondary educational institutions, the Chamber of Commerce, Development Authorities, and other stakeholders such as the Department of Labor and GMRC to provide training opportunities.



## Technical College Certificate Graduates - 2022

PROGRAMS	TOTAL GRADUATES			PERCENT CHANGE	
	2020	2021	2022	2020-2021	2021-2022
Cosmetology/Cosmetologist, General	128	95	111	-25.8	16.8
Child Care Provider/Assistant	103	115	103	11.7	-10.4
Nursing Assistant/Aide and Patient Care Assistant/Aide	82	101	103	23.2	2.0
Welding Technology/Welder	191	245	94	28.3	-61.6
Industrial Mechanics and Maintenance Technology	152	109	79	-28.3	-27.5
Automobile/Automotive Mechanics Technology/Technician	149	67	68	-55.0	1.5
Aesthetics/Esthetician and Skin Care Specialist	33	30	54	-9.1	80.0
Medical Office Assistant/Specialist	75	60	52	-20.0	-13.3
Business Administration and Management, General	49	103	44	110.2	-57.3
Professional, Technical, Business, and Scientific Writing	31	44	38	41.9	-13.6

Source: GMRC

## Technical College Diploma Graduates - 2022

PROGRAMS	TOTAL GRADUATES			PERCENT CHANGE	
	2020	2021	2022	2020-2021	2021-2022
Cosmetology/Cosmetologist, General	58	44	45	-24.1	2.3
Business Administration and Management, General	26	41	39	57.7	-4.9
Medical/Clinical Assistant	57	40	36	-29.8	-10.0
Licensed Practical/Vocational Nurse Training	34	25	30	-26.5	20.0
Welding Technology/Welder	41	31	25	-24.4	-19.4
Accounting Technology/Technician and Bookkeeping	30	20	22	-33.3	10.0
Industrial Mechanics and Maintenance Technology	48	56	19	16.7	-66.1
Early Childhood Education and Teaching	18	20	17	11.1	-15.0
Heating, Air Conditioning, Ventilation and Refrigeration Maintenance Technology/	24	12	13	-50.0	8.3
Criminal Justice/Safety Studies	13	11	11	-15.4	0.0

Source: GMRC

Note: Please visit TCSG website for any college configuration changes.

## Technical College Degree Graduates - 2022

PROGRAMS	TOTAL GRADUATES			PERCENT CHANGE	
	2020	2021	2022	2020-2021	2021-2022
Business Administration and Management, General	42	52	47	23.8	-9.6
Accounting Technology/Technician and Bookkeeping	28	38	26	35.7	-31.6
Industrial Mechanics and Maintenance Technology	28	22	23	-21.4	4.5
Radiologic Technology/Science - Radiographer	17	19	17	11.8	-10.5
Early Childhood Education and Teaching	14	28	15	100.0	-46.4
Interior Design	9	13	14	44.4	7.7
Design and Visual Communications, General	8	1	11	-87.5	1000.0
Criminal Justice/Safety Studies	13	16	11	23.1	-31.3
Surgical Technology/Technologist	8	7	11	-12.5	57.1
Automobile/Automotive Mechanics Technology/Technician	15	11	9	-26.7	-18.2

Source: GMRC



- ✓ **Community Health:** Ensure that all community residents, regardless of age, ability, or income, access critical goods and services, safe and clean neighborhoods, and good work opportunities. There are primary care facilities within Dawson County and a public health care facility in downtown Dawsonville. Dawson County will have greater access to care close to home as the Northeast Georgia Health System (NGHS) expands its facilities on the GA400. Additionally, the Dawson County Family Connection provides mental health and behavioral assistance, and the community-based Shepard's Clinic offers an expanded range of services, including general medical care, primary dental care, women's Wellness screening, prescription assistance, eye exams and glasses, information, referral, and advocacy for health and support services.

1. Mental and Behavioral Health

Dawsonville has the unfortunate distinction of being one of the top counties in our region where the most deaths due to suicide or drug/alcohol poisoning occur. Some efforts are happening locally to improve mental and behavioral health.

2. Social Needs/Unite Us (transportation, housing)

The county has a senior transit program meeting some of the community's social needs, which research shows impacts overall health. Research supports that as much as 80% of a person's well-being is tied to physical environment, economic factors, and health behaviors. Unemployment, food insecurity, poor housing, and transportation are detrimental to overall health.

3. Healthy Behaviors

While many factors influence health, obesity can lead to chronic health conditions such as high blood pressure, diabetes, and cancer. 25.6% of adults in Dawson County have a BMI over 30. By impacting healthier lifestyle choices regarding diet and exercise, future health issues may be avoided, and more excellent quality of life can be achieved. This affects the individual and their family and has ripple effects on the economy regarding a healthy workforce. NGHS analyzes community health data to identify geographical hotspots or areas throughout the region where unhealthy behaviors have led to poor health outcomes. This tactic will allow for health education to be tailored to serve audiences better and improve health. NGHS will also start a microgrants program to help support community organizations working to decrease health disparities by providing small grants to promote and develop healthy behaviors across the region.

# Broadband Internet Access

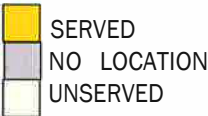
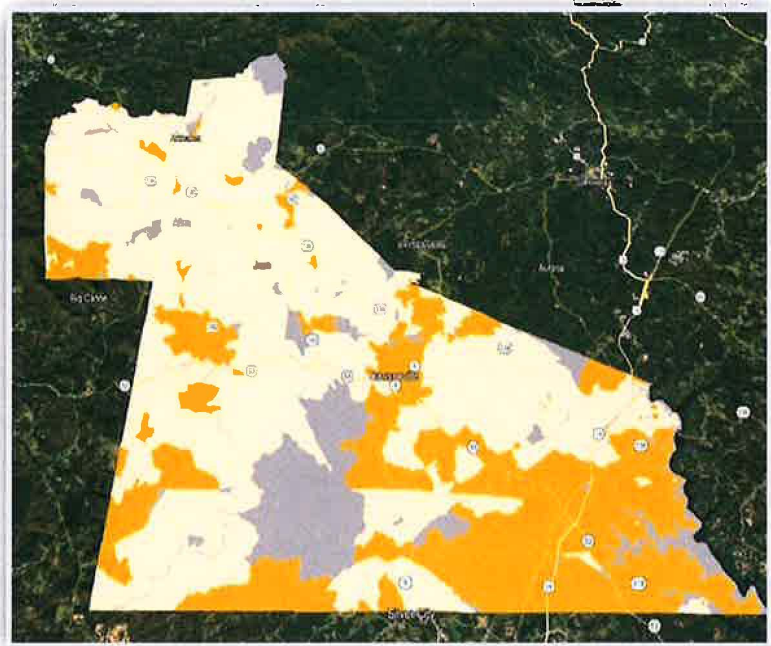
Dawson County has identified broadband as an essential infrastructure. Access to reliable, high-speed, affordable internet connections is a vital economic tool. Dawson County was designated a "Broadband Ready Community" in August 2021.

Dawson County has 3,528 households "unserved" by broadband, representing 22% of the total households. In assessing Dawson County's 2023 access to higher-grade broadband, those who completed public input surveys revealed the condition and availability of existing internet service providers. The majority provider within the region is Windstream, for which service ratings were considered average. Windstream and Comcast provide primary commercial service in the GA 400 corridor, along westward arterial roads, and various routes throughout Dawson County.

The North Georgia Network (NGN) is an incorporated cooperative providing a regional fiber optic system with over 1,600 linear miles of infrastructure. The NGN provides infrastructure

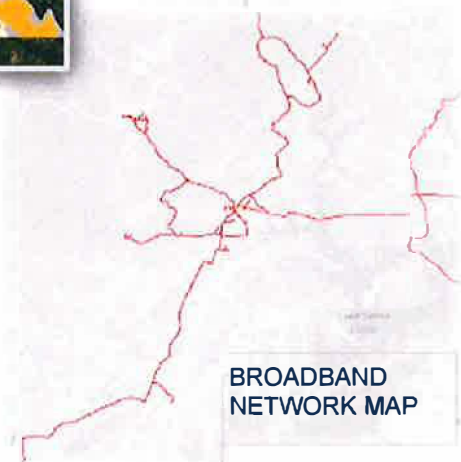
connecting regional institutions and businesses throughout the northeast Georgia mountains.

Dawson County supports improvement programs to expand local network connectivity and enhance network capacity in preparation for growth and increased demand for internet services.



## Priorities for network enhancements:

- Increase "last mile" connections;
- Expansion of NGN;
- Urge internet service providers to utilize the Affordable Connectivity Program fully.



## Environmental Assessment

Local comprehensive plans in Georgia must include an assessment of compliance and consideration for the appropriate regional water plans. Each community must review the Regional Water Plan covering its area and the Rules for Environmental Planning Criteria to determine if there is a need to adapt local implementation practices or development regulations to address the protection of these critical natural resources. The community must certify that it has considered the Regional Water Plan and the Rules for Environmental Planning Criteria when it transmits the plan to the Regional Commission for review. The following is provided as a simplified assessment of critical environmental conditions in effect in Dawson County.

### Clean Water Act Compliance

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- Y** Any "not supporting" 303(d) listed waterbodies?  
If yes, these waterbodies have been found contaminated to the extent that they are not considered to support their designated use. As such, the local community should seek to manage land uses within the watershed so as to yield healthier water quality.
- Y** Any 305(b) listed waterbodies?
- N** If yes, do the Implementation Plans/Watershed Plans require any outstanding actions from the local government?

Several listed stream segments within Dawson County are below minimum criteria for the use - predominantly due to fecal coliform (bacteria) and sedimentation. However, the County, the City of Dawsonville, and other area stakeholders have worked to improve water resource stewardship practices and quality standards. Regional partners such as the Upper Chattahoochee Riverkeepers, Upper Etowah River Alliance, and North Georgia Water Partnership can assist the County with monitoring best management practices needed and employed in the area and aid in local resource management. The County must work with these entities, the Etowah Water and Sewer Authority, and others to address the water quality of local streams, rivers, and Lake Lanier.

### Environmental Planning Criteria

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<b>Y</b>	Water Supply Watersheds	Minimum regulations in place?	<b>Y</b>
<b>Y</b>	Wetlands	Minimum regulations in place?	<b>Y</b>
<b>Y</b>	Groundwater Recharge Areas	Minimum regulations in place?	<b>Y</b>
<b>Y</b>	Protected River Corridors	Minimum regulations in place?	<b>Y</b>
<b>N</b>	Steep Slopes	Minimum regulations in place?	<b>NA</b>
<b>N</b>	Protected Mountains Coastal	Minimum regulations in place?	<b>NA</b>
<b>N</b>	Areas	Minimum regulations in place?	<b>NA</b>

## State-Listed Water Bodies in Dawson County

NAME	LOCATION	BASIN	MILES
Taylor Creek	Headwaters to Lake Lanier	Chattahoochee	3.7
Toto Creek	Headwaters to Lake Lanier	Chattahoochee	1.2
Burt Creek	Headwaters to Shoal Creek	Coosa	5.1
Shoal Creek	Headwaters to Flat Creek	Coosa	8.4
Sweetwater Creek	Headwaters to Shoal Creek	Coosa	3.8
Etowah River	Proctor Creek to Black Mill Creek	Coosa	6.5
Palmer Creek	Headwaters to Etowah River	Coosa	5.3
Black Mill Creek	Headwaters to Etowah River	Coosa	4.7
Cochrans Creek	Gab Creek to Amicalola Creek	Coosa	5.5
Holly Creek	Headwaters to Amicalola Creek	Coosa	3.5
Little Amicalola Creek	Headwaters to Amicalola Creek	Coosa	7.1
Amicalola Creek	Headwaters to Fausett Lake Fausett	Coosa	5.2
Amicalola Creek	Lake to Etowah River	Coosa	24.7
Tributary to Little Amicalola Creek	Lake Laurel to Little Amicalola Creek	Coosa	1.3
Tributary #2 to Little Amicalola Creek	Headwaters to Amicalola Lake	Coosa	2.1
Cochrans Creek	Rome Kraft Co. Lake to Gab Creek	Coosa	3.7
Yellow Creek	Headwaters to Etowah River	Coosa	10.5
Etowah River	Amicalola Creek to Yellow Creek	Coosa	5.2
Etowah River	Yellow Creek to Brewton Creek	Coosa	3.8

Source: Georgia EPD, 2023

## Trout Waters In Dawson County



Amicalola Creek watershed upstream from GA Hwy 53

Anderson Creek watershed

Long Swamp Creek watershed

Nimblewill Creek watershed

Shoal Creek watershed upstream from the mouth of Burt Creek

Sweetwater Creek watershed

Amicalola Creek and Shoal Creek start as trout but transition to non-trout waters.

## Lakes and Rivers

**Lake Lanier** - At 39,000 acres, Lake Lanier is the largest lake in Georgia and offers exciting outdoor activities, including camping, fishing, boating, swimming, and other water sports.

**Amicalola River** - The Amicalola, Dawson County's premier whitewater stream, is one of the top whitewater rivers in the southeast. The upper section is nearly 10 miles of continuous fast water, punctuated by small, manageable class II up to class IV rapids. The Lower Amicalola is a serious whitewater stream, with class II-IV+ rapids and enough volume to challenge the most experienced whitewater enthusiast, including the famous "Edge of the World" rapid.

**Etowah River** - In its upper reaches, the Etowah River is a foothills and mountain stream, with small, class I and II rapids and secluded, pastoral surroundings comprised of farms, fields, and low ridges. The lower Etowah runs through the sprawling Dawson Forest Wildlife Management area, offering a more remote experience for boaters. Ninety-one species of native fishes had been recorded in the Etowah and its tributaries, with five fish species common to the river. Fifteen fish species and most of the mussels are believed to be extirpated. Eight fish species (including five darters and a new species discovered in 2020) are federally listed as threatened or endangered.

**Amicalola Falls State Park** - Amicalola Falls State Park offers a variety of trails to visitors, including a less challenging path designed for disabled visitors that makes the Falls Trail accessible to almost everyone. The approach trail to the start of the Appalachian Trail at Springer Mountain begins near the Amicalola Falls Lodge.

**Amicalola Riverside Nature Trail** - ADA Compliant. The great outdoors is accessible to everyone, even those with physical disabilities. The Amicalola Riverside Nature Trail is ADA-compliant and provides access to viewing, fishing, canoe launch areas, and a river's edge trail.

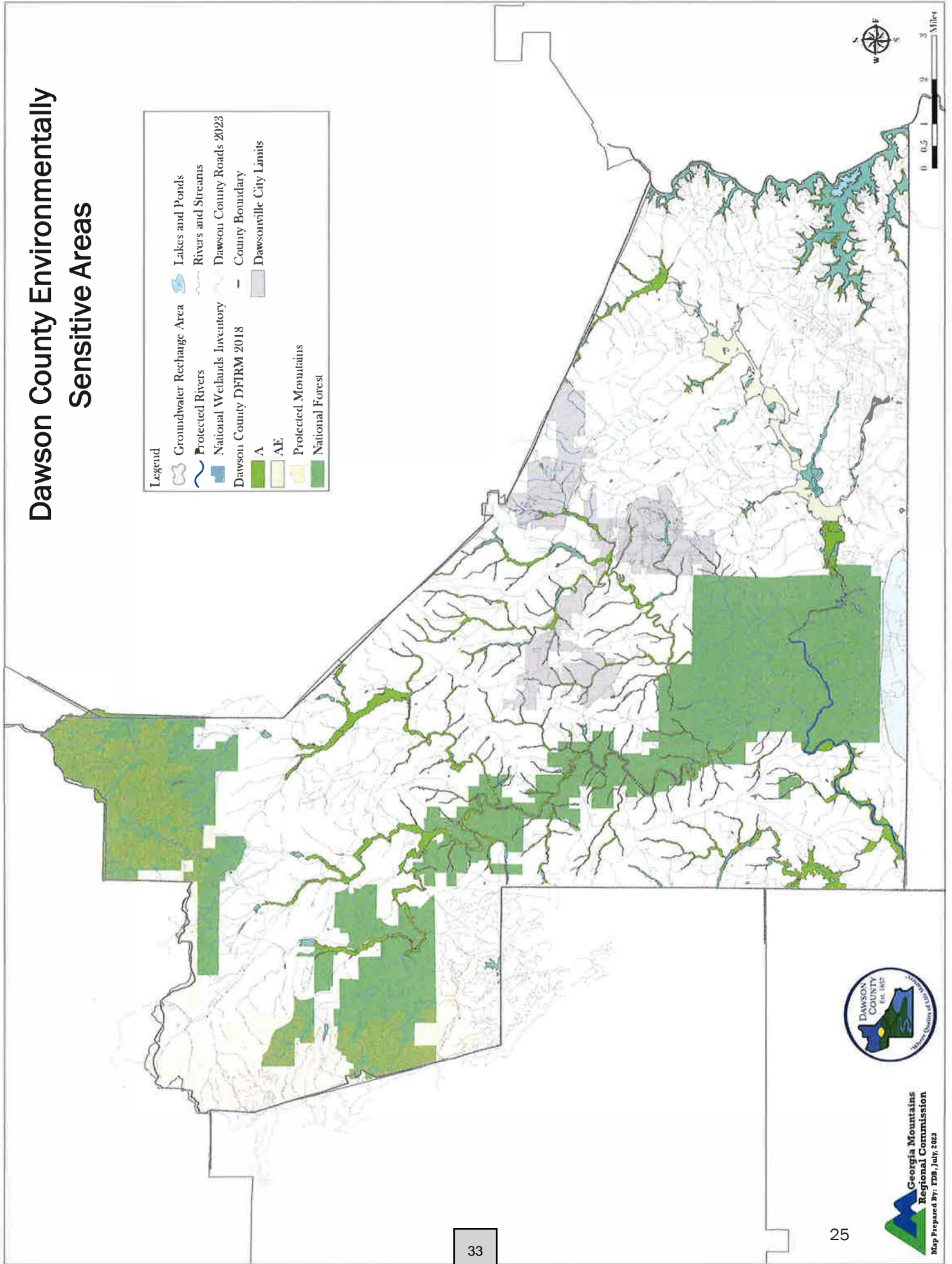
**Dawson Forest** - Dawson Forest Wildlife Management Area (Dawson Forest WMA) comprises more than 25,000 acres of diverse terrain, ranging from foothills and mountain valleys to high country ridges and river gorges. Two rivers and several major streams meander through the WMA, adding another scenic element to a trail system rich with flora, fauna, and unique topography. Three major sections of the WMA (Eastern Wildcat Tract, Western Wildcat Tract, and the Dawson Forest City of Atlanta Tract) have miles of marked improved trails, unnamed backcountry trails, and old single-track roadbeds available for public use. Hikers, cyclists, equestrian visitors, hunters, anglers, and other outdoor enthusiasts use the system without conflict. The Georgia Department of Natural Resources regulates trail use and access through specific policies allowing for restricted horse or mountain bike travel during hunting season to ensure public safety.

**War Hill Park** - War Hill Park is a large park and campground on the north end of Lake Lanier. The park is located on War Hill Park Road, off Hwy 53 East, and consists of 14 primitive campsites, day-use areas, a bathhouse (restrooms and showers), and four boat ramps.

This is to certify that as part of this plan update, staff has reviewed the Coosa-North Georgia Water Plan, the Georgia Mountains Regional Plan, and the Georgia State Rules for Environmental Planning Criteria (OCGA 12-2-8) and considered them. No conflicts were identified between this plan and those documents.



# Dawson County Environmentally Sensitive Areas







## Land Use Assessment

Land use management policies and programs represent strategies for development patterns that provide sustainable growth while protecting sensitive environmental areas. This section presents an inventory of existing land use patterns and development trends for the community to produce the most effective policies needed to manage the demands of projected development.

The rural corridors will feature some change, but this should be focused on nodal intersections while preserving the integrity of the roadways for through traffic. Outlying portions of the County will feature more agricultural activities, minimizing environmental impacts and capital improvement costs outside the suburbanized areas. Concentrating the densities and activities adjacent to the City of Dawsonville and adjacent to the GA400 corridor will preserve the rural character of Dawson County as identified within the comprehensive plan. Commercial development outside the GA400 corridor or downtown Dawsonville should be clustered around prominent intersections, smaller scale, and intensity with a small-town feel, serving local needs.

Commercial and public activity centers should be reserved for nodal locations at the intersection of arterial roadways. Maximizing the infrastructure while preserving the traffic flow, minimizing the number of curb cuts along arterials or traffic flow on collector roads.

Master-planned office parks for sustainable industries and technology are envisioned for the northern section of the GA400. High-density residential should be considered as part of mixed-use developments.

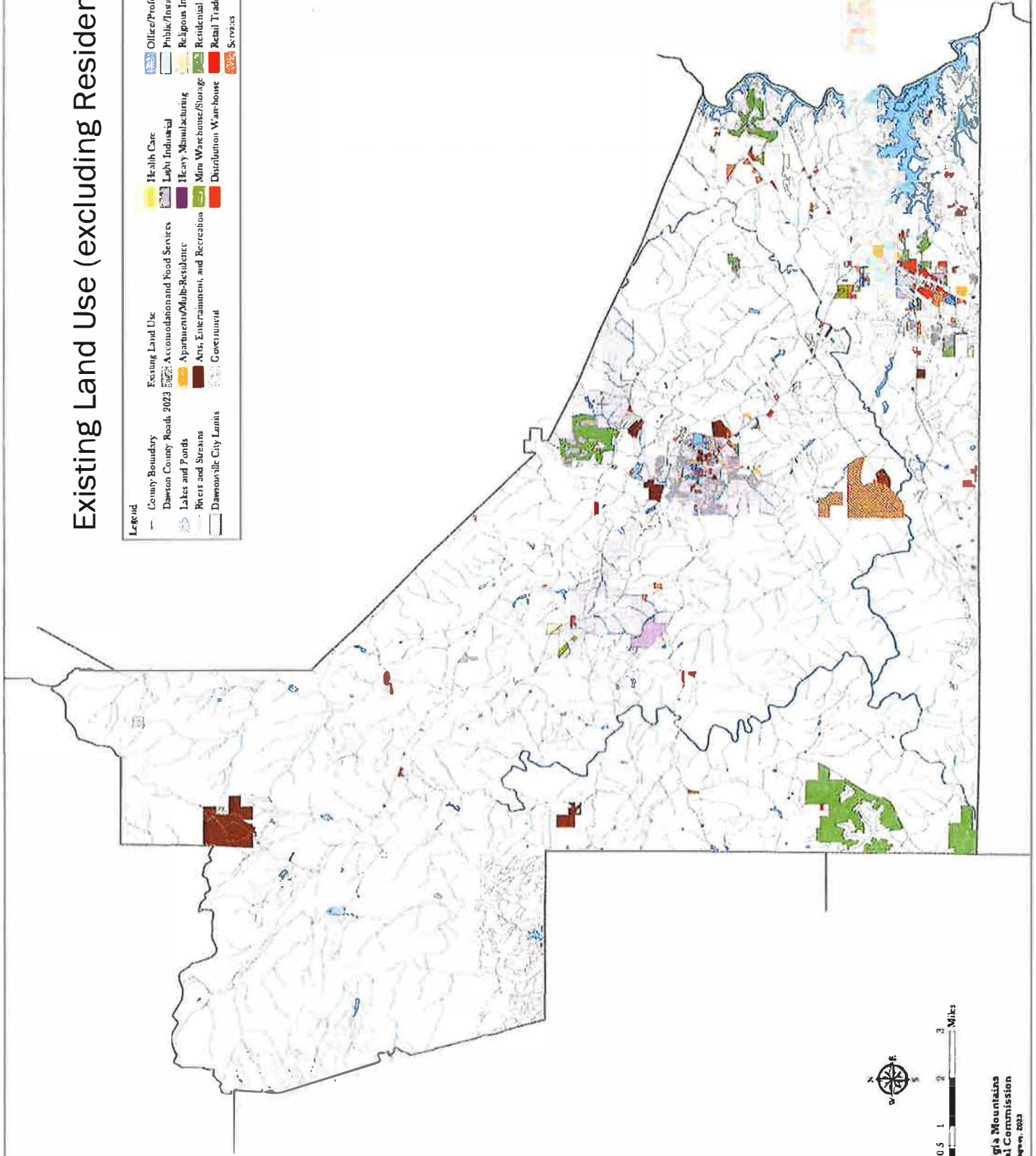
## Analysis of Existing Development Patterns

An analysis of existing development patterns provides an understanding of the use of land at a specific point in time. An existing land use map is a tool for understanding what land uses exist and where. Dawson County supports a land use plan that protects environmentally sensitive areas and agricultural enterprises, maintains open-space preservation, integrates employment centers, and safely connects future and existing developments. The following table illustrates the estimated acreage of the county's land dedicated to certain land uses. Dawson County is 214 square miles and contains one municipality - the City of Dawsonville.

Existing Land Use	Total Acreage
Restaurant/Fast food	167.7
Multi-family Residential	93.5
Arts, Entertainment, Recreation	652.0
Storage, Warehouse, Distribution	184.7
Heavy Manufacturing	8.0
Light Industrial	298.4
Mini Warehouse - Storage	104.1
Office Building, Finance	176.2
Medical Office/Healthcare	15.0
Public Schools	58.2
Churches	250.2
Private Residential Recreation	2015.4
Commercial Retail	266.0
Services <sup>ii</sup>	852.7
Government	107.8

Dawson County has a considerably higher rate of retail employment and accommodation and food services as a percentage of its total employment. The services category includes acreage owned by the Etowah Water and Sewer Authority.

# Existing Land Use (excluding Residential)



### **Overlay Districts**

In addition to the Character Areas, Dawson County also utilizes overlay regulations to shape certain development conditions. Overlay districts do not govern the uses within but instead serve as a complementary set of guidelines or standards for development in certain areas. Dawson County is showing these here both for the benefit of agencies and developers within the area and to show how these districts work within the framework of the comprehensive development strategy.

### **Georgia 400 Overlay District (North and South)**

This overlay district is divided into northern and southern portions, each with its own character area.

### **State Vital Areas**

This consists of resource protection districts established under environmental planning criteria of the Georgia Department of Natural Resources. Of the natural conditions listed under the DNR criteria, those listed below can be found within Dawson County, so this district is used to recognize the general locations of each. Properties within this overlay should be reviewed for the presence of one or more of the State's Vital Areas, and development should comply with the guidelines directed by the State to protect these natural resources.

### **Water Supply Watershed Protection**

It establishes buffer requirements, impervious surface setbacks, and overall impervious surface limitations for watersheds (for more information, see the natural resources element of the comprehensive plan). This district establishes protection criteria that apply upstream of the Etowah Water and Sewer Authority's intake on the Etowah River (just below Georgia 53). Dawson County has adopted regulations to implement the state's environmental planning criteria for water supply watersheds.

### **Groundwater Recharge Area**

One Groundwater Recharge Area is in Dawson County - an area straddling the Forsyth County-Dawson County line west of Georgia 9. In this area, lot sizes are established for on-site septic use to ensure groundwater is not adversely affected. Dawson County has adopted regulations to implement the state environmental planning criteria for protecting groundwater recharge areas.

### **River Corridor Protection**

The Etowah River, which reaches the regulatory threshold of 400 cubic feet per second (cfs) below Georgia 9, is subject to these rules, establishing a minimum two-acre lot size and a 100-foot buffer on both sides of the river. While not required by state rules, the land use element update shows the entire river in Dawson County as "protected." given the sensitivity of this corridor with regard to habitat for sensitive or endangered species. In addition, the future land use plan designates the west side of the Etowah River as an agricultural belt. The County has adopted regulations to implement the required environmental planning criteria for river protection.

**Wetlands Protection**

The state criteria do not specify regulations to be adopted. Still, they require Wetlands to be identified (see Natural Resources element of the Comprehensive Plan) and the impacts of the land use plan on Wetlands to be identified. Dawson County has adopted regulations to implement wetlands protection.

**Mountain Protection**

This overlay district applies to land areas with an elevation of 2,200 or more and with slopes of 25 percent or more, including ridges and crests above. Generally, such sites are found chiefly within national forest lands. Development criteria limit building heights, establish lot size minimums and multi-family density maximums, and sometimes require reforestation and landscaping plans. Dawson County has adopted regulations to implement these state environmental planning criteria.

## Recommended Character Areas

Defining character areas helps identify unique characteristics that provide a sense of community and discern localized functions within the larger county context. Each character area narrative includes implementing strategies to promote the unique qualities of each character area. A character area is a specific geographic area that meets the following criteria:

1. *Has unique or special characteristics*
2. *Has the potential to evolve into a unique area when provided specific and intentional guidance or;*
3. *Requires special attention due to unique development issues.*

**The recommended character areas for Dawson County are as follows:**

Agricultural Conservation

Etowah

Lanier

Dawson

Hightower

North 400 Corporate

GA400 Mixed Use

Rural Living

Crossroads Commercial

Suburban Living

Russell Creek

Although the Official Character Area Map is provided on a parcel basis, information on the boundaries of individual parcels is not warranted to reflect all replatting, private property exchanges, or other actions that may change the boundaries of parcels. Character Area designations are drawn with parcel boundaries, and there will be occasions where the edge of a Character Area designation and a lot do not coincide. In such instances, goals, objectives, and policies of the Dawson County Comprehensive Plan and the adopted map series (including features such as environmentally sensitive lands) will be used to guide decisions about which Character Area designation applies to portions of a parcel.

## 1 Agricultural Conservation

The Agricultural Conservation Character areas are for conservation, agricultural uses, and low-density residential homesites. This character area consists of mainly agricultural and semi-wilderness forested lands interspersed with very low-density residential homes that may be customarily accessory to agricultural uses. A few farmsteads and outbuildings accent the landscape, and rolling hills contribute to its rural character.

Agricultural activities are a sustainable way of life within Dawson County. Agricultural uses provide employment, contribute to the local and state economy, and create demand for support businesses. Agricultural use means farming in all its branches, including, but not limited to, the cultivation and tillage of the soil, the production, cultivation, growing, and harvesting of any agricultural or horticultural products, the raising of livestock, bees, dairy-producing animals, and poultry, agricultural education, the sale of produce through farms stands, and any practices performed by a farmer or on a farm or smallholding as an incident to or in conjunction with farming operations. Dawson County also depends on the scenic beauty created by open pastureland, cultivated cropland, and managed woodland to attract visitors to hike on its trails and stay in local hotels and rental homes (VRBOs), which benefit the local economy. Family farms, conservation areas, vast natural and scenic resources, and the rural landscape comprise the community's identity.

Preserving the overall rural character viewsheds and protecting the farming heritage are priorities for the county's citizens. The Agricultural Conservation character area intends to protect and reduce development pressure on existing agricultural uses and provide space for expansion to lessen the impact between non-compatible commercial services and suburban growth.

This character area discourages subdivision development of minor lot plats on dirt roads and serves as a buffer to suburban low-density development. Agricultural uses require a low public service delivery expense to taxpayers.

LAND USES	LAND USE DESIGNATION
Residential homesteads - 1 unit per 20 acres Family density exceptions Places of worship Commercial Business (C-RB) at cross-roads Agricultural Uses Silviculture Forestry Wildlife Management Areas Passive Recreation Conservation Easements	Rural Agriculture (RA)  Commercial Rural Business (C-RB) <i>at Crossroads</i>

## MITIGATION STRATEGIES:

Strategy 1.1: Evaluate and promote options for the permanent conservation of land during the development of the Parks Master Plan (2025)

Strategy 1.2: Support family heritage farms by approving *family density lot exceptions*.

Strategy 1.3: Coordinate with the local office of the United States Department of Agriculture (USDA) Natural Resources Conservation Office to create a process that identifies land for permanent protection, such as recreational, ecological, or agricultural value.

Strategy 1.4: Research and consider criteria and standards for the Transfer of Development Rights (TDRS).

Strategy 1.5: Support Agricultural Conservation Easements, Urban Agricultural incentive zones, tax breaks, or incentives for continuing agricultural use.

Strategy 1.6: Identify the most effective approach for incorporating Low Impact Development design for stormwater and development design for all land disturbance activity.

Strategy 1.7: Designate historic and scenic corridors.





The Etowah (known historically as High Town and later Hightower River by colonials) is one of the nation's most diverse ecological watersheds with unique flora and fauna found only on the southern slopes of the Appalachian Mountains. From its source, the Etowah flows southwest in neighboring Lumpkin County (designated as one area requiring special attention in their 2022 plan update). Its basin comprises most of Dawson County, apart from the small portion east of GA 400 that drains into Lake Lanier (Chestatee/Chattahoochee Basin). The river continues through the northwestern part of Forsyth County into Cherokee County (Canton) and Lake Allatoona (currently the only dammed reservoir). The Etowah emerges from Lake Allatoona, continuing to Rome, where it meets the Oostanaula River to form the Coosa.

Major tributaries, such as Amicalola Creek, form some of its most richly diverse habitats, with a new species of Bridled Darter confirmed in 2021. Other smaller tributaries in this watershed that are equally important ecologically include Cochran Creek and Shoal Creek. Yellow Creek has been dammed to form the Hollis Latham reservoir (in Dawson County, but its water serves Cherokee County) before it joins the Etowah. Palmer Creek has been dammed to form Brice Lake.

Prime agricultural land is in the river's floodplain in the County's southern region. Significant pasture land and several large cultivated tracts also exist along the major creeks.

The Etowah River is the county's water source, which is currently piped to the most densely populated residential and commercial area by the Etowah Water and Sewer Authority (EWSA). This utility has received a permit to restore a storage reservoir at Russell Creek, which, when complete, is planned to provide sufficient water for the growing Dawson communities through 2050.

Because the Etowah River provides a clean water source (not just for Dawson County but many more communities downstream), a unique habitat for multiple threatened and endangered species, and provides an area of natural beauty for those who recreate with care on or in its waters, these qualities must be protected. Developing river parks and trails offers both local communities and visitors outdoor recreation opportunities, adding economic benefits to Dawson County.

Much of the Etowah River's course in the southwestern part of the County includes 10,000 acres of Wildlife Management Area overseen by the Department of Natural Resources (DNR).

The Etowah River reaches major flood stage at 21 feet near Dawsonville and 31 feet near Landrum. At these levels, Georgia Highway 9 floods in low-lying areas, and water levels reach the bottom of the Georgia Highway 136 bridge. Homes along Riverbend Road and Etowah River Road become inundated with 4-10 feet of water (flooding of homes begins at "Moderate" flood level near Landrum in unincorporated Dawson County). The highest crest of the Etowah River near Dawsonville (unincorporated Dawson County) was 15.9 feet in 2013, just below the "moderate" flood stage.

LAND USES	LAND USE DESIGNATION
Places of worship Agricultural Uses Wildlife Management Areas Passive Recreation Trails Undeveloped areas in their natural state	Rural Agriculture (RA)  Rural (RRE)

### MITIGATION STRATEGIES:

Strategy 2.1: Evaluate options for more launch sites while developing the Parks and Recreation Master Plan (2025)

Strategy 2.2: Continue to support the Etowah River Water Trail through Dawson County. (Policy)

Strategy 2.3: Encourage eco-based and cultural tourism.

Strategy 2.4: Identify the most effective approach for incorporating Low Impact Development design for stormwater design for all land disturbance activity. The low-impact design includes pretreatment measures, setback requirements, and stormwater system maintenance.

Strategy 2.5: Identify mechanisms and funding sources, including consideration of SPLOST and Impact Fees, for acquiring rights-of-ways and easements through privately held lands for Greenways, Trails, and canoe and kayak launches.

Strategy 2.6: Amend the regulations to require trail construction or payment in lieu for land uses adjacent to the trail.

Strategy 2.7: Wetlands within a project shall be placed in a conservation easement, which shall run in favor of and be enforceable by a property owners' association.

Strategy 2.8: Limited recreation-related buildings to provide access and education to visitors.





Constructed by the U.S. Army Corps of Engineers in the 1950s, Lake Lanier is a multi-purpose lake authorized for flood protection, power production, water supply, navigation, recreation, and fish and wildlife management. The Lanier character area comprises property adjacent to or near the county's 47 miles of Lake Lanier shoreline.

In the 1970s, people building weekend cabins and second homes developed the lake's northwestern shore. Many of these structures have been modernized, expanded, or upgraded since.

The Lanier character area is comprised almost exclusively of detached, single-family housing and conservation land protected by the U.S. Army Corps of Engineers (USACE). Housing here is predominantly in older, established communities along Lake Lanier—residential uses vary wildly in age, size, and character. With few exceptions, these areas are not served by sewer service; however, central water is available.

With about 12 million visitors last year, Lake Lanier is one of the nation's most-visited USACE-built lakes.

LAND USES	LAND USE CATEGORIES
<p>Lakeside Residential One dwelling unit per acre Places of Worship Small scale agriculture Public Parks Existing commercial</p>	<p>Lakefront Residential (RL) Residential Sub-Rural (RSR) Residential Rural Estate (RRE) Residential Suburban (RS) Rural Business (C-RB)</p>

## MITIGATION STRATEGIES:

Strategy 3.1: Evaluate options for Dawson County to take over the management of (Corps of Engineers) USACE lake parks during the development of the Parks Master Plan (2025)

Strategy 3.2: Commercial and mixed-use development should be concentrated along Hwy 53.

Strategy 3.3 Develop systems and processes to improve policies that support eliminating substandard housing, including community resources, to accomplish compliance.

Strategy 3.4: Ensure that commercial centers do not encroach near residential development

Strategy 3.5: Increase public access to the lake by revamping conservation lands, i.e., Toto Creek Park, Thompson Creek, and Nix Park.

Strategy 3.6: Open storage yards, open-air businesses, and automobile sales are inappropriate within the Lanier Character Area.

Strategy 3.7: Retain low-intensity residential community character

Strategy 3.8: The Warhill Park Road commercial uses should not expand beyond the existing commercial structures at the intersection with Highway 53 to remain at the residential community scale.

Strategy 3.9: New residential development should provide pedestrian access via sidewalks, multi-use trails, and walkways.

Strategy 3.10: Update the county's regulations to address drainage, driveway, and impervious surface requirements.

Strategy 3.11: Vehicle service establishments are inappropriate within the Lanier Character Area.

Strategy 3.12: Evaluate options to establish regulations for the inspection of septic systems.

Strategy 3.13: Support the upgrade of infrastructure, i.e., water mains, to improve the fire safety of the lakeside communities.





The primary function of the Dawson character area shall be to contain suburban growth, economically provide for public facilities and services, and provide for the efficient use of land while retaining levels of open space. Established neighborhoods will be maintained, and new development shall be compatible with surrounding suburban densities. Residential development in the Dawson character area shall have a maximum density of three (3) dwelling units per net acre.

Future development will continue to be detached, single-family homes at medium densities. Opportunities for variety in dwelling sizes and types can be developed, provided such action is part of a Mixed-Use Village or Residential Planned Community. New commercial office professional or institutional shall be allowable uses within Crossroads Commercial nodes.

LAND USES	LAND USE DESIGNATIONS
Residential uses Offices Places of worship Institutional Recreation Greenways and trails Neighborhood and Community Parks Conservation Subdivisions	Residential Town (RT) Residential Suburban (RS-2) Residential Suburban (RS-3) Mixed Use Village (MUV) Residential Planned Community (RPC) Commercial Office Institutional (C-OI)

## MITIGATION STRATEGIES:

Strategy 4.1: Provide pedestrian linkages to adjacent residential or commercial areas.

Strategy 4.2: Land Disturbance plans should reduce the limits of clearing and grading, limiting the amount needed for development and road access.

Strategy 4.3: Residential development plans should reduce the limits of clearing and grading, i.e., no land disturbance of more than 30 acres in any single contiguous area.

Strategy 4.4: Developments should provide open and green space, including shared civic space exclusive of utility easements.

Strategy 4.5: Amend the Land Use Code to include maximum impervious surface requirements.

Strategy 4.6: Support civic and cultural uses and entertainment establishments that promote community interaction.

Strategy 4.7: Mixed Uses may be multi-story in a campus setting.

Strategy 4.8: Require trail construction or payment instead of land uses adjacent to the proposed greenway and trails.





Dawson County should provide attractive sites for future industrial park development to provide additional employment opportunities to residents. The Hightower character area intends to offer facilities for the design, assembly, finishing, packaging, and storing of products or materials that are usually processed at least once. These activities are characterized as “clean” since they produce a relatively small amount of environmental outputs, including, but not limited to, smoke, odor, dust, noise, the vibration of the earth, or light to the degree that is offensive when measured at the property line of the adjoining property. Light industries include administration, research, assembly, storage, warehousing, and shipping facilities. Development standards for light industrial industries include the minimum necessary to assure safe, functional, and environmentally sound development. They shall conform to requirements regarding enclosure, screening, and minimum distance from existing residential and office land uses.

LAND USES	LAND USE DESIGNATION
Light manufacturing and assembly Distribution and warehousing Uses involving handling, storage, or shipping Laboratories for research and development food production clusters (e.g., breweries, cracker, and pasta manufacturing). Arts and crafts manufacturing cluster (e.g., pottery product manufacturing, ornamental and architectural metalwork manufacturing). Master-planned business park Master-planned Industrial park	Commercial Industrial Restricted (C-IR) Commercial Office Professional (C-OI)

An area accommodating more industry can be essential to successful economic diversity. The Hightower character area combines activities of both light and existing heavy industry. Uses such as office, warehouse, wholesale, product assembly, and light manufacturing are included and interspersed among heavy industry operations, including outdoor storage and outdoor work activity. Unrelated to the land uses listed above, high-traffic generators are inappropriate due to the conflict between transit vehicles and the need to preserve roadway capacity.

## MITIGATION STRATEGIES:

Strategy 5.1: Service, retail land use, and institutional, i.e., schools, government offices, daycare, banks, and fast-food restaurants, are inappropriate uses within the Hightower character area.

Strategy 5.2: Modify the regulations to ensure adequate truck loading and maneuvering areas within a building or in a side or rear yard in such a way that all storage, standing, and maneuvering of trucks will take place solely on private property and is well-screened from all public thoroughfares or residential development.

Strategy 5.3: Identify incentives for master-planned industrial park developments featuring more open space, landscaping, screening, and building design standards.

Strategy 5.4: Identify the most effective approach for incorporating Low Impact Development design for stormwater and development design for all land disturbance activity. The low-impact design includes pretreatment measures, setback requirements, and stormwater system maintenance.

Strategy 5.5: Require a minimum of 20 percent landscape area for development to achieve formal landscaping within the built spaces, exclusive of utility easements.

Strategy 5.6: Reduce the footprint size of commercial buildings by using alternate or taller building designs while maintaining the same floor-to-area ratio (the ratio of building square footage to lot size)





## 6 North 400 Corporate Park

The North 400 Corporate Park character area runs along both sides of GA 400, from Kilough Church Road to the northern border of Dawson County. The purpose of the North 400 Corporate Park character area is to foster the growth of high-quality office and medical services, technology, research, and development that provide sustainable employment opportunities for the residents of Dawson County. The North 400 Corporate Park character area will not be urban; land should be developed in a campus-style setting with reduced site coverage and increased open space.

Employees are the primary activity generators for offices, medical, technology, and research use, and public, institutional, and civic services.

Development outcomes are often controlled by private covenants and restrictions that exceed County land use standards—intended to create an attractive business investment environment. Site operations are conducted indoors with limited storage and no display of merchandise.

LAND USES	LAND USE DESIGNATION
Master-planned business parks	
Hospitals	Residential Suburban (RS)
Colleges / Universities	
Light Manufacturing (assembly indoors)	Residential Sub-Rural (RSR)
Offices	
Research and Development	Commercial Office Institutional (C-OI)
Warehousing/distribution as an accessory use	
Places of worship	Mixed Use Village (MUV)
Recreation	
Low density residential	

### MITIGATION STRATEGIES:

Strategy 6.1: Growth shall be designed in a more clustered pattern instead of isolated parcels along strips of land on the corridor.

Strategy 6.2: Encourage civic and cultural use of entertainment districts to promote community interaction and public open space.

Strategy 6.3: Retail development is only allowed within a Mixed-Use Village.

Strategy 6.4: Multi-family residential is only allowed within a Mixed-Use Village.

Strategy 6.5: New developments shall provide pedestrian access via sidewalks and walkways.

Strategy 6.6: Establish minimum guidelines for extensive landscaping outside utility easements of North 400 Corporate Park perimeter, exceptional streetscape, and design treatments at entries, key intersections, and internal focal points.

Strategy 6.7: Identify the most effective approach for integrating Green Infrastructure/Low Impact Development into Dawson County's stormwater and development review programs, including developing a periodic inspection program.

Strategy 6.8: Reduce the footprint size of commercial buildings and residences by using alternate or taller structures while maintaining the same floor-to-area ratio (the ratio of building square footage to lot size).

Strategy 6.9: Provide inter-parcel vehicular connections between adjacent land uses and potential developments to protect future roadway capacity so that congestion does not overwhelm the arterial road network and Emergency Services has less impeded access.

Strategy 6.10: Require trail construction or payment instead of land uses adjacent to the proposed greenway and trails.





## 7 GA400 Mixed Use

The GA 400 Mixed Use character area runs along both sides of GA 400 from the Dawson County boundary with Forsyth County to Kilough Church Road. The character area includes the North Georgia Premium outlet mall and many retail and national restaurant brand categories.

The character area mainly comprises commercial and service uses, with multi-family communities and some undeveloped land along the GA400. This character area includes the commercial node of state highways 400 and 53 and the Kilough Point mixed-use development. This area is of higher density/intensity than the rest of Dawson County.

LAND USES	LAND USE DESIGNATION
Banks	Commercial Office Professional (C-OI)
Hospitals	Community Business (C-CB)
Hotels	Commercial Highway Business (C-HB)
Medical Offices	Highway Business Intensive (C-HI)
Places of worship	Planned Commercial Development (C-PCD)
Professional Offices	Mixed Use Village (MUV)
Restaurants	
Retail Centers	
Warehousing and Wholesale	

### MITIGATION STRATEGIES:

Strategy 7.1: Continue to work with the Georgia Department of Transportation (GDOT) to facilitate improvements to Highway GA400 and Highway 53, Dawson Forest Road, and Lumpkin Campground Road.

Strategy 7.2: Evaluate options for more public spaces near the multifamily uses during the development of the Parks and Recreation Master Plan (2025)

Strategy 7.3: Amend regulations to require a minimum 25-foot landscape strip along the GA 400 in the mixed-use corridor, exclusive of utility easements.

Strategy 7.4: Review regulations for any impediments to site design techniques (i.e., reducing impervious surface) and Low Impact Design structures (i.e., bio-retention areas, enhanced swales, permeable pavement).

Strategy 7.5: Require trail construction or payment instead of land uses adjacent to the proposed greenway and trails.

Strategy 7.6: Provide linkages to nearby residential or commercial sites.

Strategy 7.7 Continue maintaining a supportive relationship with Simon Property/North Georgia Premium outlet mall.





The Rural Living character area seeks to preserve the pastoral landscape of the county, celebrating the natural landscape that remains both a scenic value to the community and a critical facet of supporting the environment and natural resources. This character area corresponds to lands near the forested greenbelt. This area includes rural residences, farms, and privately owned forested tracts. These areas are located outside of established sewer service areas. A five-acre lot size ensures that this area remains rural and has very low-density residential development to prevent the need to extend facilities and services to that area. Some sites may have access to central water.

LAND USES	LAND USE DESIGNATION
Residential homesteads - 1 unit per 5 acres Places of worship Agricultural Uses Forestry Wildlife Management Areas Passive Recreation County Parks	Rural Agriculture (RA) Rural Residential Estate (RRE) Community Rural Business (C-RB)

#### MITIGATION STRATEGIES:

Strategy 8.1: Retain and conserve the rural character of the area

Strategy 8.2: Small-scale retail services serving nearby residents are appropriate around intersections (crossroads).

Strategy 8.3: Coordinate with the local office of the United States Department of Agriculture (USDA) Natural Resources Conservation Office to eliminate improper stream crossings that can result in erosion and the introduction of sediment into a stream, affecting water quality.

Strategy 8.4: Support existing and proposed agricultural activities and venues such as equestrian-related uses, wedding venues, and landscape nurseries.

Strategy 8.5: Update the regulations to address access management (shared drives) for all property divisions.

Strategy 8.6: Require trail construction or payment instead of for those land uses adjacent to the trail.

## 9 Crossroads Commercial

This character area is for small nodes (2-8 acres) of commercial development at intersections, primarily in rural and suburban areas along corridors. Crossroads Commercial nodes are inappropriate for automobile sales, service establishments, or other highway commercial uses. Instead, they are intended to be limited to small, enclosed trade and service establishments serving the immediate area. Crossroads Commercial maintains and creates access to goods and services at designated intersections throughout the county.

LAND USES	LAND USE DESIGNATION
Professional Offices Retail Centers <7500 square feet Restaurants Parks, Recreation, and Conservation Forestry Agriculture Residential	Commercial Rural Business (C-RB) Commercial Community Business (C-CB) Residential Agricultural (RA) Residential Rural Estate (RRE) Residential Suburban (RS) Residential Sub-Rural (RSR)

### MITIGATION STRATEGIES

Strategy 9.1: Monitor and sustain land use management policies through Comprehensive Planning and land use regulations

Strategy 9.2: Nonresidential development shall provide a minimum of 20% of the net buildable area as open space. The maximum Impervious Surface Ratio shall be 0.60.

Strategy 9.3: Residential development exceeding five (5) dwelling units shall be required to protect a minimum of 25% of the net buildable area, exclusive of utility easements, as common open space.

Strategy 9.4: Review regulations for any impediments to a diverse set of site design techniques (i.e., reducing impervious surface) and Low Impact Development structures (i.e., bio-retention areas, enhanced swales, permeable pavement).

Strategy 9.5: Identify trail connections during the county's Parks and Recreation Plan update.

Strategy 9.6: Support establishing and continuing sites for farmers' markets.

Strategy 9.7: Require trail construction or payment instead of land uses adjacent to the proposed greenway and trails.







## 10 Suburban Living

The primary function of the Suburban Living character area is to economically provide for public facilities and services in an established residential area and provide for growth while retaining levels of open space. Residential development in the Suburban Living character area shall have a maximum density of two (2) dwelling units per net acre.

Future development will continue to be detached, single-family homes. Opportunities for variety in dwelling sizes and types can be developed, provided such action is part of a Residential Planned Community. New commercial development shall be an allowable use within Crossroads Commercial nodes.

LAND USES	LAND USE DESIGNATIONS
Residential uses Offices Places of worship Libraries Schools Recreation Greenways and trails Neighborhood and Community Parks Conservation Subdivisions	Residential Suburban (RS) Residential Suburban (RS-2) Residential Planned Community (RPC) Commercial Office Institutional (C-OI) Commercial Rural Business (C-RB)

### MITIGATION STRATEGIES:

Strategy 4.1: Provide pedestrian multi-use paths to adjacent and nearby residential or commercial areas.

Strategy 4.2: Residential subdivision design should set aside a high percentage of open space, excluding utility easements.

Strategy 4.3: Residential development plans should reduce the limits of clearing and grading, i.e., no land disturbance of more than 30 acres in any single contiguous area.

Strategy 4.4: Developments should provide open and green space, including shared civic space, exclusive of utility easements.

Strategy 4.5: Amend the Land Use Code to include maximum impervious surface requirements.

Strategy 4.6: Require trail construction or payment instead of land uses adjacent to the proposed greenway and trails.



This character area corresponds to lands near the Russell Creek Reservoir. Russell Creek took its name from Russell's Mill, a watermill on its banks. The purpose of this area is to provide sites for low-density, single-family residential use, to stabilize and protect the characteristics of this area, and to maintain a suitable environment for family living and passive recreational opportunities.

LAND USES	LAND USE DESIGNATION
Residential Places of worship Agricultural Uses Passive Recreation County Parks Small recreation-oriented commercial Trailheads EWSA infrastructure and facilities	Rural Agriculture (RA) Residential Sub-Rural (RSR) Rural Residential Estate (RRE) Residential Suburban (RS) Residential Suburban (RS-2) Community Rural Business (C-RB)

#### MITIGATION STRATEGIES:

Strategy 11.1: Amend the Land Use Code to include maximum impervious cover requirements.

Strategy 11.2: Require trail construction or payment instead of for those land uses adjacent to the trail.

Strategy 11.3: Require trail and greenway accommodations with development.

Strategy 11.4 Identify grant funds to develop and implement a septic system homeowner education program.

Strategy 11.5: Coordinate with the local office of the United States Department of Agriculture (USDA) Natural Resources Conservation Office to eliminate improper stream crossings that can result in erosion and the introduction of sediment into a stream, affecting water quality





## Russell Creek Reservoir

**Basin:** ACT (Alabama-Coosa-Tallapoosa)

**Watershed:** Etowah River

**Purpose:** Water supply

**Proposed Size:** 137 acres normal pool

**Estimated Safe Yield:** 11.5 million gallons per day (MGD)

**Estimated impacts to USACE Jurisdiction:** 5.9 acres of wetlands/ 22,344 linear feet of waters of the United States

**Proposed Compensatory Mitigation:** Commercial mitigation bank credits

**Coordinating Agencies:** Etowah Water and Sewer Authority

- Georgia Department of Natural Resources (Environmental Protection Division)
- U.S. Environmental Protection Agency
- U.S. Fish and Wildlife Service
- U.S. Army Corps of Engineers Mobile District

Pictured: Approximate watershed upstream of the proposed Russell Creek Reservoir dam



The Rural Village character area seeks to recognize existing residential communities. These residential land uses with on-site active recreation are located outside the established higher-density areas of Dawson County. Low-density residential development and large tracts of forested lands surround the neighborhood.

LAND USES	LAND USE DESIGNATION
Residential uses Places of worship Agricultural Uses Passive Recreation Golf Course associated with residential plat County Parks	Big Canoe Community Crystal Falls Community Rural Agriculture (RA) Rural Residential Estate (RRE) Community Rural Business (C-RB)

#### MITIGATION STRATEGIES:

Strategy 12.1: Ensure performance standards of the community are enforced at the time of permit issuance.

Strategy 12.2: Small-scale retail services serving nearby residents are appropriate around designated intersections (crossroads).

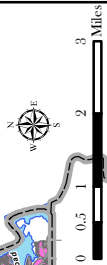
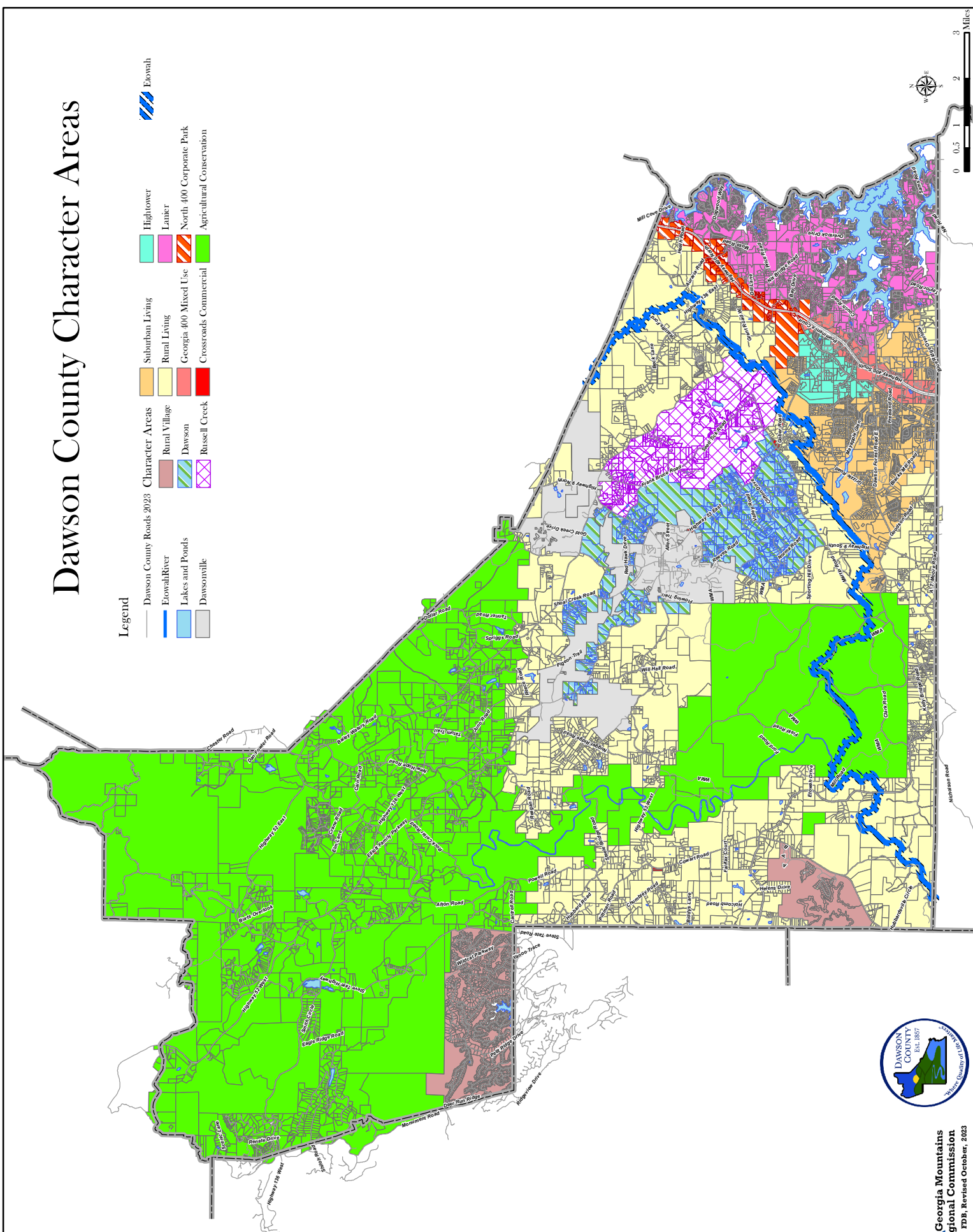
Strategy 12.3: Coordinate with the local office of the United States Department of Agriculture (USDA) Natural Resources Conservation Office to eliminate improper stream crossings that can result in erosion and the introduction of sediment into a stream, affecting water quality.



# Dawson County Character Areas

## Legend

- Dawson County Roads 2023
- Character Areas
- Etowah River
- Lakes and Ponds
- Dawsonville
- Suburban Living
- Rural Living
- Georgia 400 Mixed Use
- Crossroads Commercial
- Rural Village
- Dawson
- Russell Creek
- Hightower
- Lanier
- North 400 Corporate Park
- Agricultural Conservation
- Etowah

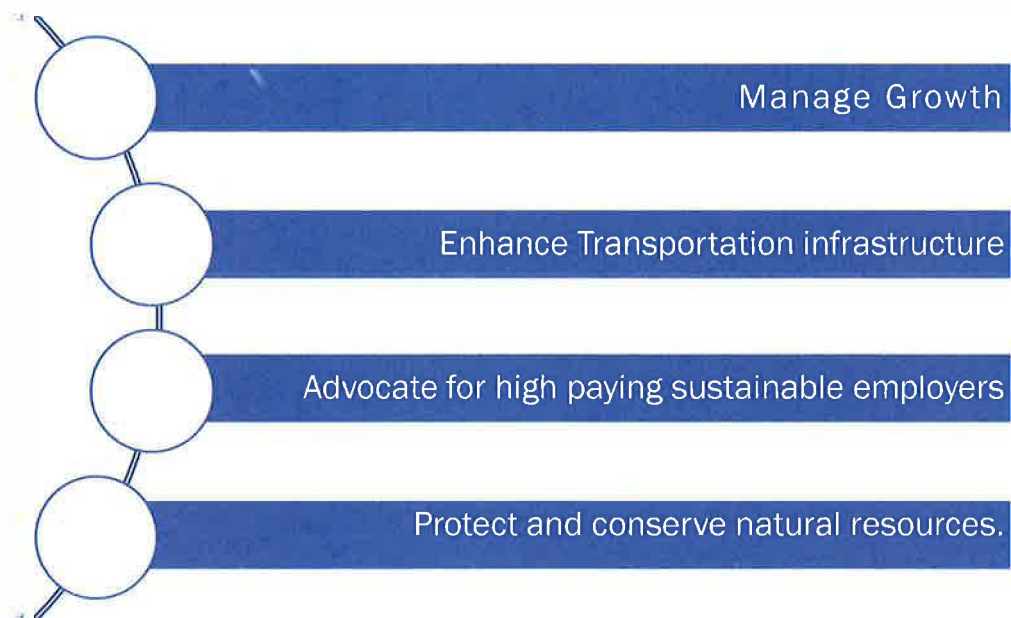




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## Implementation Program

In addition to the values identified within the Vision Statement, other goals for Dawson County were raised for consideration. Participants expressed near unanimous support for growth management, improving infrastructure, promoting higher-paying sustainable employment, and protecting natural resources.



*Beauty in Nature, Quality of Life*

## Implementation Program

The Character Area Map illustrates the physical conditions expressed within the Vision; the Implementation Program is the strategy for achieving the Community Vision and addressing each Community's Issues and Opportunities. It identifies specific short- and long-term measures the community must undertake to realize its goals.

### A. Policies and Long-Term Objectives

Some policies may complement single action items, while others may provide continuing guidance and direction to local government officials for making decisions consistent with achieving the Community Vision or addressing Community Issues and Opportunities.

- ✓ Balance growth with improvements to roads, parks, schools, libraries, emergency services, and utilities with proactive planning (concurrency management).
- ✓ Sustain land use management policies through Comprehensive Planning
- ✓ Review the Comprehensive Plan in site location studies for new County facilities
- ✓ Promote opportunities for clean industry and higher-paying employment
- ✓ Maintain State Environmental Planning Criteria
- ✓ Continue to support the economic development Authority of Dawson County, Chamber, and joint Development Authority of Lumpkin, White, and Dawson Counties
- ✓ Seek to concentrate development around existing urbanized areas.

### B. Long-Term Activities and Ongoing Programs

Communities establish long-term or ongoing programs and activities supporting identified objectives. These measures are action items that must be employed more than once. These are recognized here to distinguish their need and conditions from the single-action items and identify any required special terms or context.

- ✓ Annual update of the Transportation Master plan
- ✓ Annual report summarizing Capital Improvement (CIE) projects.
- ✓ Coordinating transportation and land use decision-making within the community.
- ✓ Support and partner with local organizations to protect the environment.
- ✓ Support local agricultural interests
- ✓ Continue to work with the Development Authority to support their economic development activities.
- ✓ Support the Friends of the Amicalola Falls and other natural resource advocates.

Dawson County continues to focus on maintaining existing infrastructure, retaining and attracting commerce, and managing resources responsibly to preserve the quality of life enjoyed in Dawson County. Financing these goals is a priority concern for County leaders. Due to a growing and expanding economy, in 2018, the County reactivated the collection of impact fees that had been paused. In 2009, to offset the costs of new infrastructure and capital needs.

## Community Needs and Opportunities

The needs and opportunities described reflect assessing the conditions and factors influencing the area and people, community stakeholder knowledge, and comments received throughout the planning process. By identifying the core needs and priorities of the community, the government and its partners can develop specific mitigation strategies that may be accomplished to fulfill the desired goals and objectives of the vision. The public engagement included a Strengths, Weaknesses, Opportunities, and Threats (SWOT) analysis survey.

Priority Topics for Dawson's Future, Identified Through the SWOT Process:

<p><b>STRENGTHS</b></p> <ul style="list-style-type: none"> <li>Nature</li> <li>Small town life</li> <li>Mountains, rivers, lakes, and farmland</li> <li>Rural Community</li> <li>Park system</li> <li>Beautiful area.</li> <li>Community among residents</li> <li>parks and rec programs and school events</li> <li>expansive green spaces and undeveloped portions.</li> <li>Natural resources in the north of the county.</li> <li>Farmland and timber</li> <li>Hometown</li> <li>GA400 corridor</li> <li>Outdoor activities</li> <li>Lake Lanier</li> </ul>	<p><b>WEAKNESSES</b></p> <ul style="list-style-type: none"> <li>Not enough fire, police, and paramedics.</li> <li>Commercial growth is too big,</li> <li>rentals to lower income are too big.</li> <li>Sustain growth by those who own property.</li> <li>Rapid development</li> <li>Adequate resources for speed of growth,</li> <li>outdated outlet mall</li> <li>Staff wages</li> <li>infrastructure</li> <li>All the growth in Apartments. Skyrocketing</li> <li>property tax.</li> <li>Poverty.</li> <li>Lack of higher paying job training and</li> <li>employment opportunities.</li> <li>Low-paying retail jobs</li> </ul>
<p><b>OPPORTUNITIES</b></p> <ul style="list-style-type: none"> <li>There is time to plan</li> <li>We are getting ahead of rapid growth by slowing</li> <li>rezoning and development of land.</li> <li>Use the resources that we already have.</li> <li>Take the opportunity to say 'NO' to more plans</li> <li>for apartments, etc.</li> <li>Dawson County is primarily rural in nature,</li> <li>More economic opportunities for residents</li> <li>Agritourism</li> <li>Option to save the county by limiting growth</li> <li>Eco-friendly development/ growth</li> <li>Grow as good stewards of the environment</li> <li>Better homestead exemptions</li> <li>Tourism, if things are maintained</li> <li>outdoor theater for concerts or aquatic</li> <li>facilities.</li> <li>Acquire/preserve greenspace</li> </ul>	<p><b>THREATS</b></p> <ul style="list-style-type: none"> <li>Lack of resources for this growth</li> <li>Lumpkin Campground Road</li> <li>Chopping up rural areas</li> <li>Too much change in a short time</li> <li>erosion and stormwater runoff,</li> <li>The public safety infrastructure</li> <li>Too many multi-family homes</li> <li>Crime is increasing from the outside.</li> <li>Silt contaminants- in streams and</li> <li>lakes Lack of affordable housing</li> <li>Housing development in rural areas</li> <li>Traffic</li> <li>Lack of deputies</li> <li>Overuse of service industries</li> <li>Lack of manufacturing</li> </ul>

## Community Needs and Opportunities

<b>Population</b>	
<b>Needs and Opportunities</b>	<b>Mitigation Strategies</b>
1. Provide services:	<ul style="list-style-type: none"> <li>Adequate staff levels to meet the minimum Level of Service.</li> </ul>
2. Expanding tax base Employment centers	<ul style="list-style-type: none"> <li>Monitor and evaluate annual transportation reports to ensure safety and efficiency.</li> </ul>
3. Community Wellness	<ul style="list-style-type: none"> <li>Enhance public awareness of community-based prevention and wellness programs.</li> </ul>
<b>Economic Development</b>	
<b>Needs and Opportunities</b>	<b>Mitigation Strategies</b>
1. Tourism opportunities:	<ul style="list-style-type: none"> <li>Purchase parkland for a variety of venues</li> <li>Protect and conserve natural resources.</li> <li>Identify locations for additional canoe/kayak launch sites.</li> <li>Inventory and map agri-tourism assets.</li> <li>Develop and implement plans for promoting and managing tourism.</li> <li>Maintain partnership with the Dawson County Chamber of Commerce and the Development Authority of Dawson County (Policy)</li> <li>Monitor annual transportation reports to ensure safety and efficiency.</li> </ul>
2. Economic development:	<ul style="list-style-type: none"> <li>Maintain partnerships district with Dawson County School post-secondary educational institutions, GMRC Work Source, Goodwill Center, Development Authorities, and DCA. (Policy)</li> </ul>
3. Transition of economic base:	<ul style="list-style-type: none"> <li>Maintain and increase partnerships with post-secondary educational institutions, the Chamber of Commerce, Development Authorities, and other stakeholders such as the Dept. of Labor and GMRC. (Policy)</li> </ul>
4. Employment opportunities and a higher range of income opportunities:	



Housing	
Needs and Opportunities	Mitigation Strategies
<p>1. Shortage of family housing.</p> <p>2. Aging housing stock/shortage of specific housing: twoes:</p>	<ul style="list-style-type: none"> <li>• Monitor and sustain land use management policies through Comprehensive Planning and land use regulations (Policy).</li> <li>• Examine GMRC and DCA programs regarding availability and affordable housing programs.</li> <li>• Support non-profit charitable organizations, i.e., Habitat for Humanity (Policy).</li> </ul>
<p>3. Diversify the housing mix</p>	<ul style="list-style-type: none"> <li>• Research accessory dwelling units (ADUs) as a potential to address Senior housing affordability issues.</li> <li>• Update regulations so that residential developments include a minimum percentage of affordable units.</li> </ul>
<p>4. Structural maintenance or repair.</p>	<ul style="list-style-type: none"> <li>• Well-trained code compliance staff.</li> <li>• Organize neighborhood improvement/clean-up events.</li> </ul>

Natural Resources	
Needs and Opportunities	Mitigation Strategies
<p>1. Waterways and wetland integrity need to be maintained by limiting development and maintaining buffers.</p> <p>2. Natural resource protection activities reduce the impact of natural hazards by preserving or restoring natural areas (e.g., floodplains, wetlands, steep slopes) and their protective functions.</p> <p>3. Incompatible Land Uses and development.</p>	<ul style="list-style-type: none"> <li>• Monitor and sustain land use management regulations.</li> <li>• Promote the greenway and trails plan. (Policy)</li> <li>• Acquire and preserve greenspace through donation or purchase.</li> <li>• Continue to support the Shore Sweep event, Keep Dawson Beautiful, the Chestatee-Chattahoochee Resource Conservation and Development Council, (Policy)</li> </ul>
<p>4. Improved resources for natural resource management: River launches draw visitors to Dawson County. Management planning is needed.</p>	<ul style="list-style-type: none"> <li>• Include conservation land purchases and donations in the master park plan update.</li> <li>• Identify grant funds to develop and implement the Septic System Homeowner Education program.</li> </ul>

Cultural Resources	
Needs and Opportunities	Mitigation Strategies
<p>1. Need to evaluate existing resources and seek local funding and assistance for enhancing facilities.</p> <p>2. Explore opportunities to promote the racing heritage of the community.</p> <p>3. Utilize regional, state, and federal programs that provide funding and services to enhance programs for Dawson County.</p>	<ul style="list-style-type: none"> <li>• Map (GIS) historical sites</li> <li>• Support the Dawson County Historical Society (Policy)</li> <li>• Identify Historical properties that can be revitalized or preserved</li> </ul> <p>Several laws deal with particular kinds of "resources" that are "cultural" in character. The <b>National Historic Preservation Act</b> (NHPA) sets forth government policies and procedures regarding "historic properties" —</p> <p>The <b>Archaeological Resources Protection Act</b> (ARPA) prohibits excavating archeological resources on Federal or Indian lands without a permit from the land manager.</p> <p>The <b>Archeological Data Preservation Act</b> (ADPA) or <b>Archeological and Historic Preservation Act</b> (AHPA) requires agencies to report any perceived impacts their projects and programs may have on archeological, historical, and scientific data.</p> <p>The <b>Federal Records Act</b> (FRA) requires that agencies manage documents in such a way as to protect their historical value. (Policy)</p>

Community Facilities and Services	
Needs and Opportunities	Mitigation Strategies
1. Demand for additional meeting space: Dawson County needs conference space for hosting indoor events.	<ul style="list-style-type: none"> <li>• Conduct a feasibility study to determine the meeting facility's type, size, and location.</li> </ul>
2. Evaluate programs for public fire safety education	<ul style="list-style-type: none"> <li>• Enhance the resources of the Public Information Office to provide educational outreach for hazard mitigation and building safety codes.</li> <li>• Explore opportunities for partnership with the Georgia Forestry Commission public fire Education Program.</li> </ul>
3. Demand for additional recreational areas and Parks	<ul style="list-style-type: none"> <li>• Update the Parks and Recreation Master Plan.</li> </ul>
4. Enhance the level of service (ISO) Emergency Management	<ul style="list-style-type: none"> <li>• Budget for mitigation recommendations of the 2023-24 Hazard mitigation plan update</li> </ul>
5. Enhance efforts to improve community health and wellness	<ul style="list-style-type: none"> <li>• Require pedestrian and multi-purpose access between land uses</li> <li>• Enhance public awareness of community-based prevention and wellness programs.</li> <li>• Increase the Seniors Transit program's marketing to reach untapped markets.</li> </ul>
Transportation	<ul style="list-style-type: none"> <li>• Continue to seek funding under Title 49 U.S.C. Section 5311 of the Federal Transit Act for rural areas, offering general public transportation to all citizens</li> <li>• See <i>Transportation Element</i></li> </ul>

Intergovernmental Coordination	
Needs and Opportunities	Mitigation Strategies
1. Growth management: Coordination as part of the <i>Service Delivery Agreement</i> and effective planning by the County and utility providers.	<ul style="list-style-type: none"> <li>• Update Service Delivery Agreements.</li> <li>• Evaluate the benefits of a Joint Planning Area (JPA) with Lumpkin County</li> </ul>
2. Coordination with affiliated organizations:	<ul style="list-style-type: none"> <li>• Coordinate transportation improvements and studies with GDOT;</li> </ul>
3. Collaboration with the City of Dawsonville	<ul style="list-style-type: none"> <li>• Potential joint projects that would qualify for State Grants.</li> <li>• Joint Planning Areas</li> </ul>
4. Disaster Mitigation	<ul style="list-style-type: none"> <li>• Updated Hazard Mitigation Plan 2023-24</li> </ul>
Land Use	
Needs and Opportunities	Mitigation Strategies
1. Competing land uses: Competing land uses and development interests along the corridors and transition areas between the rural county and the established suburban communities.	<ul style="list-style-type: none"> <li>• Monitor and sustain land use management policies through land use planning.(Policy)</li> <li>• Enforce separation and buffering between land uses</li> <li>• Tree canopy protection in development proposals.</li> </ul>
2. Protect farmland and Agricultural uses.	<ul style="list-style-type: none"> <li>• Evaluate the USDA soils analysis completed in the Fall of 2023;</li> <li>• Continue implementing the GA land conservation program.</li> <li>• Promote the Georgia Centennial Farm Program</li> </ul>



<p>3. Accommodating new growth: Dawson County will incorporate new development, requiring monitoring trends and infrastructure.</p>	<ul style="list-style-type: none"> <li>• Budget for Annual Transportation Plan updates to ensure the efficiency of services.</li> <li>• Monitor and sustain land use management policies through long-range planning and land use regulations.(Policy)</li> <li>• Update of Capital Improvement Element (plan) 2023-24</li> <li>• Update of Impact Fee schedule 2024.</li> </ul>
<p>4. Redevelopment plans</p>	<ul style="list-style-type: none"> <li>• Explore funding options for community clean-ups.</li> <li>• Update and implement GA400 Corridor guidelines.</li> </ul>
<p>5. Public Protection -fire suppression</p>	<ul style="list-style-type: none"> <li>• Evaluate regulations allowing property divisions (plats) over 7 miles from a responding fire station with a credible water source.</li> </ul>
<p>6. Russell Creek Reservoir Area</p>	<ul style="list-style-type: none"> <li>• Master Park Plan shall include outdoor recreation, trail and greenways</li> <li>• Private RVing, Camping</li> <li>• Conservation design plats</li> <li>• Buffer Protection</li> <li>• Watershed Protection</li> </ul>



- Develop Greenspace Master Plan
- Develop Bike/Pedestrian/Greenways Master Plan
- Adopt conservation subdivision regulations
- Adopt Best Management Practices (BMP) for stormwater run-off
- Adopt regulations for Scenic Corridors
- Adopt Georgia 53 Corridor Overlay
- Adopt a gateway and signage master plan for planned communities
- Adopt a circulation master plan that defines how the street, sidewalk, and path network will look and how it will connect to surrounding neighborhoods
- Update county's regulations to require interconnected streets, parking, driveways, sidewalks, greenways, and trails for planned communities
- Adopt a policy framework to prevent encroachment of inappropriate automobile-oriented development that would adversely affect the quality of life and public realm
- Adopt Best Mgmt Practices to protect water quality from stormwater runoff and sedimentation
- Investigate establishing a local government stormwater utility
- Implement strategies, studies, and plans that call for water quality protection on a regional basis (i.e., all counties in the Lake Lanier basin)
- Set specific time frames for adding additional staff (e.g., water quality engineer) to implement water quality enhancement projects and enforce water quality standards during the development plans review process
- Adopt Traditional Neighborhood Development ordinance
- Adopt a policy framework to prevent encroachment of inappropriate automobile-oriented development that would adversely affect the quality of life and public realm
- Adopt a collector street plan
- Adopt sidewalk requirements
- Update traffic study requirements
- Develop an Access Management Plan for the Cultural mixed Use corridor
- Adopt ordinance for shared parking, inter-parcel access and driveway requirements
- Adopt Campus Style Business Park zoning district
- Adopt Urban Activity Center zoning district
- Create an access management and driveway control master plan for corridors that allow signalized intersections every 600 to 1,200 feet without intervening curb cuts
- Adopt Scenic Corridor Overlay zoning
- Adopt Best Management Practices (BMP) for addressing storm water run-off
- Adopt a policy framework to prevent encroachment of inappropriate automobile-oriented development that would adversely affect the quality of life and public realm
- Designate historic and scenic corridors, and provide for a thorough impact assessment process in these designated areas
- Update development regulations to address drainage and impervious surface requirements

Status	Report of Accomplishments
STWP: Park Master Plan 2025	Develop Greenspace Master Plan (Park Plan)
Complete	Develop Bike/Pedestrian/Greenways Master Plan
Complete	Adopt conservation subdivision regulations
Complete	Adopt Best Management Practices (BMP) for stormwater run-off
<i>listed 2x</i>	Adopt regulations for Scenic Corridors
Canceled	Adopt Georgia 53 Corridor Overlay (BOC voted down in 2021)
Canceled	Adopt a gateway and signage master plan for planned communities
STWP: Access Management Plan 2024	Adopt a circulation master plan that defines how the street, sidewalk, and path network will look and how it will connect to surrounding neighborhoods
STWP: Access Management Plan 2024	Update county's regulations to require interconnected streets, parking, driveways, sidewalks, greenways, and trails for planned communities
Canceled	Adopt a policy framework to prevent encroachment of inappropriate automobile-oriented development that would adversely affect the quality of life and public realm
Complete	Adopt Best Mgmt. Practices to protect water quality from stormwater runoff and sedimentation
STWP:2027	Investigate establishing a local government stormwater utility
Canceled	Implement strategies, studies, and plans that call for water quality protection on a regional basis (i.e., all counties in the Lake Lanier basin)
Canceled	Set specific time frames for adding additional staff ( e.g., water quality engineer) to implement water quality enhancement projects and enforce water quality standards during the development plans review process
Canceled	Adopt Traditional Neighborhood Development ordinance
Complete	Adopt a collector street plan
Complete	Adopt sidewalk requirements
STWP:2024	Update traffic study requirements
Canceled	Develop an Access Management Plan for the Cultural mixed Use corridor
STWP: Access Management 2024	Adopt ordinance for shared parking, inter-parcel access and driveway requirements
Canceled	Adopt Campus Style Business Park zoning district
Canceled	Adopt Urban Activity Center zoning district
STWP: Access Management 2024	Create an access management and driveway control master plan for corridors that allow signalized intersections every 600 to 1,200 feet without intervening curb cuts
STWP: 2024	Adopt Scenic Corridor Overlay zoning
Complete	Adopt Best Management Practices (BMP) for addressing storm water run-off
STWP: 2024	Designate historic and scenic corridors, and provide for a thorough impact assessment process in these designated areas
STWP: 2024	Update development regulations to address drainage and impervious surface requirements.

## Report of Accomplishments

The 2018 Plan included a list of mitigation strategies to address the Needs and Opportunities of the community. In March 2020, a worldwide pandemic and subsequent economic outfall delayed many projects. This is the summary of the items from the **2018** STWP. Objects are identified as complete, in progress, postponed, or canceled. Those items that have been delayed or are in progress are included in the **2023** STWP.

Action	Status	Comment
Update long-term water and sewer plans.	Complete	Etowah Water & Sewer Auth.
Develop a road improvement plan.	Complete	Nov 2023
Revise facility and vehicle assessment for the fire department and law enforcement.	Complete	
Update Parks and Recreation Master Plan	Postponed	Funding –placed on the next five-year cycle 2025 STWP
Update Future Development Strategy	Postponed	Placed on the next five-year cycle
Adopt conservation design subdivision code.	Complete	Update of land use code 2023
Survey County to identify prime agricultural acres	Complete	USDA- NRCS/P&D
Establish a policy to protect prime agricultural areas from urban-scale utilities.	Postponed	Subject to the USDA soil map evaluation in the next five-year cycle.
Develop/Obtain reference material for architectural design guidelines to promote desired forms among developers.	Canceled	Staffing constraints
Survey code enforcement performance	Complete	New division created in 2022
Hold a workshop to review code enforcement practices	Complete	Management reorganized department
Initialize annual report on code enforcement tracking site visits and violations.	Complete	Purchase of Energov Software
Identify resources to assist homeowners with property revitalization.	Postponed	Placed on next 5-year cycle : 2024
Develop preferred design elements for County and School Board facilities.	Canceled	Staffing constraints
Develop/Obtain a market study for senior housing in the Dawson Area.	Canceled	Funding
Identify target sites best suited for senior housing (based on market study)	Canceled	Market-driven
Convene a forum with builders and banks to discuss entry-level housing.	Complete	Chamber of Commerce
Survey realtors re: potential for high-end housing in Dawson	Canceled	Market-driven

Develop a Freight traffic study of the county.	Postponed	Chamber of Commerce project- next five-year cycle.
Develop conceptual site plans and funding options for spec industrial parks.	Postponed	Staffing constraints placed on the next five-year cycle.
Develop a Target Industry recruitment strategy in conjunction with the development authority.	Postponed	Chamber of Commerce project; placed on next five-year cycle.
Develop Inventory of regional assets; create marketing tool promoting the same.	Complete	Development Authority
Develop Broadband and Telecom Plan Utility Ord	Complete	Broadband Ready in 2021
Sustain and expand the network of regional economic development partners; Convene regular meetings (Policy)	Complete	Development Authority
Implement 2050 Master Plan for water and sewer	Complete	Etowah Water & Sewer Authority
Identify and establish a fiscal standard or benchmark for county operations; Promote county performance.	Postponed	Staffing: placed on the next five- year STWP 2025.
Include a review of the Comprehensive Plan in site location studies for all new County facilities.	<i>Policy</i>	
Gap analyses of Commercial Retail and service industries through a USDA grant with Rural Development Institute (Valdosta State). -	In Progress	Chamber of Commerce; placed on the next five-year STWP cycle.
Support Workforce Initiatives to provide job opportunities and housing opportunities.	<i>Policy</i>	Chamber of Commerce;



## Short-Term Work Program 2023-2027

An element of the Implementation Program is the Short-Term Work Program (STWP). This identifies specific implementation actions the local government or other entities intend to take during the first five-year time frame of the planning period.

Action	2023	2024	2025	2026	2027		Projected Cost	Funding Options
<b>Administration</b>								
Establish benchmarks for County operations.			X			Admin.	TBD	General Fund
Educational Outreach	X	X	X	X	X	Admin.	TBD	General Fund
Update Future Development Strategy	X	X				Admin	TBD	General Fund

### Community Development

Identify resources to assist homeowners with property revitalization.		X				Code Enforcement	TBD	General Fund DCA
Update Tree Protection Ordinance		X				P&D	TBD	General Fund
Establish a policy to protect agricultural areas from urban growth; and utilities			X			P&D	Staff	General Fund
Update regulations to address impervious surface requirements		X				P&D	Staff	General Fund
Adopt regulations for Scenic Corridors.			X			P&D	Staff	General Fund

### Library Services

Purchase collection materials	X	X	X	X	X	Dawson Library	TBD	99.5% impact fees; SPLOST
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### Parks & Recreation

Master Park Plan/Greenspace			X			Parks & Rec. Dept	TBD	TBD
Acquire parkland		X	X		X	Parks & Rec. Dept.	TBD	84.76% impact fees; SPLOST
A report outlining Lake Lanier park opportunities with ACOE		X				Parks & Rec. Dept	TBD	Grants, Impact Fees

### Law Enforcement

New Detention Center					X	Sherriff's Office	TBD	100% impact fees
Replacement Vehicles		X		X		Sherriff's Office	TBD	SPLOST

### Fire Protection

Purchase two Ambulances					X	Emergency Service	1,000,000	General Fund
Renovate Fire Stations 3,4,5			X	X	X	Emergency Services	TBD	TBD
Install fire hydrants	X	X	X	X	X	Etowah Water & Sewer Authority	TBD	100% impact fees
Purchase three Engines		X				Emergency Services	2,250,000	General Fund

### Road Improvements – See Transportation Element

### Public Works

Update traffic study requirements		X				Public Works	TBD	General Fund
Update regulations to require interconnected streets parking, driveways, and trails		X				Public Works	Staff Time	General Fund
Investigate establishing a local government stormwater utility.					X	Public Works	TBD	General Fund

### Development Authority

Support the Board of Education to receive an Economic Development Partnership with the State Department of Education.	X						Staff time	
Assist in the creation of CIDs & TADs		X					TBD	
Help create land for business and industrial recruitment.					X		TBD	
Freight and Inland Port transportation and development study			X				TBD	

Market target industries for recruitment along the GA 400 corridor			X				Staff Time	Chamber of Commerce
Convene a forum with builders and banks to discuss entry-level housing.	X						Staff Time	Chamber of Commerce
Gap analyses of Commercial Retail and service industries through a USDA grant with Rural Development Institute (Valdosta State).			X				Staff Time	Chamber of Commerce
Support Workforce Initiatives to provide job opportunities and housing opportunities.	X	X	X	X	X		Staff Time	
Develop conceptual site plans and funding options for spec industrial parks.			X				TBD	
Develop a Target Industry recruitment strategy (in conjunction with the development authority)			X				Staff Time	Chamber of Commerce

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# DAWSON COUNTY TRANSPORTATION ELEMENT



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## 1.0 Introduction

The Dawson County Transportation Element is an essential part of the County's comprehensive planning process. This Transportation Element is an update to the County's 2018 comprehensive planning document and identifies priority transportation projects and policy recommendations to help guide transportation investments in Dawson County over the next 30 years. The projects included in the Transportation Element comprise a multimodal suite of transportation priorities for the county, including projects to improve safety, operations, and bicycle and pedestrian access at key locations.

Dawson County is characterized by rich natural beauty, many outdoor recreational attractions, including Amicalola Falls State Park, hundreds of miles of hiking trails, and the 23,000-acre Dawson Forest Wildlife Management Area. These features make the county an ideal location for hunting, hiking, bird watching, camping, and fishing opportunities for visitors and residents alike and are also a significant source of recreational traffic and tourism. Additionally, continued residential and commercial development are evidence of the county's steady growth. According to the U.S. Census, the population has increased by 20% over the last decade, from 22,330 in 2010 to 26,798 in 2020, resulting in increased demand for the county's transportation system.

To prepare the county for future growth and meet current transportation needs, this Transportation Element provides an inventory of existing conditions throughout the county and identifies current and future needs for investment in the transportation system.

### Planning Process

The Transportation Element was developed over a period of six months (Table 1-1) and included significant engagement with regional partners and the public during the four major phases of the planning process, which included the following:

- Research and data collection – this phase was dedicated to developing a comprehensive understanding of the county's existing transportation system, as well as future needs that may arise over the next 30 years.
- Public engagement – stakeholder, public, and agency partnerships critical to determining the key transportation-related issues and opportunities facing the county.
- Analysis and visualization – this phase consolidated the feedback received in the previous phases to identify area transportation issues and potential solutions.
- Community development strategy update – this phase included more detailed project evaluation and an assessment of potential funding sources for implementation.

**Table 1-1. Planning Process Timeline**

Task	2023					
	Apr	May	June	July	Aug	Sept
Research and Data Collection						
Public Engagement						
Analysis and Visualization						
Community Development Strategy Update						

### Georgia State Comprehensive Planning Requirements

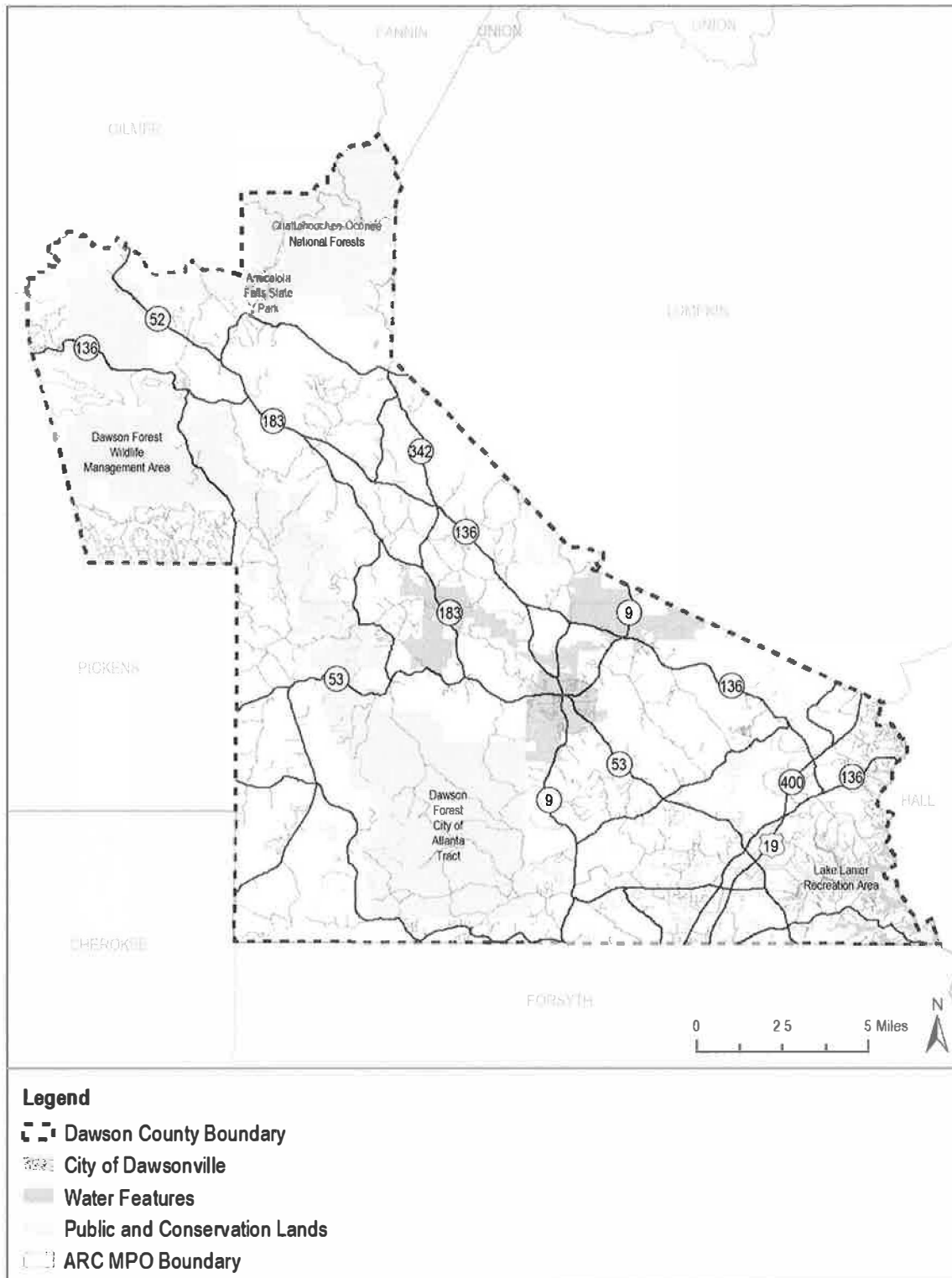
Specific requirements for the transportation element of the comprehensive plan are established by the Georgia Department of Community Affairs, as enumerated in Chapter 110-12-1, Minimum Standards and Procedures for Local Comprehensive Planning. Chapter 110-12-1.03 (7) outlines the required elements for inclusion in the Transportation Element for the portions of a local government's jurisdiction that are located within a Metropolitan Planning Organization (MPO), which are to:

- Evaluate major components of the local transportation system, including the roadway network, alternative modes, parking, rail/freight/ports/airports, and the connection between transportation and land use, and
- Establish a strategy to address the issues and opportunities identified through evaluation of the transportation system and incorporate this strategy into the Community Work Program.

After the 2010 Decennial Census, a portion of southeastern Dawson County was identified as part of the urbanized area connected with Forsyth County and metro Atlanta, becoming part of the Atlanta region's 20-county Metropolitan Planning Organization (MPO). Transportation planning activities for the MPO are directed by the Atlanta Regional Commission (ARC), which develops the Regional Transportation Plan (RTP) – the long-range transportation strategy for the MPO area. While the majority of Dawson County is not located within the ARC planning area, the above elements are encouraged for local governments undergoing comprehensive planning and are therefore included in this Transportation Element, organized into the following main sections:

- Transportation Priorities and Engagement,
- Existing Conditions and Needs Assessment,
- Project Development and Evaluation,
- Financial Framework, and
- Project Recommendations.

**Figure 1-1. Dawson County Planning Area**



## 2.0 Transportation Priorities and Engagement

### Goals and Objectives

This Transportation Element assessed the goals established in previous Transportation Element documents and has updated them with minor revisions based on feedback and guidance from the Long-Range Transportation Planning Committee, regional stakeholders, and the public. These goals will help guide future transportation decisions in the county and establish a safe, connected, sustainable, and multimodal transportation system and are as follows:

- Goal 1 – Improve roadway safety for all travelers within Dawson County.
  - Objective 1.1 – Reduce rates of crashes, particularly those that result in serious injuries and fatalities.
  - Objective 1.2 – Ensure safe and convenient travel options for all roadway users by minimizing conflict points through design, addressing ADA concerns, and expanding active transportation infrastructure facilities.
  - Objective 1.3 – Identify funding needs for the construction and maintenance of transportation infrastructure to ensure a state of good repair.
- Goal 2 – Integrate land use decisions with transportation analysis and planning.
  - Objective 2.1 – Evaluate the transportation needs of existing land uses within the county and coordinate with Georgia Department of Transportation (GDOT), ARC, GMRC, and other regional partners to ensure roadway improvements meet the needs of future development.
  - Objective 2.2 – Align development regulations to achieve identified transportation improvements by working with private developers.
  - Objective 2.3 – Implement the Dawson County Greenway Trail Master Plan by securing easements and rights-of-way through the subdivision and entitlement process.
- Goal 3 – Minimize negative transportation impacts on the environment and people's health to ensure sustainable growth and continued quality of life.
  - Objective 3.1 – Prioritize transportation investments that provide alternatives to driving alone.
  - Objective 3.2 – Preserve natural and cultural resources (e.g., open space, farmland, viewsheds, and riparian zones).
  - Objective 3.3 – Invest in the integration and connectivity of the transportation system, across and between modes, for people and freight, to support sustainable economic development and reduce transportation impacts on air quality.
- Goal 4 – Support alternative modes of transportation.
  - Objective 4.1 – Identify opportunities for improved bicycle and pedestrian infrastructure that provides access to businesses and other key destinations.
  - Objective 4.2 – Support expanded transit services and pursue opportunities for park and ride facilities within Dawson County.
  - Objective 4.3 – Refine and pursue budgeting for the design and construction of bicycle and pedestrian facilities detailed in the Dawson County Greenway Trail Master Plan.



### **Public and Stakeholder Engagement**

Public and stakeholder engagement was a critical component of the Transportation Element update. Outreach was conducted throughout the planning process to the public, regional stakeholders and the county's Long Range Planning Committee. Detailed summaries of public and stakeholder feedback are included in the appendices.

The outreach and engagement approach consisted of virtual engagement opportunities, including meetings, surveys, and interactive mapping. Advertising efforts focused on promoting upcoming events and providing varied opportunities for feedback. Targeted outreach included the development of a project webpage developed on the Social Pinpoint engagement platform, press releases on the Dawson County website, social media posts on Facebook, and email distribution lists.

Initial public engagement included online resources and a web-based survey that was available from June to July 2023. Outreach at this stage focused on providing information regarding the purpose of the Transportation Element update and gathering feedback on issues and opportunities related to the county's transportation system. The survey and interactive map were available online and garnered 69 map comments and 88 survey responses. Respondents provided information about past and future development preferences, transportation priorities, and locations of transportation-related issues and opportunities through the interactive map. Key findings included:

- Need for addressing congested areas, maintenance of existing roadways and sidewalks, protection of the natural environment, and improved safety were top priorities,
- Desire to invest in the major corridors (SR 400, SR 53),
- Concerns about future growth and development, and
- Desire for more transportation choices (walkways, bikeways, and transit).

Coordination with regional stakeholders was ongoing throughout the development of the Transportation Element update and included consultation with ARC and the Georgia Mountains Regional Commission (GMRC), county representatives, and GDOT. Stakeholder engagement also included three presentations to the county's Long Range Planning Committee, which provided status updates and allowed the Committee to provide feedback during key phases of the planning process.

### 3.0 Existing Conditions and Needs Assessment

The following sections detail existing conditions within Dawson County to provide an overview of issues and opportunities facing the County's transportation system.

#### People

Dawson County has a population of 26,798, according to the U.S Census Bureau's 2020 Census, which is a 20% increase since the 2010 Census. Due to Dawson County's proximity to suburban metro Atlanta, the county may continue to see increasing residential and commercial development pressure in the future. As the county's population continues to grow, transportation investments will need to be coordinated with future development to ensure that the transportation system can accommodate increased demand.

Additionally, key demographic features, including age, access to vehicles, and income affect the types of transportation services that should be prioritized within Dawson County. These demographic characteristics were sourced from the CDC's Social Vulnerability Index (SVI), which was developed by the Agency for Toxic Substances and Disease Registry (ATSDR) to identify communities that need additional support before, during, and after emergencies or natural disasters (such as severe weather, floods, disease outbreaks, etc.). The index uses U.S. Census data to determine socioeconomic status, household characteristics, racial and ethnic minority status, and housing type and transportation status at varying geographies to generate an overall social vulnerability score on a scale of 0 (least vulnerable) to 1 (most vulnerable).

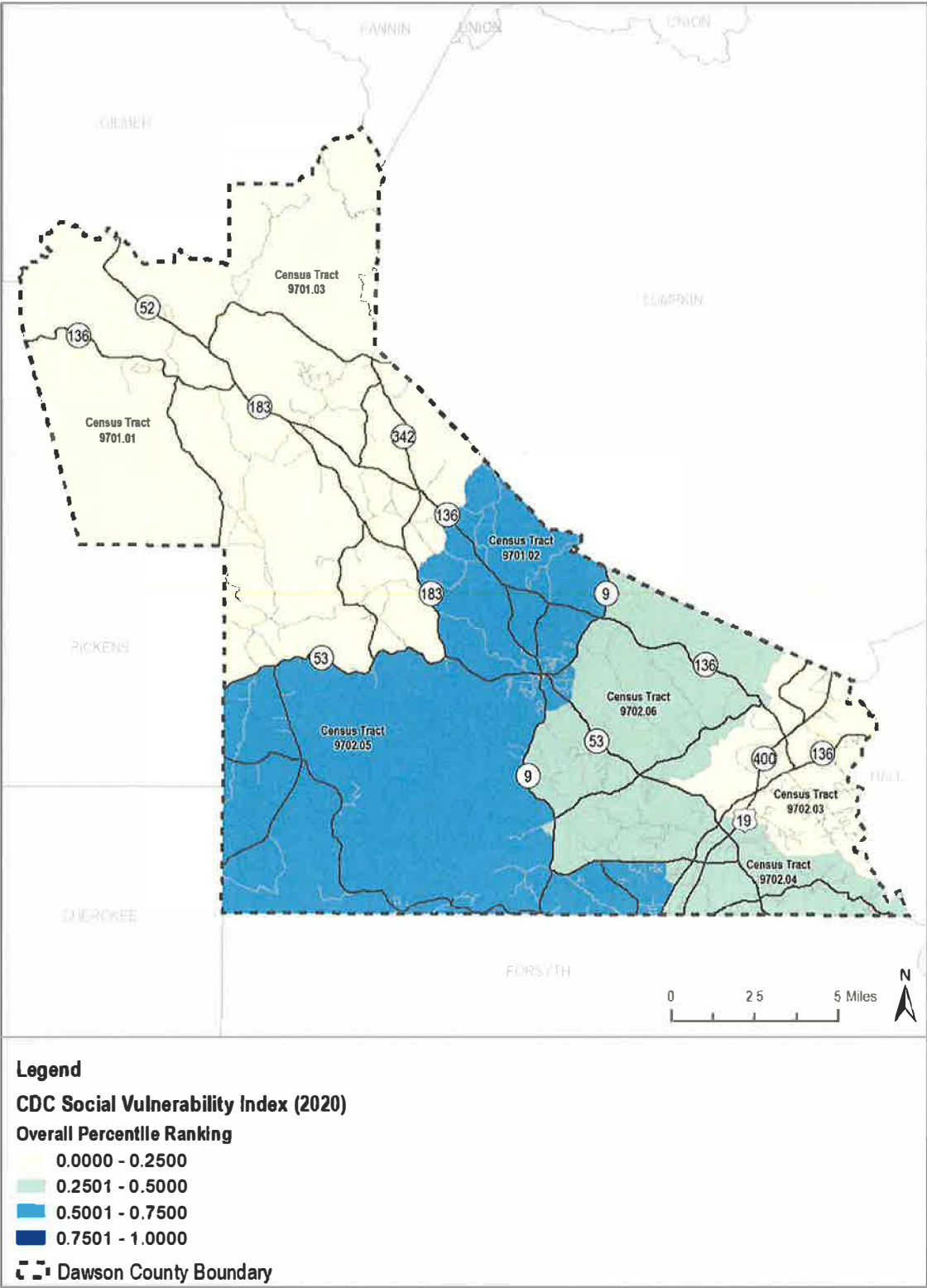
Table 3-1 displays these key transportation-related demographic indicators for each of the census tracts located within Dawson County, as well as county-wide averages, and overall SVI scores are illustrated in Figure 3-1. These SVI scores can be used to identify locations that require additional focus during transportation planning processes, for example to identify communities that may have mobility concerns related to vehicle access or disability, impoverished communities, and/or historically underserved minority populations.

**Table 3-1. Key Demographic Characteristics**

Census Tract	SVI Score	65 Years and Older	Percent Below 150% Poverty	Population Living w/ Disability	Minority Population	Limited English Proficiency	No Vehicle
9701.01	0.0897	67.5%	15.9%	26.8%	2.2%	0%	0%
9701.02	0.6122	18.5%	15.9%	15.8%	10.3%	1%	2.3%
9701.03	0.049	15.6%	5.9%	17.4%	0%	0.5%	0%
9702.03	0.1586	23.1%	2.9%	13.3%	9.7%	0%	1.1%
9702.04	0.4587	20%	12.2%	13.8%	13.5%	0.1%	0%
9702.05	0.6975	11.9%	26.5%	13.6%	14.7%	1.3%	0%
9702.06	0.2785	10%	18.6%	13.6%	7.7%	0.1%	3.6%
County Average	0.1887	19.9%	14.1%	14.7%	9.1%	0.5%	1.3%

Source: CDC Social Vulnerability Index (2020)

Figure 3-1. Dawson County Social Vulnerability Index (2020)



Dawson County's commuting patterns also significantly affect the county's transportation system. According to the U.S. Census Bureau's 2020 Longitudinal Employer Household Survey, of the more than 8,300 people whose jobs are located within Dawson County, 20% (1,675) live and work within the county, while 79% (6,628) live elsewhere and commute in for work. An additional approximately 10,200 workers live in Dawson County but commute to neighboring counties for their employment. Key employment centers within the county are in the city of Dawsonville and within commercial areas along SR 400. Residents who live in Dawson County and commute elsewhere for work primarily travel south/southwest towards Forsyth and Fulton Counties, as well as north/northeast towards Lumpkin and Hall Counties.

General employment and wage trends are included in Table 3-2.

**Table 3-2. Employment and Wage Trends**

	Percentage of Persons in Poverty	Median Income (2021 Dollars, 2017-2021)	Mean Travel Time to Work (Age 16+, 2017-2021)
Dawson County	9%	\$77,630	30.4 minutes
Georgia	14%	\$65,030	28.6 minutes

Source: U.S. Census QuickFacts

### Roadway Network

Dawson County's multimodal transportation system includes arterials, collectors, and local streets, transit, sidewalks, bikeways, and trails, all of which are used to move people and goods where they need to go, both locally and regionally. A well-planned transportation system that is accessible to all types of users helps support the region's economic health and desirability as a place to live and do business.

### Functional Classification

There are approximately 448 miles of functionally classified roadways within Dawson County. Each roadway is categorized by its function, which reflects the level of accessibility and mobility each provides. For example, interstates allow high speed travel and regional connectivity, with minimal local access points, while arterials and collectors distribute relatively high volumes of vehicles between regional and local destinations. Local roads, in contrast, tend to have lower speeds and more access to individual properties and businesses. There are no interstates in Dawson County.

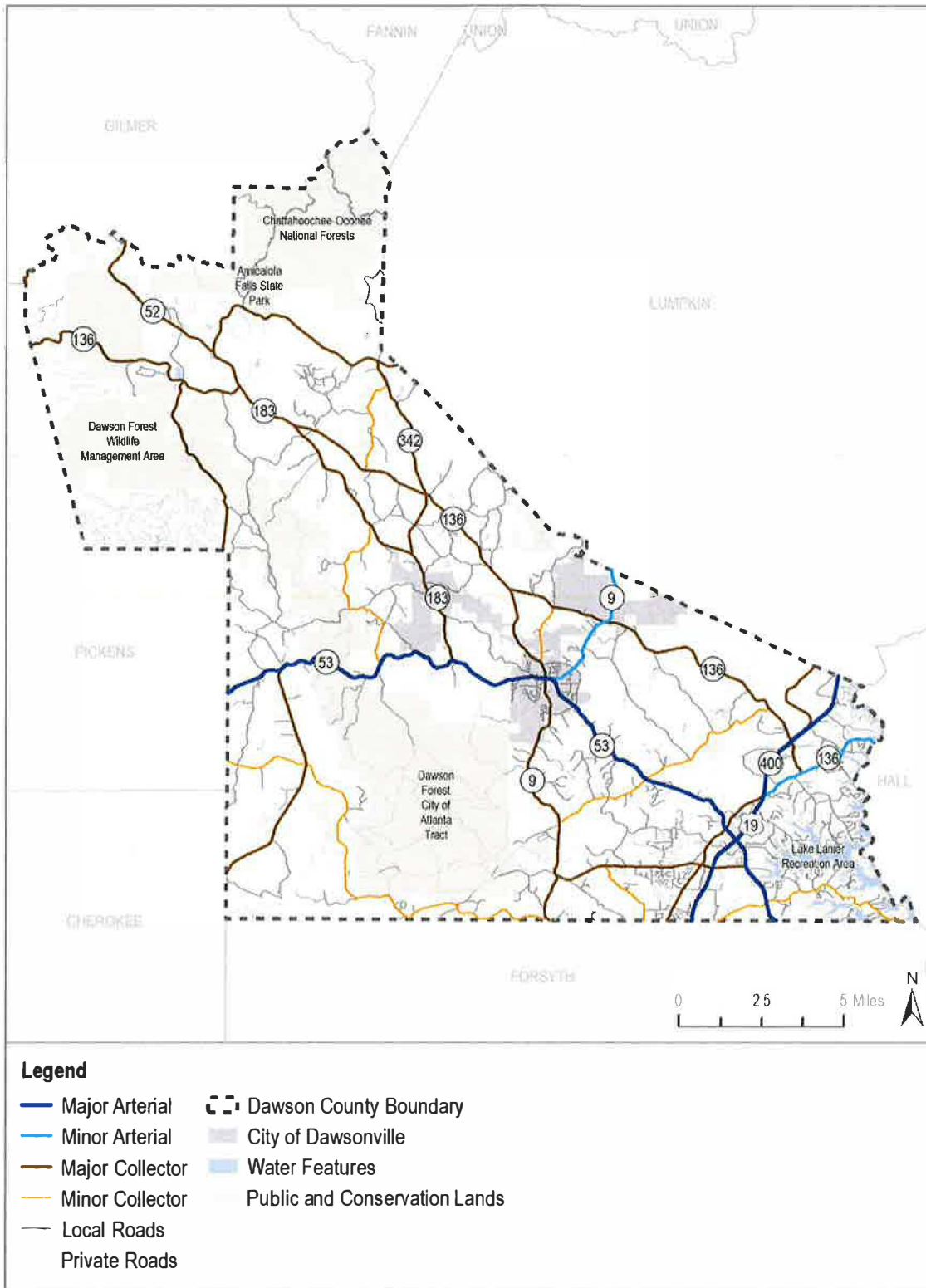
Table 3-3 details the mileage of each type of roadway within Dawson County, and these functional classifications are illustrated in Figure 3-2.

**Table 3-3. Roadway Functional Classification Mileage**

Functional Classification	Miles of Roadway (Approximate)
Interstate	0
Major Arterials	31
Minor Arterials	8
Major Collector	97
Minor Collector	41
Local	271
<b>Total Roadway Mileage (excluding private roads)</b>	<b>449</b>

Source: Dawson County GIS Department

Figure 3-2. Roadway Functional Classification



### *Volumes and Operations*

Traffic volume data are collected for major roadways by GDOT, including Annual Average Daily Traffic (AADT) and safety metrics. This data is used to understand facility use, plan road maintenance, identify roadway segments with safety issues, and determine operational and capital improvements to address congestion. Figure 3-3 and Figure 3-4 illustrate the expected increase in AADT throughout the county between 2015 and 2050 as projected by the Georgia Statewide Travel Demand Model (GSTDM). Overall, volumes are expected to increase most significantly within the southeastern portion of the county, particularly along SR 9, Lumpkin Campground Road, SR 400, and SR 136. While the statewide model covers a large geographic area, it can be difficult to determine the reliability of model results at the local level. A future task for the county should be the development of a county-wide model, which may yield more accurate results. Additionally, future coordination with ARC and GDOT will be necessary as each agency undergoes updates to their travel demand models to ensure the most accurate results are generated for Dawson County.

In addition to AADT, roads are also assigned a “Level of Service”, or LOS, by the GSTDM. LOS is used to describe a roadway segment’s traffic conditions and how well it serves to move vehicles, by comparing traffic volumes to roadway capacity. While vehicular LOS does not consider other modes of travel, such as walking and bicycling, it can be a useful indicator of existing and expected traffic conditions. These LOS scores are determined by a road’s volumes and number of lanes, and each road is assigned a letter grade between A and F, where LOS A denotes roads with free flow conditions and LOS F represents roads where demand far exceeds capacity. In more developed urbanized areas, LOS E is considered an acceptable level of congestion. Figure 3-5 and Figure 3-6 illustrate the expected degradation in LOS throughout the county between 2015 and 2050 as projected by the GSTDM. Similar to the expected increase in volumes, LOS is expected to degrade primarily within the southeastern portion of the county, especially along Lumpkin Campground Road, SR 400, and SR 136.

Future traffic volumes and operations will be affected by residential, commercial, and industrial growth within the county. Traffic Impact Studies for significant new developments should be required to ensure that the roadway system can accommodate increased travel demand.



Figure 3-3. Annual Average Daily Traffic (2015)

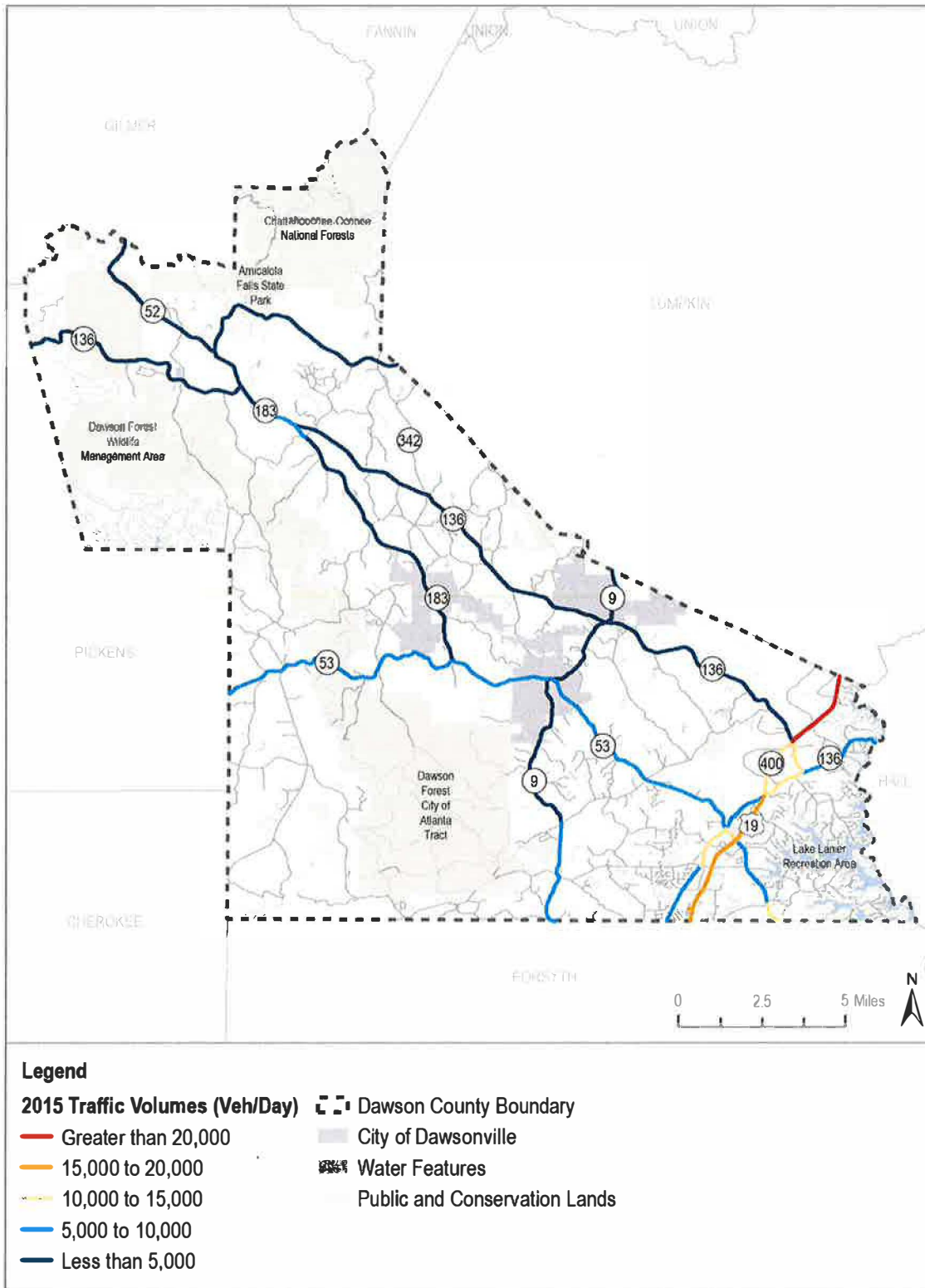


Figure 3-4. Annual Average Daily Traffic (2050)

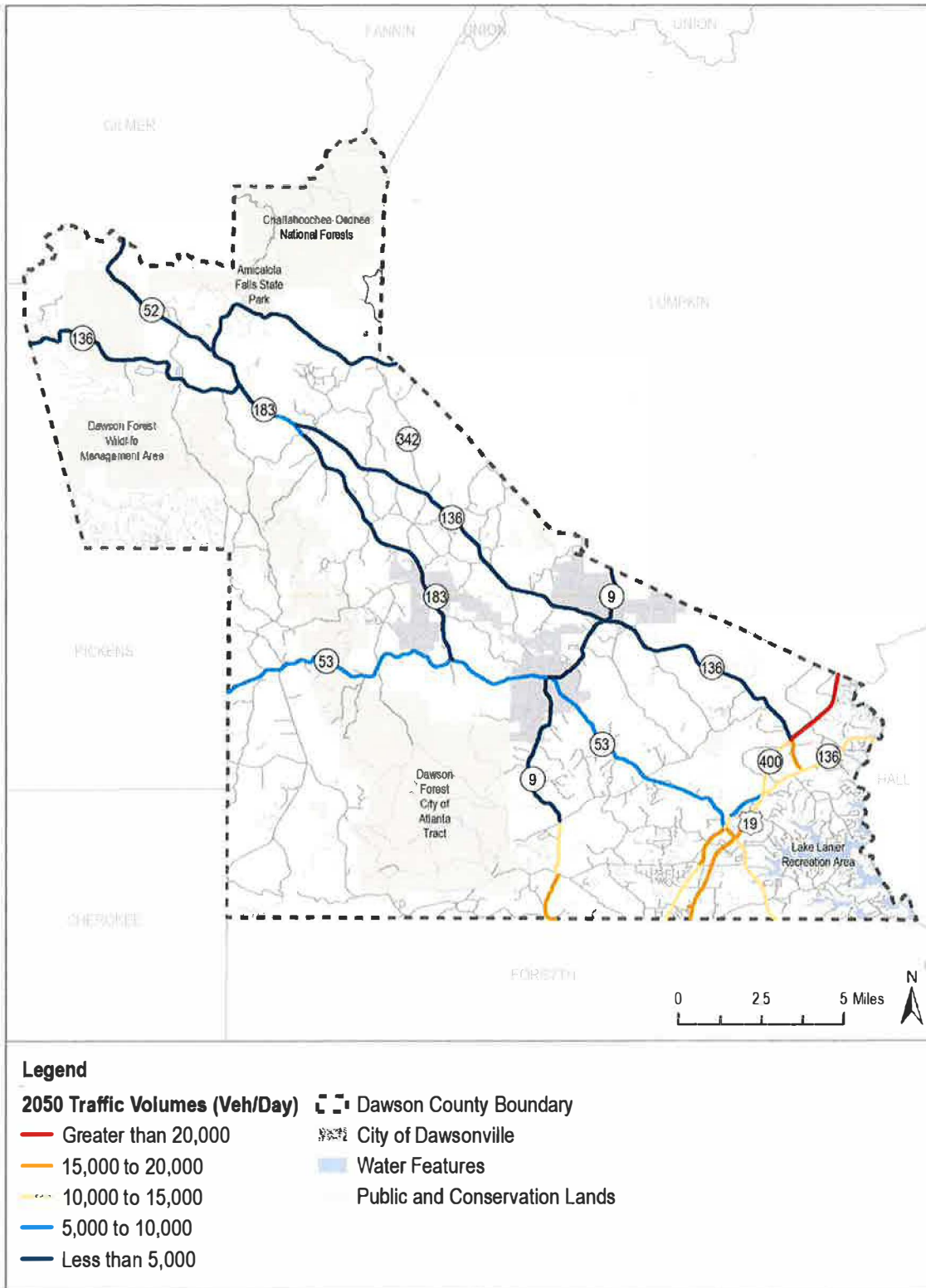


Figure 3-5. Level of Service (2015)

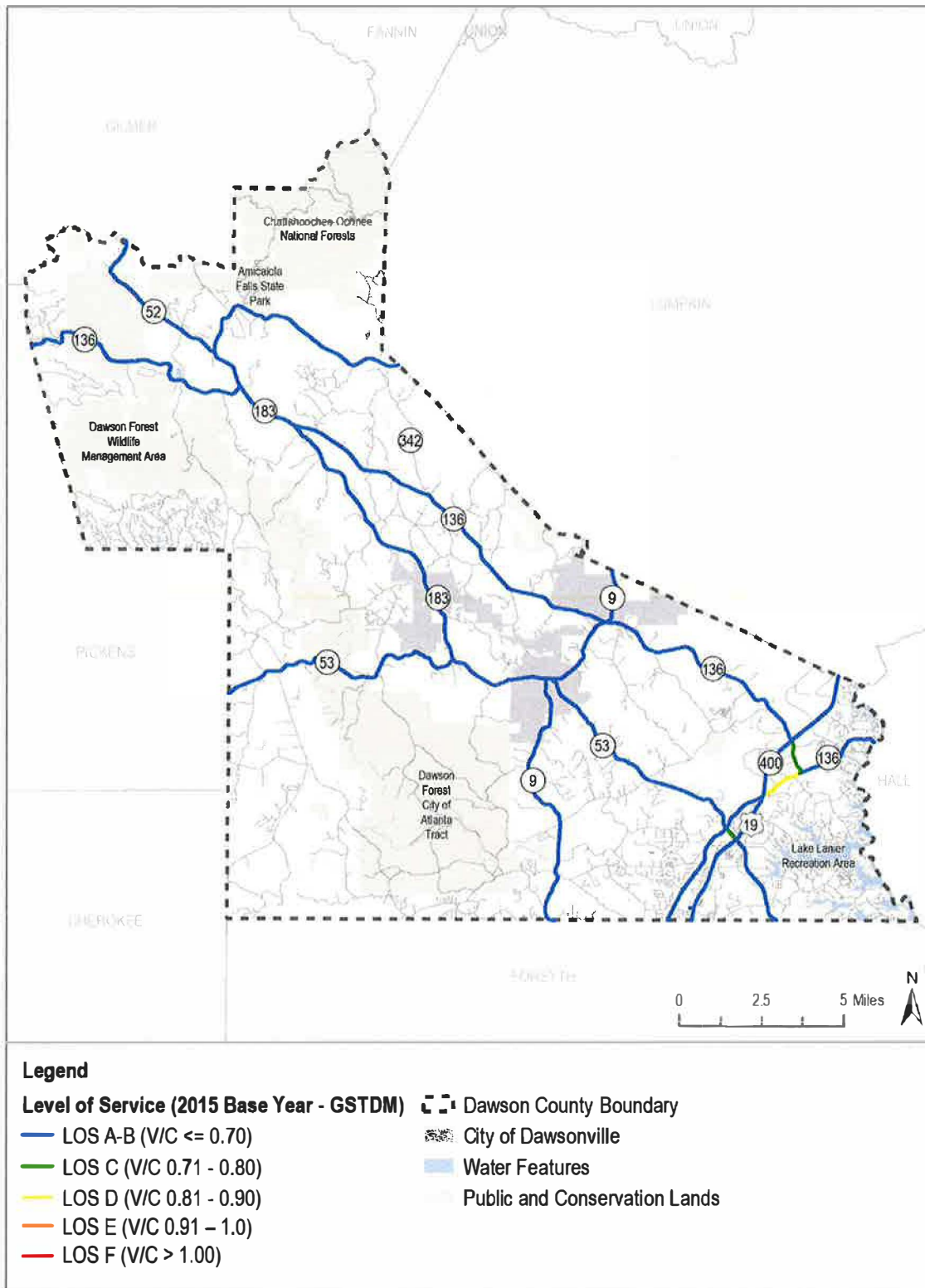
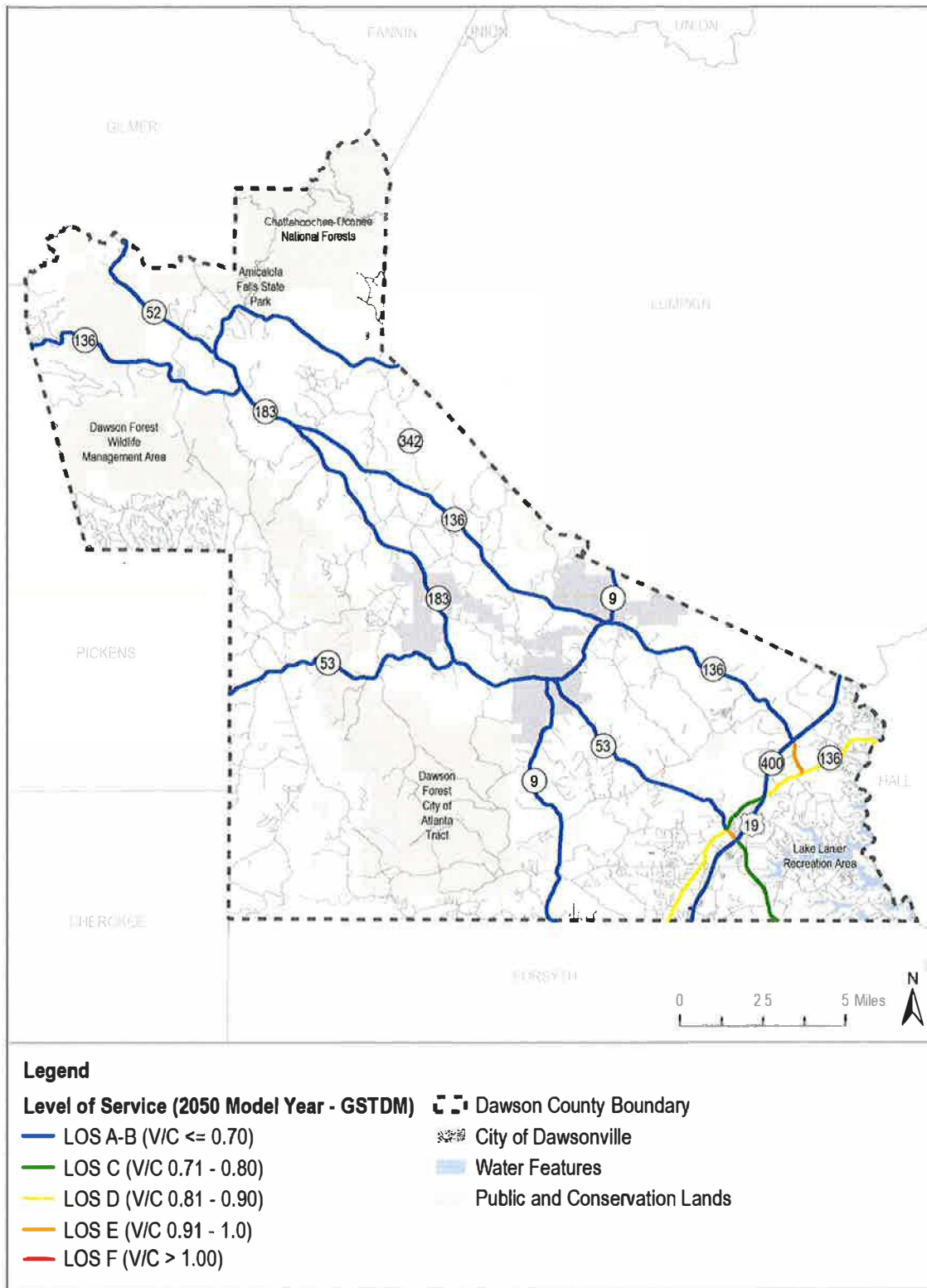


Figure 3-6. Level of Service (2050)



### Bridge Conditions

Bridge condition information was sourced from GDOT's repository of bridge documentation, which includes maintenance and inspection reports, as well as overall bridge condition ratings. These ratings are used to identify bridge locations that require weight restrictions, repair, or replacement. Of the 49 bridges located within Dawson County, 5 were identified by GDOT to have a sufficiency rating indicating either load restrictions or that replacement is needed. These bridges are detailed in Table 3-4 and illustrated in Figure 3-7.

**Table 3-4. Bridge Condition Ratings**

Bridge Location ID	Location	Restriction
085-00058X-000.75N	Kelly Bridge Road at Etowah River, 7 miles southwest of Dawsonville	Posted for load
085-99999X-000.40N	Shoal Creek Road at Etowah River, 4.5 miles south of Dawsonville	Posted for load
085-00994F-001.01N	Shoal Creek Road at Shoal Creek, northwest of Dawsonville	Posted for load
085-00192X-009.75E	Steelbridge Road at Amicalola Creek, 6 miles northwest of Dawsonville	Posted for load
085-00057X-002.25S	Hubbardsville Road at Yellow Creek, 9 miles west of Dawsonville	Closed to all traffic

Source: GDOT

### Freight Routes

Freight transportation is an essential element of Dawson County's economy that relies heavily on the county's roadway network. The county is not serviced by any regional rail lines, so freight transport into and out of the county is primarily restricted to over-the-road truck movements. SR 400 is the county's primary oversized truck route, as designated by GDOT, but additional state highways are suitable for freight and truck movements and are also designated as truck routes, including SR 53, SR 136, SR 183, and SR 9. These freight routes are illustrated in Figure 3-8.

### Parking

Parking availability in the unincorporated portions of Dawson County is not currently a significant issue. Within most local commercial and business areas, such as along the GA 400 corridor, free off-street parking is plentiful. Due to current parking requirements in the county zoning regulations, local businesses and public facilities are currently adequately served. As the county continues to grow and develop, development regulations may need to be updated to efficiently site parking facilities for new commercial and residential areas, particularly to accommodate freight parking needs for industrial and commercial uses near SR 400.



Figure 3-7. Bridge Condition Ratings

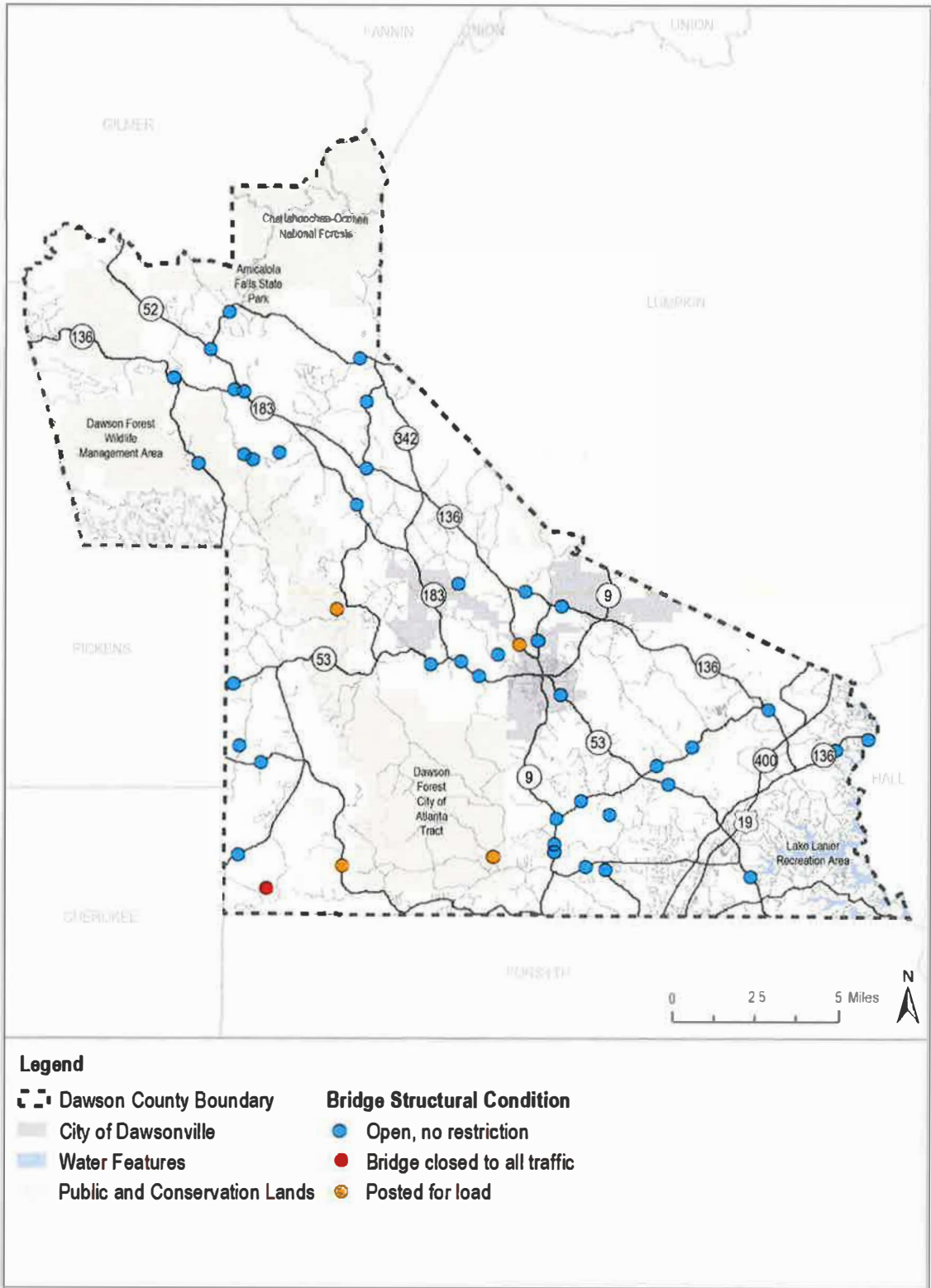
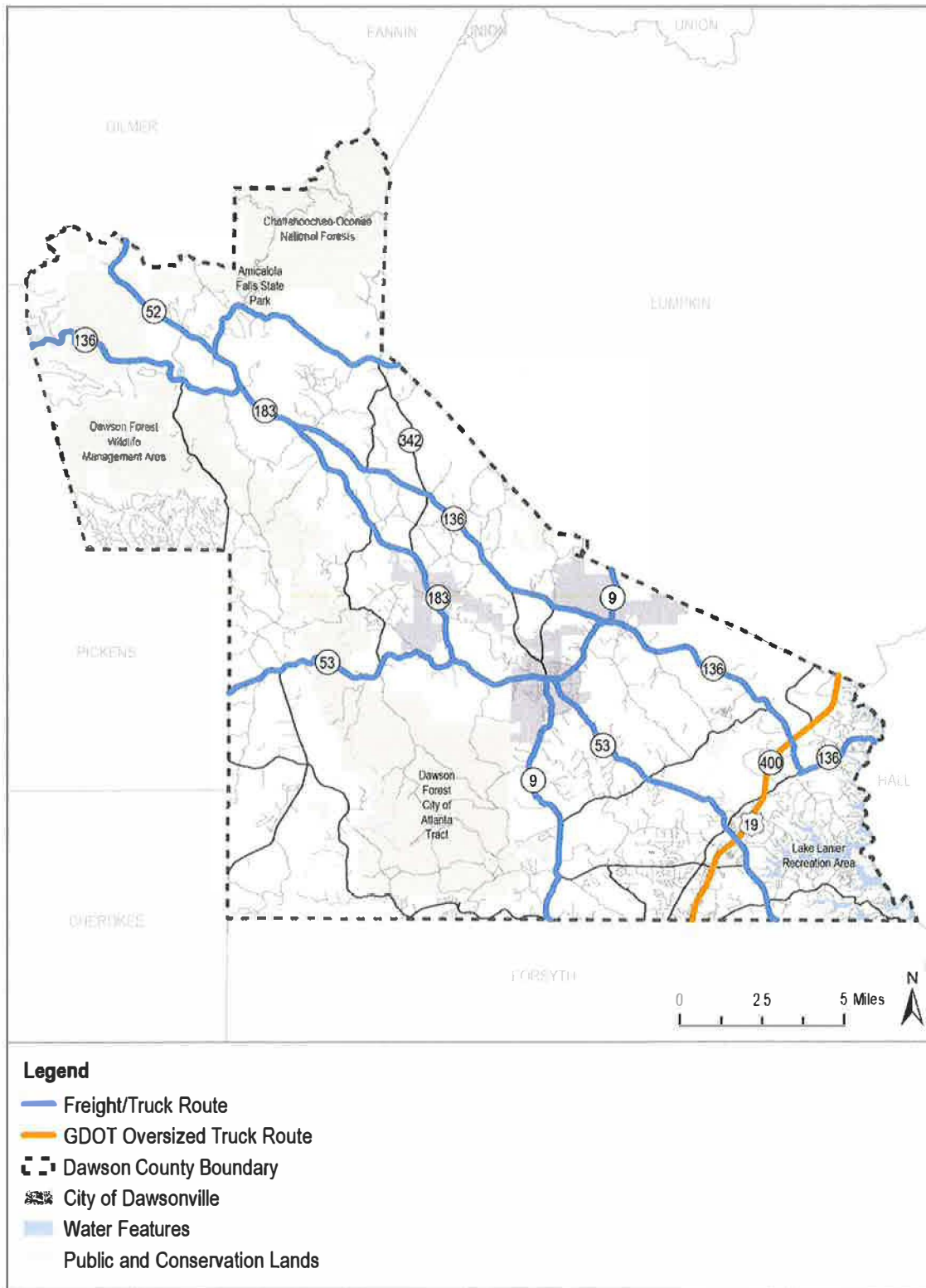




Figure 3-8. Freight Routes



#### Transit and Active Transportation Facilities

Within Dawson County, there are no fixed-route transit options available. However, Dawson County Transit provides on-demand transit services to county residents, particularly elderly individuals, or persons living with a disability to provide access to critical services and jobs. Dawson County Transit operates four vans and receives operations and maintenance funding through GDOT. Service is provided throughout Dawson County on Mondays through Fridays between 8:00 AM and 4:00 PM, excluding holidays. Limited service is available to access Dahlonega in Lumpkin County, Gainesville in Hall County, and Cumming in Forsyth County.

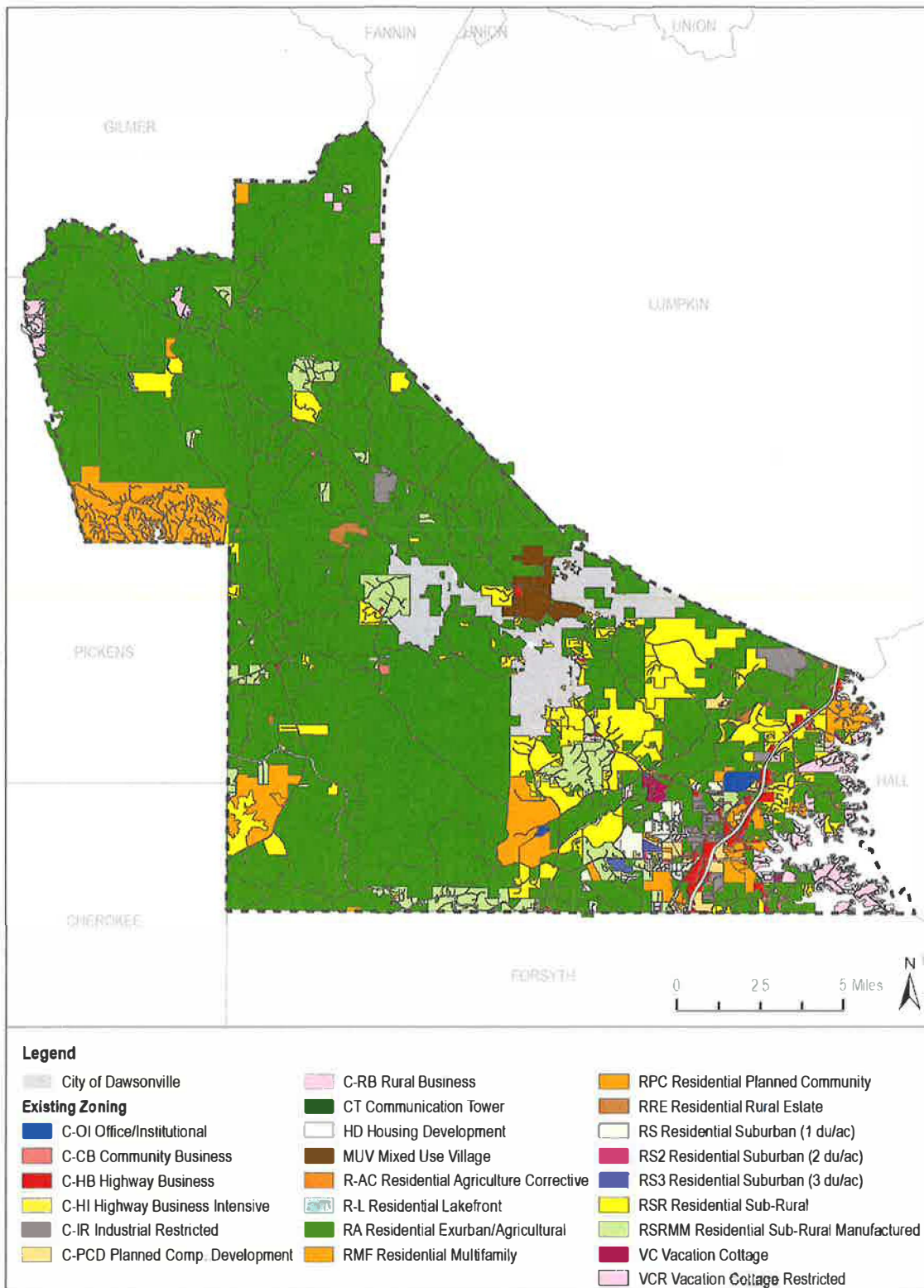
Bicycle and pedestrian facilities are limited in Dawson County. Most sidewalks are located within the City of Dawsonville and connect downtown areas with businesses, government centers, and community facilities. SR 52 is Dawson County's only designated bicycle route. This section of SR 52 is a portion of the Mountain Crossing Route, which stretches across northern Georgia from Walker County to Rabun County.

#### Land Use and Zoning

Dawson County's land use and development patterns are influenced by local zoning ordinances and development regulations. Decisions about how and where development occurs have wide-ranging effects on the county and broader region, from influencing where people live and work and how they travel, to impacts on the natural environment. As illustrated in Figure 3-9, Dawson County covers approximately 214 square miles, and more than 96% of this area is zoned for residential uses (some of which include agricultural uses). The rest of the county is zoned for commercial land uses (2.7%) and mixed uses (0.85%).

As the county continues to grow and change, land use decisions can be made to better coordinate new development with transportation planning efforts to best manage how the transportation system operates. For example, encouraging more compact, mixed-use development in existing communities can make bicycling, walking, and transit more viable alternatives to driving alone, while simultaneously reducing the impact of new development on the county's natural resources. Additionally, ensuring that seasonal traffic generators, such as vacation rentals and recreational access points, are well served by the transportation system will continue to be a priority within the county.

Figure 3-9. Existing Zoning



### Environmental Conditions

Dawson County is characterized by its rich natural environment, from its varied topography and fertile agricultural lands to its expansive forests. Most of Dawson County is located within the Etowah River Watershed, which begins in Lumpkin County to the northeast and flows southwest into Floyd County. The Etowah River basin is one of the most biologically diverse watersheds in the world and is home to 76 native fish species, including four that are endemic to the watershed.

While large portions of the county are currently preserved as open space, development pressures along the major corridors (SR 400, SR 53, SR 136, and SR 9) have increasingly resulted in sprawling development patterns in formerly forested and/or agricultural areas. Uncertainty remains about the future of the 10,000-acre Dawson Forest tract, which is owned by the Atlanta Airport Authority but currently leased by the Georgia Department of Natural Resources. Dawson County envisions a future where this tract is preserved as open space for water- and air-quality preservation.

### Safety

Between 2017 and 2021, there were 4,748 crashes in Dawson County. As shown in Figure 3-10, these crashes were most concentrated in the more densely traveled and populated areas of the county, including the City of Dawsonville and near the commercial hub surrounding SR 400. Additional crashes were concentrated along the southern portion of SR 9, Lumpkin Campground Road, and SR 136.

Of the 4,748 total crashes, 95 (2%) resulted in a serious injury and 29 (0.6%) resulted in a fatality. Fatal and serious injury crashes were concentrated along SR 400, SR 53, SR 136, and SR 9 (Figure 3-11). Of these crashes, almost half (49%) were crashes that did not involve a collision with another vehicle. These crashes can be caused by a variety of factors, from human errors such as speeding and distracted driving, to roadway design deficiencies, such as shoulder widths and horizontal and vertical curvature.

Crashes involving bicyclists and pedestrians are of particular concern because people walking and bicycling are at greater risk of injury and death if they are involved in a collision with a vehicle, compared to people traveling by motor vehicle. Of the 19 crashes involving a person walking or bicycling, two resulted in a serious injury and three resulted in a fatality. Table 3-5 summarizes the crash types within Dawson County between 2017 and 2021, including reported crash types and associated injuries.

**Table 3-5. Motorized Crash Summary**

Crash Type	Angle	Head-On	Single Vehicle	Rear-End	Sideswipe (Opposing Direction)	Sideswipe (Same Direction)	Other	Total
Fatal	10	3	15	1	–	–	–	29
Serious Injury <sup>1</sup>	24	11	46	11	–	3	–	95
Minor Injury <sup>1</sup>	171	34	196	117	15	19	–	552
Possible Injury	198	20	178	375	13	19	–	803
No Injury	635	53	922	1,319	84	250	2	3,265
Unknown	2	–	2	–	–	–	–	4
<b>Total</b>	<b>1,040</b>	<b>121</b>	<b>1,359</b>	<b>1,823</b>	<b>112</b>	<b>291</b>	<b>2</b>	<b>4,748</b>

Source: GDOT Numetric Crash Data Portal

Figure 3-10. All Crashes (2017-2021)

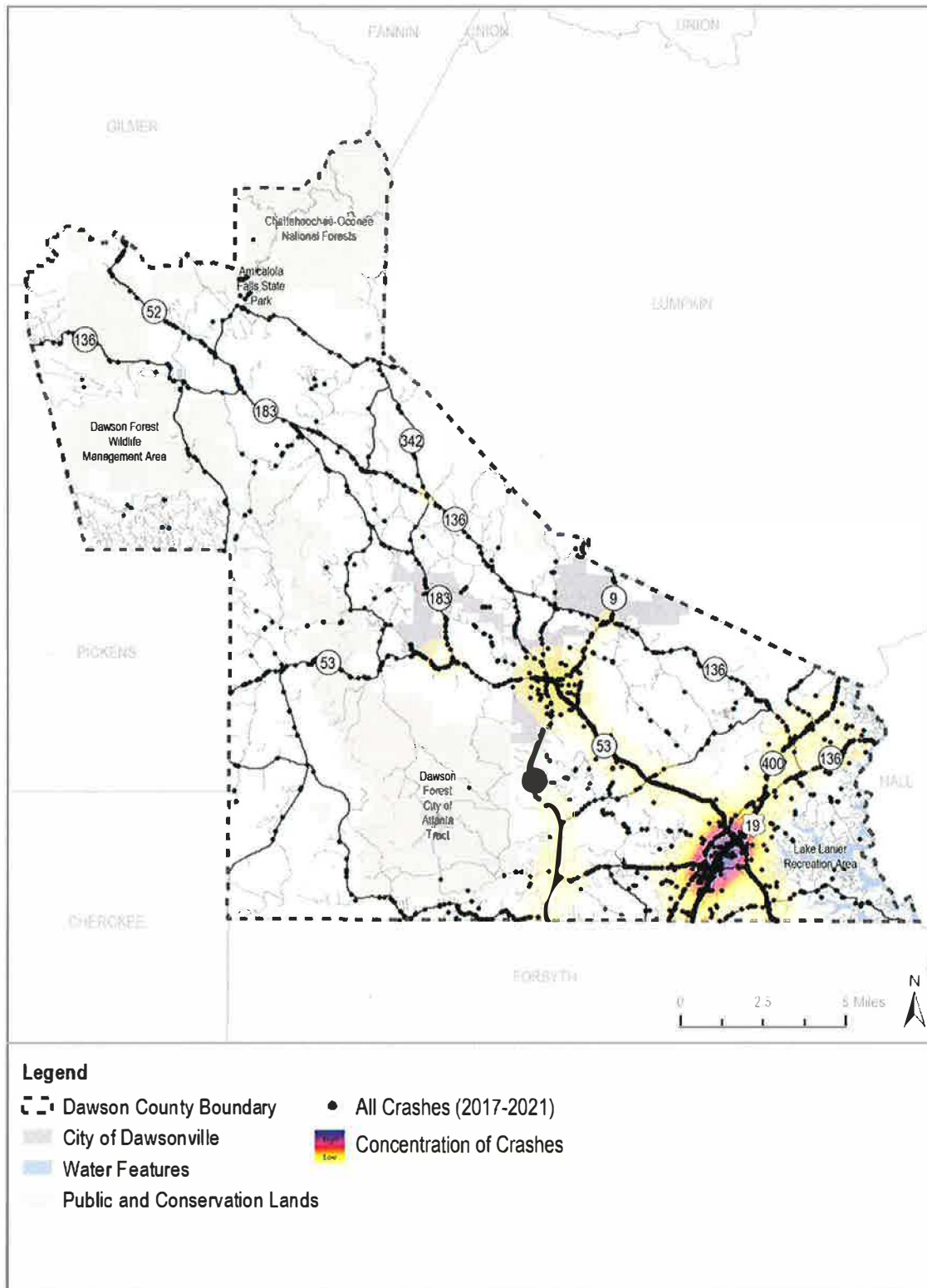
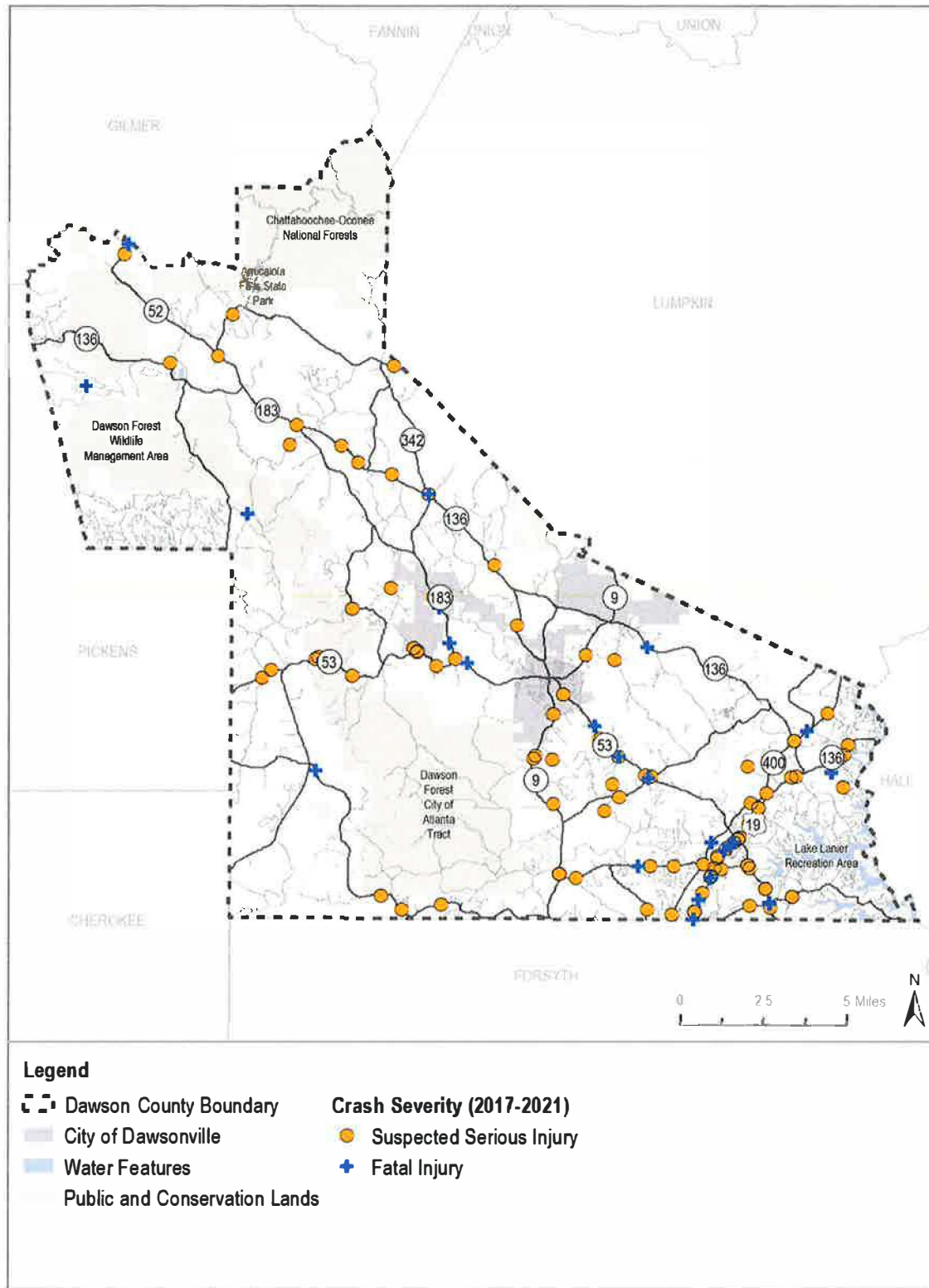


Figure 3-11. Fatal and Serious Injury Crashes (2017-2021)



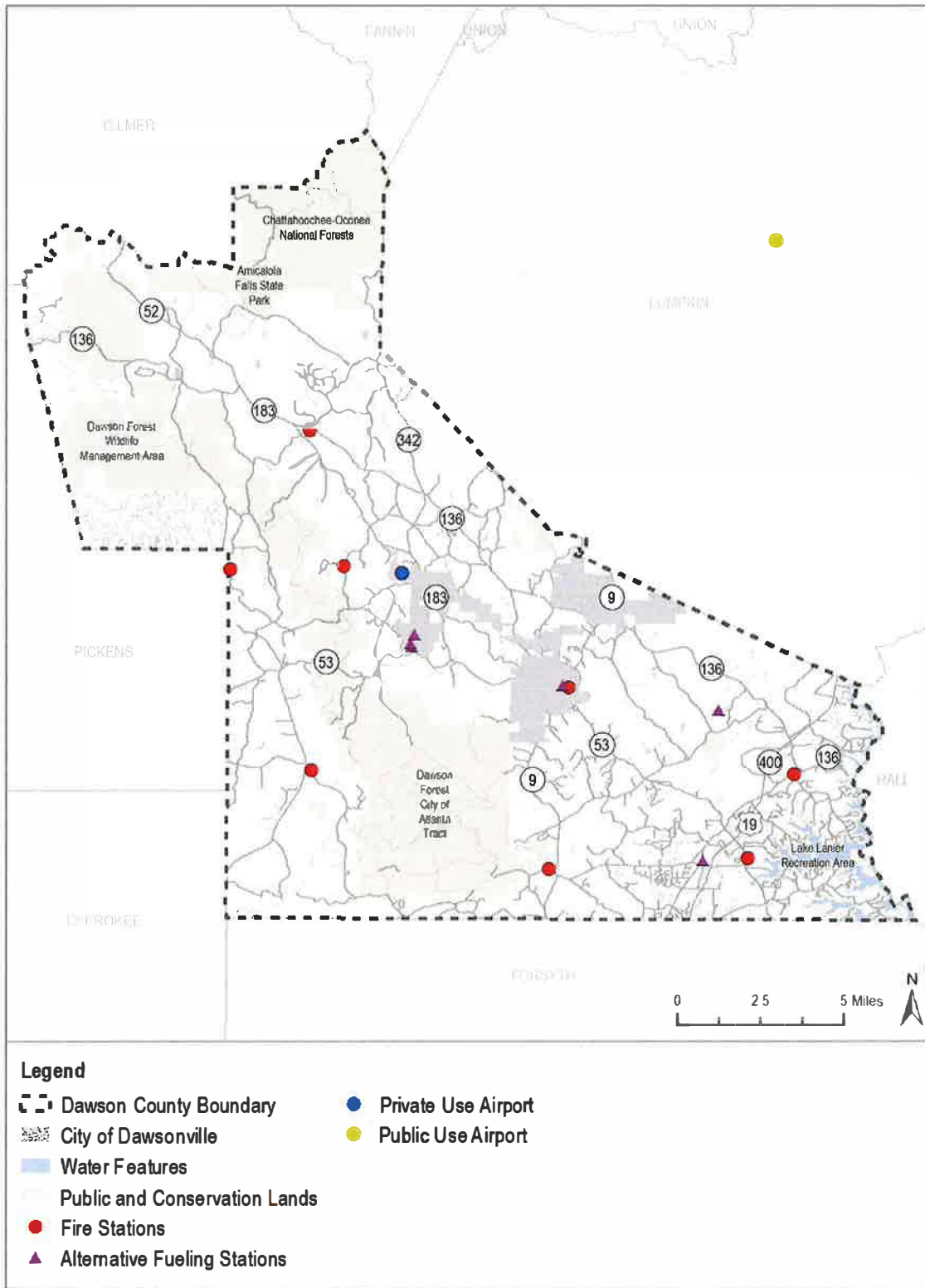


#### Other Critical Facilities

There is no passenger or freight rail service within Dawson County. The closest passenger rail service is provided by Amtrak along the Norfolk Southern route that provides service between Greenville, South Carolina, and Atlanta. Additionally, while there are no public-use airports available in the county, a privately-owned airstrip, Elliot Field, is located within the City of Dawsonville. Public use airports near Dawson County include those located in Gainesville, Blairsville, Dahlonega, Canton, and Jasper.

Critical facilities in Dawson County include eight fire stations that cover ten fire rescue zones spread throughout the county. Six alternative fueling stations are available for public-use electric vehicle charging, including three at the Atlanta Motorsports Park near Dawsonville, one at the Paradise Valley Resort and Club (private access), one at the North Georgia Premium Outlets, and one at Main Street Park in Dawsonville. These critical transportation facilities are illustrated in Figure 3-12.

**Figure 3-12. Critical Transportation Facilities**



#### 4.0 Project Development and Recommendations

The following section outlines the multimodal project recommendations that have been identified as priorities for Dawson County.

##### Previous Plans and Coordination

Previous planning studies were assessed during the development of the county's transportation priority projects, including the ongoing Lumpkin Campground Road Corridor Study, the Georgia Mountains Regional Commission's 2012 Regional Assessment, and previous Capital Improvement Elements. The Lumpkin Campground Road Corridor Study will include a variety of transportation recommendations along Lumpkin Campground Road between the Forsyth County line and SR 400 to address traffic operations and safety concerns. Additional project concepts were sourced through coordination with the county's Long Range Transportation Committee, the Public Works Department, and from public engagement.

In addition, known and in-progress transportation projects were documented from agency partners, including GDOT and ARC. These projects are listed in Table 4-1, below.

**Table 4-1. Known Agency Partner Projects**

Location	Project Type	Phase	Agency
SR 224/Shoal Creek Rd at Shoal Creek	Bridge	Active Preconstruction	GDOT
SR 136 at Toto Creek 7.6 miles SE of Dawsonville	Bridge	Active Preconstruction	GDOT
SR 9 at Bannister Rd	Roundabout	Active Preconstruction	GDOT
SR 53 at Thompson Creek	Bridge Replacement	Active Preconstruction	GDOT, ARC
SR 136 at Keith Evans Rd	Roundabout	Active Preconstruction	GDOT
SR 53 at Shoal Creek 1.6 miles West of Dawsonville	Bridge	Active Preconstruction	GDOT
SR 400 at Sev Loc in Dawson and Forsyth	Cable Barrier	Active Preconstruction	GDOT
Sharp Curve Warning Signs at 1102 Locs in D1 Area 1 - SR 9, 52, 53 & 136 in Dawson	Safety	Active Preconstruction	GDOT
Rumble Strips in D1 - Area 1 & 2 at 12 Routes (SR 136W, 136E, & 9)	Safety	Active Preconstruction	GDOT
SR 136 at Chestatee	Bridge Replacement	Construction	GDOT
Amicalola Falls	Culvert Replacement	Construction	GDOT
SR 183 and Cochran's Creek	Bridge Construction	Construction	GDOT
Blue Ridge Overlook, Afton Rd and Nix Bridge Rd	Safety	Construction	GDOT
SR 9 from SR 20/Forsyth to Jewell Slaton Rd/Dawson	Resurfacing	Construction	GDOT
SR 52 from Gilmer County Line to SR 183	Resurfacing	Construction	GDOT
SR 136 from the Pickens Co line to SR 183	Resurfacing	Construction	GDOT
SR 400 from SR 369 (Forsyth) to SR 53 (Dawson)	Resurfacing	Construction	GDOT

Location	Project Type	Phase	Agency
SR 400 from SR 53 (Dawson) to SR 60 (Lumpkin)	Resurfacing	Planning	GDOT

### Project Recommendations

The following project recommendations were identified as transportation priorities for the county and are listed in Table 4-2 and illustrated in Figure 4-1. These projects were developed through coordination with the public, Steering Committee, and county staff, and provide a range of project types to address issues related to safety, operations, and bicycle and pedestrian access. The priority transportation projects are categorized as high, medium, or low priorities. Priority classifications are further defined as:

- High priority – Projects that have been identified to address known safety and operational issues in key locations;
- Medium priority – Projects that require additional planning and design, right-of-way-acquisition, and funding identification; and,
- Low priority – Projects that will require significant funding, as well as public engagement, environmental assessments, and additional planning, design, engineering, and phasing.

A more comprehensive list of additional project concepts is included in Appendix B to document additional transportation system needs that should be considered in the future, as funding for planning, design, and construction becomes available.

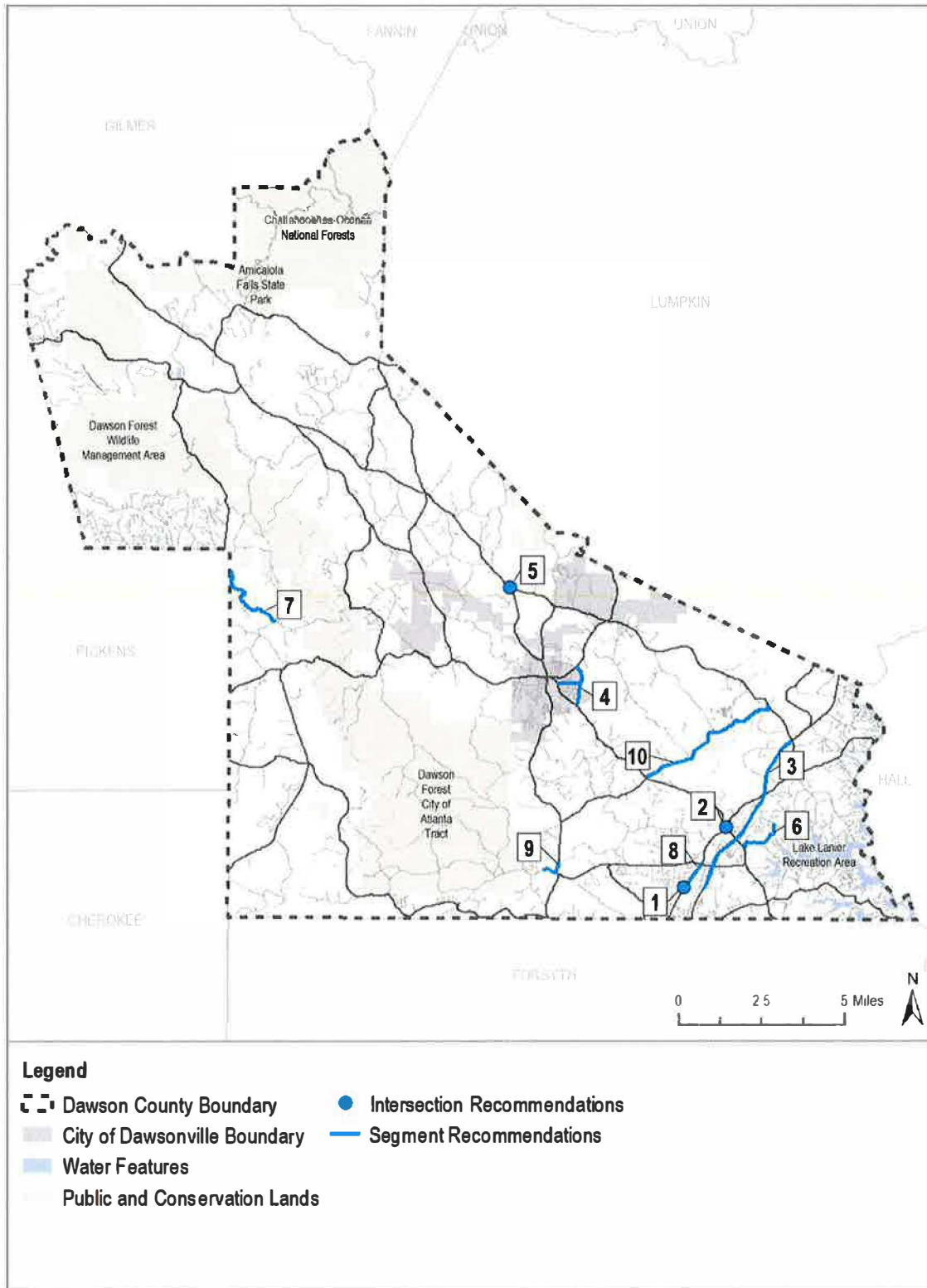
**Table 4-2. Dawson County Priority Project Recommendations**

ID	Road	Jurisdiction	Description	Project Type	Estimated Cost	Priority
1	Whitmire Drive/Lumpkin Campground Road/Red Rider Road	County/GDOT	Install single lane roundabout at intersection of Whitmire Drive/Lumpkin Campground Road/Red Rider Road with pedestrian facilities for future sidewalk connections.	Intersection Improvement	\$2,415,000	High
2	SR 53 at Lumpkin Campground Road	County/GDOT	Intersection modifications to address operational concerns.	Intersection Improvement	TBD	High
3	SR 400	County/GDOT	Signal timing improvements along corridor between Whitmire Drive/Carlisle Road and SR 136.	Operations	TBD	High
4	Allen Street and Perimeter Road	City/County	Pedestrian safety improvements along Allen Street and Perimeter Road (new crosswalks, fill sidewalk gaps, pedestrian-scale lighting, etc.).	Safety / Pedestrian	TBD	High
5	Shoal Creek Road and SR 136	County/GDOT	Install roundabout and t-up intersection at Shoal Creek Road and SR 136.	Intersection Improvement	TBD	High

ID	Road	Jurisdiction	Description	Project Type	Estimated Cost	Priority
6	Couch Road	County	Lane widening (11ft) and pedestrian safety improvements (sidepaths, lighting) and drainage improvements between Harmony Church Road and Elliot Road.	Widening / Safety	\$ 3,500,000	Medium
7	Hubbard Road	County	Full Depth Reconstruction and widening to provide improved access for emergency vehicles between Amicalola Church Road and Fire Station #6 on Hubbard Road.	Widening / Safety	TBD	Medium
8	Lumpkin Campground Road	County/ GDOT	Install two-way left-turn lane (TWLTL) along Lumpkin Campground Road between Dawson Forest Road and Red Rider Rd/Whitmire Drive.	Safety	TBD	Medium
9	Dawson Forest Road West / SR 9	County/ GDOT	Side path (10-12ft) along the north side of Dawson Forest Rd W. and the west side of SR 9 between Whitewood Dr and Woodbrook Farm Rd.	Bicycle / Pedestrian	TBD	Medium
10	Etowah River Road	County	Re-open, widen, and repave Etowah River Road as a parallel, alternative route to SR 400 between SR 9 and SR 136.	Widening	TBD	Low

*Note: Undetermined project costs to be developed as project parameters are further defined. Project ID 1 and ID 8 were sourced from the ongoing Lumpkin Campground Road Study – additional modifications and design revisions may be necessary.*

Figure 4-1. Priority Project Recommendations





## 5.0 Financial Framework

In addition to the specific project needs listed in the above table, Dawson County has also identified that a programmatic approach is needed to address bridge repair and maintenance, bicycle and pedestrian infrastructure improvements, safety and operational projects, and roadway resurfacing. By allocating funds to these types of projects, the county can address issues and needs as they arise. These programs and anticipated potential funding sources are listed in Table 4-3 and should be allocated through the county's budgeting process based on funding availability.

**Table 4-1. Dawson County Improvement Programs**

Improvement Type	Anticipated Funding Source
Bridge Repair and Maintenance	SPLOST, future TSPLOST, General funds, GDOT funds
Bicycle and Pedestrian	General funds, GDOT funds, development impact fees, public/private partnerships
Safety and Operational	General funds, GDOT funds, development impact fees
Roadway Resurfacing	SPLOST, future TSPLOST, General funds, GDOT funds, public/private partnerships, development impact fees

Funding for transportation projects come from a variety of sources, including local, state, and federal sources. The following types of funding are available for transportation investments in Dawson County:

- Local Sources:
  - Special Purpose Location Option Sales Tax (SPLOST) – Dawson County's most recent SPLOST (SPLOST VII) was approved by voters in 2021 as a 1 percent sales tax that will generate approximately \$60 million in funds to support a variety of government functions over the next 6 years, including the Sheriff, Fire/EMS, Parks and Recreation, and Public Works departments. Future attempts to develop additional transportation-specific SPLOST programs could yield significant funding to support transportation investments in the county.
  - General Funds – County general funds can be approved by the Board of Commissioners to be spent in support of transportation projects, including roadway maintenance, bridge repair, and other necessary improvements.
  - Other local funding sources for transportation projects in Dawson County could include development impact fees and tax increment financing.
  - Issuing bonds can fund major capital investments, however, Dawson County does not currently issue bonds for roadway projects.
- State and Federal Sources:
  - Formula Funds – some formula funds administered by GDOT and ARC are only eligible for allocation within the MPO region that extends into the southeastern part of the county, including Surface Transportation Block Grant (STBG) funds, which can be used for the preservation, reconstruction, and construction of federal-aid eligible roadways, bridges, and tunnels, and Transportation Alternatives Program (TAP) funds, which is a set-aside of the STBG program that supports transportation improvements for pedestrian and bicycle infrastructure, as well as safe routes to school projects.

- GDOT Funding – GDOT’s Statewide Transportation Improvement Program (STIP) funds transportation projects located outside the MPO’s jurisdiction and includes projects to address issues related to safety and operations, bridge condition, transit, and bicycle and pedestrian deficiencies, among others.
- Discretionary/Competitive Funds – Various competitive grant programs are available under the Bipartisan Infrastructure Law (BIL), which reauthorizes the federal surface transportation program for fiscal years 2022 through 2026. These include funding programs available to cities and counties such as the Bridge Investment Program, Carbon Reduction Program, and the Safe Streets and Roads for All program, among others.
- Transit Funding – for the area of Dawson County that is within the ARC MPO’s boundary, transit funding is available from the ARC to support regional transit projects. Additional transit funding for capital improvements and operations is allocated on an annual basis from the GDOT Statewide Transportation Improvement Program (STIP).

## 6.0 Conclusion

Growth in Dawson County will continue to pose transportation challenges and opportunities over the next 20 years. The discussion included in this Transportation Element is intended to inform and guide the prioritization and funding of transportation projects going forward. The transportation planning process used here should be revisited every five years or as necessary to respond to changes in the community.

The consultant team, in coordination with county staff, determined that the listed priority projects should be further developed to include conceptual cross-sections and plans to better estimate project budgets. Once completed, the revised project concepts and budgets should be reprioritized and evaluated against the goals and objectives listed herein.

Additional projects should be evaluated and added through plan updates as higher priority projects are completed and funds become available. A list of these projects is included in Appendix B.







CONCEPT LAYOUT  
LUMPKIN CAMPGROUND ROAD @ DAWSON FOREST ROAD

Lumpkin Campground Corridor Study

PROPERTY LINES SHOWN FROM DAWSON COUNTY DATABASE.  
CONDUCTING A SURVEY WILL VERIFY ACTUAL ROW LOCATION.  
ACQUISITION OF ROW MAY BE REQUIRED.





## Lumpkin Campground Corridor Study

### Study Introduction

Lumpkin Campground Road serves as a vital north-south parallel road to SR 400. The road provides access to residences, businesses, and serves as a secondary route to locals trying to avoid traffic congestion along SR 400. This study focused on the South Segment – Forsyth County Line to Dawson Forest Rd and the North Segment – SR 53 to SR 400. A prior study focused on the Middle Segment (between Dawson Forest Road and SR 53) which was performed in the fall of 2019.

The corridor study includes three major study tasks: review existing conditions, a public meeting was held to identify transportation concerns, and identify corridor improvement recommendations.

### Recommendations

Recommendations were developed based on the existing conditions data, field observations of traffic conditions, crash data, input from the public meeting, and discussions with county staff. **Table 1** identifies the list of projects and **Figure 1** indicates the project locations for the South Segment. **Table 2** identifies the list of projects and **Figure 2** indicates the project locations for the North Segment. Some projects have separate concept layouts, included as attachments to this memo.

Projects were prioritized and grouped into tiers based on current traffic conditions and safety concerns. It is recommended to focus on the Tier 1 projects first; however, traffic and development conditions may change which could affect which projects to construct first. The list includes individual projects which can be built separately or grouped together and constructed as one project. The amount of available County funding, GDOT funding partnership, and new developments along the corridor will determine the pace of implementing the projects. Table 1 and 2 identifies the projects, need addressed, constraints, and implementation considerations. Additionally, Table 1 and 2 separates the recommended projects into two implementation tiers.

Table 1 – Recommended Projects in South Segment				
Location	Project	Addresses need	Constraints	Implementation considerations
Tier 1 Projects				
1A – Intersection of Whitmire Rd/Red Rider Rd	Single-lane roundabout (Concept Layout)	Safety and Operational	Right-of-Way (ROW)	Requires ROW acquisition; utilities; Adjacent homes
1B – Intersection of Dawson Forest Rd	Modify single-lane roundabout with additional lanes; add sidewalks/crosswalks; add lighting (Concept Layout)	Operational; Pedestrian	Utility poles	Address <u>short-term</u> , not long-term needs
1C – Speed Study: Forsyth County Line to Dawson Forest Road	Perform Speed Study to lower 50 mph posted speed limit	Identify appropriate speed for roadway conditions	-	GDOT Approval
1D – Intersection of Lee Castleberry Rd/Harry Sosebee Rd	Add sidewalk and lighting	Safety; Pedestrians	-	Developer of Lee Castleberry Farms could be asked to contribute
1E – Northern driveway to Marketplace shopping center (Dawson Market Way)	Add physical restriction at right-in/right-out driveway	Safety	-	Accommodate large truck right-turns
Tier 2 Projects				
2A – Intersection of Dawson Forest Rd	Modify single-lane roundabout to multi-lane roundabout	Operational	Utilities	Addresses <u>long-term</u> need
2B – Whitmire Dr to Dawson Forest Rd	Add center left-turn lane or TWLTL (Typical Section 1.1)	Left-turns & Safety	Available ROW	Coordinate with new development
2C – Lee Castleberry Rd to Dawson Forest Rd	Add sidewalk/shared use path; improve shoulder/add guardrail at culvert locations (Typical Section 1.2)	Pedestrians & Safety	Road shoulder; ditches; Available ROW	Road shoulder needs to be modified; install on at least one side; review culvert condition/replacement needs
2D – South Segment Paved Shoulders (Forsyth County Line to Lee Castleberry Rd)	Paved roadway shoulders (Typical Section 1.3)	Safety	-	Check adequate graded shoulder

Note: TWLTL = center two-way left-turn lane

*Dawson County Lumpkin Campground Corridor Study*

<b>Table 2 – Recommended Projects in North Segment</b>				
Location	Project	Addresses need	Constraints	Implementation considerations
<b>Tier 1 Projects</b>				
1A – Intersection of SR 53	Add northbound left-turn protected/permitted signal phase	Operational	-	GDOT approval; short-term option
1B – Intersection of SR 53	GDOT identified lane modifications	Operational	ROW	Requires ROW acquisition
1C – Intersection of SR 53	Two additional right-turn lanes with GDOT identified lane modifications; extend northbound left-turn lane (Concept Layout)	Operational	ROW; business sign; historic property	Stand-alone project or combine with 1B project
1D – Intersection of SR 400	Add left-turn protected/permitted signal phase – both side-streets	Operational (vehicle queues)	-	GDOT current programmed project
<b>Tier 2 Projects</b>				
2A – Intersection of SR 400	Provide dual eastbound and westbound left-turn lanes	Operational	ROW	Requires ROW acquisition
2B – SR 53 to SR 400	Add center TWLTL and sidewalks	Left-turns; Safety; Pedestrians	Topography; ROW	Coordinate with new development
<b>Tier 2 - Study Intersection</b>				
2C - Intersection of Kilough Church Rd	Future Improvement to be determined (based on adjacent development impacts)	Operational	Topography; ROW	Coordinate with new development

*Note: TWLTL = center two-way left-turn lane*

## Considerations for Recommendations

### Existing Conditions

The southern study segment is a two-lane road with a total length of approximately 8,500 LF. The posted speed limit is 50 mph from the Forsyth County line to Dawson Forest Road. Based on county GIS parcel data, the southern study segment has approximately 60-foot total ROW from the Forsyth County line to Dawson Forest Road, with a slight variation at Dawson Forest Road (approximately 75-foot total ROW on the south side of the intersection).

The northern study segment is a two-lane road with a total length of approximately 12,900 LF. The posted speed limit is 40 mph from Dawson Forest Road to SR 53 and 45 mph from SR 53 to SR 400. Based on county GIS parcel data, the northern study segment has approximately 60-foot total ROW from SR 53 to SR 400.

Traffic volumes were collected Tuesday, March 7, 2023. Six 4-hr turning movement counts were performed at the study intersections and four 24-hr volume counts were performed at locations shown in **Table 3** below. For the intersection turning movement counts refer to Exhibits 1A and 1B attached.

<b>Table 3 – Average Daily Traffic and Heavy Vehicle Percentages</b>		
Location	Average Daily Traffic	Heavy Vehicle Percent
1) Lumpkin Campground Rd, south of Harry Sosebee Rd	6,819 vehicles	2%
2) Lumpkin Campground Rd, south of Red Rider Rd	8,685 vehicles	2%
3) Lumpkin Campground Rd, south of Dawson Forest Rd	8,265 vehicles	3%
4) Lumpkin Campground Rd, north of SR 53	8,138 vehicles	5%

Field observations at each intersection are listed below:

- #1 - Lumpkin Campground Rd at Harry Sosebee Rd/Lee Castleberry Rd
  - Single-lane roundabout
  - Some sidewalk at roundabout, but not all sides
  - No speed reduction signs along Lumpkin Campground Rd two approaches
  - Rumble strips are present along Lumpkin Campground Rd approaches
  - No overhead lighting
- #2 - Lumpkin Campground Rd at Whitmire Drive
  - Sight distance concern looking south from Whitmire Drive (50 mph speed limit)
  - No existing warning signage along northbound Lumpkin Campground Rd
  - PM observation: Steady flow of vehicles turning from westbound Whitmire Drive
  - Utility poles on SW and NE corner of intersection
  - Underground gas, water, and fiber near/at NE and SE corner of intersection
- #3 - Lumpkin Campground Rd at Dawson Forest Rd
  - Current single-lane roundabout
  - PM observation on 3/8/2023: Eastbound vehicle queue; short southbound vehicle queue
  - PM observation on 3/14/2023: Northbound eight vehicle queue
  - Transmission pole and power pole in SE corner – underground utilities could be present on SE corner and NW corner of intersection
  - No crosswalks or sidewalk around roundabout
- #4 - Lumpkin Campground Rd at SR 53
  - PM observation on 3/8/2023: Heavy northbound left-turn vehicle queue; long eastbound vehicle queue
  - PM observation on 3/14/2023: Long northbound vehicle queue at 4:55pm; approximately 1,700 feet
  - Sidewalk present
  - Has two FYA (flashing yellow arrow left-turn signal phase) for the SR 53 approaches; review possibility to upgrade to FYAs on NB & SB approaches of Lumpkin Campground Road
- #5 - Lumpkin Campground Rd at Kilough Church Rd
  - Sight distance concern looking north from Kilough Church Rd
  - Very low traffic volume
- #6 - Lumpkin Campground Rd at SR 400 / Harmony Church Road
  - PM observation on 3/8/2023: Heavy westbound left-turn; 16+ westbound left-turn queue on Harmony Church Road
  - Traffic signal has only permitted left-turn movements for both side streets
  - No major utility constraints observed

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Potential recommendation options considered included:

- Additional turn lanes at intersections (left-turn or right-turn lanes along major road, or side-street)
- Roundabout or traffic signal at major intersection
- Re-alignment of side-streets
- Paved shoulders
- Center two-way left-turn lane along major road
- Adding crosswalk/sidewalks for pedestrians

Discussion of the recommended projects is provided below:

### **South Segment**

#### **Tier 1 Projects**

##### **1A - Intersection of Whitmire Dr/Red Rider Rd**

The existing four-leg intersection has one side-street stop control approach – Whitmire Drive. Red Rider Rd is a one-way street with direction of travel away from the intersection. Due to the roadway grade changes, a vertical crest hill to the south of the intersection, and high vehicle speeds on Lumpkin Campground Rd, this intersection has poor stopping sight distance which has resulted in angle crashes at the intersection. Therefore, the recommendation is to install a single-lane roundabout as the intersection control. This would require drivers to slow down when approaching the intersection and a roundabout is proven safety countermeasure to reduce angle collisions. It is important to note Dawson County has identified a potential project to convert Red Rider Rd from a one-way street to a two-way street. Therefore, the roundabout layout was created to allow two-way streets for each approach. Additionally, part of this recommendation would involve the re-alignment of Whitmire Dr to intersect Lumpkin Campground Rd closer to a 90-degree angle.

The roundabout capacity analysis results in year 2043 are level of service (LOS) A in the AM peak hour and LOS B in the PM peak hour.

##### **1B & 2A - Intersection of Dawson Forest Road**

The existing roundabout is currently operating with an acceptable level of service during the AM and PM peak hours. However, by year 2033 the intersection is expected to operate with a low level of service due to high delay. To accommodate future year 2033 traffic volumes, it is recommended to provide an additional eastbound and westbound approach and exit lane at the roundabout (Dawson Forest Road approaches). This would accommodate the higher volumes on Dawson Forest Rd and is expected to provide improved levels of service in year 2033; however, the northbound and southbound approaches will have increased vehicle delay. By year 2043, it is recommended to provide a second lane on all approaches and make this a multi-lane roundabout to accommodate the expected high volumes at the intersection.

A second option was identified for year 2043. This would install a traffic signal at the intersection and is also expected to accommodate the expected high volumes at the intersection. Intersection Level of Service (LOS) and delay for the existing conditions and improvement options are shown in **Table 4** below.



Table 4: Lumpkin Campground Rd at Dawson Forest Rd Alternative Comparison Capacity Results for Peak Hours: AM LOS & Delay (PM LOS & Delay)						
Approach	Existing Year 2023:	No Build 2043	Build Alt 1 2033: Add addl. EB & WB approach lane	Build Alt 1 2043: Add addl. EB & WB approach lane	Build Alt 2 2043: Multi- lane RAB	Build Alt 3 2043: Signalize
<b>Overall</b>	B 12 (B 14)	F 105 (F 116)	C 18 (D 32)	F 54 (F 93)	C 19 (D 33)	D 42 (D 49)
NB	B 13 (C 16)	F 62 (F 163)	E 43 (F 73)	F 187 (F 229)	C 19 (C 22)	C 35 (E 56)
SB	A 9 (B 13)	E 42 (F 121)	C 17 (E 39)	E 36 (F 131)	B 10 (B 14)	D 39 (D 52)
EB	B 15 (B 13)	F 206 (F 113)	B 10 (B 10)	C 16 (B 12)	C 16 (C 16)	D 41 (C 29)
WB	A 10 (B 12)	E 39 (F 69)	A 9 (A 10)	A 10 (B 11)	D 32 (F 80)	D 55 (E 58)

*\*Average vehicle delay in seconds*

### 1C – South Segment Speed Study (from Forsyth County Line to Dawson Forest Rd)

Due to the roadway conditions, travel lane width, and multiple driveway access, it is recommended to conduct an Engineering and Traffic Investigation report (ETI) to evaluate if the posted speed limit should be reduced from 50 mph. An ETI report would include collecting vehicle speed data and evaluating an appropriate speed limit. Based on the crash review performed for the corridor study, in a five-year period there were 152 crashes along the southern segment. There were 8 'run off road' collisions, 2 head on collisions, and 1 sideswipe-opposite direction collision. Reducing the posted speed limit may help decrease the frequency and severity of these crash types along the south segment.

### 1D – Northern driveway to Marketplace shopping center (Dawson Market Way)

Due to complaints received at the county as well as safety concerns, it is recommended to install a physical restriction / channelized island for the right-in/right-out driveway at Dawson Market Way to prevent vehicles from making the left-turn movement.

### 1E - Intersection of Lee Castleberry Rd/Harry Sosebee Rd

Due to the residential development near the intersection, it is recommended to provide sidewalks and crosswalks at the roundabout as well as install lighting for the intersection. Lighting will improve visibility of the roundabout for drivers at nighttime and improve visibility for pedestrians.

### 2B - Center two-way left-turn lane along south segment

The road currently accommodates the daily traffic volume of around 8,000 vehicles per day. Two-lane roads can carry high volumes depending on the conditions, if there are left and right turn lanes at intersections, and the number of traffic signals along the corridor. Theoretical capacity limits for a two-lane local road to operate at a LOS D is 15,000 vehicles-per-day (vpd). In practice, two-lane and three-lane roads (with a center turn lane) can carry between 17,000 – 22,000 vpd. Above this volume the roadway experiences severe congestion and delay.

Providing a center two-way left-turn lane (TWLTL) along Lumpkin Campground Road would separate left-turn vehicles from the through lane, reduce rear-end crashes, and increase capacity of the two-lane road. This would accommodate future growth in vehicle volumes anticipated in the corridor.

Based on current conditions and driveway locations, installing a center two-way left-turn lane in certain areas of the corridor were prioritized.

Location considerations:

- Whitmire Dr to Dawson Forest Rd – Center widening at this location appears most appropriate

#### **2C – Lee Castleberry Rd to Dawson Forest Rd**

Due to the residential and commercial uses in this segment as well as public comments, it is recommended to install sidewalk or a shared-use path from Lee Castleberry Rd to Dawson Forest Rd. The installation of sidewalk and a shared-use path would provide multi-modal options which was a concern of residents who showed up to the public engagement meeting. Additionally, in the southern segment, there are existing culvert crossings with roadway shoulders which are recommended to be improved. Some are not signed and not visible, in part due to tall grass in the summertime. Provide design standard shoulders, and guardrail at the crossing, would improve safety for both vehicles and pedestrians. It is also recommended to review the culvert condition, stormwater needs, and program replacement if needed.

#### **2D – South Segment Paved Shoulders (from Forsyth County Line to Lee Castleberry Rd)**

It is recommended to add 1-foot to 2-foot paved roadway shoulders to the existing roadway. Paved roadway shoulders, as opposed to grass shoulders, improve safety and provide improve vehicle recover to avoid run-off-the-road crashes. Paved shoulders would also allow for bicyclists and pedestrians to have some accommodation.

## North Segment

### **1A, 1B, 1C - Intersection of SR 53**

The intersection has two lanes (left-turn and shared through/right-turn) for three approaches and the westbound approach has three lanes (one left-turn, one through, and one right-turn lane). During the AM and PM peak hours the intersection has a consistent volume and currently operates with significant vehicle queues in both the eastbound direction and the northbound direction. The capacity analysis results indicate an acceptable level of service during the AM and PM peak hours; however, field observations indicate operational improvements are needed to address current volumes. Additionally, after reviewing GDOT's Left Turn Phasing Policy it was determined the northbound Lumpkin Campground Rd approach warrants a lagging-only protected-permissive left-turn phase. Adding the northbound left-turn phase to improve vehicle safety as there were 4 angle collisions where a northbound left-turning vehicle collided with a southbound through vehicle. The five-year crash review indicated the primarily crash types are angle and rear-end collisions. Note that the capacity analysis analyzed maintained the SR 53 green times and only modified the Lumpkin Campground Rd approach signal phase times (see **Table 5** below).

GDOT District 1 shared a draft concept layout which proposes to modify the SR 53 approaches by adding a second eastbound through lane and removing the westbound dedicated right-turn lane. This would reduce the eastbound vehicle queue. KCI performed the capacity analysis of this concept for year 2033 to compare the level of service with the current geometry.

A second option was identified to enhance the draft GDOT concept layout. This would add one right-turn lane on the Lumpkin Campground Road southbound approach and one right-turn lane on the SR 53 westbound approach to the GDOT draft concept (Alt 2 in **Table 5**). Exhibit A attached indicates the GDOT draft concept layout and the two potential additional right-turn lanes. KCI performed the capacity analysis of this concept for year 2033 to compare the level of service.

The recommended option to consider would be to install the proposed GDOT changes as well as providing a southbound right-turn lane and westbound right-turn lane. Based upon the capacity analysis this improvement for the intersection is expected to operate with an acceptable level of service during the AM and PM peak hours in future year 2033. This would require right-of-way to be purchased to install the right-turn lanes. It is important to note, these improvements were only found to improve operations at the intersection in future year 2033. The preferred improvements were tested with year 2043 volumes, but due to the expected increase in traffic volume by year 2043, widening of the westbound approach of SR 53 would be needed. Intersection Level of Service (LOS) and delay for the existing conditions and improvement options are shown in **Table 5** below.

Table 5: Lumpkin Campground Rd at SR 53 Alternative Comparison Capacity Results for Peak Hours: AM LOS & Delay (PM LOS & Delay)						
Approach	Existing Year 2023	No Build 2043	Existing 2023 – Alt 1: Add NB left-turn phase	Build Alt 1 2033: GDOT Concept Improvements	Build Alt 2 2033: GDOT Concept + SB RT + WB RT	Build Alt 2 2043: GDOT Concept + SBR + WBR
<b>Overall</b>	D 48 (C 32)	F 219 (F 161)	E 61 (D 35)	E 63 (E 76)	C 29 (D 41)	D 51 (F 84)
NB	D 41 (C 30)	F 286 (F 202)	D 51 (D 35)	C 32 (F 86)	C 32 (E 62)	E 72 (F 168)
SB	D 38 (C 26)	F 148 (D 44)	F 98 (D 41)	F 173 (F 267)	C 32 (D 48)	E 59 (E 67)
EB	E 56 (C 35)	F 297 (F 199)	E 56 (C 35)	C 30 (C 26)	C 25 (C 24)	D 40 (D 40)
WB	D 45 (C 33)	D 42 (F 138)	D 44 (C 33)	D 41 (D 45)	C 28 (D 40)	D 50 (E 79)

*\*Average vehicle delay in seconds*

### 1D, 2A - Intersection of SR 400

The intersection (Lumpkin Campground Road is the eastbound approach and Harmony Church Road is the westbound approach) currently has multiple lanes on each approach and has consistent volume during the peak hours. During the AM and PM peak hours, there are significant vehicle delay and queues for westbound vehicles on Harmony Church Road. The capacity analysis results indicate an acceptable overall intersection level of service C during the AM and PM peak hours; however, during the AM peak hour the westbound approach operates at LOS E and during the PM peak hour both the westbound and eastbound approaches operated at LOS E.

The first recommended option would be to add leading protected-permissive left-turn phases for the Lumpkin Campground Rd and Harmony Church Rd approaches. After reviewing GDOT's Left Turn Phasing Policy, it was determined the Lumpkin Campground Rd and Harmony Church Rd approaches warrant leading protected-permissive left-turn phases. This would improve the side-street LOS to D during the peak hours due to the heavy eastbound (99 vehicles in AM, 261 in PM) and westbound (366 vehicles in AM, 246 in PM) left-turn volumes during the AM and PM peak hours. Per discussions with GDOT District 1, this is a programmed project, and the left-turn phases are in the process of being added at the intersection as well as the addition of crosswalks at the intersection.

The second recommended option to consider would be to install dual eastbound and westbound left-turn lanes at the intersection. This would accommodate the high left-turn volume at the intersection and provide acceptable operations up to year 2043, at which time widening of SR 400 (adding a third through lane) would be needed to accommodate the increased volumes along SR 400. Intersection Level of Service (LOS) and delay for the existing conditions and improvement options are shown in **Table 6** below.

Table 6: Lumpkin Campground Rd/Harmony Church Road at SR 400 Alternative Comparison Capacity Results for Peak Hours: AM LOS & Delay (PM LOS & Delay)							
Approach	Existing Year 2023:	No Build 2043	Existing 2023 - Alt 1: Add EB & WB left-turn phases	Year 2033 - Alt 1: Add EB & WB left- turn phases	Year 2033 - Alt 2: Add dual EB & WB left-turn lanes	Year 2043 - Alt 1: Add dual EB & WB left-turn lanes	Year 2043 - Alt 3: Add dual EB & WB left-turn lanes + 3rd through lane on SR 400
<b>Overall</b>	C 31 (C 28)	F 164 (F 112)	C 32 (C 31)	E 76 (D 51)	D 52 (D 43)	F 101 (E 65)	D 45 (D 37)
<b>NB</b>	B 18 (C 20)	C 24 (F 87)	C 20 (C 28)	D 43 (D 42)	D 41 (C 35)	D 53 (E 79)	D 44 (C 27)
<b>SB</b>	C 27 (B 17)	F 146 (C 27)	C 30 (C 23)	D 48 (C 25)	D 45 (C 23)	F 146 (C 29)	D 37 (C 21)
<b>EB</b>	C 35 (E 60)	F 101 (F 247)	D 55 (D 52)	E 63 (F 102)	E 70 (F 96)	E 75 (F 95)	E 73 (F 95)
<b>WB</b>	E 69 (E 67)	F 499 (F 352)	D 51 (D 50)	F 221 (F 112)	F 85 (F 84)	E 63 (E 74)	E 61 (E 74)

*\*Average vehicle delay in seconds*

**2B – Center two-way left-turn lane and sidewalk along north segment**

Providing a center two-way left-turn lane (TWLTL) along Lumpkin Campground Road, from SR 53 to SR 400, would separate left-turn vehicles from the through lane, reduce rear-end crashes, and increase capacity of the two-lane road. This would accommodate future growth in vehicle volumes anticipated in the corridor.

Additionally, due to the proposed developments along this section, it is recommended that sidewalk be added as needed.

**Additional Recommendations****2C – Study Intersection of Kilough Church Rd**

The existing T-intersection consists of one-lane approaches, with Kilough Church Road stop-control. The current traffic volumes are low. It is recommended to determine a future intersection improvement in conjunction with adjacent development near or at the intersection. The current topography will need to be considered if turn lanes or a roundabout is considered.

**Corridor Pedestrian Plan**

The study identified there is a need, and as developments continue to occur, a future need for facilities to accommodate pedestrian and bicyclists along the Lumpkin Campground Rd study segments. It is recommended the County identify a preferred facility to provide multi-modal connectivity. One option could be to install a sidewalk or shared use path at a minimum along one side of Lumpkin Campground Road. This facility could be installed as a stand-alone project or be built as part of one of the identified projects, or as part of future developments.

**Attachments:**

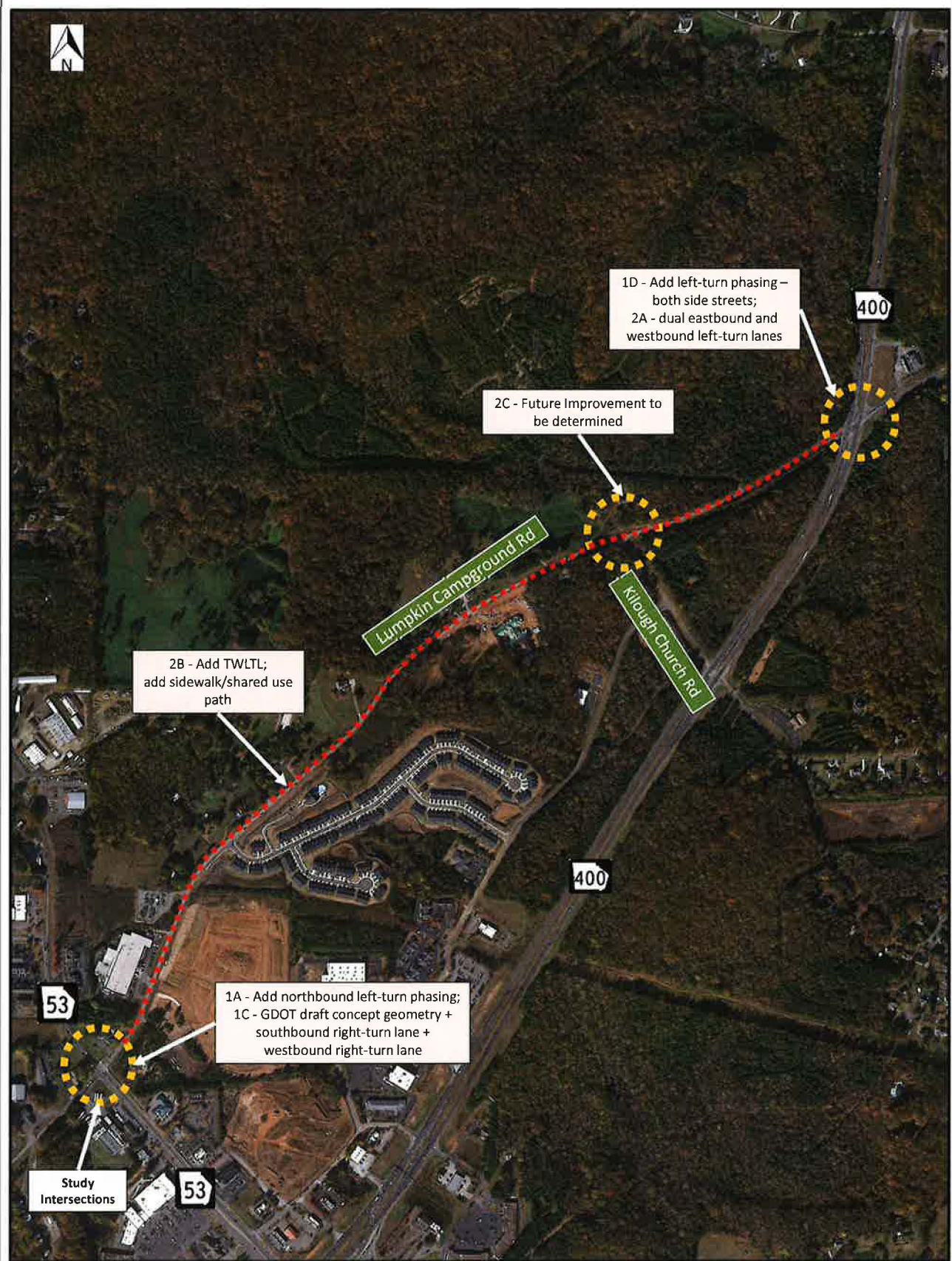
- Figure 1 – South Segment - Recommended Project Locations
- Figure 2 – North Segment - Recommended Project Locations
- Conceptual Layouts
  - Lumpkin Campground Rd at Whitmire Dr / Red Rider Rd
  - Lumpkin Campground Rd at Dawson Forest Rd
  - Lumpkin Campground Rd at SR 53
  - Exhibit A – GDOT draft concept: Lumpkin Campground Rd at SR 53
- Typical Sections
- Exhibits 1A & 1B Turning Movement Counts for Existing Year 2023
- Intersection Volume Development
- Historical Crash Review – Segments and Intersection Tables
- HCM 6th Edition Capacity Reports
- Public Meeting comments





	Corridor Study Lumpkin Campground Corridor Dawson County, Georgia	South Segment Recommended Project Locations	Figure 1
	138		



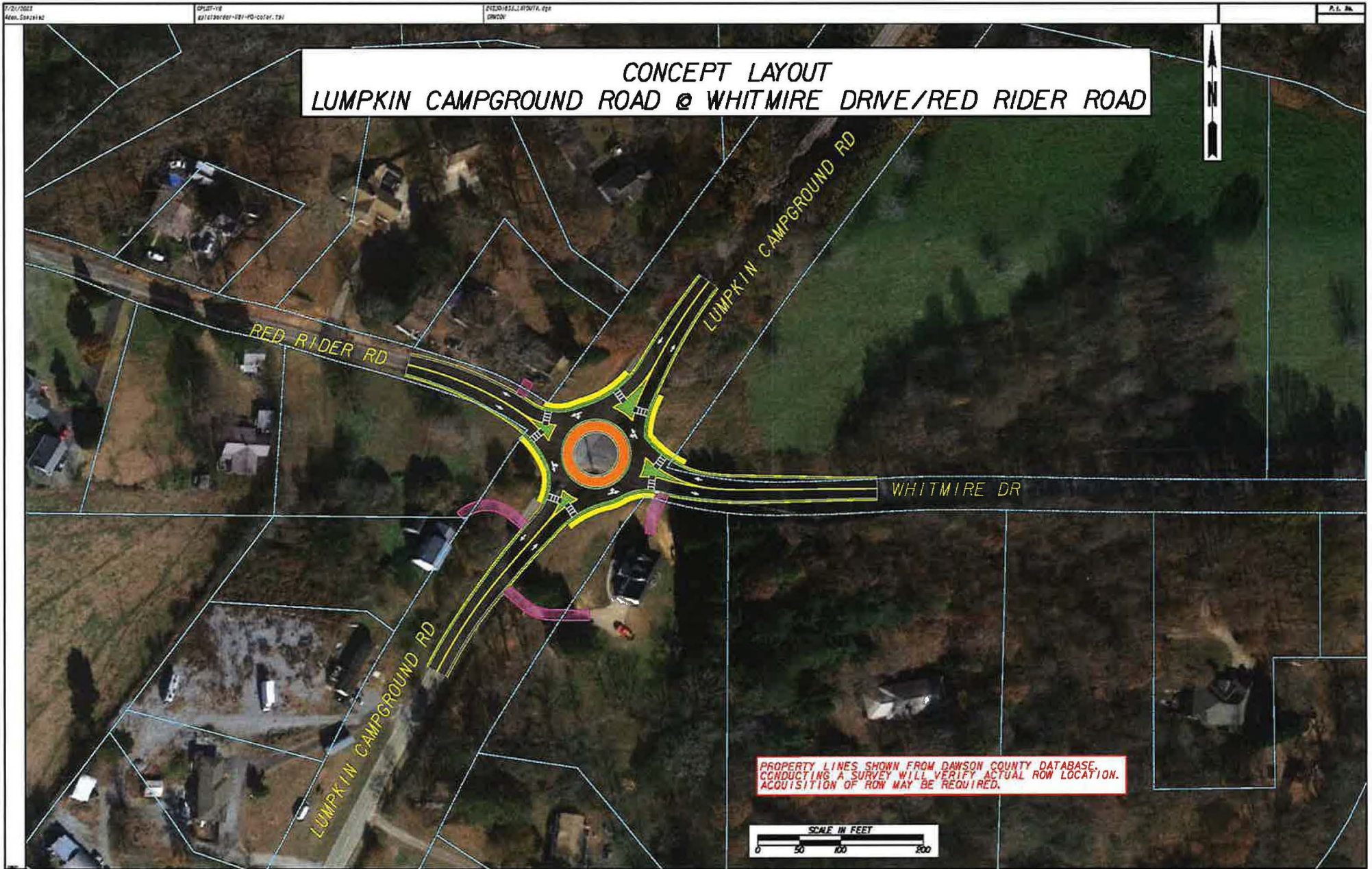


Corridor Study  
Lumpkin Campground Corridor Dawson  
County, Georgia

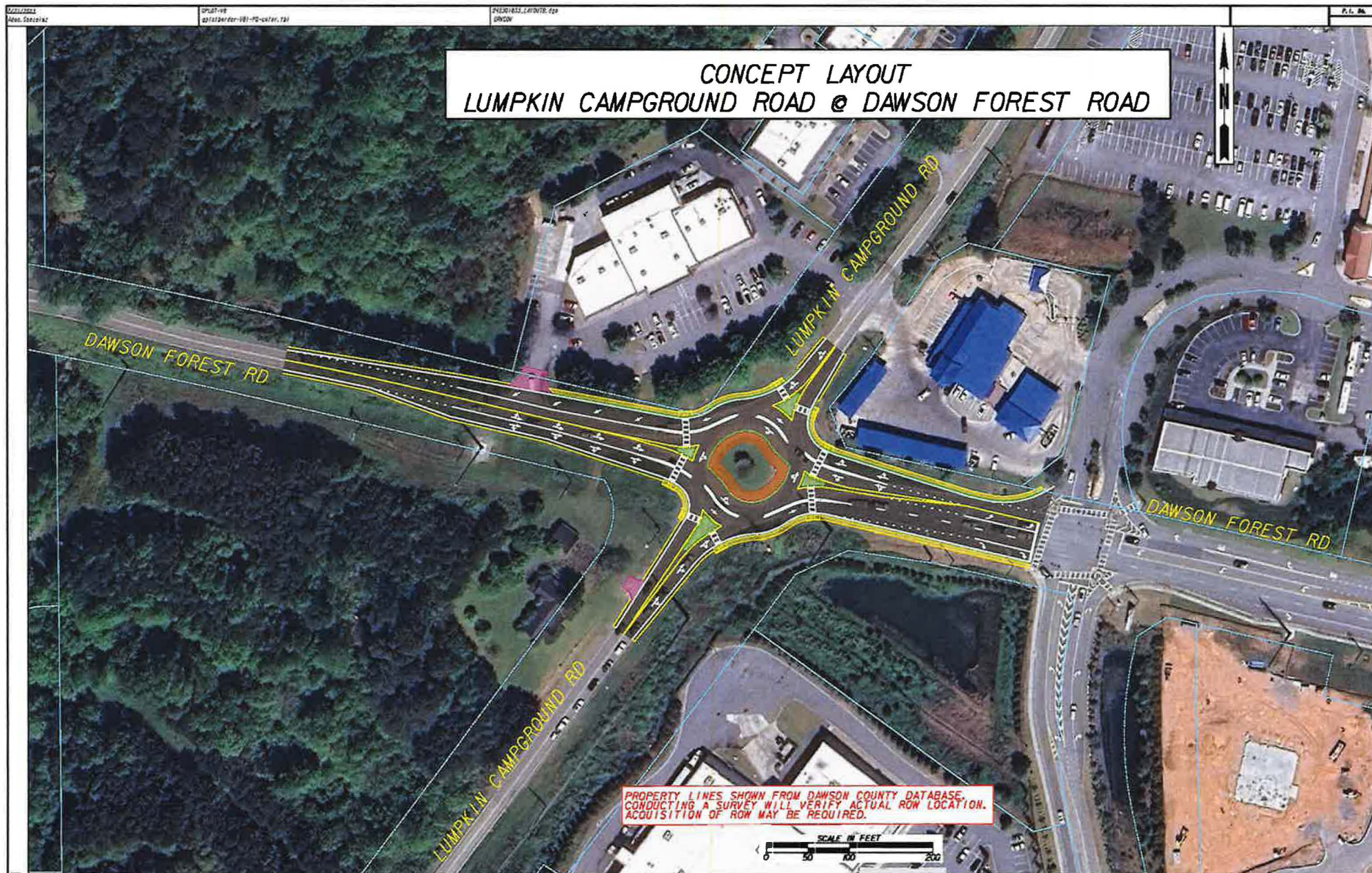
North Segment  
Recommended Project  
Locations

Figure 2











UTILITY POLES TO  
BE RELOCATED

PROPERTY LINES SHOWN FROM DAWSON COUNTY DATABASE.  
CONDUCTING A SURVEY WILL VERIFY ACTUAL ROW LOCATION.  
ACQUISITION OF ROW MAY BE REQUIRED.

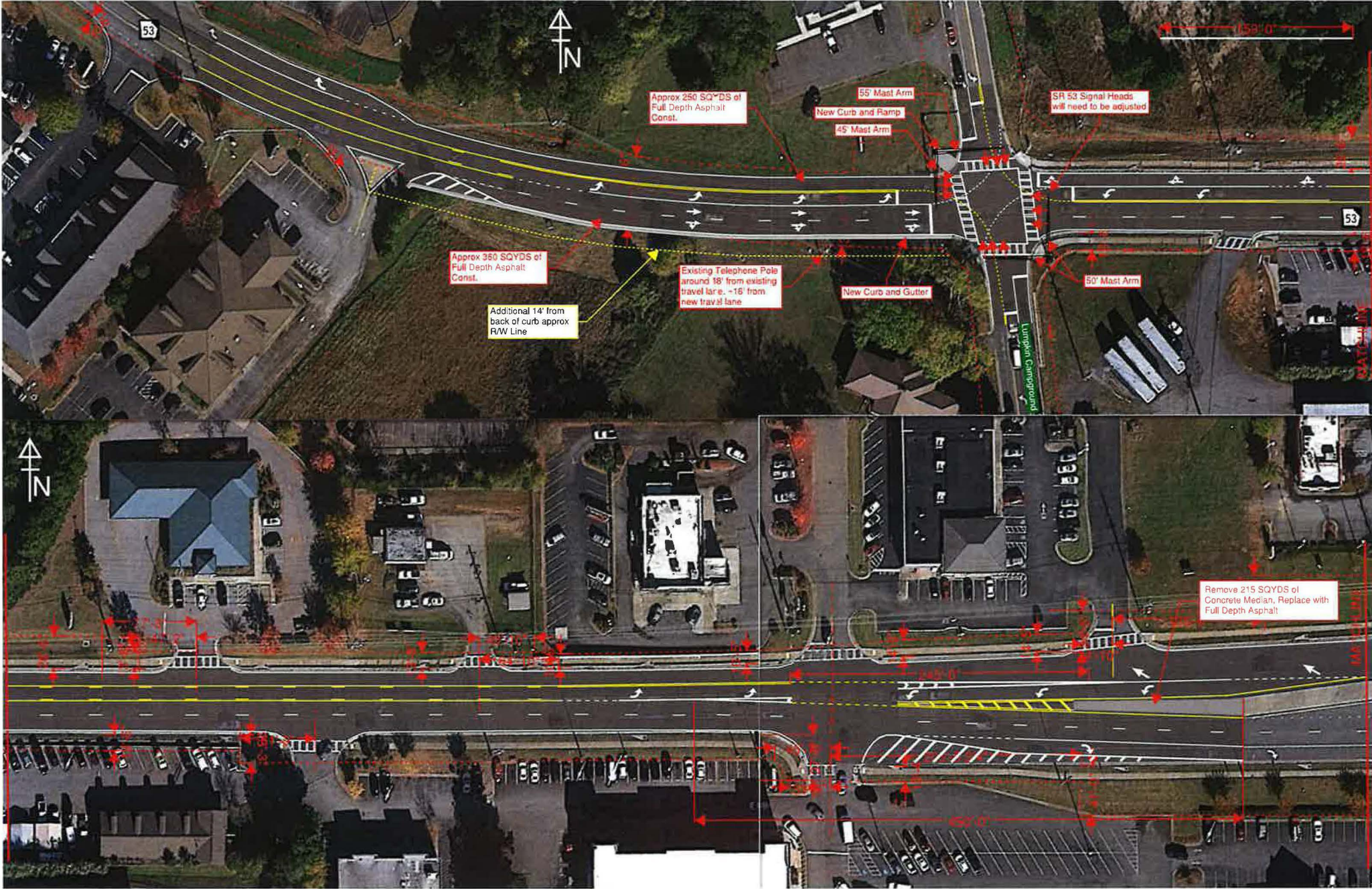
## MATCHLINE

## MATCHLINE

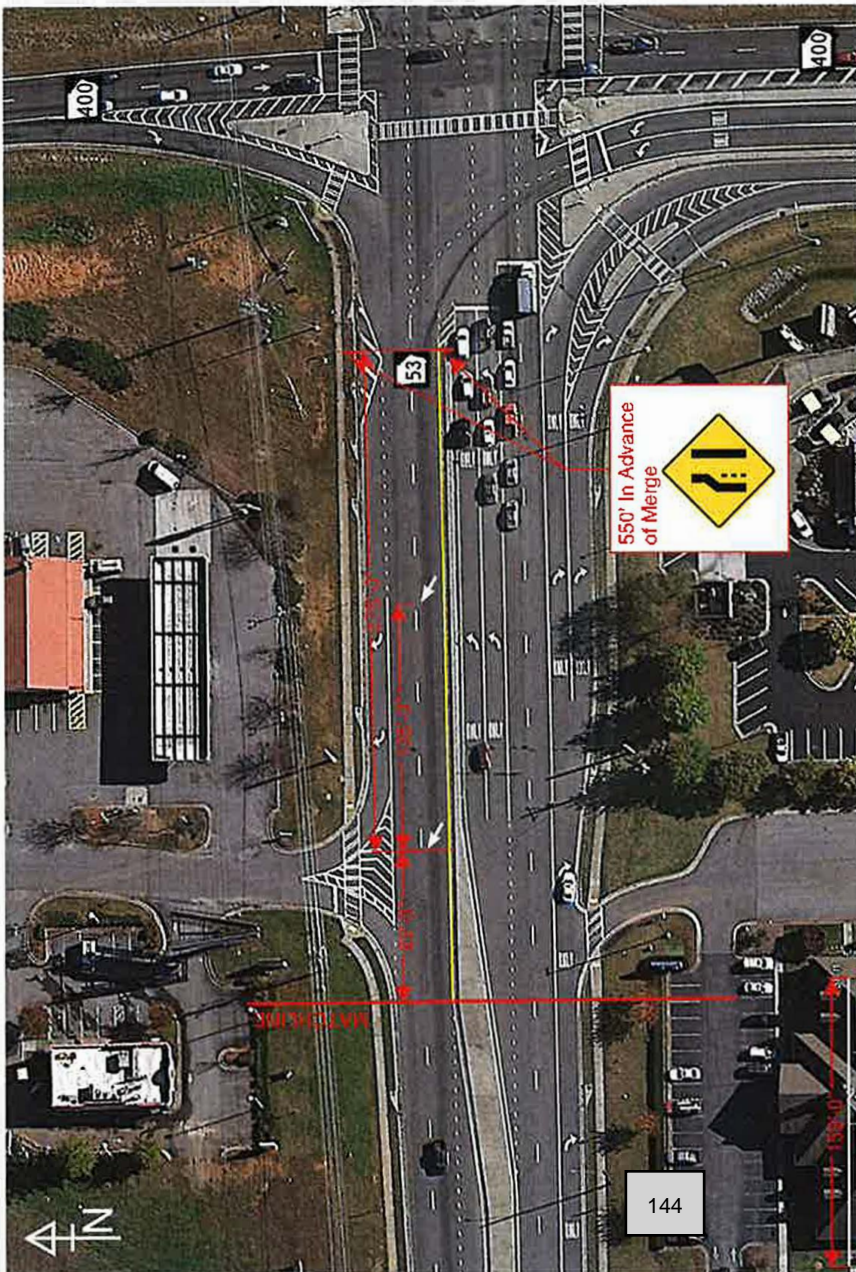
SCALE IN FEET

SCALE IN FEET





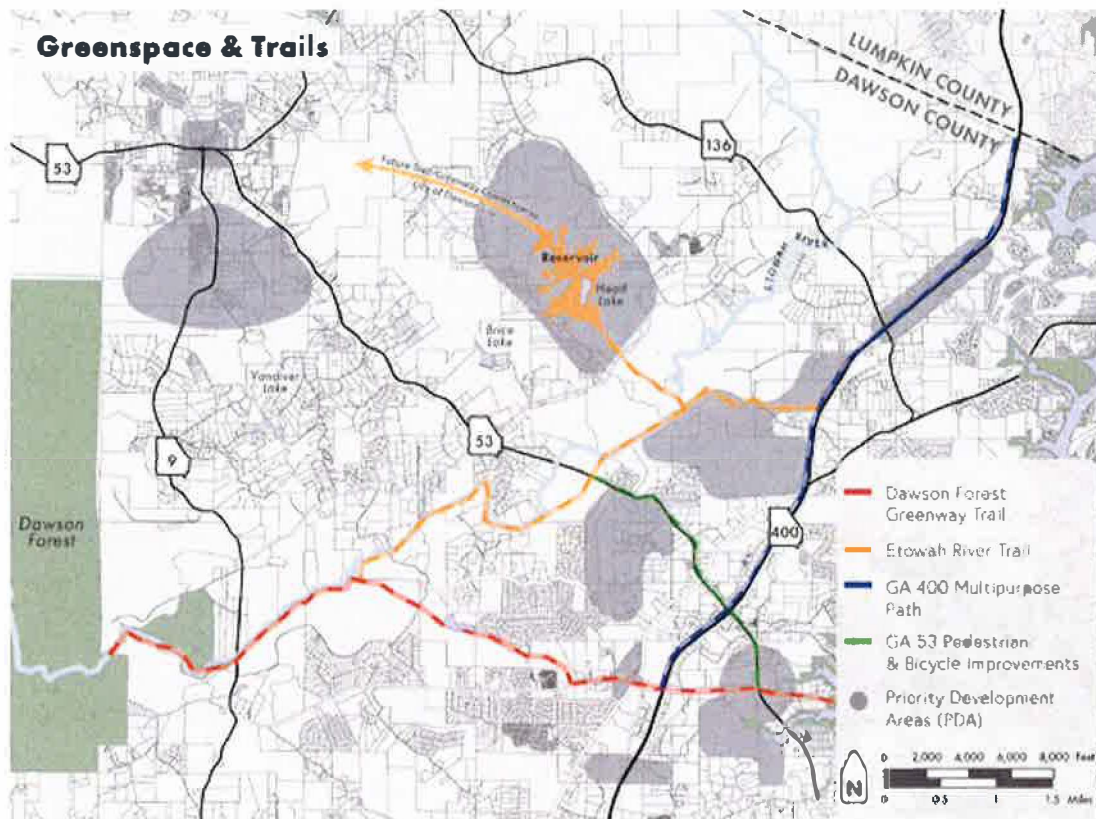








## DAWSON COUNTY GREENWAY AND TRAILS MASTER PLAN



## MASTER PLAN OVERVIEW

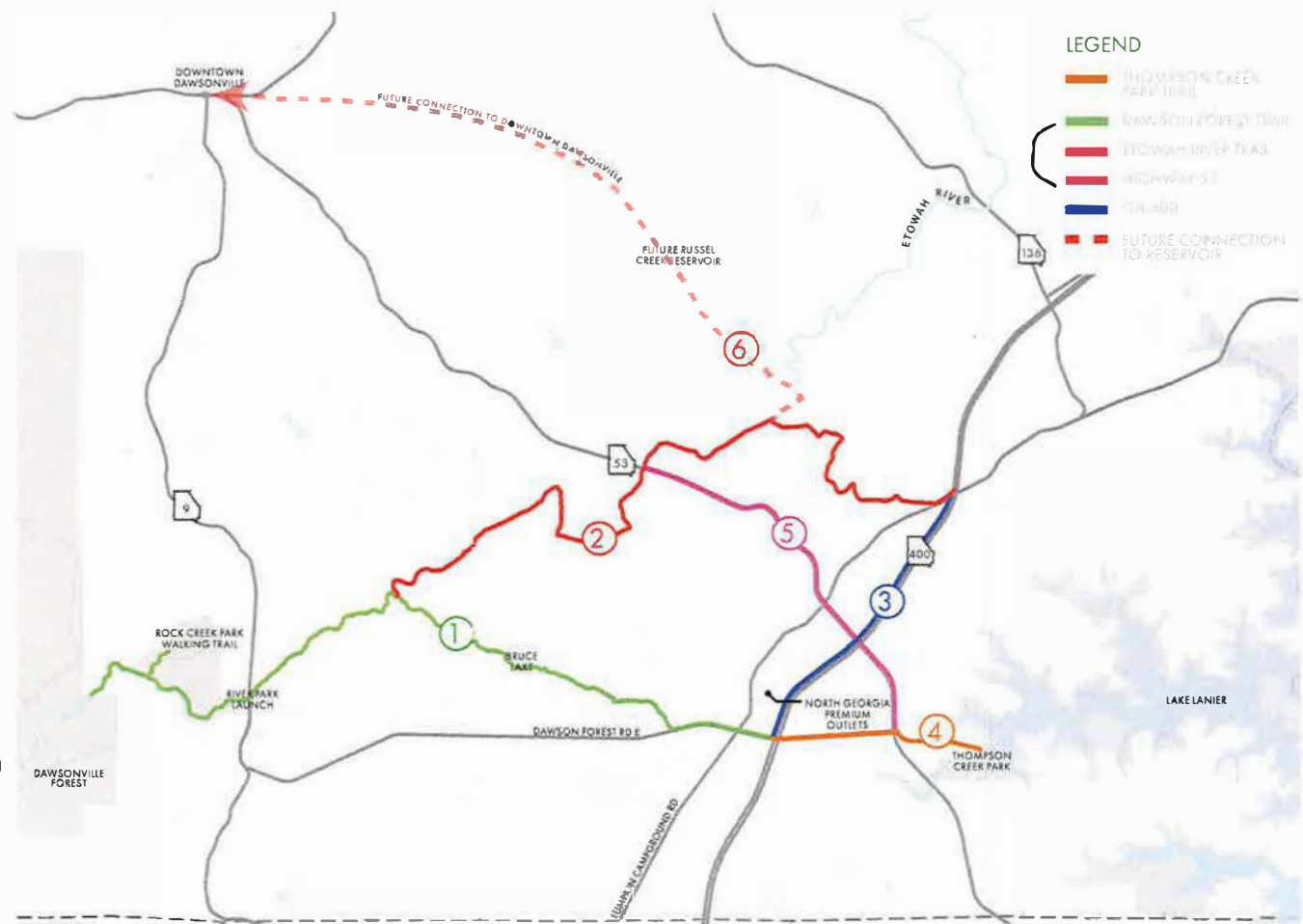
The overall plan is broken in six trail segments that connect to the different points of interest within the County discussed in the previous chapter.

### Dawson County Trail Segments:

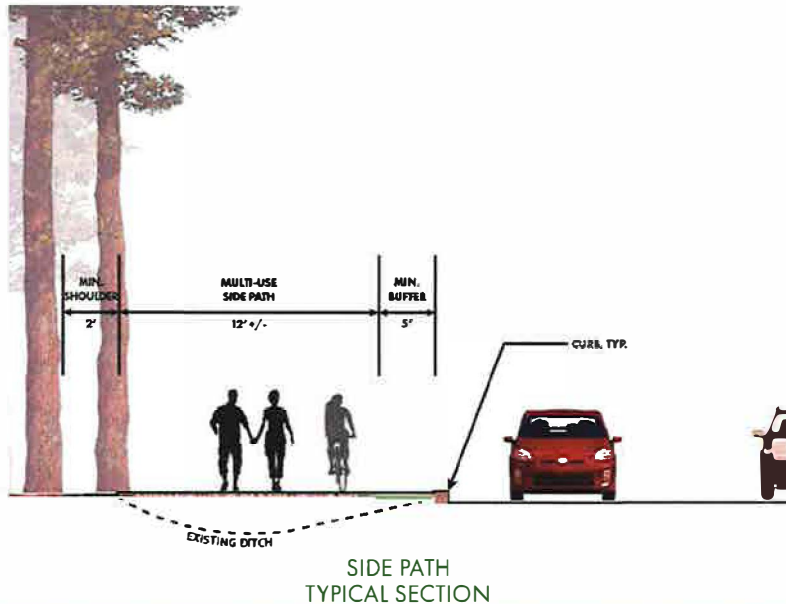
- 1 | Dawson Forest Trail
- 2 | Etowah River Trail
- 3 | GA 400
- 4 | Thompson Creek Park Trail
- 5 | Highway 53
- 6 | Future Connection to Russel Creek

Reservoir and the City of Dawsonville  
(Route to be determined.)

The remaining pages within this Chapter provide a general description of the typical trail types proposed as well as a break down of the trail segments into further study segments based on the specific type of trail within that sub-segment.



## 2 TRAIL TYPES

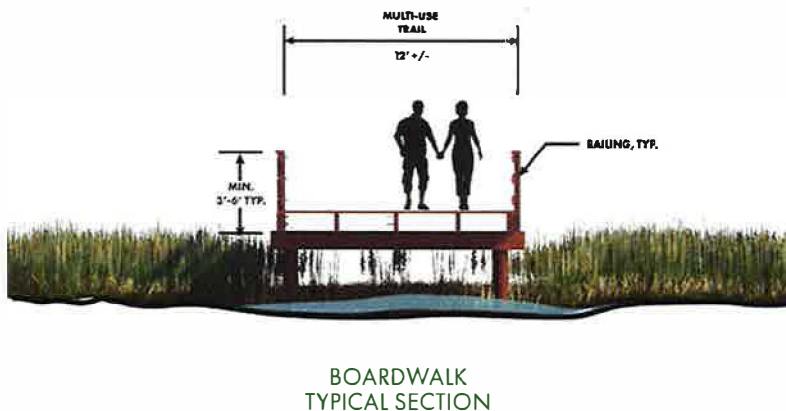


### SIDE PATHS:

As defined by <sup>1</sup>Small Town and Rural Design Guide, a side path is “a bidirectional shared use path located immediately adjacent and parallel to a roadway. Side paths can offer a high-quality experience for users of all ages and abilities as compared to on-roadway facilities in heavy traffic environments, allow for reduced roadway crossing distances, and maintain rural and small town community character.”

For the purposes of cost estimation, all side paths are assumed to have either an existing or constructed adjacent curb and to include necessary roadway drainage to accommodate such. The path material is assumed to be 6 inch thick concrete on a graded aggregate base. The buffer area between the path and adjacent vehicular travel ways should be as wide as practical in order to create physical distance and separation from the user and adjacent traffic.

### BOARDWALK SECTION:



A boardwalk section is necessary in areas of wetlands, streams, floodplains and where typical earth grading practices may not be feasible. Simply put, it is a pathway constructed out of “boards”.

Conventional construction often utilizes pressure treated lumber. However, due to the life cycle cost and ongoing maintenance associated with wood construction, many communities are now utilizing precast concrete boardwalk systems.

For purposes of cost estimation, a precast concrete boardwalk system has been considered for all boardwalks and bridges.

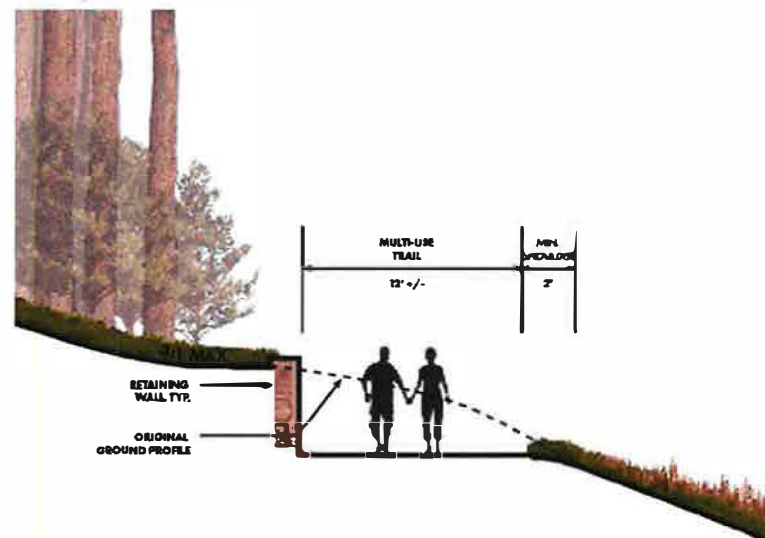
<sup>1</sup>Design, Alta Planning +. “Facility Types.” Home - Rural Design Guide, [ruraldesignguide.com/](http://ruraldesignguide.com/).

## OFF ROAD GREENWAY:

Off road greenways are trails that are constructed exclusive of an adjacent roadway. They are also known as shared use paths, which, as defined by <sup>1</sup>Small Town and Rural Design Guide, are used to provide "a travel area separate from motorized traffic for bicyclists, pedestrians, skaters, wheelchair users, joggers, and other users. Shared use paths can provide a low-stress experience for a variety of users using the network for transportation or recreation."

To the greatest extent practical, the trail will be constructed by balancing the cut and fill that is needed. In areas of extremely steep grade, creek or wetland crossings; boardwalks, retaining walls and bridges will be needed.

For the purposes of cost estimation, all on grade path material is assumed to be 6 inch thick concrete on a graded aggregate base and boardwalks and bridges as described above.



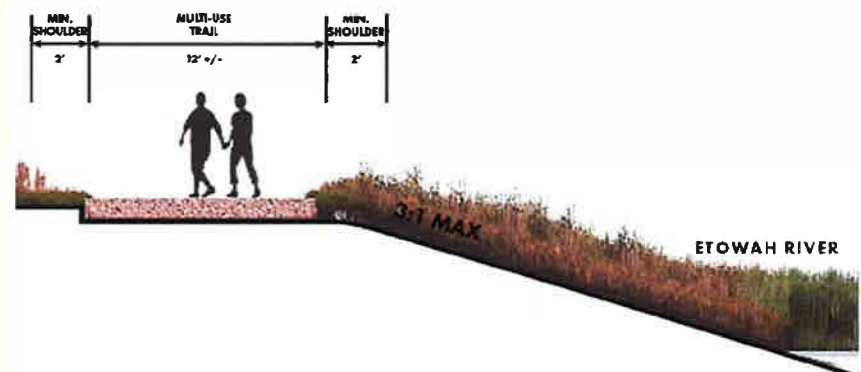
OFF ROAD GREENWAY  
TYPICAL SECTION

## RIVER TRAIL:

The River Trail type is a version of the greenway trail type with just a few additional considerations needed because of the sensitivity of the natural river system that is adjacent.

Materials within the floodplain will need to be closely studied and may require higher interval of regular maintenance due to natural river flooding events. A higher ratio of boardwalk to on-grade trail will be needed when compared to a typical off road greenway trail. A minimum of one pedestrian bridge crossing will be needed. Water quality protections may require special permitting or buffers to the river.

For the purposes of cost estimation, all on grade path material is assumed to be 6 inch thick concrete on a graded aggregate base and boardwalks and bridges as described above.



TRAIL ALONG RIVER FRONT  
TYPICAL SECTION

<sup>1</sup>Design, Alta Planning +. "Facility Types." Home - Rural Design Guide, ruraldesignguide.com/.



# SEGMENT 1 DAWSON FOREST

## Overview:

**Connecting points of interest:** North Georgia Premium Outlets, Etowah River, Dawson Forest, Rock Creek Park

**Begins/Ends:** GA 400/Dawson Forest

**Distance:** +/- 6.4 miles

## Benefits:

- Connects commercial hub to existing natural areas, river, and parks
- Adjacent to existing and planned residential
- Connects existing trail heads

## Challenges:

- Requires drainage improvements on Dawson Forest Road
- Right-of-way acquisition through upland areas

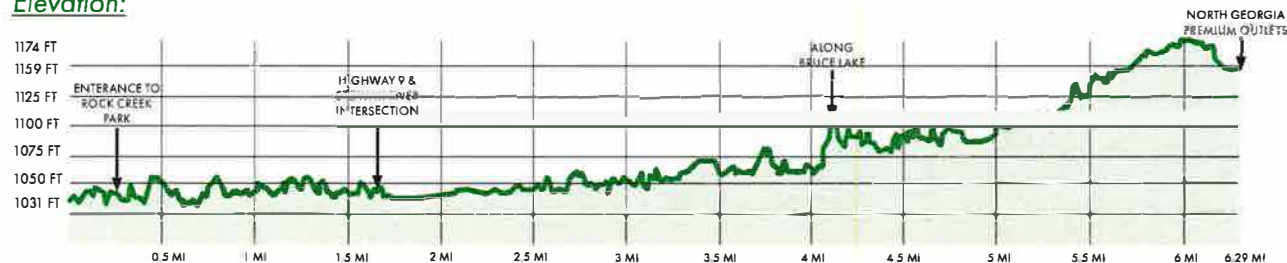


## LEGEND

- ROAD CROSSINGS
- BRIDGE CROSSINGS
- ROAD ON SHOULDER SEGMENT
- ETOWAH RIVER SOUTH SEGMENT
- THROUGH UPLAND SEGMENT
- ROCK CREEK PARK ACCESS SEGMENT



## Elevation:

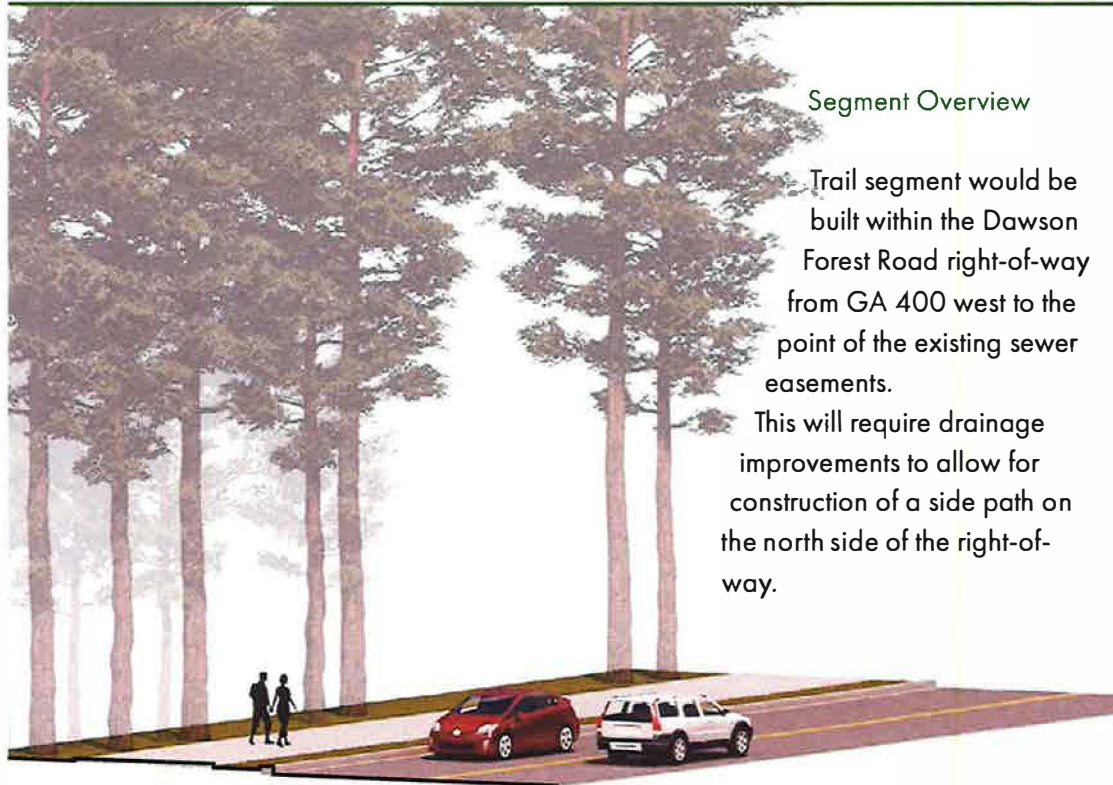


**MINIMUM ELEVATION** | 1031 FT  
**AVERAGE ELEVATION** | 1074 FT  
**MAX ELEVATION** | 1174 FT

TOTAL DISTANCE: 6.29 MILES    ELEVATION GAIN/LOSS: 808 FT., -693 FT    MAX SLOPE: 14.4 %, -15.5%    AVERAGE SLOPE: 2.9%, -2.7%

## SEGMENT 1-A

### DAWSON FOREST ROAD

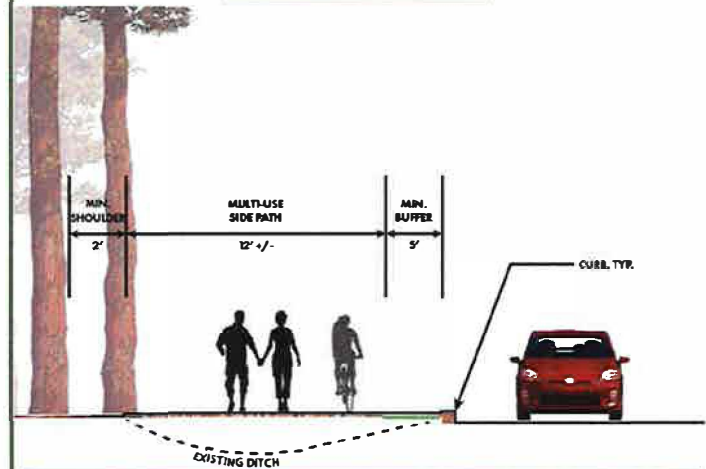


#### Segment Overview

Trail segment would be built within the Dawson Forest Road right-of-way from GA 400 west to the point of the existing sewer easements.

This will require drainage improvements to allow for construction of a side path on the north side of the right-of-way.

#### TRAIL TYPE: SIDE PATH



#### SUMMARY

**Distance:** +/- 0.7 MILES

**Cost Est.:** +/- \$1.7 M

Estimated cost for 12' wide concrete trail with conversion of ditch to curb and gutter (no R/W acquisition cost included)



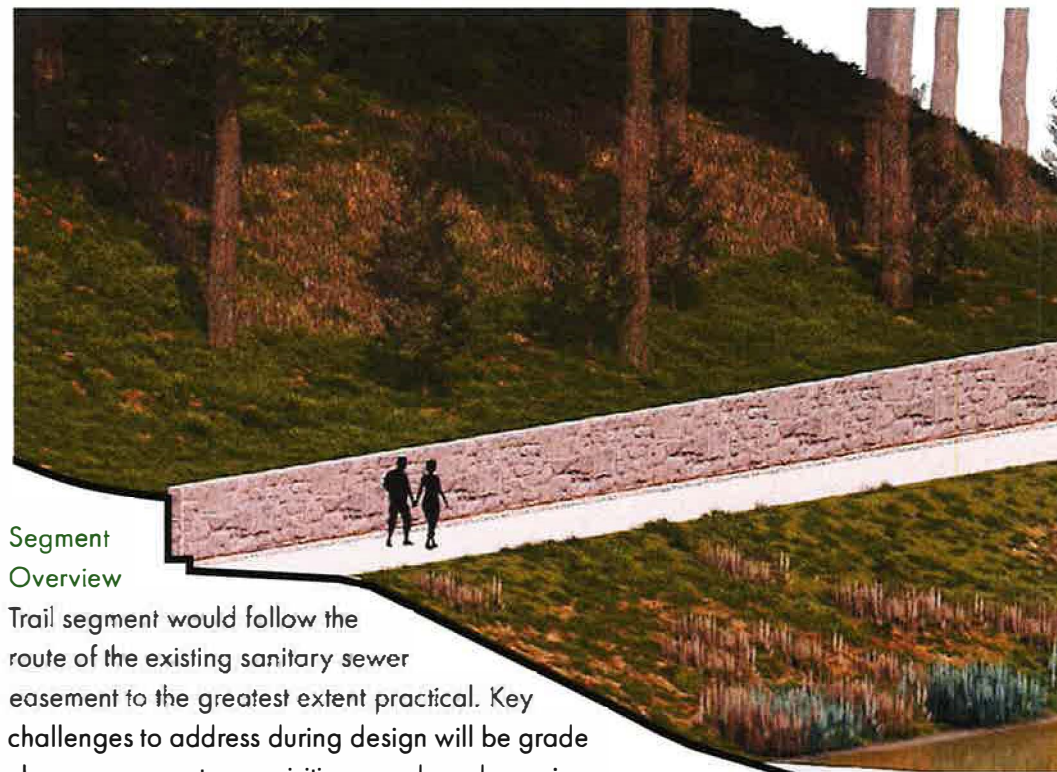
## SEGMENT 1-B THROUGH UPLAND

### SUMMARY

**Distance:** +/- 2.4 MILES

**Cost Est.:** +/- \$7.3 M

Estimated cost for 12' wide concrete surface  
(no R/W acquisition cost included)

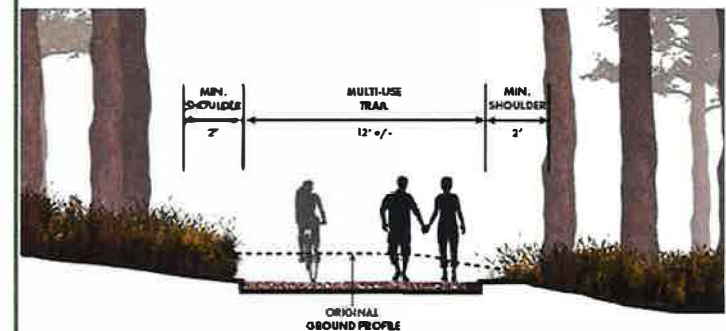


### Segment Overview

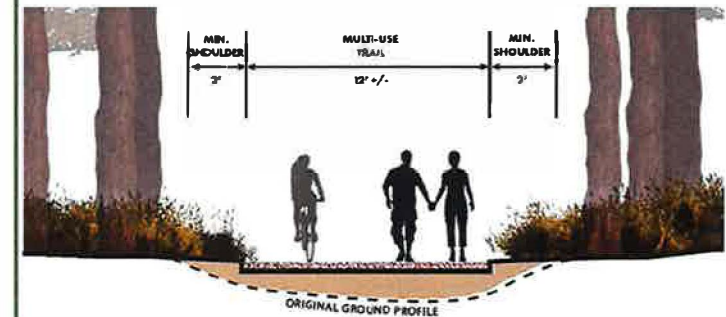
Trail segment would follow the route of the existing sanitary sewer easement to the greatest extent practical. Key challenges to address during design will be grade changes, property acquisitions, and road crossings.



### TRAIL TYPE: OFF ROAD GREENWAY



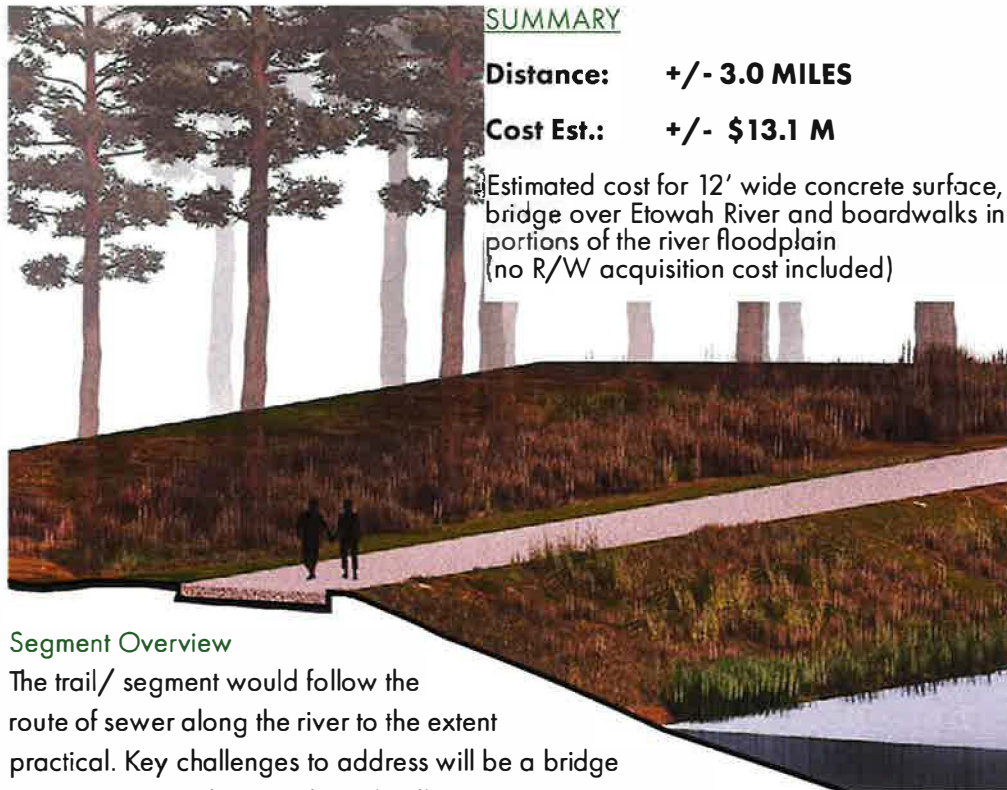
CUT SECTION, TYP.



FILL SECTION, TYP.

## SEGMENT 1-C

### ETOWAH RIVER SOUTH TRAIL



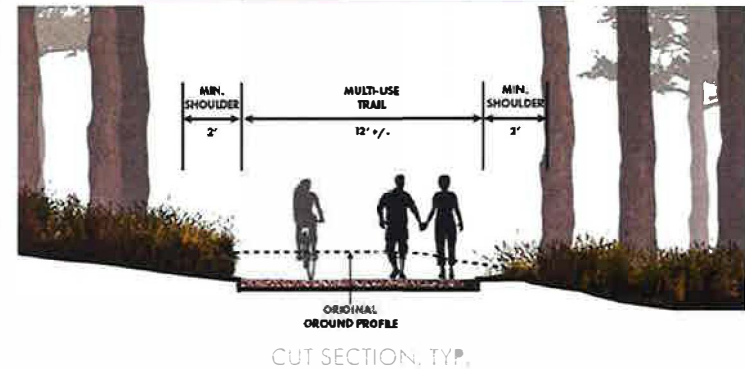
#### SUMMARY

**Distance:** +/- 3.0 MILES

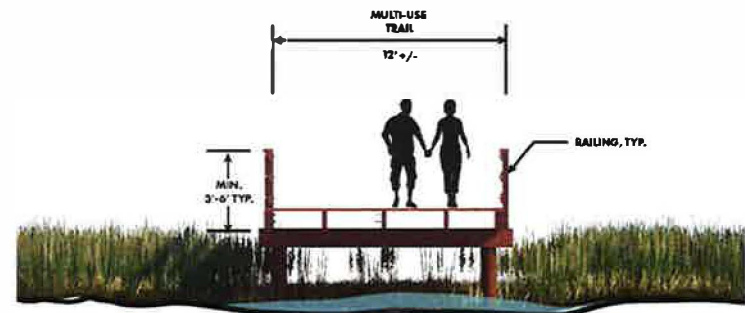
**Cost Est.:** +/- \$13.1 M

Estimated cost for 12' wide concrete surface, bridge over Etowah River and boardwalks in portions of the river floodplain (no R/W acquisition cost included)

#### TRAIL TYPE: OFF ROAD GREENWAY



#### TRAIL TYPE: BOARDWALK



#### Segment Overview

The trail/ segment would follow the route of sewer along the river to the extent practical. Key challenges to address will be a bridge connection over the river, boardwalks, property acquisitions, and road crossings.



## SEGMENT 1-D ROCK CREEK PARK ACCESS



EXISTING TRAIL AT  
ROCK CREEK PARK

### SUMMARY

**Distance:** +/- 0.3 MILES

**Cost Est.:** +/- \$1.0 M

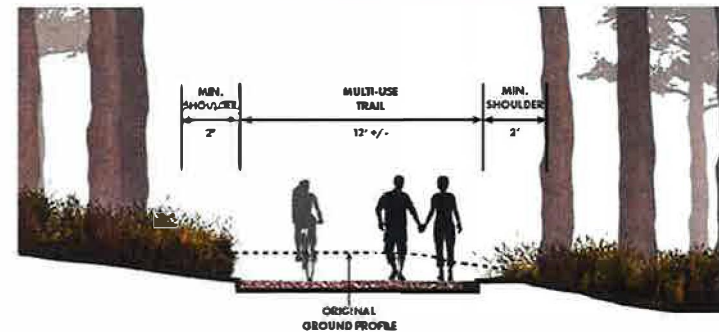
Estimated cost for 12' wide concrete surface and boardwalks in portions  
(no R/W acquisition cost included)



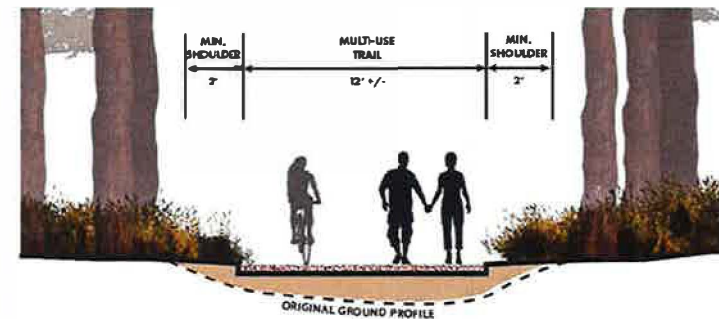
### Segment Overview

Trail segment would connect the existing Rock Creek Park trails and other amenities to Etowah River. The use of boardwalks will be crucial in connecting Rock Creek Park due to the surrounding creeks and wetlands.

### TRAIL TYPE: OFF ROAD GREENWAY



CUT SECTION TYP.



FILL SECTION, TYP.



# SEGMENT 2 ETOWAH RIVER TRAIL

## Overview:

**Connecting points of interest:** Highway 53, future connection to Head Lake reservoir, GA 400  
**Begins/Ends:** Etowah River/GA 400  
**Distance:** +/- 6.6 miles

## Benefits:

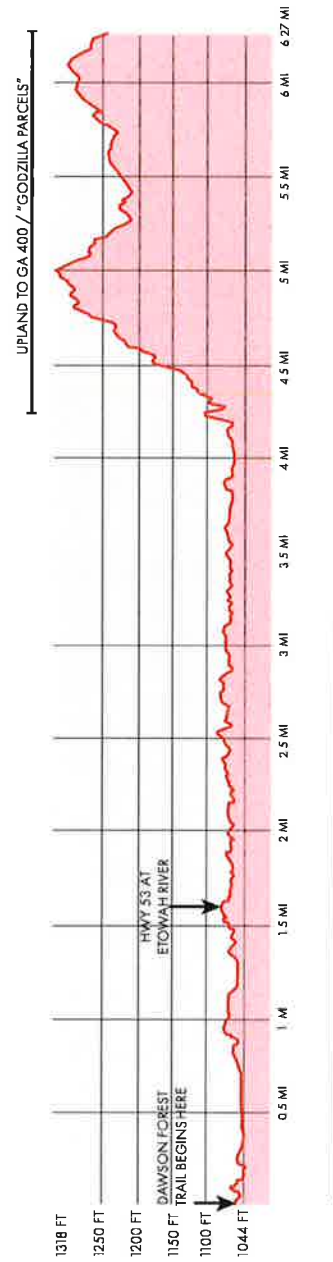
- Continues trail along Etowah River to connect Hwy 53 and Hwy 9
- Connects areas of planned growth in the County

## Challenges:

- Expense of bridges and boardwalks
- Requires a large amount of property acquisition for a proper right-of-way



## Elevation:



## SEGMENT 2-A

### ETOWAH RIVER NORTH TRAIL



#### SUMMARY

**Distance:** +/- 4.2 MILES

**Cost Est.:** +/- \$17.1 M

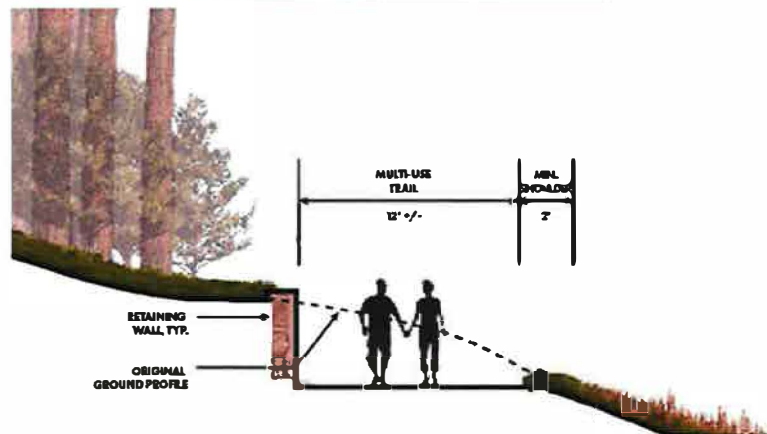
Estimated cost for 12' wide concrete surface, bridge over Etowah River and boardwalks in portions of the river floodplain  
(no R/W acquisition cost included)



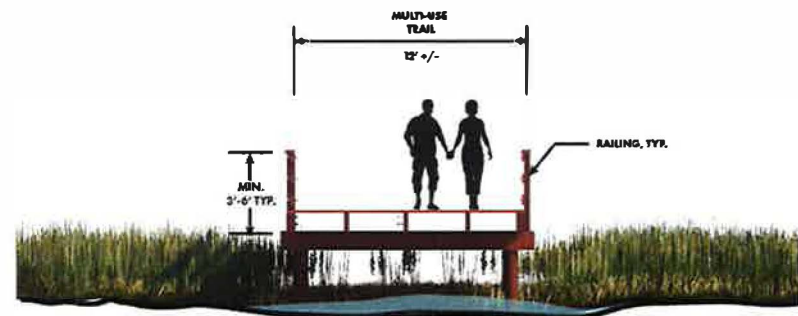
#### Segment Overview

The trail/ segment would follow the planned route of sewer along the river to the extent practical. Key challenges to address will be a bridge connection over the river, boardwalks, property acquisitions, and road crossings.

#### TRAIL TYPE: OFF ROAD GREENWAY

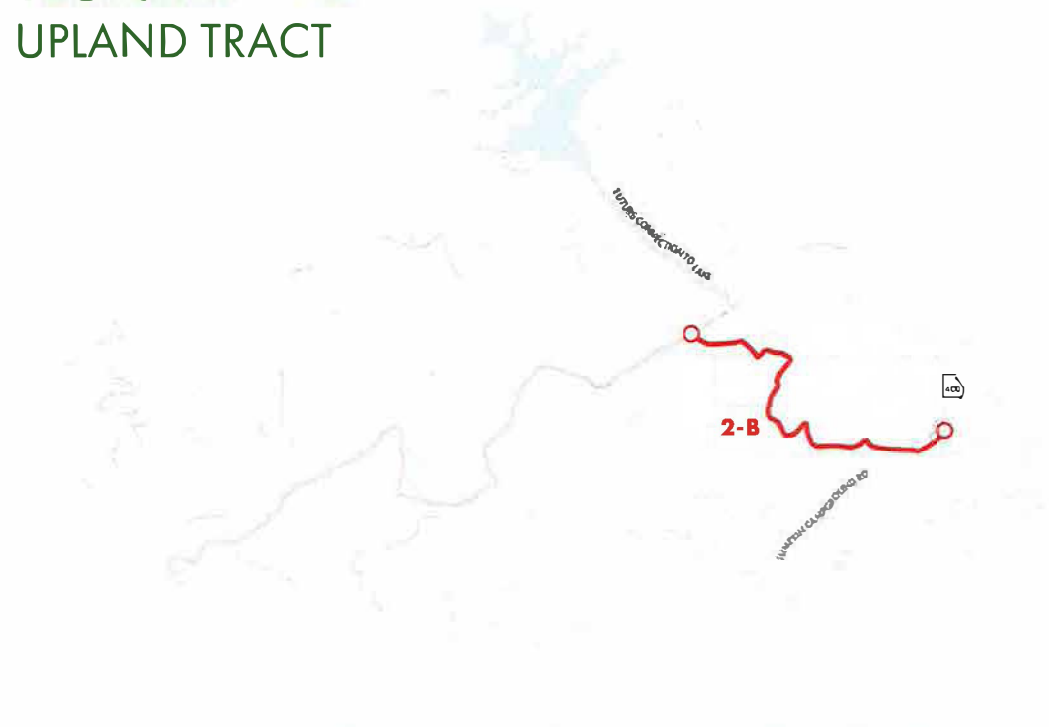


#### TRAIL TYPE: BOARDWALK

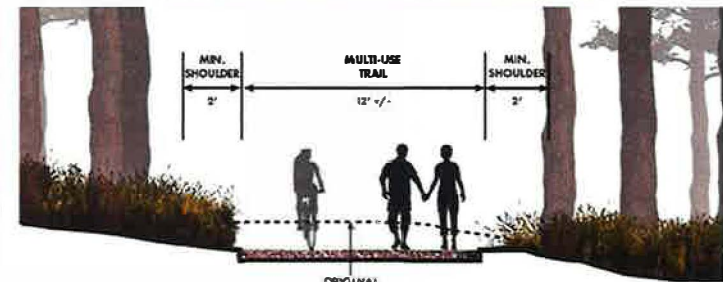




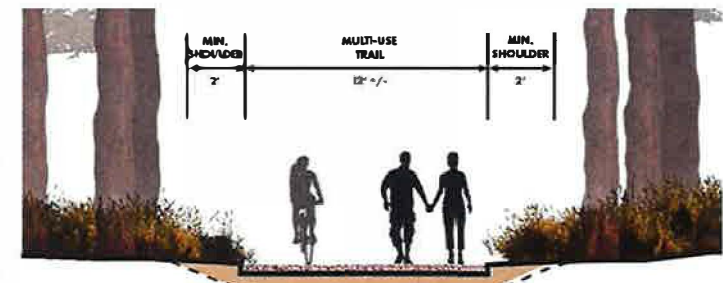
## SEGMENT 2-B UPLAND TRACT



### TRAIL TYPE: OFF ROAD GREENWAY



CUT SECTION, TYP.



FILL SECTION, TYP.



Segment  
Overview

Trail segment would follow the route of the future sanitary sewer easement and planned developments to the greatest extent practical. Key challenges to address during design will be grade changes, property acquisitions, and road crossings.

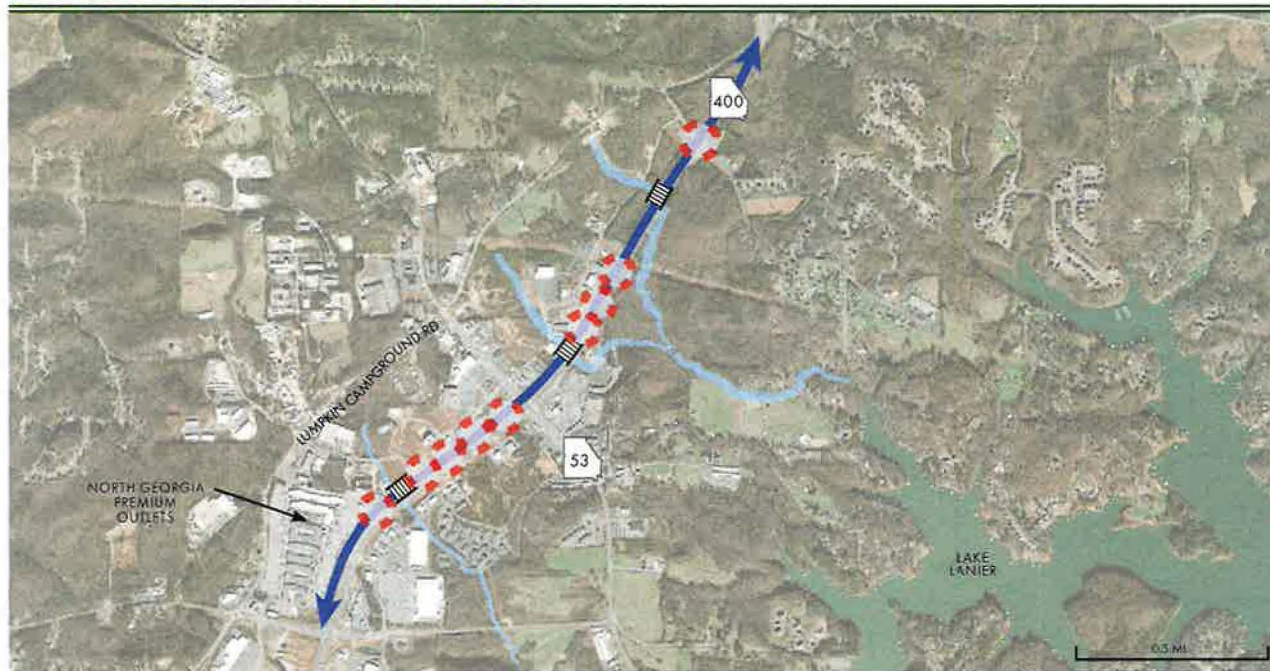
### SUMMARY

**Distance:** +/- 2.4 MILES

**Cost Est.:** +/- \$6.3 M

Estimated cost for 12' wide concrete surface  
(no R/W acquisition cost included)

## SEGMENT 3 GA 400



### Overview:

**Connecting points of interest:** Commercial and business areas along GA 400

**Begins/Ends:** Lumpkin Campground Rd North/ Dawson Forest Rd.

**Distance:** 2.2 miles

Trail section will provide connectivity along GA 400 from Lumpkin Campground Road to the north to Dawson Forest Rd to the south. Provides an opportunity for alternative to vehicular only transportation that currently exists.

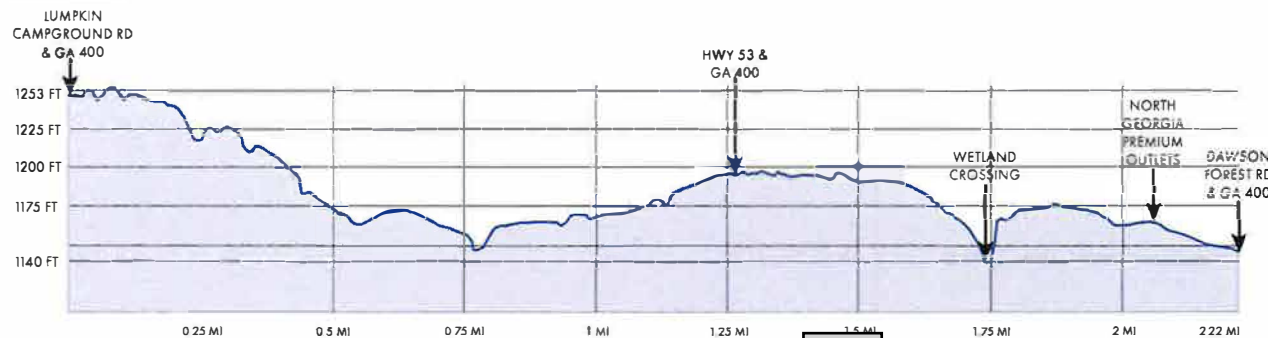
### Benefits:

- Increased alternative transportation to businesses along 400
- Follows existing GA 400 right-of-way

### Challenges:

- Existing open drainage
- Many points of road/driveway crossings
- Crossing 400 (future pedestrian bridge)

### Elevation:



**MINIMUM ELEVATION** | 1140 FT  
**AVERAGE ELEVATION** | 1185 FT  
**MAX ELEVATION** | 1253 FT



## SEGMENT 3-A

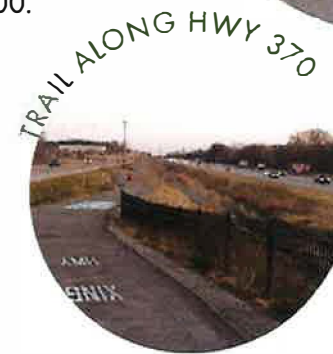
### GA 400



### BOSCHERT GREENWAY TRAIL (EXAMPLE STUDY)

The Boschert Greenway Trail is 4.25 miles long and connects to the overall Missouri Greenway. Portions of the trail run along major Highway 370.

Like GA 400, the topography dramatically changes along the roadside, therefore the path is benched into the hillside. This trail typology relates to the proposed side path along 400.



### SUMMARY

**Distance:** +/- 2.2 MILES

**Cost Est.:** +/- \$6.6 M

Estimated cost for 12' wide concrete surface, crossing improvements  
(No R/W acquisition cost included)



Trail segment would be along one side of the GA 400 right of way. Key challenges to address will be road/driveway crossings, crossing of GA 400, steep slopes of existing grade, and utility and drainage conflicts.



# SEGMENT 4 THOMPSON CREEK



## Overview:

**Connecting points of interest:** Thompson Creek Park to Commercial/Business areas and the network of trails.

**Begins/Ends:** Thompson Creek Park/GA 400

**Distance:** 1.5 miles

Trail segment will provide connecting from GA 400 to the existing park and boat landing at Thompson Creek Park to become a trail-head.

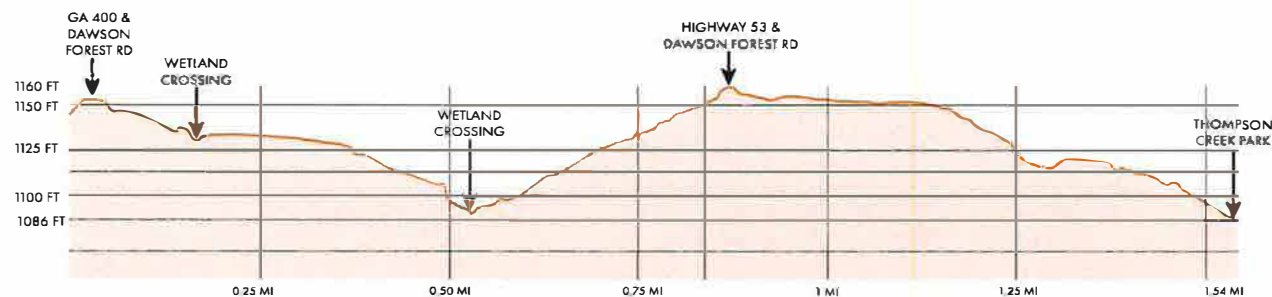
## Benefits:

- Utilize existing park as trail-head access
- Directly accessible by the growth occurring in the area

## Challenges:

- Lack of right-of-way width from Highway 53 to Thompson Creek Park
- Intersection crossing at Highway 53 and Dawson Forest Rd. (Planned roundabout)

## Elevation:



**MINIMUM ELEVATION** | 1086 FT  
**AVERAGE ELEVATION** | 1129 FT  
**MAX ELEVATION** | 1160 FT

TOTAL DISTANCE: 1.54 MILES    ELEVATION GAIN/LOSS: 187 FT., -126 FT    MAX SLOPE: 26.7 %, -14.8%    AVERAGE SLOPE: 3.1%, -3.3%

## SEGMENT 4-A

### THOMPSON CREEK PARK WEST



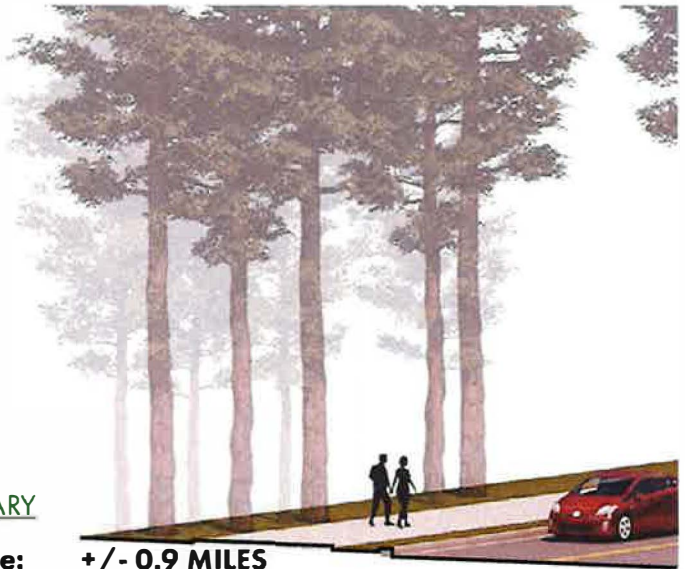
#### SUMMARY

**Distance:** +/- 0.9 MILES

**Cost Est.:** +/- \$2.2 M

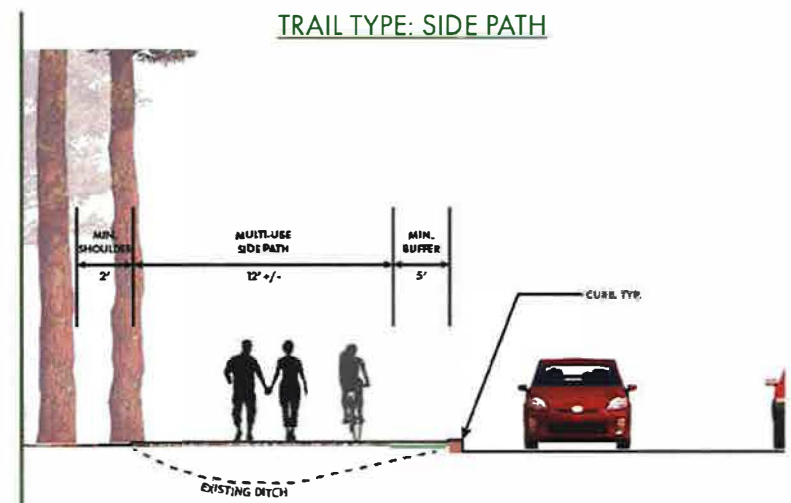
Estimated cost for 12' wide concrete trail with conversion of ditch to curb and gutter (no R/W acquisition cost included)

Trail segment would follow along one side of Dawson Forest Rd. from GA 400 to the east side of Highway 53.



Existing right-of-way along Dawson Forest Rd.  
Adjacent to North Georgia Premium Outlets

#### TRAIL TYPE: SIDE PATH





## SEGMENT 4-B

### THOMPSON CREEK PARK EAST



#### SUMMARY

**Distance:** +/- 0.6 MILES

**Cost Est.:** +/- \$1.1 M

Estimated cost for share lane striping and a 6' wide concrete sidewalk  
(no R/W acquisition cost included)



#### TRAIL TYPE: SHARED USE LANE WITH ADJACENT SIDEWALK



Shared Use Lanes in Sisters, OR



Existing Thompson Creek Park Rd.

Thompson Creek Road may lack the vehicular traffic volume to justify the cost of a separate 12' paved side path scenario. Due to the low volume street, new striping would allow bikers and vehicles to share the existing road and a smaller pedestrian only sidewalk could be built on one side.

# SEGMENT 5 HIGHWAY 53



## Overview:

**Connecting points of interest:**  
Thompson Creek Park/GA 400/  
Etowah River  
**Begins/Ends:** Etowah River/  
Dawson Forest Road  
**Distance:** +/- 2.9 miles



Trail segment will provide a connecting/alternate route option from  
Thompson Creek Park/trail-head to Etowah River.

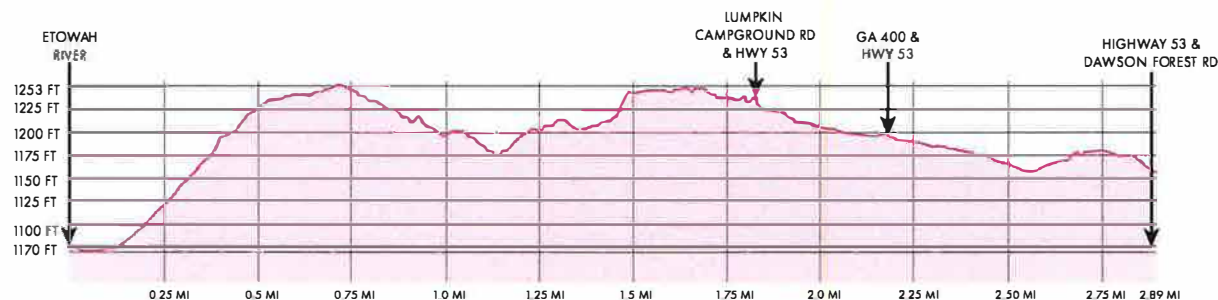
## Challenges:

- Existing driveways and utilities along southern portion
- Lack of right-of-way width available for northern section
- Grade changes along route

## Benefits:

- Provides an alternate transportation option to new/existing developments between Lumpkin Campground Rd. and Dawson Forest Road
- Loop connection to the north end of Etowah River Trail

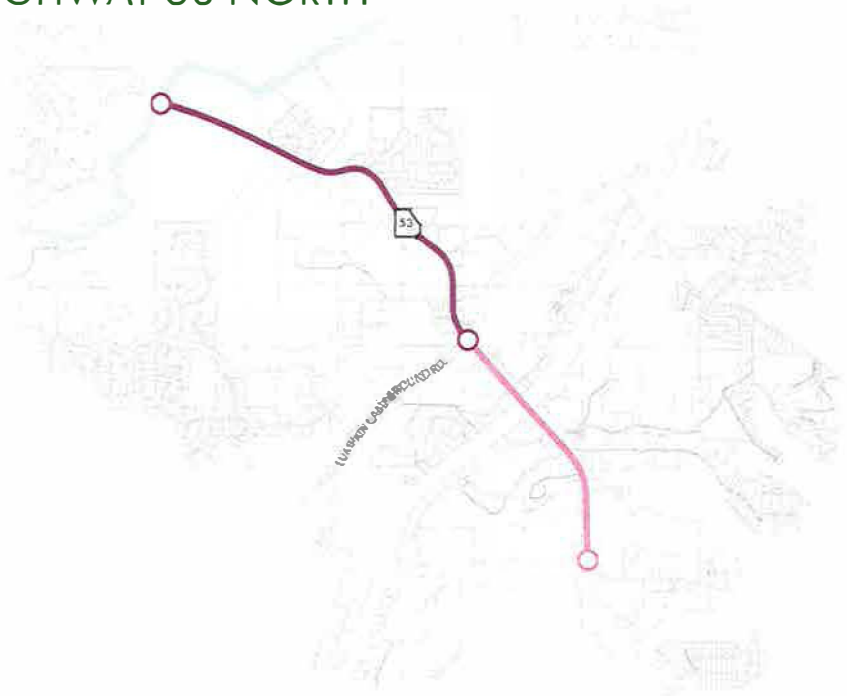
## Elevation:



**MINIMUM ELEVATION** | 1070 FT  
**AVERAGE ELEVATION** | 1193 FT  
**MAX ELEVATION** | 1153 FT

## SEGMENT 5-A

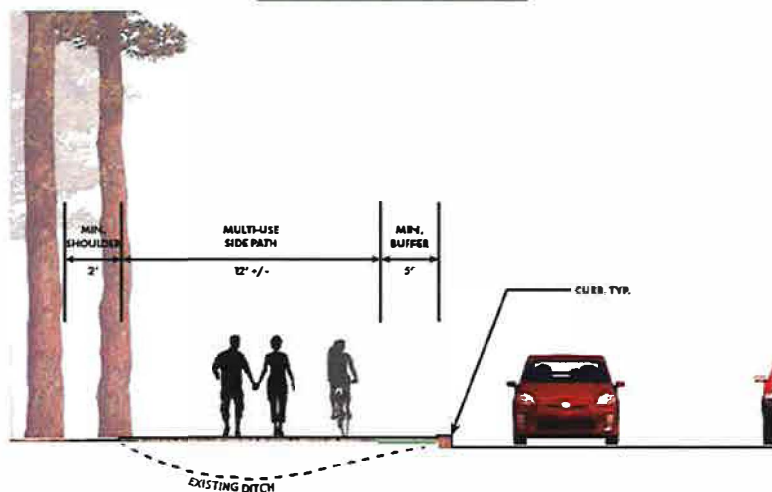
### HIGHWAY 53 NORTH



EXISTING HIGHWAY 53 NORTH



#### TRAIL TYPE: SIDE PATH



#### SUMMARY

**Distance:** +/- 1.8 MILES

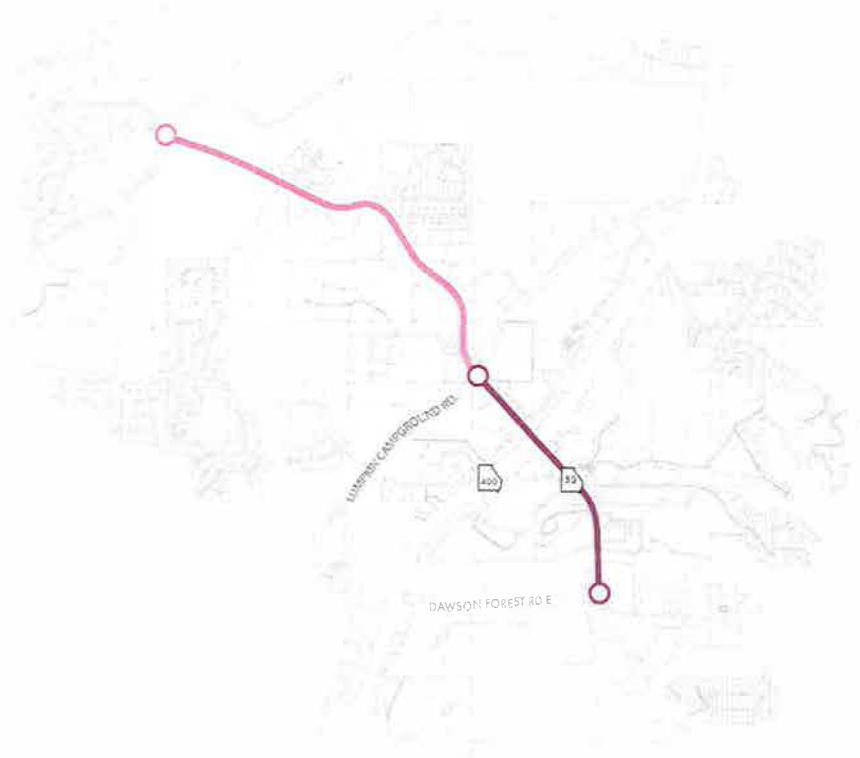
**Cost Est.:** +/- \$4.4 M

Estimated cost for 12' wide concrete trail with conversion of ditch to curb and gutter (no R/W acquisition cost included)

This trail segment will follow along the existing Highway 53 right-of-way. Long term, a buffered roadside trail section is preferred, but a short term solution may include an improved shoulder to accommodate confident bicyclist.



## SEGMENT 5-B HIGHWAY 53 SOUTH



### EXISTING HIGHWAY 53 SOUTH



This segment will be within the Highway 53 corridor where there is a large amount of existing development. Coordination with utilities and drainage will be crucial. Due to the presence of sidewalks on the majority of this segment, the best solution may be consideration of lane reductions, re-striping, etc. in order to allow for at a minimum shared bike lanes and preferably dedicated bike lanes in each direction.

Image from Road Diet: Common Questions and Answers, US

### EXAMPLE "ROAD DIET" - 4 LANE TO 3 LANE



Figure 1. Photo. Four-lane configuration before road diet.

Source: Pedestrian Bike Information Center, "Road Diets" training module, 2009.



Figure 2. Photo. Three-lane configuration after road diet.

Source: Pedestrian Bike Information Center, "Road Diets" training module, 2009.

### SUMMARY

**Distance:** +/- 1.1 MILES

**Cost Est.:** TBD

Cost will depend on the striping solution and could be done next time the road is repaved at no additional cost.

## APPENDIX

County Accomplishments 2018-2022

Georgia Mountains Area Labor Profile

Dawson County Comprehensive Plan Public Comment Survey Response Summary Dawson

County Transportation Master Plan Public Comment Survey Response Summary

Comprehensive List of Transportation Project Concepts

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i Rules of Georgia Department of Community Affairs, Chapter 110-12-1, October 1, 2018

n Includes parcel owned by Etowah Water and Sewer 087-001

lii Moratorium on Residential rezonings

iv New Licenses and renewals



## COUNTY ACCOMPLISHMENTS 2018 – 2022

Above and beyond the five-year short-term work program.

### 2018

Provided data to citizens via the Dawson County website and social media, i.e., Facebook and Twitter

Road- projects: Red Rider Road, Dollar Road, Mountain Lake Road, Davis Road, and A.T. Moore Road

Started design work for new Public Works/Fleet Maintenance Complex

Purchased a Fire Pumper truck

Purchased land for Fire Station

Replaced eighteen (18) vehicles for various departments

Constructed a pool house at Veteran's Memorial Park

Received a \$750,000 grant to match donation from the Pauline Ivey Estate for the building of a Sr. Center

Emergency Services hired nine (9) new Firefighters with funding from the SAFER Grant.

### 2019

Road projects: Lumpkin Campground, Kelly Bridge, Kilough Church Road, and Hightower Industrial Parkway

Construction of a new Public Works/Fleet Maintenance Complex

Construction of Fire Station

Replaced ten (10) vehicles for various departments

Improvements at Veteran's Memorial Park

Upgraded a majority of the computers in the County network

Upgraded the CAD system at the Emergency 911 Center

### 2020

Provided information to citizens via an online live stream of all Board of Commission and Planning Commission meetings

Road- projects on Kelly Bridge, Sweetwater Juno, Hugh Stowers, and Bailey Waters Road utilizing SPLOST.

Completed construction of a new Public Works/Fleet complex

Purchased a ladder truck to provide better fire protection for tall structures

Completed construction of Fire station

Replaced twelve vehicles for various departments

Made improvements at Veteran's Memorial Park

Built a new pavilion at Veteran's Park

Completed construction of a new Senior Center

Upgrade of computer systems



## 2021

Audio/Visual Upgrade for Courtrooms

Road-rehab projects on Wesley Chapel Road, Juno Road, and Howser Mill Road.

Constructed a round-about at Harry Sosebee Road, utilizing SPLOST dollars

Culvert replacements utilizing SPLOST dollars

Purchased land to be used as the future site for the new fire station

Completed construction of a new Fire station

Replaced thirty-three vehicles for various departments;

Purchased ten pieces of heavy equipment for the Public Works Department

Improvements at Veteran's Memorial Park

Construction of a K-9 Unit building for the Sheriff's Department

New floors at Rock Creek Park Recreation Center

Completed a new berm at Rock Creek Park

River Park Canoe/Kayak access point

Installed an updated backup system for the Information Technology network

## 2022

Audio/visual upgrade for Courtroom C

Computer upgrades for several departments

Road-rehabilitation projects on various County local roads

Started design phase of Highway 53/Thompson Creek roundabout joint project with GDOT

Replaced thirty-one vehicles for various county departments

Purchased two fire engines

Purchased three pieces of heavy equipment

Purchased new books, media, and materials for the library

Site improvements and expansions at both Veterans Memorial and Rock Creek parks.

Remodeled the county Health Department Building

Purchased seventeen fire hydrants

Update of County Sign Ordinance

Franchise Agreement with Community Television Company, a Subsidiary of Ellijay Telephone Company, to Provide Cable Services to Dawson County



## Dawson County



Updated: Jun 2023

### Labor Force Activity

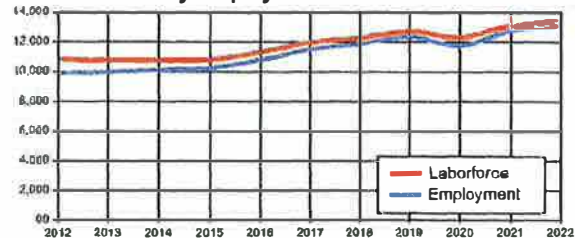
May 2023

	Labor Force	Employed	Unemployed	Rate
Dawson	13,593	13,195	398	2.9%
Cherokee	144,616	140,571	4,045	2.8%
Fannin	12,272	11,889	383	3.1%
Forsyth	131,981	128,307	3,674	2.8%
Gilmer	12,489	12,051	438	3.5%
Hall	109,044	106,099	2,945	2.7%
Lumpkin	18,869	18,339	530	2.8%
Pickens	16,126	15,644	482	3.0%
<b>Dawson Area</b>	<b>458,990</b>	<b>446,095</b>	<b>12,895</b>	<b>3.5%</b>
Georgia	5,299,480	5,117,724	181,756	3.4%
United States	166,702,000	161,002,000	5,700,000	3.4%

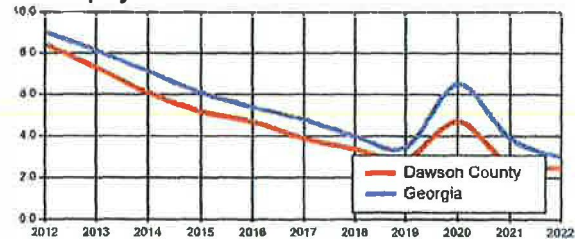
Note: This series reflects the latest information available. Labor Force includes residents of the county who are employed or actively seeking employment.

Source: Georgia Department of Labor; U.S. Bureau of Labor Statistics.

### Dawson County Employment Trends



### Unemployment Rate Trends

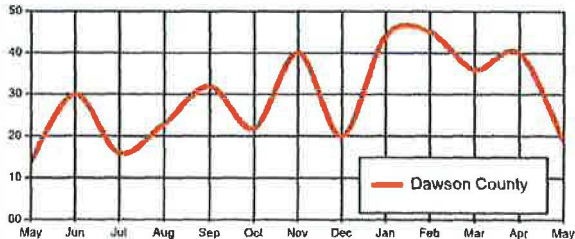


### Initial Claims Activity

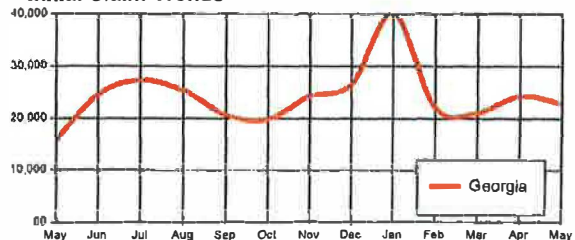
	May 2023	April 2023	March 2023	Total
Dawson	19	40	36	95
Cherokee	258	310	310	878
Fannin	21	22	57	100
Forsyth	223	266	284	773
Gilmer	22	22	402	446
Hall	264	260	257	781
Lumpkin	20	31	24	75
Pickens	34	38	93	165
<b>Dawson Area</b>	<b>861</b>	<b>989</b>	<b>1,463</b>	<b>3,313</b>

Source: Georgia Department of Labor; U.S. Bureau of Labor Statistics.

### Initial Claim Trends



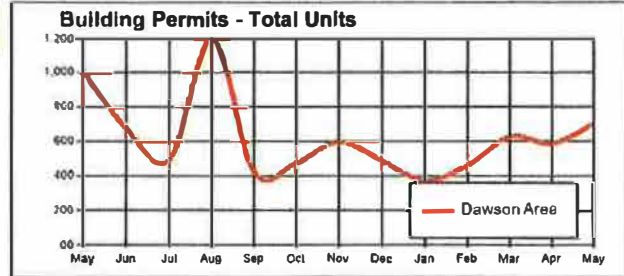
### Initial Claim Trends



## Building Permit Construction Activity

	Dawson Area			
	May 2023	April 2023	March 2023	Total
Totals	700	587	626	1,913
Family residential	636	547	589	1,772
Multi family resident	64	40	37	141

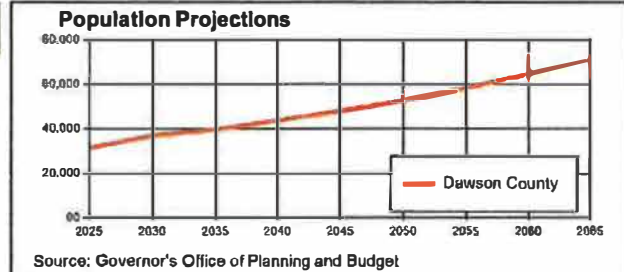
Source: U.S. Census Bureau.



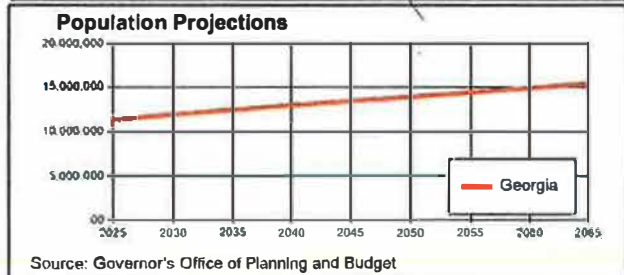
## Population Activity

	Annual 2021	Annual 2020	Difference
Dawson	28,497	27,113	1,384
Cherokee	274,615	265,274	9,341
Fannin	25,817	26,521	-704
Forsyth	260,206	250,847	9,359
Gilmer	32,026	31,978	48
Hall	207,369	206,591	778
Lumpkin	34,278	34,186	92
Pickens	34,024	33,127	897
<b>Dawson Area</b>	<b>898,832</b>	<b>875,637</b>	<b>21,195</b>
Georgia	10,799,566	10,710,017	89,549
United States	331,893,745	329,484,123	2,409,622

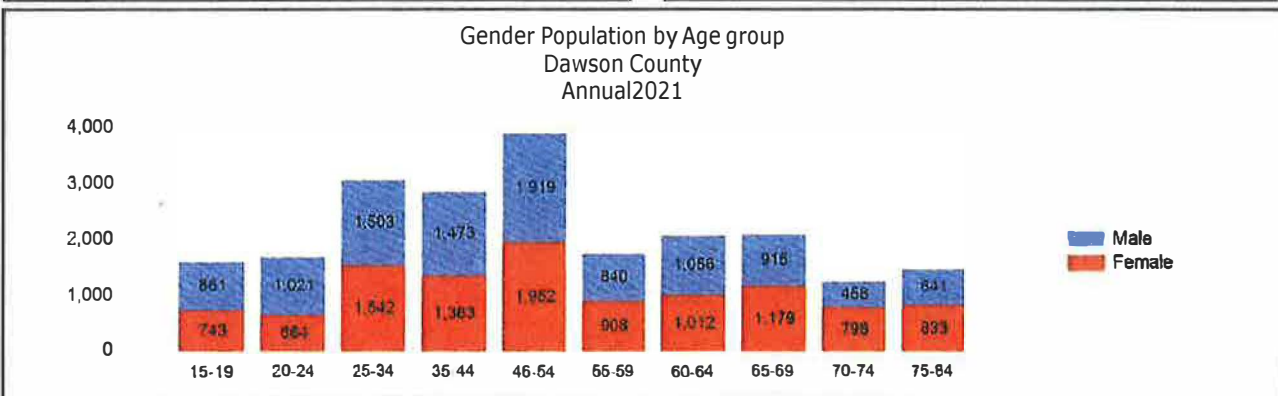
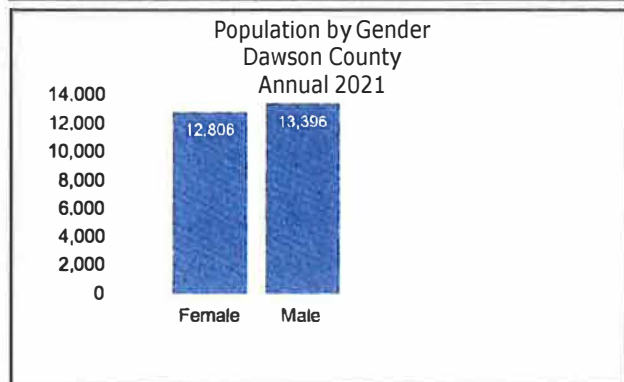
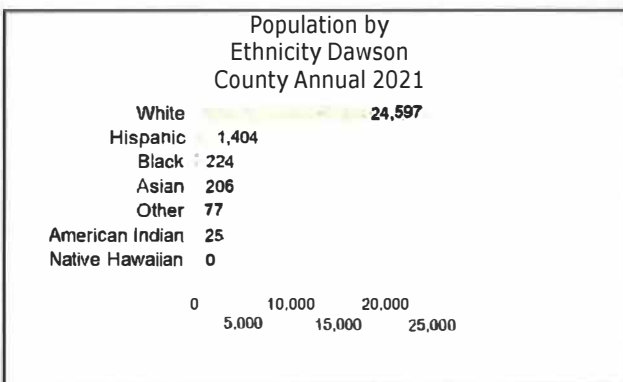
Source: Georgia Department of Labor; U.S. Census Bureau.



Source: Governor's Office of Planning and Budget



Source: Governor's Office of Planning and Budget



## Industry Mix - Annual averages of 2022

INDUSTRY	Dawson				Dawson Area			
	NUMBER OF FIRMS	NUMBER	PERCENT	WEEKLY WAGE	NUMBER OF FIRMS	NUMBER	PERCENT	WEEKLY WAGE
<b>Goods-Producing</b>	<b>139</b>	<b>1,371</b>	<b>13.7</b>	<b>1,124</b>	<b>3,982</b>	<b>60,201</b>	<b>20.9</b>	<b>1,214</b>
Agriculture, Forestry, Fishing and Hunting	6	36	0.4	570	119	764	0.3	953
Mining, Quarrying, and Oil and Gas Extraction	0	0	0.0	0	20	379	0.1	1,442
Construction	102	493	4.9	1,082	2,773	18,696	6.5	1,320
Manufacturing	31	842	8.4	1,173	1,070	40,362	14.0	1,168
Food	2	*	*	*	100	14,785	5.1	957
Beverage and Tobacco Product	3	7	0.1	672	44	785	0.3	998
Apparel	2	*	*	*	10	333	0.1	1,457
Printing and Related Support Activities	2	*	*	*	75	1,453	0.5	1,235
Plastics and Rubber Products	1	*	*	*	41	1,724	0.6	1,072
Nonmetallic Mineral Product	5	58	0.6	1,006	64	735	0.3	1,255
Primary Metal	1	*	*	*	11	1,043	0.4	1,350
Fabricated Metal Product	7	355	3.6	1,225	139	3,404	1.2	1,297
Machinery	1	*	*	*	84	3,412	1.2	1,357
Furniture and Related Product	2	*	*	*	65	977	0.3	1,102
Miscellaneous	5	16	0.2	1,023	117	1,433	0.5	1,134
Leather and Allied Product	0	0	0.0	0	3	*	*	*
Paper	0	0	0.0	0	4	40	0.0	1,451
Petroleum and Coal Products	0	0	0.0	0	6	*	*	*
Textile Mills	0	0	0.0	0	10	282	0.1	1,229
Textile Product Mills	0	0	0.0	0	32	437	0.2	920
Transportation Equipment	0	0	0.0	0	35	4,444	1.5	1,103
Electrical Equipment, Appliance, and Component	0	0	0.0	0	36	975	0.3	1,577
Wood Product	0	0	0.0	0	53	968	0.3	924
Chemical	0	0	0.0	0	67	1,317	0.5	1,419
Computer and Electronic Product	0	0	0.0	0	74	1,792	0.6	2,209
<b>Service-Providing</b>	<b>126</b>	<b>7,325</b>	<b>73.3</b>	<b>671</b>	<b>18,722</b>	<b>190,760</b>	<b>66.2</b>	<b>1,025</b>
Utilities	1	*	*	*	28	874	0.3	1,788
Wholesale Trade	35	415	4.2	875	1,455	13,406	4.7	1,598
Retail Trade	198	3,048	30.5	566	2,669	39,675	13.8	709
Transportation and Warehousing	20	61	0.6	963	537	6,717	2.3	1,305
Information	11	80	0.8	1,386	406	3,487	1.2	1,589
Finance and Insurance	48	212	2.1	1,608	1,292	6,285	2.2	1,623
Real Estate and Rental and Leasing	37	77	0.8	1,099	1,114	3,028	1.1	1,094
Professional, Scientific, and Technical Services	84	338	3.4	1,202	3,260	13,481	4.7	1,594
Management of Companies and Enterprises	2	*	*	*	71	2,245	0.8	2,089
Administrative and Support and Waste Management and Remediation Services	46	249	2.5	782	1,685	18,873	6.5	835
Educational Services	9	12	0.1	720	308	3,330	1.2	625
Health Care and Social Assistance	66	579	5.8	935	2,296	38,034	13.2	1,233
Arts, Entertainment, and Recreation	15	275	2.8	429	392	4,662	1.6	1,544
Accommodation and Food Services	91	1,707	17.1	439	1,709	29,708	10.3	441
Other Services (except Public Administration)	63	259	2.6	713	1,500	6,954	2.4	786
<b>Unclassified - industry not assigned</b>	<b>129</b>	<b>68</b>	<b>0.7</b>	<b>1,199</b>	<b>4,265</b>	<b>1,814</b>	<b>0.6</b>	<b>1,360</b>
<b>Total - Private Sector</b>	<b>994</b>	<b>8,764</b>	<b>87.7</b>	<b>746</b>	<b>26,969</b>	<b>252,774</b>	<b>87.7</b>	<b>1,073</b>
<b>Total - Government</b>	<b>24</b>	<b>1,237</b>	<b>12.4</b>	<b>866</b>	<b>442</b>	<b>35,394</b>	<b>12.3</b>	<b>1,008</b>
Federal Government	2	40	0.4	1,218	73	1,362	0.5	1,430
State Government	11	164	1.6	815	140	4,807	1.7	978
Local Government	11	1,033	10.3	860	229	29,225	10.1	993
<b>ALL INDUSTRIES</b>	<b>1,018</b>	<b>9,998</b>	<b>100.0</b>	<b>761</b>	<b>27,411</b>	<b>288,163</b>	<b>100.0</b>	<b>1,085</b>
<b>ALL INDUSTRIES - Georgia</b>					<b>422,306</b>	<b>4,705,469</b>		<b>1,265</b>

Note: \*Denotes confidential data relating to individual employers and cannot be released. These data use the North American Industrial Classification System (NAICS) categories. Average weekly wage is derived by dividing gross payroll dollars paid to all employees - both hourly and salaried - by the average number of employees who had earnings; average earnings are then divided by the number of weeks in a reporting period to obtain weekly figures. Figures in other columns may not sum accurately due to rounding. All figures are annual averages of 2022.

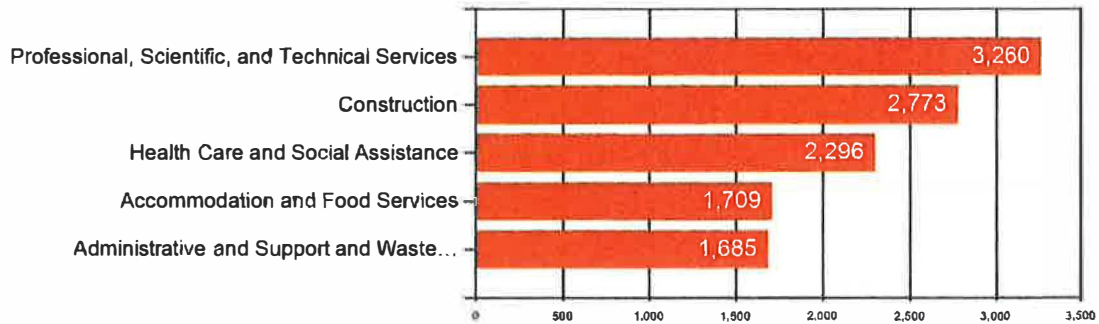
Source: Georgia Department of Labor. These data represent jobs that are covered by unemployment insurance laws.



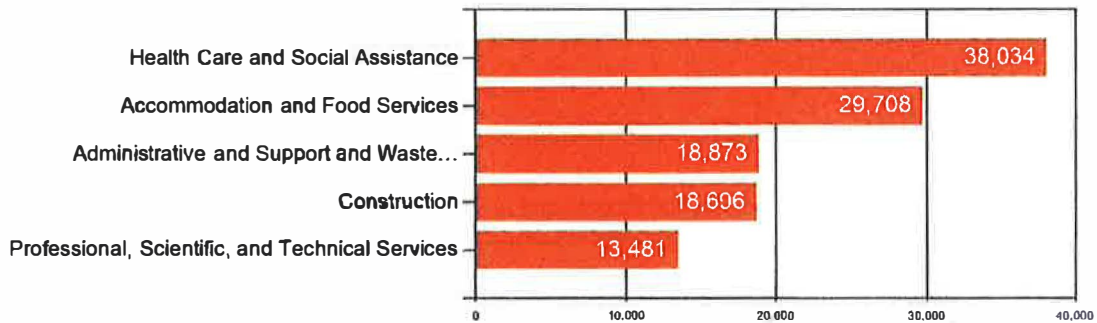
## Top Industries - Annual 2022

### Dawson Area

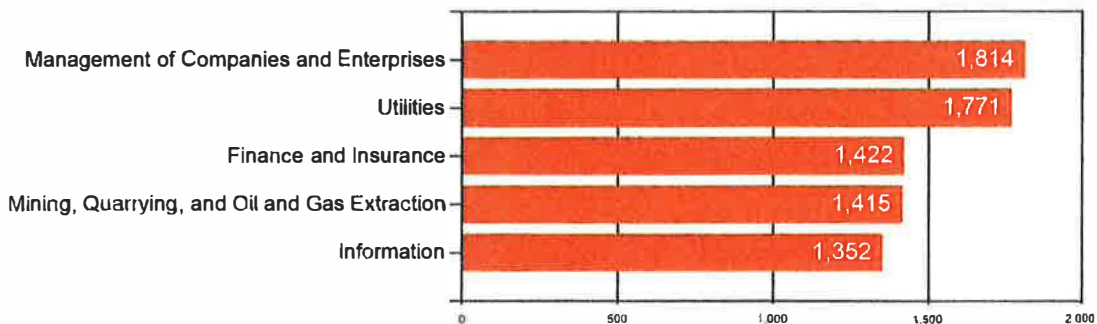
#### Top Industries by Firms



#### Top Industries by Employment



#### Top Industries by Weekly Wages



Source: Georgia Department of Labor. These data represent jobs that are covered by unemployment insurance laws.

## Top Ten Largest Employers - 2022\*

Dawson	Dawson Area	COUNTY
Btd Manufacturing, Inc.	Century II Staffing, LLC	Forsyth
Chick-Fil-A	Fieldale Farms Corporation	Hall
Gold Creek Foods, LLC	Fox Racing Shox	Hall
Longhorn	Gold Creek Processing, LLC	Hall
Publix Super Market, Inc.	Kubota Manufacturing of America Corporation	Hall
Sleeve Co., Inc.	Northeast Georgia Medical Center, Inc.	Hall
The Home Depot	Northside Hospital, Inc.	Forsyth
The Kroger Company	Northside Hospital, Inc.	Cherokee
Under Armour Retail, Inc.	Pilgrim's Pride Corporation	Hall
Walmart	Walmart	Cherokee

\*Note: Represents employment covered by unemployment insurance excluding all government agencies except correctional institutions, state and local hospitals, state colleges and universities. Data shown for the Fourth Quarter of 2022. Employers are listed alphabetically by area, not by the number of employees.

Source: Georgia Department of Labor

## Education of the Labor Force

### Dawson Area

	PERCENT DISTRIBUTION BY AGE					
	PERCENT OF TOTAL	18-24	25-34	35-44	45-64	65+
Elementary	4.8%	2.1%	3.9%	6.8%	4.8%	5.0%
Some High School	6.7%	12.4%	6.3%	6.3%	5.1%	6.9%
High School Grad/GED	24.7%	37.3%	23.7%	16.9%	23.2%	28.2%
Some College	21.8%	34.3%	21.8%	18.4%	20.0%	21.0%
College Grad 2 Yr	7.2%	4.3%	8.2%	7.2%	7.9%	6.7%
College Grad 4 Yr	23.1%	9.0%	26.9%	26.8%	26.2%	19.4%
Post Graduate Studies	11.8%	0.6%	9.3%	17.6%	12.7%	12.8%
Totals	100.0%	100.0%	100.0%	100.0%	100.0%	100.0%

Note: Totals are based on the portion of the labor force between ages 18 - 65+. Some College category represents workers with some

Source: U.S. Census Bureau - 2021: ACS 5-Year Estimates.

## Summary of Comprehensive Plan Survey Results

# DAWSON COUNTY COMPREHENSIVE PLAN: FIVE YEAR UPDATE



← **SCAN WITH  
YOUR PHONE**

Dawson County is updating the Comprehensive Plan that will guide development and community projects. The plan is updated every five years as required by the Georgia Department of Community Affairs.

**For this process Dawson County needs your input!**

The public input is important to gather ideas and feedback from the community.

Please post or share – also visit our website: <https://www.dawsoncountyga.gov/>



Please POST



## Summary of Public and Stakeholder Engagement

### Dawson County Comprehensive Plan: Five-year update

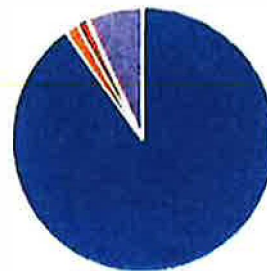
**294**  
Responses

**23:59**  
Average time to complete

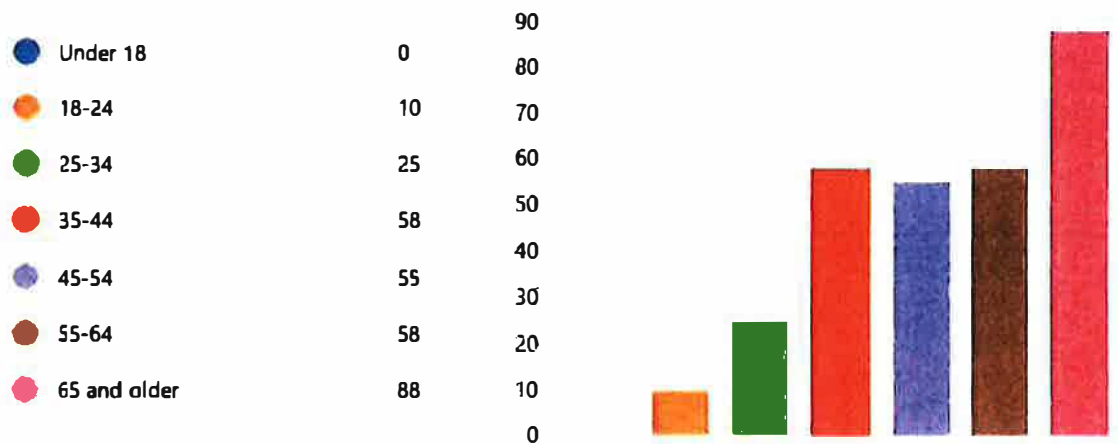
**Closed**  
Status

#### 1. I am submitting comments for Dawson County as a ...

Resident	265
Business Owner	5
Student	0
Visitor	4
Employed in Dawson County	20



## 2. What is your age range?



## 3. As a way to assess a **strength**, **weakness**, an **opportunity** and a **threat** for Dawson County. Please list a **STRENGTH** for Dawson County.

271  
Responses

### Latest Responses

"Small town life outside of Atlanta metro Natural surroundings ...

"The nature! There's mountain, rivers, lakes, and farmland whic...

"Rural community "

## 4. Please list a **WEAKNESS** for Dawson County.

278  
Responses

### Latest Responses

"Development is out of control Much of the 400 new developme...

"The growth of Dawson is taking away from the natural beauty...

"Turning into apartments everywhere. Growing too fast. Dawso...

## 5. Please list an **OPPORTUNITY** for Dawson County.

258  
Responses

### Latest Responses

"Allow development to happen, but assure builders support cap...

"Stay rural feeling."

6. Please list a **THREAT** for Dawson County.

275  
Responses

Latest Responses

*"Growth just for tax revenue - or development that has limited ...*

*"The amount of growth and people moving to Dawson is a larg...*

*"Uncontrolled growth that is already happening. Where is all of...*

7. For the following **community issues**, please rank them in order of importance (1-5 with 1 being the most important) (slide the bar)

1 Recreational Opportunities



2 Economic Development



3 Code Compliance



4 Housing Opportunities



5 Increasing tourism



8. Our community's **most important asset** that should be preserved in the future is:

276  
Responses

Latest Responses

*"The beauty and natural surroundings that have been "Dawson...*

*"The nature!"*

*"Rural communities "*

9. Our community's **biggest liability** that should be changed in the future. is:

261  
Responses

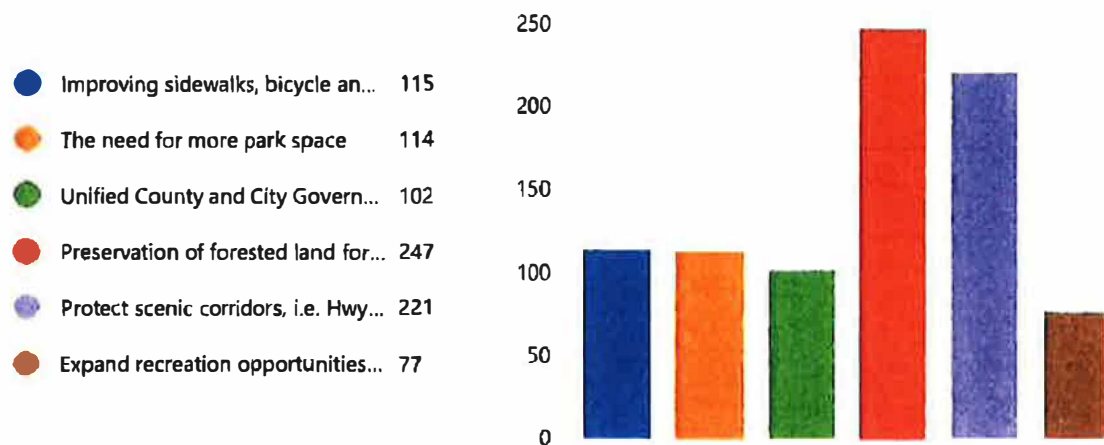
Latest Responses

*"Development to goes unbalanced for speed and low capital co...*

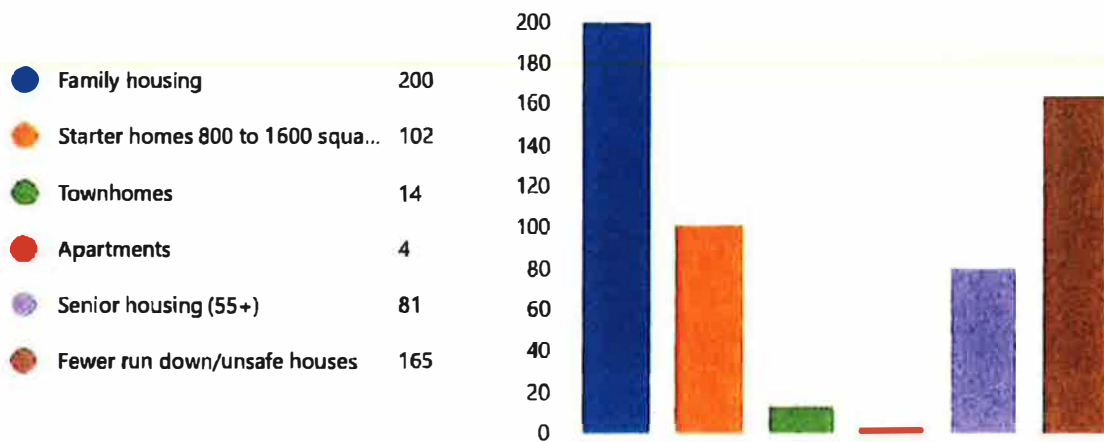
*"The amount of traffic and people who are moving here."*

*"Uncontrolled growth, apartments "*

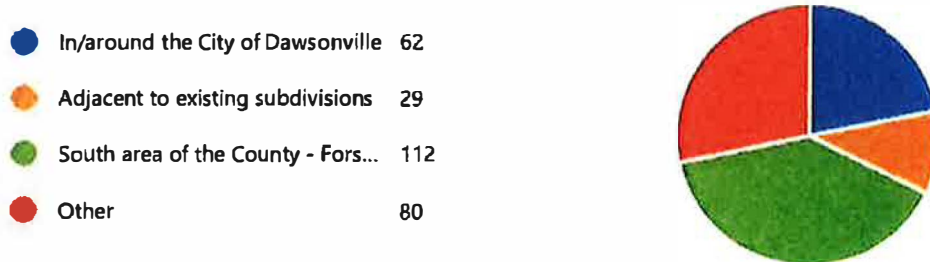
10. With respect to **cultural resources**, (uses of the natural environment, the built environment, and social institutions) our most important issues are (pick 3):



11. With respect to housing, our most important needs are (pick 2):

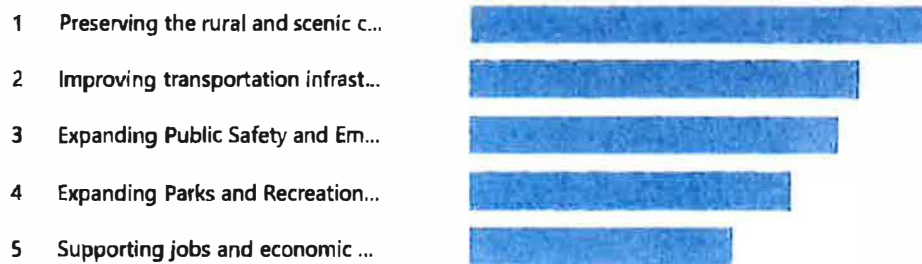


12. New residential growth and development should be directed:

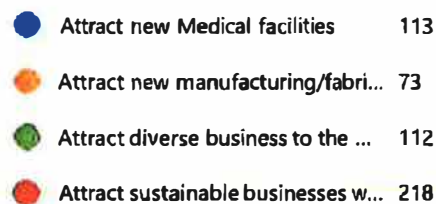




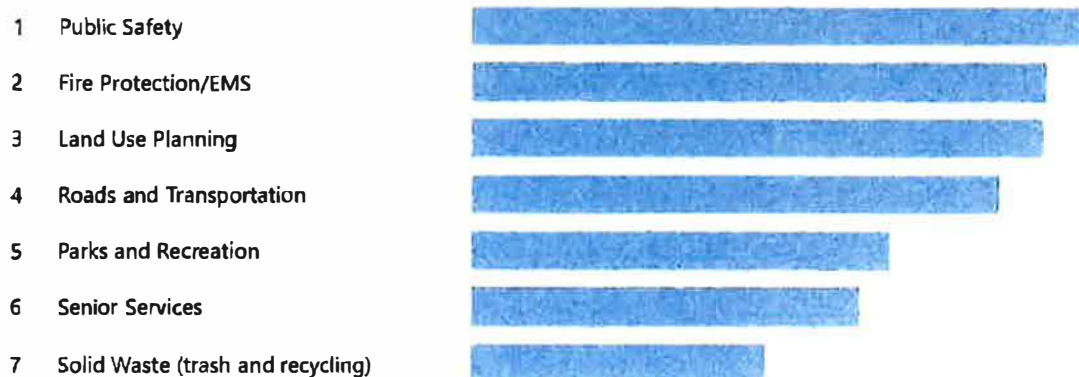
13. What should Dawson county focus resources on? Please rank in order of importance (1-5 with 1 being the most important) (slide the bar)



14. With respect to economic development, our top priorities should be (pick 2):

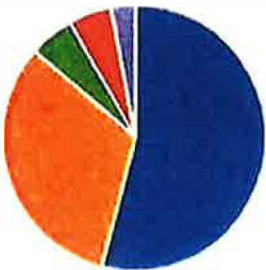


15. For the following public services, please rank them in order of importance (1-7 with 1 being the most important) (slide the bar)



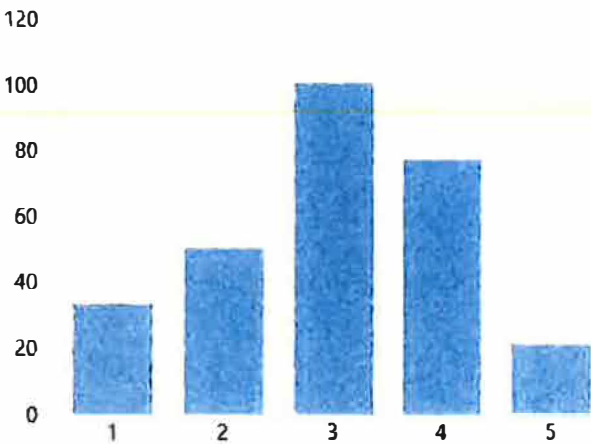
16. What type of home internet service do you have?

DSL/cable	157
Fiber optic	93
Satellite	16
Cell phone hotspot	15
None Available	9

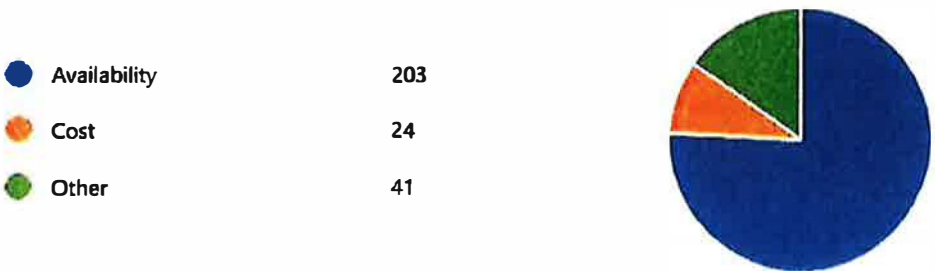


17. How would you rate your home internet service? Please rate your response from 1-5 with 1 being excellent and 5 being home internet service not available.

3.01  
Average Rating



18. What is keeping you from obtaining faster more reliable internet?



19. What is your Vision for Dawson County for the next five years.

262  
Responses

Latest Responses

*"To maintain the charm and natural beauty that the country ha..."*

*"To stop the growth of Atlanta into our county. We moved here ..."*

*"Slow controlled growth. Commisioners with a clue."*



## Transportation Element Appendix A – Summary of Public and Stakeholder Engagement

The community engagement strategy for the Dawson County Transportation Element update included outreach to the public as well as technical meetings with Dawson County staff and the Steering Committee. Feedback from the public was used to develop goals and objectives, evaluation criteria, and project concepts.

### *Stakeholder Meetings*

A Steering Committee was developed to provide feedback on each stage of the Transportation Element planning process, and the committee provided guidance on a variety of topics, including issues and opportunities within the county, project concepts, the public engagement strategy, and technical analysis. Members of the stakeholder committee included representatives from the Long-Range Planning Committee, the City of Dawsonville, and Dawson County.

### *Public Engagement*

The county hosted virtual engagement opportunities during the Transportation Element planning process. The first public engagement opportunity was held during June and July 2023 and focused on identifying the opportunities and challenges facing the county's transportation system. Participants provided feedback via a survey and interactive map regarding their priorities for the transportation system, project concepts, and general feedback regarding opportunities and challenges related to transportation. A project webpage was also available that provided additional background information about the planning process, a schedule, and previous planning resources. A summary of the more than 160 map comments is included in Table A-1.

The first survey and interactive map were available from June to July 2023. The survey was completed by 151 respondents, and the interactive map received 163 comments. Respondents provided information about travel behavior, mode choice, priorities for the county's transportation system, and preferred roadway and traffic improvements. Key results are as follows:

- Typical travel behavior: 96% primarily drive alone, 22.5% carpool, 6.6% walk, 3% bike, and almost 2% use other modes (including transit, rideshare, and other).
- Goals and priorities: 77.5% prioritized improving traffic operations and congestion, 44.5% chose maintenance of existing roadways and sidewalks as their second priority, and 33.8% selected improved safety as their third transportation priority. Preservation of environmental resources (e.g., wetlands, natural areas) was closely ranked as the fourth highest priority, at 33%.
- Areas of improvement: 60% of respondents preferred transportation investments to occur along existing major corridors (e.g., SR 400, SR 53), while 20% preferred investments in commercial areas.
- Respondents shared their concerns about future growth and development, particularly related to congestion and traffic.
- Desire for more transportation choices (walkways, bikeways, transit).
- Specific recommendations for signal timing and intersection improvements, especially within the commercial core along SR 400.



**Table A-1 – Interactive Map Comments**

ID	Comment	Type	Upvote	Downvote	Latitude	Longitude
1	Intersection of Lumpkin Campground Rd and HWY 53 needs improvement. Need to add left turn arrows from LC Rd onto HWY 53 during morning and early evening hours to reduce backups. Other changes could include: a dedicated right turn lane from HWY 53 E onto LC Rd south, maybe add additional lane on HWY 53 from Gober Hill or Pawn Shop to GA 400 to reduce congestion and backups if right away allows for this. Not sure if a roundabout is needed or would work here.	Congestion and Delay	27	0	34.36726	-84.0408
2	Left turn lane from Dawson Circle (Publix entry/exit) onto Dawson Forest Rd E needs a green arrow rather than a solid green light. Too many accidents from drivers turning in front of traffic/congestion when drivers can't turn at all during the duration of the green light	Safety Concern	13	0	34.35344	-84.0439
3	Accidents at this intersection (Whitmire, Red Rider and Lumpkin Campground Rd) due to limited sight coming over hill on LC Rd. Reduce speed limit on LC Road and put up flashing yellow warning light.	Safety Concern	12	1	34.3454	-84.0594
4	Roundabout or traffic light would significantly improve the flow and safety of this intersection. I've seen numerous near-misses of collisions as while as heavy congestion from cars wanting to turn left from Dawson Forest Road E onto SR 53 as there are long periods without a break in traffic to make the turn safely	Safety Concern	12	0	34.35395	-84.032
5	Possible roundabout here to reduce congestion?	Congestion and Delay	12	2	34.36181	-84.048
6	Traffic lights with left turning arrows coming off harmony church onto 400 south. Extend left turning lane, most vehicles are turning south bound onto 400 off harmony church road.	Ideas and Suggestions	12	0	34.37897	-84.0243
7	The light needs to be extended for traffic going across from Lumpkin campground to Lumpkin campground. A green turn signal to go left on 53 West would be nice too. Traffic backs up to the church just to turn.	Ideas and Suggestions	12	0	34.36725	-84.041
8	Bike path from Veteran's Memorial Park to Downtown Dawsonville.	Bicycle	11	5	34.43772	-84.0992

ID	Comment	Type	Upvote	Downvote	Latitude	Longitude
9	This intersection needs a traffic light. It is dangerous pulling out of Thompson Road and Etowah River Road	Safety Concern	11	0	34.38506	-84.0754
10	Students need crosswalk	Safety Concern	11	0	34.41939	-84.1131
11	Need crosswalk (pref raised/speed table) for students crossing from DCHS to sidewalk on far side of Perimeter Rd.	Pedestrian	11	1	34.41563	-84.1052
12	Crossing of street by students is unsafe	Safety Concern	10	0	34.41813	-84.1139
13	Keep 400 North beautiful by planting wildflowers in median. Discourage building close to 400 with restrictions and landscape entries and exits as they've done south on 400 (areas near Alpharetta, south Cumming, etc.)	Ideas and Suggestions	10	0	34.38031	-84.0234
14	This pedestrian crosswalk is a huge safety concern it is placed where cars don't look or look its direction it is placed where cars don't slowdown so many almost people getting stuck needs to be moved or put up blinking lights with buttons to alert drivers prior to entering roundabout	Safety Concern	10	0	34.42135	-84.119
15	The traffic light when on Harmony Church Rd to turn onto Hwy 400 does not have a green left turn arrow and only has a blinking yellow arrow for left hand turns onto Hwy 400 South. There needs to be a green turn arrow to decrease congestion turning L onto 400s from Harmony Church Rd to decrease congestion for morning traffic.	Congestion and Delay	10	0	34.37907	-84.0241
16	A bike route connecting Dawson Forrest or Rock Creek Park to Downtown Dawsonville.	Bicycle	9	5	34.35422	-84.1142
17	Need dedicated turn R	Safety Concern	9	0	34.36777	-84.0403
18	Need a true frontage road through here that connects back to 53 vs driving every which way through the parking lot.	Ideas and Suggestions	9	1	34.36207	-84.0391
19	Crossing HWY53 traffic for left turn out of shopping centers is dangerous in this location. Often cars are backed up in parking lots. Recommend traffic light or extending the median for right hand turns only	Safety Concern	9	0	34.36556	-84.0384
20	4 ways stop light school traffic backs up a mile it's really getting bad all directions but perimeter backups are terrible you can sit there some mornings and afternoons 10 to 20 minutes	Safety Concern	9	0	34.42511	-84.1062

ID	Comment	Type	Upvote	Downvote	Latitude	Longitude
21	No commercial uses - create the scenic route into the city and north into the mountains.	Ideas and Suggestions	8	1	34.40202	-84.0977
22	Difficulty crossing downtown streets due to vehicle speeds, traffic calming or reduced speeds would be helpful for pedestrian safety.	Safety Concern	8	0	34.42141	-84.119
23	Consider a roundabout to eliminate the conflicting traffic and yield sign	Safety Concern	8	1	34.51196	-84.2271
24	Designate as Scenic Byway	Ideas and Suggestions	8	0	34.4273	-84.1857
25	Weird lane merging causes confusion	Safety Concern	8	0	34.34967	-84.0492
26	Slightly longer green light when turning from 53 onto 400.  At the continuous flow intersection, when turning left on 400 from 53, the crossover light (400N drivers turning left on 53) needs to last literally 7 seconds longer. That would clear all the traffic that turned left on 400 from 53. As is, it's easy to get caught at this crossover light if you don't hammer down!	Ideas and Suggestions	8	0	34.36303	-84.0362
27	Don't let Atlanta build a huge international airport here says no and get our land back	Ideas and Suggestions	8	0	34.39912	-84.1775
28	Right out only	Ideas and Suggestions	7	1	34.36522	-84.0388
29	Roundabout? The congestion here is always a pain	Congestion and Delay	7	3	34.36203	-84.0482
30	Lights when walking on sidewalks it is so dark in the area it is so unsafe	Safety Concern	7	0	34.42639	-84.1182
31	Entirety of Cowart Road is crumbling and full of potholes where a vehicle's right tires would normally track. The only way to avoid them is to drive down the middle of the road. There are also several spots where the road bed has sunk and where roots from nearby trees are lifting the pavement up.	Safety Concern	6	0	34.37111	-84.2315
32	Need sidewalks from Red Rider to Kroger Center. People walking on narrow ROW frequently is unsafe. Would provide connectivity between residential and commercial.	Pedestrian	6	4	34.34673	-84.0579
33	Need someway to address the congestion that builds up at this light during holiday traffic. It backs up the roundabout and turns a quick trip to Kroger to an hour-plus trip just to get through the light.	Congestion and Delay	6	1	34.35391	-84.0504
34	From this spot to the other end of Dawson Forest at Hwy 9, there are at	Safety Concern	6	0	34.3546	-84.053

ID	Comment	Type	Upvote	Downvote	Latitude	Longitude
	least 4 new neighborhoods being built. There are NO plans to either widen Dawson Forest, nor to even install center turning lanes into these neighborhoods. Frustratingly, the developers were not required to install these lanes into their developments, which has left this road increasingly dangerous. IMO, this is an increasing safety issue that needs to be addressed.					
35	High volume congestion during peak hours.	Congestion and Delay	5	0	34.37962	-84.0559
36	Shared parking and bike racks for pedestrians / visitors.	Ideas and Suggestions	5	4	34.42138	-84.1195
37	Evaluate reopening Etowah River Road to create a parallel satellite road to GA 400. May take some congestion off of Lumpkin Campground Road.	Ideas and Suggestions	5	3	34.40845	-84.0273
38	Very congested within the marketplace	Congestion and Delay	5	0	34.34989	-84.0507
39	Need to finish Perimeter Rd to connect to Hwy 53 W and eliminate tractor trailers coming through downtown.	Ideas and Suggestions	5	3	34.40811	-84.1177
40	This is always unnecessarily backed up. Turn on the GREEN ARROW at this traffic light	Congestion and Delay	5	0	34.36801	-84.0409
41	The green light here at Dawson Forest traveling West needs to be longer. There is constant traffic that bottle necks up to Power Center Drive because the green light is too short.	Ideas and Suggestions	5	0	34.35352	-84.0464
42	Reduce the speed limit on Lumpkin Campground In between Lee Castleberry and Dawson Forest. Put a round about at the intersection of Whitmire, Lumpkin Campground and Red Ryder. Fix Freeland rd onto Lumpkin Campground so people turning south on Lumpkin don't pull into north bound lane. Everything in between lee Castleberry and Dawson Forest is a freaking nightmare getting in and out.	Ideas and Suggestions	5	3	34.34807	-84.0572
43	Safety concern with traffic from Keith Evans and Bailey Water Roads not stopping. Numerous accidents at this location.	Safety Concern	4	0	34.48652	-84.171
44	Blind curves on Hubbard Rd. There has been a lot on houses built, there is a fire station on the road. A fire truck and SUV cannot meet in the curves without putting your car in the ditches. I have been told by the personnel that they will go around to avoid going down	Safety Concern	4	0	34.45693	-84.2558

ID	Comment	Type	Upvote	Downvote	Latitude	Longitude
	Hubbard road. Maintenance will come and put gravel / scrap the road and 1-2 months later that it needs it again. Wasted time and money.					
45	Yes! Also, get the bicycles OFF State Highways, make bike lanes. I've had to hit my brakes when coming around a curve, to avoid cyclists IN THE MIDDLE of my lane! 😡 😡 😡 It's a nightmare to drive around here.	Bicycle	4	2	34.50189	-84.2255
46	Etowah to County line keep 53 scenic	Ideas and Suggestions	4	1	34.38181	-84.0636
47	Hightower Hwy 53 intersection at peak traffic times, this intersection becomes blocked . Traffic wishing to turn left into Hightower from 53 builds and long lines of traffic they must cross builds back from the lights at Lumpkin Campground back to and sometimes beyond Brights Way	Congestion and Delay	4	2	34.36962	-84.042
48	Traffic on Hwy53 turning left into Sundown Way causing potential accidents on this fast (downhill) section of the roadway. Similarly traffic joining 53 from Sundown having to pick up sufficient speed to gain safe entry to 53. Line of sight is also not ideal.	Safety Concern	4	0	34.34644	-84.0251
49	Blind, tight and precipitous road curves, some with their superelevation sloping the wrong way producing dangerous traffic conditions for the multitudes of trailered boats and RV's heading for the launches and campground in War Hill Park. These dangers are doubled because this 4 mile road is both entry and exit for the cul-de-sac park as well as serving some 2000 residents living on this peninsula. Driveway cuts (many blind) on both sides of the road occur every few yards.	Safety Concern	4	0	34.3384	-83.9816
50	Lee Castleberry is very narrow and has some extreme grading. At the very least this road should have a shoulder added. But ideally it should be brought up to current standards to support the new developments and traffic to/from GA 400 and better access for pedestrian / bike traffic.	Safety Concern	4	3	34.33794	-84.0603
51	There are marking for this to be right turn in/out only. But it is often used for left turns in/out. This should be re marked for that usage or concern island added to prevent improper usage.	Safety Concern	4	0	34.35127	-84.0542



ID	Comment	Type	Upvote	Downvote	Latitude	Longitude
52	It seems this entrance should be left/right turn allowed and the other entrance to the south should be right turn only to reduce conflict with Freeland Rd traffic. Align Freeland Rd and Marketplace Blvd. Maybe add traffic light or roundabout, if feasible.	Ideas and Suggestions	4	3	34.34952	-84.0558
53	Or make other improvements to make this intersection safer and reduce congestion on Freeland Rd. Possibly a roundabout here? This is an awkward left hand turn from Shoal Creek onto Hwy 136. Not sure what all could be done here since the church and cemetery are close proximity to the road.	Ideas and Suggestions	4	0	34.4535	-84.1349
54	Improved skate park the money spent for this one is a joke When heading West on Hwy 53, and attempting to turn left into River Valley Rd (entrance to subdivision), I was struck from behind while sitting at complete stop, waiting for oncoming traffic to pass, so that I could turn left.	Ideas and Suggestions	4	0	34.41663	-84.1108
55	THE PROBLEM: They created a "parking lane" just to the right of that area. It is technically NOT a passing lane, but people use it as such, and when car behind whips around, 3rd car back doesn't see stopped car suddenly in front of them, nor have time to stop.	Safety Concern	3	0	34.38407	-84.0723
56	Limited sight distance to the north side pulling out of New Hope Road on to SR136	Safety Concern	3	0	34.49618	-84.1989
57	Right only out of back of mall	Safety Concern	3	1	34.35739	-84.0501
58	Transit stop for Mall	Public Transit	3	9	34.3591	-84.0493
59	create frontage road	Ideas and Suggestions	3	4	34.3667	-84.0404
60	Hwy 52 going towards Ellijay all the way to the county border needs to be replaced. I haven't been up that way since April, so please let me know if there has been any repairs.	Ideas and Suggestions	3	0	34.55376	-84.292
61	This should be a roundabout. A flashing yellow warning light and reduced speed limit will likely not slow down traffic enough to make this safe. Driving the speed limit or under thought this intersection already results in other drivers riding your bumper.	Safety Concern	3	1	34.3454	-84.0594

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62	Add roundabout. This is a very unsafe intersection with many accidents and close calls. Also, often congested on Whitmire Dr and southbound on LC Rd	Safety Concern	3	2	34.34565	-84.0594
63	Make this a 4 way stop. It is currently a 3 way stop but many drivers already treat it like a 4 way stop.	Safety Concern	3	0	34.35046	-84.0465
64	Work with Forsyth County to provide pedestrian access / greenway type trail along Hopewell Rd / Lumpkin Campground Rd. Over the past several years there is an increase in bike and pedestrian access on this corridor but it is not very safe for that usage as is.	Pedestrian	3	1	34.3345	-84.0662
65	As housing increases on Dawson Forest, something is needed to help with traffic congestion at the school when turning left from Grizzle Rd.	Congestion and Delay	3	0	34.35359	-84.0839
66	It would be nice to be able to get a few cars through this light without having to punch it. After sitting at the light turning South onto 400 from 53 it is irritating to be immediately stopped at that first light. Maybe 1 car gets through the green and another 1/2 will run the light making it also very dangerous.	Congestion and Delay	3	0	34.36198	-84.0384
67	Can we not get more of these cheaply built eye sore subdivisions in Dawsonville please!!! Please approve better looking houses. One company owns almost have of these and rents them out. How is that helping our community but adding tax dollars. Dawsonville will be trash if they keep putting these kinds of houses in.	Ideas and Suggestions	3	0	34.41018	-84.1148
68	Poor drivers from Retail (outlet mall) and Was-Mart retail center;	Safety Concern	2	2	34.35644	-84.0446
69	Close access from Goodwill to 53 Rideshare parking lot, or shared parking for pedestrians.	Public Transit	2	9	34.42138	-84.121
70	Enhance and widen Couch Road to allow a better southbound access to Kilough Church Road	Ideas and Suggestions	2	1	34.36193	-84.0242
71	Yes, Dawson County and the city of Dawsonville need to work with GDOT to implement features to make vehicles going through the city slow down and look for pedestrians. Drivers will blow through the old courthouse roundabout like it's nobody's business. And yet, some of downtown's most popular shops and the BBQ truck are right by that roundabout.	Safety Concern	2	0	34.42141	-84.119

ID	Comment	Type	Upvote	Downvote	Latitude	Longitude
72	or a roundabout that would be less of an impediment to the busier Hwy 53 and still allow Thompson Rd/ Etowah River Rd traffic to filter in swiftly and safely.	Safety Concern	2	1	34.38506	-84.0754
73	Synchronized traffic lights along the commercial corridor might help ease the congestion. Currently getting through one light only to be held up at the next compounds the congestive ripple.	Congestion and Delay	2	0	34.34433	-84.0483
74	Traffic backs up into roundabout from Chick-fil-A drive-thru.	Congestion and Delay	2	0	34.35626	-84.0442
75	A right turn lane onto Jenkins. I can't tell you the amount of people that will cross the double line to go around me while I turn on this street. Just because they don't want to wait.	Safety Concern	2	0	34.38541	-84.1247
76	3 way stop or a big mirror so we can see over this hill. I've almost been hit crossing to Irvin more times than I like. It's not safe.	Safety Concern	2	0	34.38389	-84.1171
77	This intersection would be a good candidate for a "Turbo Roundabout". Keep traffic moving on 53 and provide easy movement to/from LC Road. Otherwise additional lanes need to be added with better timing for the traffic lights.	Congestion and Delay	2	1	34.36726	-84.0408
78	Not sure the solution for this other than a redesign. But maybe painting arrows in the lanes to make it clear which lane goes where could help things. It is very strange in its current design and not clear at first what lane is going where.	Safety Concern	2	0	34.34967	-84.0492
79	Move Harmony Church / LC Rd / GA 400 Interchange/Intersection to this area so the cross road can be at 90 degrees instead of current extreme angles. This could be apart of any project that would go on the parcel on the east side of 400.	Ideas and Suggestions	2	1	34.38277	-84.0235
80	I know I'll be in the minority here, but a roundabout needs to be installed here. I've been on Dawson Forest for 18 years, and I constantly hear traffic speeding along this straight section of the road. A roundabout would not only slow the traffic down here, but it would create a safe entry/exit point for anyone pulling out from the school, the new neighborhood, and Grizzle Rd.	Congestion and Delay	2	1	34.35359	-84.0839
81	No more left turns on GW Taffer. Motorists try to take this shortcut and	Ideas and Suggestions	2	3	34.35494	-84.0556

ID	Comment	Type	Upvote	Downvote	Latitude	Longitude
	often bottleneck traffic behind them on Dawson Forest.					
82	There should be a left turn/straight combo marker on the road and not a designated left turn only option. If you want to go straight across up toward Publix you block anyone trying to turn right. Many more cars turn right or go straight across than go left from here. It is very frustrating and causes a lot of congestion.	Congestion and Delay	2	0	34.35351	-84.044
83	Perimeter & JC Burt needs a round about at 9. People on Perimeter turning left on hwy 9 do not follow the 4 way stop rule that whoever stops first does first. They just take their chances. Also, there is a little hill on 9 & you can't see these cars coming at a distance. We need some form of traffic control here, whether it's a round about or light...something.	Safety Concern	2	0	34.40794	-84.1168
84	conflict with student activities	Safety Concern	1	7	34.41318	-84.1055
85	Absolutely needed. It is a nightmare MVA between cars and Big Rigs waiting to happen 😞 😞	Safety Concern	1	0	34.51196	-84.2271
86	Closing East bound access to Hwy 53 will finish off the businesses left in the Goodwill / Ingles shopping center.	Safety Concern	1	0	34.35644	-84.0446
87	Absolutely! It's either a giant game of traffic chicken there or a bad accident waiting to happen.	Safety Concern	1	0	34.35344	-84.0439
88	Right In. Right Out only from mall	Ideas and Suggestions	1	0	34.35851	-84.0499
89	Definitely need left turn arrows primarily in the morning & afternoon.	Congestion and Delay	1	0	34.36726	-84.0408
90	Hazardous curve. Line of sight somewhat limited. Industrial vehicles, large trucks carrying earth moving equipment etc. turn here to leave or reach their depot on Liberty Church Rd.	Safety Concern	1	0	34.34406	-84.0075
91	Seek road access (in conjunction with Forsyth Co) from Hwy53 E to this 267 acre Corps of Engineers lake parkland as a more suitable and safe location to develop an full service RV Campground, rather than continuing to pressure for this type of development in War Hill Park.	Ideas and Suggestions	1	3	34.33722	-83.9961
92	more lanes	Congestion and Delay	1	1	34.36726	-84.0408
93	Post speed limit sign on Cothran Road. (There is one on Etowah River Road	Safety Concern	1	0	34.41556	-84.031

ID	Comment	Type	Upvote	Downvote	Latitude	Longitude
	when traveling in the opposite direction).					
94	No one yields at this yield sign. Something is needed here but I have almost been hit too many times by people not yielding or even looking. And people will virtually stop to try to figure out which lane and where to go causing back ups and people having to swerve to miss confused drivers. I agree with unsure of a solution, but hopefully there's an engineer somewhere that has a better solution.	Safety Concern	1	1	34.42121	-84.1168
95	There is no safety concern here. The people who put the safety concern at this roundabout are people who are scared to drive or don't know how to drive	Safety Concern	1	0	34.34967	-84.0492
96	Agreed. I was always surprised this light was even installed so close to the roundabout, but it is what it is. One thing is the green light on Dawson Forest does not last long enough, especially on the evenings and weekends. I think extending the light would at least help some	Congestion and Delay	1	9	34.42119	-84.1191
97	Close the LCR end of Red Rider and make it a cul-de-sac. Route all of the Black Mill Preserve traffic to DFR or onto Freeland.	Congestion and Delay	1	1	34.35391	-84.0504
98	This would very detrimental and increase traffic on Couch Rd. which has several horse pastures and a farm essentially creating a cut through and a better race track for those who are already using it for that. This is a HORRIBLE idea for the animals and for the residents on Couch Rd. & for the residents on/off Kilough Church Rd. This would only benefit the school traffic which is minimal and they don't live here. Just leave some more rural and beautiful roads alone please!	Ideas and Suggestions	1	5	34.34737	-84.0635
99	Street lights are needed along 400 starting from Browns Bridge all the way up. It is so dark it is difficult to see. I thought those giant ugly silver poles would at least get lights but it didn't happen.	Ideas and Suggestions	1	0	34.36193	-84.0242
100	I have seen many wrecks at this intersection. Some have appeared to be quite bad. Each left turn lane needs a light with an arrow for turning and no left turn allowed when oncoming traffic has a green light. It would be helpful if	Safety Concern	1	5	34.3715	-84.0299
101		Ideas and Suggestions	1	0	34.37897	-84.0243



ID	Comment	Type	Upvote	Downvote	Latitude	Longitude
	the intersection could be reworked to have Lumpkin Campground come straight onto 19. Taking the angle out would help too. Thank you.					
102	Agree there needs to be dedicated turn signal at intersection to allow traffic flow better. Turn left onto 400 South or left on 400 north gets backed up.	Ideas and Suggestions	1	0	34.37897	-84.0243
103	This intersection at 183 and Bailey Waters is becoming dangerous along with Bailey Waters and 136. Both intersection could greatly benefit from roundabouts that would slow traffic down in all directions approaching the roundabout.	Ideas and Suggestions	1	1	34.49484	-84.1761
104	400 needs a upgrade like GA 316! 400 as a at grade hwy intersections has become congested a functionally obsolete with our tremendous growth! The rest of 400 needs a freeway upgrade!	Congestion and Delay	1	1	34.3324	-84.0545
105	Change the speed limit at that area and enforce it	Safety Concern	1	0	34.33578	-84.0212
106	No more cookie cutter monopoly houses. They are an eyesore. New construction and people are coming so let's create an environment and county that is lovely and a place people will enjoy living in.	Ideas and Suggestions	1	0	34.41165	-84.1161
107	Rideshare parking on Dawson Forrest property.	Public Transit	0	11	34.35216	-84.1233
108	The stop sign at the intersection of Thompson Bridge & 53 is very difficult to see. A number of accidents, including fatalities, have occurred at this location. The placement of the sign contributes to the difficulty, as does the fact that it's at the crest of a hill. Please consider putting some sort of indicator, warning drivers that they are approaching a stop sign. This is especially important for our less experienced drivers & those unfamiliar with the area.	Safety Concern	0	0	34.38064	-83.876
109	Yes! Also, get the bicycles OFF State Highways, make bike lanes. I've had to hit my brakes when coming around a curve, to avoid cyclists IN THE MIDDLE of my lane! 😡 😞 😞 It's a nightmare to drive around here.	Bicycle	0	0	34.43772	-84.0992
110	Add Traffic light at this intersection.	Safety Concern	0	0	34.48652	-84.171
111	Grizzle direct to 400	Ideas and Suggestions	0	1	34.36179	-84.0473

ID	Comment	Type	Upvote	Downvote	Latitude	Longitude
112	Taffer to 400 - behind last wing of outlet mall	Ideas and Suggestions	0	1	34.35965	-84.0496
113	I would agree with functioning left turn arrows off of Lumpkin Campground Road in either direction onto 53. Currently the arrows flash yellow.	Congestion and Delay	0	0	34.36726	-84.0408
114	A flashing yellow light will have little impact on the speed of motorists traveling North on LC. The addition of rumble strips AND a flashing yellow light might get a drivers attention.	Safety Concern	0	1	34.3454	-84.0594
115	Needs a turn lane or a lane for bypassing a car making a left turn. Probable accident area because of oncoming traffic or traffic going in westward direction.	Safety Concern	0	0	34.39902	-84.0965
116	Terrible congestion in this area, both north and south of this spot.	Congestion and Delay	0	0	34.34873	-84.0479
117	You need to blacktop that road. As is, you slide around on the gravel on those curves.	Safety Concern	0	0	34.45693	-84.2558
118	Getting very busy-add more lanes.	Congestion and Delay	0	1	34.36726	-84.0408
119	Tight busy intersection with the new Dollar General, North Gate Strip Center with several active store fronts and the busiest entry AND exit into Big Canoe (north Gate) for residents, vendors, contractor, and residents Blackwell Creek (that have multiple owners of shared lots in Big Canoe accessing for amenities). Trash facility entry for residents. Hubbard Road is used to access to the Big Canoe Community Garden (by fire station), new homes, dog kennel , 2 storage unit facilities...	Safety Concern	0	0	34.45756	-84.2607
120	good idea	Ideas and Suggestions	0	0	34.40845	-84.0273
121	needs more than discouraging. we need specific regulations or it will look like ga 400 around 53 el jinete, motel, etc,- buffer made of weeds and mud!	Ideas and Suggestions	0	0	34.38031	-84.0234
122	Drop speed limit to 45 and enforce it on 53	Safety Concern	0	0	34.38506	-84.0754
123	Blind curve. Cars are traveling the speed limit (55 MPH) or faster in a curve that has very limited sight distance. The curve is also banked so naturally cars may drift into other lane. There's has been multiple accidents here with many fatalities. There is a business entrance and residential driveways in this curve.	Safety Concern	0	0	34.33578	-84.0212

ID	Comment	Type	Upvote	Downvote	Latitude	Longitude
124	Traffic on Hwy 53 west bound backs up to War Hill Church daily.	Congestion and Delay	0	0	34.34032	-84.0228
125	Dangerous area because of a hump in the road that causes limited sight distance. Accidents occur almost weekly here. At the minimum this stretch needs to be a reduced speed limit, not 55MPH, because of church/school zone.	Safety Concern	0	0	34.3344	-84.0187
126	Sorry I meant *repaved	Ideas and Suggestions	0	0	34.55376	-84.292
127	I have personally never seen the green arrow at this light. If it was functional, the congestion might not be as bad.	Congestion and Delay	0	0	34.36726	-84.0408
128	A roundabout here would be much better than the very strange 4 way stop with turn lanes. So many close calls here with drivers that are impatient and others (myself include) that are not clear on the order to go when there is traffic using turn lanes and main lanes at the same time.	Congestion and Delay	0	1	34.36181	-84.048
129	Bring Tesla Supercharger to the mall. Would be great for locals and people traveling. Current charging is not great.	Ideas and Suggestions	0	1	34.35549	-84.0501
130	Extend Hightower Pkwy to Lumpkin Campground. Move access to Medical offices on west side of 53 to use this new section of Hightower. Add traffic light or roundabout to this intersection.	Ideas and Suggestions	0	4	34.36978	-84.042
131	100% this needs to be a roundabout	Congestion and Delay	0	1	34.36181	-84.048
132	This intersection needs a red light. Especially once everyone moves into the new apartments/townhomes behind CVS.	Ideas and Suggestions	0	0	34.36522	-84.0388
133	Turning left out of this shopping center is a pain in the ass	Congestion and Delay	0	0	34.36543	-84.0386
134	There has got to be an adjustment made here, whether traffic light or round about. The widening of 53 with the addition of the center turning lane only made this intersection worse. There is a deputy often at this intersection watching and I'm sure they see some close calls. It is near impossible to make a left turn from either of these roads onto 53. There have already been numerous accidents and some deaths here. Please do something to make this intersection safer!	Safety Concern	0	0	34.38506	-84.0754
135	Straighten the road and relocate, perhaps other side of lumber store	Ideas and Suggestions	0	0	34.4535	-84.1349

ID	Comment	Type	Upvote	Downvote	Latitude	Longitude
136	A yellow flashing light will have little impact IMO. This intersection can only be made safe by a roundabout.	Safety Concern	0	1	34.3454	-84.0594
137	Yes, a roundabout is needed. Traffic backs up so far on Lumpkin Campground now, and the 4-way stop bottlenecks it all up.	Congestion and Delay	0	1	34.36181	-84.048
138	This is private property, the mall would be in charge of any Superchargers. I agree this road needs to be done.	Ideas and Suggestions	0	0	34.35549	-84.0501
139	Gilmer did theirs two years ago. It's a heavily traveled road.	Ideas and Suggestions	0	0	34.55376	-84.292
140	Roundabout or light. Evening traffic backs up, and dangerous for those who don't see stop sign. Especially in the AM with families traveling to day care.	Congestion and Delay	0	1	34.36203	-84.0482
141	These giant blinking lights are dangerous. They hurt my eyes and distract from looking at the road by drawing attention to them. They are also medically dangerous and can actually cause seizures.	Ideas and Suggestions	0	1	34.37897	-84.0243
142	These giant blinking lights are medically dangerous and can cause seizures. They distract by pulling focus to them and off the road and personally they hurt my eyes.	Safety Concern	0	4	34.37891	-84.0241
143	Add a No Jake Braking sign to reduce truck noise	Ideas and Suggestions	0	3	34.41006	-84.1046
144	Fill in pothole at the crest of the blind hill. Drivers have to go into oncoming traffic to avoid it.	Safety Concern	0	0	34.38764	-83.9965
145	It's really bad they need to redo it asap! Someone is going to end having a blowout or wreck! Some pretty gnarly stretches between Gilmer County line and 183.	Ideas and Suggestions	0	0	34.55376	-84.292
146	This should be a utmost high risk danger issue in this county and receive top priority! I've seen too many wrecks and have had close calls! There needs to be a stop sign in the interim until they can construct a roundabout or put a stoplight there.	Safety Concern	0	1	34.3454	-84.0594
147	This will be going through our neighborhood. How will this make it safer for us? I thought we were only getting a roundabout. I already see tractor trailers running the red light at 53 and perimeter rd, so will they be plowing over us trying to get out of our street. Please explain this logic. Thank you.	Ideas and Suggestions	0	0	34.40811	-84.1177
148	Where will it go and whose land will the county have to take to build it?? 🤔	Ideas and Suggestions	0	0	34.40811	-84.1177

ID	Comment	Type	Upvote	Downvote	Latitude	Longitude
149	There are dozens of people who walk on Hwy 9 south of oldtown all the way to perimeter road. We need sidewalks! Sidewalks should be everywhere within the city limits. Someone's going to get hit one day especially when they pedestrians walk at night to/from town in the dark.	Pedestrian	0	0	34.41441	-84.1187
150	Make Harmony Church and Kilough connected for school traffic to avoid 400.	Congestion and Delay	0	3	34.38063	-84.0066
151	Downton Development Authority owns on the other end of JC Burt road, and then there is undeveloped land all the way to HWY 53 to make the road. Having a road through that land should make it more valuable to the current land owner.  As for the subdivision, concerns are a valid, but there is dire need for a Perimeter Rd to get unnecessary congestion, mainly tractor trailers, out of the downtown area. Then downtown could be developed into a more friendly place to shop, eat, etc.	Ideas and Suggestions	0	1	34.40811	-84.1177
152	Need a sign to slow down as heading east on 136 approaching Riverbend and 400. Very dangerous now for traffic exiting Riverbend. Could use sign in other direction between 400 and Riverbend as well.	Safety Concern	0	0	34.40397	-84.0147
153	Roundabout is very much needed at this intersection. I've seen many accidents here.	Safety Concern	0	0	34.48652	-84.171
154	Agreed a very dangerous intersection. Can a traffic circle be considered here?	Safety Concern	0	0	34.38064	-83.876
155	Less mowing required will help maintenance budget	Ideas and Suggestions	0	0	34.38031	-84.0234
156	Please repair holes at 53 and Kilough Church rd. Drivers swerving to miss potholes	Safety Concern	0	0	34.382	-84.0246
157	This is a major congestion concern for drivers and it only appears to be getting worse. I agree to opening up Etowah River Road or other roads to help take congestion off Lumpkin Campground Road.	Ideas and Suggestions	0	0	34.40845	-84.0273
158	A friend of mine said it took her six lights to turn off Harmony Church Rd onto 400 S last Friday. This was at 5:00 pm on a weekday, so traffic was beginning to peak. A green arrow is a no brainer and would make this	Congestion and Delay	0	0	34.37907	-84.0241



ID	Comment	Type	Upvote	Downvote	Latitude	Longitude
159	intersection safer as people push that red light all the time. Shoal Creek need to reconstructed and widened. The FDR process that the county has used recently would work best to safe this road up.	Safety Concern	0	0	34.4367	-84.1318
160	GDOT needs to be fast tracking a widening project from Byrds to 400. This corridor needs to increase its capacity.	Congestion and Delay	0	0	34.36948	-84.0435
161	GDOT needs to remove the white edge line rumble strips!!	Ideas and Suggestions	0	0	34.49544	-84.1983
162	If the right hand lane on Lumpkin Campground going south were a right turn lane only onto 53 west, it would alleviate the backup and allow the traffic on the other side to not back up waiting for the cars to go straight through. Agreed a left turn signal on the northbound side would help a lot. I can't understand why when we can turn right on red this is not taken advantage of!	Ideas and Suggestions	0	0	34.36725	-84.041
163	And when going south on 400, the light turns green only to have you wait at the next light until the traffic backs up through the intersection behind you, before it turns green. It seems like every light is timed to stop you or slow you down, instead of letting the traffic move.	Congestion and Delay	0	0	34.36198	-84.0384

## Transportation Element Appendix B – Comprehensive List of Project Concepts

The following project concepts were sourced from the public engagement process, as well as through discussions with the Steering Committee and Dawson County staff. As the county pursues additional funding for planning, design, engineering, and construction, the following list should be evaluated as a resource for future project concepts and priorities.

**Table B-1 – Additional Project Concepts**

Location	Project Suggestion	Category	Source
SR 53	Widen SR 53, capacity increases	Capacity	Social Pinpoint Interactive map
Shoal Creek Road	Reconstruct Shoal Creek Road - Safety and widening	Maintenance/Reconstruction	Social Pinpoint Interactive map
Intersection of Kilough Church Road and SR 53	Resurface Kilough Church Road	Maintenance/Reconstruction	Social Pinpoint Interactive map
SR 136 near River Bend Road	Signage improvements along SR 136 - sight distance, speed reminders	Safety	Social Pinpoint Interactive map
Intersection of Perimeter Rd/JC Burt Rd and SR 9	Roundabout at Perimeter Road and JC Burt Road	Intersection Improvements	Social Pinpoint Interactive map
East of SR 400	New road connection between Harmony Church Road and Kilough Church Road; parallel route	New Roadway	Social Pinpoint Interactive map
SR 9 between downtown Dawsonville and Perimeter Road	Sidewalks along SR 9	Bicycle/Pedestrian	Social Pinpoint Interactive map
Various	Stricter development standards for new construction	Development standards/Housing	Social Pinpoint Interactive map
SR 400	Upgrade and increase functional class on SR 400	Capacity	Social Pinpoint Interactive map
Bailey Waters Road and SR 136	Roundabout at intersection of Bailey Waters Road and SR 136	Intersection Improvements	Social Pinpoint Interactive map
Grant Ford Drive	Resurface Grant Ford Drive	Maintenance/Reconstruction	Social Pinpoint Interactive map
SR 53	No Truck Braking signage along SR 53	Safety	Social Pinpoint Interactive map
Harmony Church Road and SR 400	Intersection and signal improvements at intersection of Harmony Church Road and SR 400 (green left arrows, specifically)	Intersection Improvements	Social Pinpoint Interactive map
intersection of Perimeter Rd and SR 9	Intersection /signal improvements at intersection of Perimeter Rd and SR 9	Intersection Improvements	Social Pinpoint Interactive map
Perimeter Rd	Pedestrian lighting improvements along Perimeter Rd	Bicycle/Pedestrian	Social Pinpoint Interactive map

Location	Project Suggestion	Category	Source
Intersection of Lumpkin Campground Rd and SR 53	Intersection/signal improvements at intersection of Lumpkin Campground Rd and SR 53 (left turn arrows, turn lanes, potential roundabout)	Intersection Improvements	Social Pinpoint Interactive map
Intersection of Dawson Circle and Dawson Forest Rd	Signal improvements at intersection of Dawson Circle and Dawson Forest Rd	Intersection Improvements	Social Pinpoint Interactive map
Intersection of Lumpkin Campground Road and SR 400	Intersection improvements at intersection of Lumpkin Campground Road and SR 400 (left turn lane extension from Harmony to SR 400)	Intersection Improvements	Social Pinpoint Interactive map
Intersection of Dawson Forest Road East and SR 53	Roundabout or signal at Dawson Forest Road East and SR 53	Intersection Improvements	Social Pinpoint Interactive map
Allen St	Midblock crossings across Allen St near Dawson County Junior High	Bicycle/Pedestrian	Social Pinpoint Interactive map
Intersection of Thompson Road/Etowah River Rd and SR 53	Roundabout or signal at intersection of Thompson Road/Etowah River Rd and SR 53	Intersection Improvements	Social Pinpoint Interactive map
Intersection of Whitmire Dr/Red Rider Rd and Lumpkin Campground Rd	Intersection improvements at Intersection of Whitmire Dr/Red Rider Rd and Lumpkin Campground Rd (sight distance warnings, transverse rumble strips, etc.)	Intersection Improvements	Social Pinpoint Interactive map
Intersection of SR 53/E 4th St/Dahlonega St	Pedestrian safety improvements at intersection of SR 53/E 4th St/Dahlonega St	Bicycle/Pedestrian	Social Pinpoint Interactive map
Intersection of Perimeter Road and Rand Way	Pedestrian crosswalk across Perimeter Road at Rand Way intersection	Bicycle/Pedestrian	Social Pinpoint Interactive map
SR 400	Beautification of SR 400 (wildflowers in median), restrictions on building close to SR 400	Beautification	Social Pinpoint Interactive map
Intersection of Dawson County Industrial Park/Grizzle Road and Lumpkin Campground Rd S	Roundabout at intersection of Dawson County Industrial Park/Grizzle Road and Lumpkin Campground Rd S	Intersection Improvements	Social Pinpoint Interactive map

Location	Project Suggestion	Category	Source
SR 53 between Allen St and Main St	Pedestrian safety improvements along SR 53 between Allen St and Main St	Bicycle/Pedestrian	Social Pinpoint Interactive map
Intersection of Medical Center Drive and SR 53	Intersection improvements at intersection of Medical Center Drive and SR 53 (right turn lane, signal)	Intersection Improvements	Social Pinpoint Interactive map
Intersection of SR 53 and Lumpkin Campground Rd	Right turn lanes on Lumpkin Campground Road at intersection with SR 53	Intersection Improvements	Social Pinpoint Interactive map
Intersection of SR 53 and SR 400	Signal timing improvements at intersection of SR 53 and SR 400	Intersection Improvements	Social Pinpoint Interactive map
Dawson Xing	Lane striping along Dawson Xing	Maintenance/Reconstruction	Social Pinpoint Interactive map
Main Street Park	Skate Park improvements	Parks	Social Pinpoint Interactive map
SR 53	Designate as scenic route heading north	Aesthetics	Social Pinpoint Interactive map
Cowart Road	Repave/widen Cowart Road	Maintenance/Reconstruction	Social Pinpoint Interactive map
Various - Downtown Dawsonville	Traffic calming, speed reductions to improve pedestrian safety	Safety	Social Pinpoint Interactive map
SR 9/Bannister Road	Bikeway along SR 9 between Dawson Forest Road W and Martin Road near Rock Creek Park	Bicycle/Pedestrian	Social Pinpoint Interactive map
Shadwood Place	Rideshare parking on Dawson County property	Parking	Social Pinpoint Interactive map
SR 9	Bikeway along SR 9 between Recreation Road and downtown Dawsonville	Bicycle/Pedestrian	Social Pinpoint Interactive map
Main Street	Rideshare parking lot near Harry Melling St	Parking	Social Pinpoint Interactive map
Main Street	Rideshare/multimodal parking on empty lot between W 2nd St and Raymond Parks St	Parking	Social Pinpoint Interactive map
Etowah River Road	Re-open, widen, repave as parallel route to SR 400	Maintenance/Reconstruction	Social Pinpoint Interactive map
Intersection of Elliot Family Parkway (SR 183) and SR 183/136	Roundabout at intersection of Elliot Family Parkway (SR 183) and SR 183/136	Intersection Improvements	Social Pinpoint Interactive map
Couch Road	Widen Couch Road between SR 53 and Kilough Church Road	Maintenance/Reconstruction	Social Pinpoint Interactive map
Hubbard Road	Repave/widen Hubbard Road to improve emergency vehicle access	Maintenance/Reconstruction	Social Pinpoint Interactive map

Location	Project Suggestion	Category	Source
SR 9 between Dawson Forest Road and Taffer Rd	Right turn only out of mall parking lots	Access Management	Social Pinpoint Interactive map
Lumpkin Campground Rd S	Transit stop for mall	Transit	Social Pinpoint Interactive map
Intersection of SR 53 and Medical Center Dr	Right out only onto SR 53	Access Management	Social Pinpoint Interactive map
SR 53 between SR 9 and SR 400	Frontage road on south side of SR 53	Access Management	Social Pinpoint Interactive map
New Road - Extension to Taffer Rd	Extend Taffer Road to connect with SR 400	New Roadway	Social Pinpoint Interactive map
Intersection of Hightower Parkway and SR 53	Extend Hightower Parkway to Lumpkin Campground Road/SR 9, roundabout at new intersection	New Roadway	Social Pinpoint Interactive map
SR 53 near Sundown Way	Advanced intersection warning signs approaching Sundown Way on SR 53	Safety	Social Pinpoint Interactive map
SR 53 near Buddy Burt Road	Turn lanes to access Buddy Burt Road	Capacity	Social Pinpoint Interactive map
Red Rider Road/Freeland Road/SR 9	Sidewalks on Red Rider Road/Freeland Road/SR 9	Bicycle/Pedestrian	Social Pinpoint Interactive map
War Hill Park Road	Add sight distance signage	Safety	Social Pinpoint Interactive map
Near the Reserve Club and Marina at Lake Lanier	Develop new RV park in partnership with Army Corps of Engineers	Parks	Social Pinpoint Interactive map
SR 400	Signal timing improvements along corridor	Intersection Improvements	Social Pinpoint Interactive map
SR 9/Lumpkin Campground Road	Widen	Capacity	Social Pinpoint Interactive map
SR 53	Reduce speed limit to 45 MPH	Safety	Social Pinpoint Interactive map
Cothran Road	Install speed limit signage	Safety	Social Pinpoint Interactive map
SR 53	Install driveway warning signs between Blue Ridge Overlook and Old Taylor Road	Safety	Social Pinpoint Interactive map
Perimeter Rd	Complete Perimeter Road loop around Dawsonville	New Roadway	Social Pinpoint Interactive map
SR 53	Speed reductions where necessary because of sight distance issues	Safety	Social Pinpoint Interactive map
Intersection of SR 9 and Jenkins Road	Right turn lane on SR 9 to access Jenkins Road	Capacity	Social Pinpoint Interactive map



Location	Project Suggestion	Category	Source
Intersection of Irvin Dr/Jenkins Road/Norma Rd	Stop control	Intersection Improvements	Social Pinpoint Interactive map
Intersection of Harmony Church Road and SR 400	T-up intersection	Intersection Improvements	Social Pinpoint Interactive map
Hopewell Road/Lumpkin Campground Rd	Install sidepath/greenway along Hopewell Road/Lumpkin Campground Road	Bicycle/Pedestrian	Social Pinpoint Interactive map
Lee Castleberry Road	Install shoulders, bike/ped facilities	Bicycle/Pedestrian	Social Pinpoint Interactive map
Intersection of SR 53 and Medical Center Drive	install signal?	Intersection Improvements	Social Pinpoint Interactive map
Intersection of Freeland Rd and Marketplace Blvd	T-up these two intersections	Intersection Improvements	Social Pinpoint Interactive map
Intersection of Shoal Creek Road and SR 136	Install roundabout at intersection of Shoal Creek Road and SR 136; t-up approach	Intersection Improvements	Social Pinpoint Interactive map
Intersection of Grizzle Road and Dawson Forest Road	Intersection improvements at intersection of Grizzle Road and Dawson Forest Road (signal, roundabout)	Intersection Improvements	Social Pinpoint Interactive map
Intersection of Marketplace Parkway and Dawson Forest Road East	Signal timing improvements at intersection of Marketplace Parkway and Dawson Forest Road East	Intersection Improvements	Social Pinpoint Interactive map
Dawson Forest Road	Install turn lanes where needed	Capacity	Social Pinpoint Interactive map
Intersection of Power Center Dr and Dawson Forest Rd	Restripe southbound lanes on Power Center Dr to have a right turn only lane and a left/thru lane	Intersection Improvements	Social Pinpoint Interactive map
SR 400	Lighting improvements along SR 400	Safety	Social Pinpoint Interactive map
SR 400, South of Dawson Forest Rd	Widen into median - congestion relief (short term)	Capacity	Dawson County Staff
Azalea Drive	Pave gravel road from Hugh Stowers Rd to dead end	Reconstruction/Resurfacing	Dawson County Staff
Blue Ridge Overlook	Widen and resurface SR 53 to Forsyth County line	Plans/Studies	Dawson County Staff
Buck Trail	Pave gravel road from New Bethel Church Road to cul-de-sac	Reconstruction/Resurfacing	Dawson County Staff
Burt Creek Road	Resurface county lot near SR 136	Reconstruction/Resurfacing	Dawson County Staff

Location	Project Suggestion	Category	Source
Cedar Ridge Road	Pave gravel road from Hugh Stowers Rd to cul-de-sac	Reconstruction/Resurfacing	Dawson County Staff
Clayton Wallace Road	Pave gravel road from Kilough Church Road to dead end	Reconstruction/Resurfacing	Dawson County Staff
Coltrane Road	Full Depth Resurfacing from Kelly Bridge Road to Forsyth County Line	Reconstruction/Resurfacing	Dawson County Staff
Cowart Road	Full Depth Resurfacing from SR 53 to 4-way stop	Reconstruction/Resurfacing	Dawson County Staff
Crane Road	Resurface from SR 136 to April Trace and Fern Valley Road	Reconstruction/Resurfacing	Dawson County Staff
Dean Couch Road	Pave gravel road from Nix Bridge Road to Lula Garrett Road	Reconstruction/Resurfacing	Dawson County Staff
Diane Circle	Pave Gravel Road at Dogwood Lane	Reconstruction/Resurfacing	Dawson County Staff
Downtown By-Pass (south connector)	New Road	Plans/Studies	Dawson County Staff
Elliot Road	Widen, resurface, add drainage from SR 53 to Sunset Rd.	Plans/Studies	Dawson County Staff
Emmett Drive	Pave gravel road from Moss Overlook Drive to cul-de-sac	Reconstruction/Resurfacing	Dawson County Staff
Etowah River Road	Full depth resurfacing from SR 53 to Cothran Road	Reconstruction/Resurfacing	Dawson County Staff
Fausetts Lake Road	Pave gravel road to SR 136	Reconstruction/Resurfacing	Dawson County Staff
Fern Valley	Pave all 15 roads in Fern Valley	Reconstruction/Resurfacing	Dawson County Staff
Frank Bruce Road	Full depth resurfacing from SR 9 to Seed Tick Road	Reconstruction/Resurfacing	Dawson County Staff
Grant Road East	Pave gravel road from Harmony Church Road to SR 400	Reconstruction/Resurfacing	Dawson County Staff
Grizzle Road	Full depth resurfacing from Hugh Stowers Rd to Dawson Forest Road	Reconstruction/Resurfacing	Dawson County Staff
Hampton Drive	Pave gravel road from Jenkins Road to House #21	Reconstruction/Resurfacing	Dawson County Staff
Hanging Dog Road	Pave gravel road from Grizzle Road to cul-de-sac	Reconstruction/Resurfacing	Dawson County Staff
Indian Cove Drive	Resurface from Barker Road to the loop	Reconstruction/Resurfacing	Dawson County Staff
Keith Evans Road	Full depth resurfacing from Sr 136 to SR 183	Reconstruction/Resurfacing	Dawson County Staff
Laurel Lane	Pave gravel road from Hugh Stowers Road to dead end	Reconstruction/Resurfacing	Dawson County Staff
Little Mountain Road	Full depth resurfacing from SR 136 to end of pavement	Reconstruction/Resurfacing	Dawson County Staff
Longview Drive	Full depth resurfacing from Shadow Lane to loop	Reconstruction/Resurfacing	Dawson County Staff

Location	Project Suggestion	Category	Source
Needham Road	Resurface from Kelly Bridge Road to Forsyth County Line	Reconstruction/Resurfacing	Dawson County Staff
New Hope Road	Full depth resurfacing from SR 136 to Bailey Waters Road	Reconstruction/Resurfacing	Dawson County Staff
North Chestatee Point	Resurface to Chestatee Point	Reconstruction/Resurfacing	Dawson County Staff
Old Henry Grady Road	Full depth resurfacing to SR 136	Reconstruction/Resurfacing	Dawson County Staff
Patton Drive	Pave gravel road from Hugh Stowers Road to dead end	Reconstruction/Resurfacing	Dawson County Staff
Rainbow Lake Drive	Pave gravel road from Sweetwater Juno Road to Victor Lane	Reconstruction/Resurfacing	Dawson County Staff
Roadway Safety Improvements	Various intersection alignments, turn lanes, signalization, paved aprons, sight distance, etc.	Plans/Studies	Dawson County Staff
Seed Tick Road	Full depth resurfacing from Etowah River Road to Frank Bruce Road	Reconstruction/Resurfacing	Dawson County Staff
Shoal Creek Rd at Burt Creek Road	Roundabout/intersection improvement	Intersection Improvements	Dawson County Staff
Shoal Creek Rd at Perimeter Road	Roundabout/intersection improvement	Intersection Improvements	Dawson County Staff
Steele Bridge Road	Realign and add new bridge from Sweetwater Juno Road to Steele Bridge Road	Plans/Studies	Dawson County Staff
Thompson Creek Park Road	Overlay pavement from new alignment to boat ramp	Reconstruction/Resurfacing	Dawson County Staff
Thompson Rd at SR 9 intersection	Install roundabout	Intersection Improvements	Dawson County Staff
Toto Creek Park Road	Full depth resurfacing from Price Road to end of pavement	Reconstruction/Resurfacing	Dawson County Staff

Area Labor Profile for Dawson County



Billy Thurmond  
Chairman

Seth Stowers  
Commissioner  
District 1

Chris Gaines  
Commissioner  
District 2

Alexa Bruce  
Commissioner  
District 3

Emory Dooley  
Commissioner  
District 4

Joey Leverette  
County Manager

Kristen Cloud  
County Clerk

## DAWSON COUNTY BOARD OF COMMISSIONERS

October 19, 2023

Adam Hazell, AICP  
Planning Director  
Georgia Mountains Regional Commission  
1310 West Ridge Road  
Gainesville, GA 30501

Re: Comprehensive Plan Update Submittal

Mr. Hazell,

Dawson County has completed an update of its comprehensive plan and is submitting it with this letter for review by the Georgia Mountains Regional Commission and the Department of Community Affairs.

I certify that we have held the required public hearings and have involved the public in the development of the plan in a manner appropriate to our community's dynamics and resources.

I certify that appropriate staff and decision makers have reviewed the Regional Water Plan covering our area and the Rules for Environmental Planning Criteria (O.C.G.A. 12-2-8) and considered them in formulating our plan.

If you have any questions concerning our submittal, please contact Planning & Development Director Sharon O. Farrell at [sfarrell@dawsoncountyga.gov](mailto:sfarrell@dawsoncountyga.gov).

Sincerely,

Billy Thurmond, Chairman  
Dawson County Board of Commissioners

Enclosures: Plan and maps



**A RESOLUTION OF THE BOARD OF COMMISSIONERS OF DAWSON COUNTY TO APPROVE AND AUTHORIZE THE 2023 COMPREHENSIVE PLAN UPDATE FOR DAWSON COUNTY, GEORGIA; TO AUTHORIZE THE CHAIRMAN TO SIGN; TO AUTHORIZE THE CLERK TO ATTEST; AND FOR OTHER RELATED AND LAWFUL PURPOSES.**

**WHEREAS**, the 1989 Georgia General Assembly enacted House Bill 215, the Georgia Planning Act, requiring all local governments to prepare a comprehensive plan in accordance with the Minimum Planning Standards and Procedures promulgated by the Georgia Department of Community Affairs; and

**WHEREAS**, the Comprehensive Plan Update for Dawson County, Georgia, was prepared in accordance with the Minimum Planning Standards and Procedures; and

**NOW THEREFORE BE IT RESOLVED** by the Dawson County Board of Commissioners that the Comprehensive Plan Update for Dawson County, Georgia, dated 2023, as approved by the Georgia Department of Community Affairs, is hereby adopted this 19<sup>th</sup> day of October 2023.

---

Billy Thurmond, Chairman

Attest:

---

Kristen Cloud, County Clerk

Ordinance Number: \_\_\_\_\_

**AN ORDINANCE OF THE DAWSON COUNTY BOARD OF COMMISSIONERS TO AMEND CHAPTER 30, ARTICLE II, DIVISION 4 OF THE DAWSON COUNTY CODE CONCERNING MASSAGE AND BODYWORK THERAPY BUSINESSES; TO PROVIDE FOR AN EFFECTIVE DATE; 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;

**WHEREAS**, O.C.G.A. § 36-1-20 authorizes counties to enact ordinances for protecting and preserving the public health, safety, and welfare of the population of the unincorporated areas of the county; and,

**WHEREAS**, O.C.G.A. § 43-24A-22 and 43-24A-30 authorizes counties to adopt ordinances and resolutions to regulate massage therapy businesses, including the regulation of persons associated with massage therapy businesses who are not licensed as massage therapists by the Georgia Board of Massage Therapy; and,

**WHEREAS**, O.C.G.A. § 43-24A-31 specifically authorizes counties to adopt ordinances and regulations that require criminal background checks and proof of education and training of employees, independent contractors, or other persons working on the premises of a massage therapy business who are not licensed as massage therapists by the Georgia Board of Massage Therapy; and,

**WHEREAS**, the Board of Commissioners of Dawson County has determined that it is in the public interest to adopt certain revisions to the Dawson County Code involving the regulation of Massage and Bodywork Therapy Businesses.

**NOW, THEREFORE, BE IT ORDAINED** by the Board of Commissioners of Dawson County, Georgia, as follows:

**SECTION 1.**

Chapter 30, Article II, Division 4 of the Code of Dawson County, Georgia, entitled “Massage and Bodywork Therapy Businesses,” is hereby replaced in its entirety by the text attached hereto as Exhibit “A.”

**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 upon adoption, the public good demanding the same.

**SO ORDAINED** this \_\_\_\_ day of \_\_\_\_\_, 2023.

**Dawson County Board of Commissioners**

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

\_\_\_\_\_  
Seth Stowers, Member

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

\_\_\_\_\_  
Alexa Bruce, Member

\_\_\_\_\_  
Emory Dooley, Member

Attest:

By: \_\_\_\_\_  
Kristen Cloud, County Clerk

[COUNTY SEAL]

## EXHIBIT "A"

### *DIVISION 4. MASSAGE AND BODYWORK THERAPY BUSINESSES*

#### **Sec. 30-153. Purpose.**

The purpose of this division is to regulate massage and bodywork therapy businesses in the interest of promoting and protecting the public health, safety and general welfare of the citizens of the unincorporated county.

#### **Sec. 30-154. Definitions.**

The following terms used in this division regulating massage and bodywork therapy businesses shall have the meanings indicated below:

*Business license* means the certificate issued upon payment of the administrative fee, payment of the regulatory fee, if any, payment of the occupation tax pursuant to Chapter 30, Article II, Division 2 of this Code, and compliance with all other provisions of this Division.

*County* means the unincorporated area of Dawson County, Georgia.

*Employee* means any person over 18 years of age, who renders any service in connection with the operation of a massage and bodywork therapy business as defined herein and who receives compensation from the owner, operator or patrons of the business, regardless of whether said person is considered an employee or independent contractor under state or federal law.

*Home office* means any residence which a person may use as a base of operation to include making appointments, receiving phone calls, mail, or engaging in management activity related to a business. This however, would not permit the practice of massage or bodywork therapy or reflexology at the home office, any signs, or any visible evidence from the exterior that any type business activity is being conducted at the location.

*Massage and Bodywork Therapy or Massage* is defined as the application of a system of structured touch, pressure, movement, and holding to the soft tissue of the body in which the primary intent is to enhance or restore health and well-being. Such term includes complementary methods, including without limitation cupping therapy, taping techniques, the external application of water, superficial heat, superficial cold, lubricants, salt scrubs, or other topical preparations and the use of commercially available electromechanical devices which do not require the use of transcutaneous electrodes and which mimic or enhance the actions possible by the hands; the term also includes determining whether massage therapy is appropriate or contraindicated, or whether referral to another health care provider is appropriate. Such term shall not include the use of ultrasound, fluidotherapy, laser, and other methods of deep thermal modalities. The County specifically adopts this definition of massage therapy and massage found in state law at O.C.G.A. § 43-24A-3 and incorporates it herein.

*Massage and bodywork therapist* means a person licensed under Title 43, Chapter 24A of the Official Code of Georgia as a massage therapist who administers or teaches massage of massage therapy for compensation.

*Massage and bodywork therapy business* means any business or location operated by any person, firm, association, or corporation, who engages in, carries on, or permits to be engaged in or carried on, any of the activities defined under massage and bodywork therapy herein. Additionally, for purposes of this Division, "massage and bodywork therapy business" shall include any business or location operated by any person, firm, association, or corporation, who engages in, carries on, or permits to be engaged in or carried on, any of the activities defined under reflexology, herein. Massage and bodywork therapy businesses shall not include any occupations, businesses or professions exempted by section 30-105 of this article.

*Operator* means the manager or other natural person principally in charge of a massage and bodywork therapy business.

*Owner or owners* shall mean the proprietor if a sole proprietorship, all partners (general and limited) if a partnership, or all officers, director or designees and persons holding ten percent or more of the outstanding shares if a corporation.

## EXHIBIT "A"

*Patron* means any person over 18 years of age, or a minor with verified written consent of at least one parent or guardian, or who is accompanied by at least one parent or guardian, who receives massage and bodywork therapy or reflexology therapy under such circumstances that it is reasonably expected that he or she will give money or any other consideration thereof.

*Reflexology* means the application of specific pressure by the use of the therapist's hands, thumbs, and fingers to reflex points limited solely to the patron's hands, feet, and ears and which practice does not involve or require the patron to undress beyond the removal of the shoes and socks and does not require the aid of any mechanical or electrical apparatus or appliance, hot packs or cold packs with or without such supplementary aids as rubbing alcohol, water, liniments, oils, powder, creams, lotions, ointments or other similar preparations but may include the application of antiseptics to the patron's feet.

*Specific anatomical regions* means and includes the genitals, anus, perineum, and female breast.

### **Sec. 30-155. Facilities.**

No massage and bodywork therapy business establishment shall be issued a business license, nor be advertised, operated, established or maintained in the county unless an inspection by the building inspections department and the health department reveals that the establishment complies with each of the following minimum requirements:

- (1) Construction of rooms used for toilets, tubs, steam baths, and showers shall be made water impervious with approved materials and shall be installed in accordance with all codes and ordinances of the county.
- (2) All massage tables, bathtubs, shower stalls, and steam or bath areas, shall have surfaces which may be disinfected.
- (3) The premises shall have equipment for disinfecting and sterilizing nondisposable instruments, and such instruments shall be disinfected after each use on each patron.
- (4) All soiled linens, towels and other materials shall be kept in properly covered containers or cabinets, which containers or cabinets shall be kept separate from the clean linens and towels storage areas.
- (5) Toilet facilities shall be provided for use by employees and patrons.
- (6) Lavatories or washbasins provided with both hot and cold running water shall be installed in either the toilet room or a vestibule immediately adjacent thereto. Lavatories or washbasins shall be provided with soap and a dispenser and with sanitary towels or dryers.

### **Sec. 30-156. Business license and employee permits required; exception to employee permit requirement for Georgia licensed massage therapists.**

It shall be unlawful for any person, association, partnership or corporation to engage in, conduct or carry on, in or upon any premises within the county, a massage and bodywork therapy business without a business license to do so. All owners, operators, and employees of massage and bodywork therapy businesses shall be required to obtain an employee permit issued under terms of this division. However, any owner, operator, or employee of a massage and bodywork therapy business who holds a valid Georgia license to practice massage therapy, issued pursuant to O.C.G.A. § 43-24A-1 et. seq, shall be exempt from the employee permit requirement. No business license or employee permit so issued shall condone or make legal any activity there under if the same is deemed illegal or unlawful under the laws of the state or of the United States.



## EXHIBIT "A"

### Sec. 30-157. Repealed

### Sec. 30-158. Application process for a business license to operate a massage and bodywork therapy business.

Any person, association, partnership, or corporation desiring to obtain a business license to operate, engage in conduct, or carry on any massage and bodywork therapy business shall make application to the county manager or designee. A non-refundable new application fee as set forth by the Dawson County Planning and Development Fee Schedule shall be paid to the county manager or designee with the application and all required supporting documentation. The application for a business license does not authorize the engaging in, operation of, or carrying on of any massage and bodywork therapy business. Unless exempt due to holding a Georgia license to practice massage therapy, an employee permit must be secured by each employee who shall work in the business in any capacity as outlined in section 30-163. Upon payment of an investigation fee, per the Dawson County Planning and Development Fee Schedule, by the employee permit applicant, the county manager or designee shall complete an investigation and upon the applicant meeting the requirements shall issue the employee permit.

### Sec. 30-158. Business license application contents.

Each application for a business license to operate a massage and bodywork therapy business shall contain the following information:

- (1) Applicant's (or, in the case of a corporation or partnership, the designated officer or partner's) full true name, social security number, date of birth, place of birth, aliases, sex, nationality, and citizenship.
- (2) The present address and telephone number of the applicant (or designated officer or partner).
- (3) Acceptable written proof that the applicant (or designated officer or partner) is at least 21 years of age.
- (4) Business, occupation, or employment history of the applicant for the five years immediately preceding the date of application. If the applicant is a partnership or corporation, the information must be provided for each partner, director or officer.
- (5) The business license history of the applicant and where such applicant, in previous operations in this or any other city, state or territory under license, has had such license or permit for a massage and bodywork therapy business or similar type business revoked or suspended, the reason therefore, and the business activity or occupation subsequent to such action of suspension or revocation.
- (6) If the applicant is a corporation, the name of the corporation shall be set forth exactly as shown in its articles of incorporation or charter, together with the date and place of incorporation, and the names and addresses of each of its current officers and director. If the applicant is a partnership, the applicant shall set forth the same, the residence address and dates of birth of the partners. If the applicant is a limited partnership, it shall furnish a copy of its certificate of limited partnership filed with the county clerk. If one or more partners are a corporation, the provisions of this subsection pertaining to corporations shall apply. The applicant, corporation, or partnership shall designate one of its officers or general partners to act as its responsible managing officer. Such designated persons shall complete and sign all application forms required of an individual applicant under this division, but only one application fee shall be charged.
- (7) If the applicant, any partners, or any corporate officers or director, if the applicant is a corporation, have been convicted of any sex-related crimes, or convicted of attempt to commit such an offense, in the previous ten years, and, if so, a complete description of any such crime including date of violation, date of conviction, jurisdiction and any disposition, including any fine or sentence imposed and whether any terms of disposition have been fully completed. For purposes of this paragraph, a sex-related crime shall include all offenses set forth in Title 16, Chapter 6, of the Official Code of Georgia, including, but not limited to, rape, sodomy, improper sexual contact, solicitation, prostitution, keeping a place of prostitution, pimping, pandering, masturbation for hire, and sexual battery. The term

## EXHIBIT "A"

- "convicted" shall include a finding or verdict of guilty or a plea of guilty, a plea of nolo contendere, or any plea and sentence entered under this state's first offender laws or other comparable laws of other jurisdictions.
- (8) If the applicant is a person doing business under a trade name, a copy of the trade name properly recorded. If the applicant is a corporation, a copy of authority to do business in the state, including articles of incorporation, trade name affidavit, if any, last annual report, if any.
  - (9) Address of the premises to be licensed.
  - (10) Whether the premises are owned or rented.
  - (11) Each applicant for a business license to operate a massage and bodywork therapy establishment or business shall be verified and acknowledged under oath to be true and correct by:
    - a. If the applicant is an individual, by the individual;
    - b. If by a partnership, by the manager or general partner;
    - c. If by a corporation, by the president of the corporation;
    - d. If any other organization or association, by the chief administrative official.
  - (12) In addition to the information required herein, the application shall disclose the name, address, social security number, and date of birth of any and all persons who have a financial interest in the entity applying for the license., and must consent for the county to obtain his or her criminal history record information. However, any applicant who hold a a Georgia license to practice massage therapy shall not be required to provide consent for the county to obtain his or her criminal history records, and no such background check will be conducted.
  - (13) For each employee who will provide massage and bodywork therapy or reflexology at the business, The application must be accompanied by either (1) a copy of the employee's Georgia license to practice massage therapy; or (2) in the case of an employee who will provide reflexology services, a copy of a certificate or diploma from a state-licensed school or institution of learning which has for its purpose the teaching of the theory, method, profession, and work of reflexology, and which school requires a resident course of study of not less than 200 hours.

### **Sec. 30-160. Investigation of applicant for business license to operate a massage and bodywork therapy business.**

The county shall have 45 calendar days to investigate the application and the background of the applicant for a business license to operate a massage and bodywork therapy business, including conducting a criminal background check on applicant or applicant's partners, officers, or directors (unless exempt from such criminal background check under Section 30-156). The application will be referred to the commission for consideration of the issuance of a business license upon the completion of the investigation, and verifying the application meets the following requirements:

- (1) The required fee has been paid.
- (2) Application conforms in all respects to the provisions of this division.
- (3) The applicant has not knowingly made a material misrepresentation in the application.
- (4) The applicant has fully cooperated in the investigation of the application.
- (5) The applicant, if an individual, or any officers or director, if the applicant is a corporation, or any of the partners, including limited partners, if the applicant is a partnership, has not been convicted within ten years of the date of the application, in a court of competent jurisdiction of any sex-related crimes, or convicted of attempt to commit such an offense, as defined in Section 30-157.

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- (6) The applicant, if an individual, or any officers or director, if the applicant is a corporation, or any of the partners, including limited partners, if the applicant is a partnership, has not had a license or permit to operate a massage and body work therapy establishment or business denied or revoked for cause involving criminal activity in this county or any other local government jurisdiction located in or out of this state prior to the date of application.
- (6) The building, structure, equipment, or location of such business, as proposed by applicant complies with all applicable zoning and distance laws code.
- (7) The applicant is at least 21 years of age.

### **Sec. 30-161. Business licenses to operate massage and bodywork therapy businesses nontransferable.**

No business license to operate a massage and bodywork therapy business may be sold, transferred or assigned by a licensee to any other person or persons. Any such sale, transfer, or assignment, shall be deemed to constitute a voluntary surrender of such business license, and such license shall thereafter be null and void; provided and excepting, however, that the licensee is a partnership and one or more of the partners should die, one or more of the surviving partners may acquire by purchase or otherwise, the interest of the deceased partner or partners without effecting a surrender or termination of such license, and in such case, the license upon notification to the county manager or designee, shall be placed in the name of the surviving partner.

### **Sec. 30-162. Change of name or location.**

No licensee shall advertise, operate, conduct, manage, engage in or carry on a massage and bodywork therapy business under any name other than name of the applicant or business name as specified on the business license. Any application for an extension or expansion of a building where a massage and bodywork therapy business is located shall require inspection and shall comply with all provisions and regulations of this Code.

### **Sec. 30-162. Application process for employee permit.**

Each applicant for the employee permit required pursuant to Section 30-156, shall follow the following procedure:

- (1) All owners, operators, or employees of a massage and bodywork therapy business who do not hold a valid Georgia license to practice massage therapy shall pay a nonrefundable fee per the Dawson County Planning and Development Fee Schedule and file a notice of intended employment with the county manager or designee on forms that require applicant's full name, current address, social security number, date of birth, birth place, sex, telephone number, address for the last five years, business occupation and employment history for the last five years, proof of age (photo I.D. from a governmental agency), and citizenship.
- (2) If the employee permit applicant will engage in any activities of reflexology, and, as such, is not required by state law to hold a Georgia license to practice massage therapy, such applicant shall provide a copy of a certificate or diploma from a state-licensed school or institution of learning which has for its purpose the teaching of the theory, method, profession, and work of reflexology, and which school requires a resident course of study of not less than 200 hours.
- (3) Upon the filing of the notice and any other required documents with the county manager or designee, the employee permit applicant may become a conditional employee and work on the licensed premises. The county shall have 45 calendar days to investigate the information furnished by the employee permit applicant. Each applicant shall furnish a consent form authorizing the county to receive criminal history information as may be contained in the files of the GCIC. The county manager or designee shall grant approval of employment, so long as the criminal background report demonstrates that the employee permit applicant has not been convicted of any sex-related crimes, or convicted of attempt to commit such an offense, in the previous ten years. For purposes of this

## EXHIBIT "A"

paragraph, a sex-related crime shall include all offenses set forth in Title 16, Chapter 6, of the Official Code of Georgia, including, but not limited to, rape, sodomy, improper sexual contact, solicitation, prostitution, keeping a place of prostitution, pimping, pandering, masturbation for hire, and sexual battery. The term "convicted" shall include a finding or verdict of guilty or a plea of guilty, a plea of nolo contendere, or any plea and sentence entered under this state's first offender laws or other comparable laws of other jurisdictions.

- (4) Upon approval, the applicant shall be issued an employee permit. The permit shall be with the holder of the employee permit while on a licensed premises or while engaged in or carrying on any activities of massage or reflexology. All notices to applicants or permit holders issued pursuant to this division shall be mailed certified mail, return receipt requested, to the address set forth in the notice of intended employment. Applicants and permit holders shall have the duty to furnish the county manager or designee a new mailing address if the applicant's or permit holder's address shall change during the investigation period or term of employment. Employee permits issued pursuant to this code section shall remain valid until or unless otherwise suspended, revoked or in such case or circumstance where the employee would not otherwise qualify for the granting of a new permit under this division.

### **Sec. 30-163. Suspensions and revocations.**

If the sheriff or marshal of the county shall find that a licensed massage or bodywork therapy business or the holder of an employee permit is in violation of a law of the state or in violation of a law or resolution of the county and that the continued operation of the business would create a clear and present danger to the health, safety and general welfare and security of the county, the sheriff or marshal shall be empowered to seize and temporarily suspend the business license of the business and/or any employee permits of the owner, operator, or employees of the licensed business. The sheriff or marshal shall deliver the business license and/or employee permits to the county manager or designee upon the next working day of the county manager or designee. The chairman of the board of commissioners shall then schedule a special hearing of the board of commissioners to consider further action upon the order within five days of the date upon which the county manager or designee received the business license and/or employee permits from the sheriff or marshal. The commission may suspend or revoke the license and/or employee permits for any one of the following reasons:

- (1) A licensee or employee permit holder gave false or misleading information in the original or renewal application process.
- (2) A licensee or employee permit holder has knowingly allowed the violation of this Code or the violation of laws of the state to occur on the premises.
- (3) A licensee or employee permit holder has been convicted of any sex-related crime, or convicted of attempt to commit such an offense. For purposes of this paragraph, a sex-related crime shall include all offenses set forth in Title 16, Chapter 6, of the Official Code of Georgia, including, but not limited to, rape, sodomy, improper sexual contact, solicitation, prostitution, keeping a place of prostitution, pimping, pandering, masturbation for hire, and sexual battery. The term "convicted" shall include a finding or verdict of guilty or a plea of guilty, a plea of nolo contendere, or any plea and sentence entered under this state's first offender laws or other comparable laws of other jurisdictions.
- (4) A licensee or permit holder fails or refuses to provide consent for the county to obtain criminal history record information.
- (5) A licensee or permit holder fails to pay any fee or any other amount of money due to the county under this division or any other code section.
- (6) Violations of any county codes or laws of the state that demonstrate the owner(s) further conducting the business would be a detriment to the community or surrounding area.

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### **Sec. 30-165. Appeals procedure.**

- (a) Any person, firm or corporation may appeal any action, order, decision, or determination of the county manager or designee or any other administrative official to the board of commissioners. The appeal is limited to an alleged error of the official from which the appeal is taken.
- (b) The appeal shall be filed in writing with the clerk of the board of commissioners within 15 days following the date on which the alleged error was made. Upon receiving the appeal, the clerk shall schedule a hearing before the board of commissioners and notify all parties to the appeal by mail at their business address of the time and date of the appeal hearing.
- (c) All parties to the appeal may appear in person or be represented by counsel.
- (d) The board of commissioners shall conduct the hearing as the chairman shall see fit. At the conclusion of the hearing, the board of commissioners shall enter an order making a finding of fact and shall have all the powers of the official from which the appeal was taken.

### **Sec. 30-166. Penalty for violation.**

Any person, firm, corporation, association or partnership violating any provision of this division as the same exists or as hereinafter amended, failing to do anything required by this division as the same exists or as hereafter amended, shall be amenable to the process of the Magistrate Court of Dawson County, shall be subject to the provisions of section 30-65 of this article.

### **Sec. 30-167. Enforcement.**

The enforcement of the provisions of this division shall be conducted by the county manager or designee, the county marshal's office or county sheriff's office.

### **Sec. 30-168. Renewal of business licenses for the operation of a massage and bodywork therapy business.**

All business licenses for massage and bodywork therapy businesses shall expire one year from the original date of issue, but may be reissued by the county manager or designee for the following year, upon renewal application being made, payment of the appropriate fee designated by the Dawson County Planning and Development Fee Schedule, and a determination by the county manager or designee that the applicant remains qualified as set forth in this division. Licenses not renewed prior to their expiration shall be void and such license holder must reapply as a new applicant in order to obtain a license.

### **Sec. 30-169. Fee schedule.**

All fees as provided in the Dawson County Planning and Development Fee Schedule shall apply.

### **Sec. 30-170. Exceptions.**

This division shall not apply to the following while engaged in the performance of the duties of their respective occupations, business or professions:

- (1) Physicians, surgeons, chiropractors, osteopaths, occupational therapists, or physical therapists who are duly licensed to practice their respective professions in the state.
- (2) Nurses who are registered under the laws of the state who practice nursing only.
- (3) Barbers, cosmetologists and nail technicians who are duly licensed under the laws of the state, except that this exemption shall apply solely to the massaging and bodywork of the neck, face, scalp, feet, hands, and hair of the customer or client for cosmetic purposes.



## **EXHIBIT "A"**

- (4) Any person actively enrolled in and pursuing a course of study leading to a degree or certificate as a massage and bodywork therapist at a Board recognized massage therapy education program as defined by O.C.G.A. §43-24A-3 or state-licensed school or program for the study of reflexology.
- (5) None of the provisions of this division shall be construed so as to limit or prevent any person duly licensed under the laws of this state to practice the profession for which he or she was licensed.
- (6) Persons licensed as a "home office" shall be exempt from requirements of section 30-155.

### **Sec. 30-171. License required prior to advertising.**

No person, firm, partnership, corporation, or other entity shall advertise, or cause to be advertised, a massage and bodywork therapy business without a valid massage and bodywork therapy business license issued pursuant to this division.

### **Sec. 30-172. Minimum age of massage and bodywork therapist.**

No massage and bodywork therapy business or owner or operator shall employ or contract with a person under the age of 18 years to perform massage and bodywork therapy, including reflexology.

### **Sec. 30-173. Hours of operation.**

A massage and bodywork therapy business shall be closed between 10:00 p.m. and 6:00 a.m.

### **Sec. 30-174. Patrons not to administer massage and bodywork.**

No massage and bodywork business or employee, owner or operator thereof shall offer to permit, or permit, any patron to administer any act of massage and bodywork or reflexology to any person.

### **Sec. 30-175. Price rates to be posted.**

Price rates for all services performed at a massage and bodywork therapy business shall be prominently posted in the reception area in a location available to all prospective patrons.

### **Sec. 30-176. Alcoholic beverages prohibited.**

No alcoholic beverages shall be allowed to be brought into or served, stored, kept, or consumed on the premises of a massage and bodywork therapy business.

### **Sec. 30-177. Massage of specific anatomical areas prohibited.**

No owner, operator or employee shall intentionally touch or massage, or offer to touch or massage any specific anatomical region (as defined in Sec. 30-154) of any patron.

### **Sec. 30-178. Patron coverings required.**

Each massage and bodywork therapy business shall provide to each patron clean, sanitary, and opaque coverings capable of covering the patron's specific anatomical regions. Reuse of such covering is prohibited unless the covering has been adequately cleaned. No massage and bodywork shall be administered unless the patron is covered by such covering of the specific anatomical regions. Opaque coverings shall not be required to be furnished to patrons receiving only reflexology therapy. Patrons receiving reflexology therapy shall not undress beyond the removal of shoes and socks.

## **EXHIBIT “A”**

### **Sec. 30-179. Proper patron clothing required.**

With the exception of bathrooms and dressing rooms, no massage and bodywork therapy business, owner, operator or employee thereof shall permit any person within the massage and bodywork therapy business unless the specific anatomical regions (as defined in Sec. 30-154) are covered.

### **Sec. 30-180. Proper owner, operator, employee clothing required.**

Each owner, operator, and employee of a massage and bodywork therapy business shall, while in the presence of another person, while on the premises of a massage and bodywork therapy business, wear clothing of an opaque material, and it shall be unlawful for such person to fail to fully conceal his or her specific anatomical regions or any portion thereof.

### **Sec. 30-181. Compliance with laws and ordinances.**

No patron, owner, operator, or employee of a massage and bodywork therapy business shall violate any federal, state or local law or ordinance while engaged in or carrying on any of the activities of massage and bodywork or reflexology as defined in this division.

### **Sec. 30-182. Authority to inspect premises.**

Massage and bodywork therapy businesses shall be open at reasonable times for inspection by county employees to ensure compliance with this Code.

### **Sec. 30-183. Minors as patrons unlawful.**

- (a) It shall be unlawful to allow a person who is under the age of 18 years to become a patron of a massage and bodywork therapy business unless such person possesses verified written permission from at least one parent or guardian, or is accompanied by at least one parent or guardian.
- (b) It shall be the duty of the owner, operator or employee of each massage and bodywork therapy business to ensure that no person under the age of 18 years becomes a patron of the business unless such person possesses verified written permission from at least one parent or guardian or is accompanied by at least one parent or guardian. It shall be presumed that an owner, operator, or employee knew a person was under the age of 18 unless such owner, operator or employee asked for and was furnished photo identification issued by a governmental agency reflecting that such person is 18 years of age or older.

### **Sec. 30-184. Proper diploma or certificate required.**

It shall be unlawful for any owner, operator, or employee possessing a diploma or certificate of graduation for the work or practice of reflexology, to engage in activities beyond those defined under reflexology herein.

### **Sec. 30-185. Prohibited devices and preparations in reflexology.**

It shall be unlawful for any owner, operator, or employee engaged in the activities of reflexology, to apply to any patron any mechanical or electrical apparatus or appliance, hot packs or cold packs, with or without such supplementary aids as rubbing alcohol, water, liniments, oils, powder, creams, ointments, or other similar preparations. Antiseptics may be applied only to a patron's feet.

### **Sec. 30-186. Prohibited businesses; masseurs or massage parlors.**

It shall be unlawful for any person to perform massage on any person in any building, structure, or place used for the purpose of lewdness, assignation, prostitution, or masturbation for hire.

## **EXHIBIT “A”**

### **Sec. 30-187. Hearing on revocation of business license or employee permit.**

- (a) When a matter is transmitted by the county manager or designee, the marshal, or the sheriff to the clerk of the board of commissioners for possible suspension or revocation of a business license or employee permit issued under this division, the chairman of the board of commissioners shall schedule a hearing before the board of commissioners. The board of commissioners shall make such investigations as it deems necessary and shall conduct the hearing as the chairman shall see fit.
- (b) The licensee or employee permit holder shall be notified in person or by mail at his business address (for business licensees) or home address (for employee permit holders) of the date and time of the hearing. The licensee or employee permit holder may appear in person or be represented by counsel.
- (c) At the conclusion of the hearing, the board of commissioners, based upon evidence submitted at the hearing, shall enter an order making a finding of fact and then:
  - (1) Find that the evidence does not authorize revocation or suspension;
  - (2) Issue a warning to the licensee or employee permit holder;
  - (3) Suspend the business license or employee permit and probate the suspension;
  - (4) Revoke the business license or employee permit and probate the revocation;
  - (5) Suspend the business license or employee permit;
  - (6) Revoke the business license or employee permit; or
  - (7) Take any other appropriate action regarding the license or employee permit.

### **Secs. 30-188—30-212. Reserved.**

**AN ORDINANCE OF THE DAWSON COUNTY BOARD OF COMMISSIONERS TO AMEND CHAPTER 30, ARTICLE II, DIVISION 3, SECTION 122 OF THE DAWSON COUNTY CODE CONCERNING BACKGROUND INVESTIGATIONS FOR OPERATORS OF CERTAIN BUSINESSES; TO AMEND THE PROVISIONS RELATING TO TATTOO STUDIOS FOUND AT CHAPTER 26, ARTICLE IV OF THE DAWSON COUNTY CODE; TO PROVIDE FOR AN EFFECTIVE DATE FOR THOSE REVISIONS; 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;

**WHEREAS**, O.C.G.A. § 36-1-20 authorizes counties to enact ordinances for protecting and preserving the public health, safety, and welfare of the population of the unincorporated areas of the county; and,

**WHEREAS**, O.C.G.A. § 31-40-2 provides for the issuance of body artist certification permits by the Georgia Department of Public Health and for the issuance of body art studio permits by county boards of health, subject to supervision and direction by the Georgia Department of Public Health; and,

**WHEREAS**, O.C.G.A. § 31-40-5 provides authority for the Georgia Department of Public Health to promulgate rules and regulations to prescribe health and safety standards for body artists and body art studios; and,

**WHEREAS**, the Georgia Department of Public Health has promulgated rules governing the health and safety standards for body artists and body art studios, as well as the requirements for obtaining the body art studio permit and body artist certification (Ga. Comp. R. & Regs. 511-3-8) which are effective as of October 6, 2023; and,

**WHEREAS**, the rules promulgated by the Georgia Department of Public Health provide that existing body art studios in operation as of October 6, 2023, shall have one year from that date to obtain and display a valid Department of Public Health Body Art Studio permit (Rule 511-3-8-.05); likewise, any body artist working at an existing body art studio as of October 6, 2023 shall have one year from that date to obtain and display a valid certificate issued by the Department (Rule 511-3-8-.07); and,

**WHEREAS**, the rules promulgated by the Georgia Department of Public Health providing for the one-year grace period for existing body art studios and body artists to obtain the appropriate permit and/or certification also provide that the deadlines for compliance may be extended for all applicants upon public notice by the Department of Public Health on its website; and,

**WHEREAS**, the Board of Commissioners of Dawson County has determined that it is in the public interest to adopt certain revisions to the Dawson County Code involving the issuance of

business licenses for the owners and operators of body art studios and to amend or repeal certain requirements for tattoo/body art studios which have been or will be superseded by the Department of Public Health Rules and Regulations.

**NOW, THEREFORE, BE IT ORDAINED** by the Board of Commissioners of Dawson County, Georgia, as follows:

**SECTION 1.**

Chapter 30, Article II, Division 3, Section 122 (“Section 30-122”) of the Code of Dawson County, Georgia, entitled “Background investigation required for operators of certain businesses,” is hereby replaced in its entirety by the text attached hereto as Exhibit “A.”

**SECTION 2.**

Chapter 26, Article IV of the Code of Dawson County, Georgia, entitled “Tattoo Studios” is hereby replaced in its entirety by the text attached hereto as Exhibit “B.”

**SECTION 3.**

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 4.**

All ordinances or parts of ordinances in conflict with this Ordinance are hereby repealed.

**SECTION 5.**

This Ordinance shall become effective upon adoption, the public good demanding same.

*[SIGNATURES ON FOLLOWING PAGE]*



**SO ORDAINED** this \_\_\_\_ day of \_\_\_\_\_, 2023.

**Dawson County Board of Commissioners**

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

\_\_\_\_\_  
Seth Stowers, Member

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

\_\_\_\_\_  
Alexa Bruce, Member

\_\_\_\_\_  
Emory Dooley, Member

Attest:

By: \_\_\_\_\_  
Kristen Cloud, County Clerk

[COUNTY SEAL]

## EXHIBIT "A"

### **Sec. 30-122. Background investigation required for operators of certain businesses.**

- (a) Persons, firms or corporations engaged in the following businesses, trades or professions shall be investigated prior to the issuance of a business license:
  - (1) Operators of tourist camps, camp cabins, tourist houses, roadhouses, public dancehalls or similar establishments as defined under O.C.G.A. §§ 43-12-50 and 31-28-1.
  - (2) Operators of flea markets, outdoor exhibitors, outdoor performances, outdoor musical festivals, and outdoor public assemblies as defined in section 30-109.
  - (3) Auctioneers of property other than real estate, owners and/or operators of billiard rooms or game rooms, canvassers and solicitors, (except those exempted from obtaining identification badges under the provisions of section 30-121(a)), secondhand sales, pawn brokerages, precious metal dealers, carnivals, circuses, traveling shows, taxi services, limousine services, owners and operators of body art studios and bounty hunters.
- (b) No license shall be issued to any business type listed in subsection (a) of this section to any person or business where any individual having an interest either as owner, partner, principal stockholder or licensee, whether such interest is direct or indirect, or beneficial or absolute, has been convicted of or has taken a plea of nolo contendere within ten years for for any crime involving moral turpitude, any crime that is directly related to the practice of the business or profession for which the business license is sought, or for any crime that is considered a felony under the laws of this state felony. The term "conviction" as used in this section shall include an adjudication of guilt or plea of guilty, plea of nolo contendere or forfeiture of a bond when charged with a crime. As part of the business license application for each of the business types listed in subsection (a) of this section, each owner, partner, principal stockholder, or licensee shall furnish a consent form authorizing the county to receive criminal history information as may be contained in the files of the GCIC.
- (c) The board of commissioners on appeal may waive any conviction as a disqualification if it finds that it would have no material effect upon the applicant's ability to properly conduct its business if such license were granted. Upon payment by the applicant of a fee in the amount of \$100.00 the county manager or designee shall schedule a hearing before the Dawson County Board of Commissioners for its consideration as to whether a license be granted.

Cross reference(s)—Special requirements for licensing of certain businesses, § 30-109;

## EXHIBIT “B”

### **ARTICLE IV. BODY ART STUDIOS AND BODY ARTISTS<sup>1</sup>**

#### **Sec. 26-106. Authority.**

The legal authority of this article is O.C.G.A. § 16-5-71 and O.C.G.A. § 31-40-1, et seq.

#### **Sec. 26-107. Compliance with state law.**

All body art studios and body artists within the county must comply with all applicable state laws and the rules and regulations of the Georgia Department of Public Health governing body art including, but not limited to, O.C.G.A. §§ 31-40-1, et seq., and Georgia Rules and Regulations Chapter 511-3-8.

#### **Sec. 26-108. Repealed.**

#### **Sec. 26-109. Definitions.**

As used in this Article, the term:

*Body art* means a tattoo or piercing placed on the body of a person for aesthetic or cosmetic purposes.

*Body artist* means any person who performs body art. Such term shall not include in its meaning any physician or osteopath licensed under Chapter 34 of Title 43 of the Official Code of Georgia, nor shall it include any technician acting under the direct supervision of such licensed physician or osteopath

*Body art studio* means any facility or building on a fixed foundation wherein a body artist performs body art.

*Department* means the Georgia Department of Public Health.

*Governing body* means the partnership, the corporation, the association, or the person or group of persons who maintain and control the body art studio and who are legally responsible for the operation of the studio.

*Microblading of the eyebrow* means a form of cosmetic tattoo artistry where ink is deposited superficially in the upper three layers of the epidermis using a handheld or machine powered tool made up of needles known as a microblade to improve or create eyebrow definition, to cover gaps of lost or missing hair, to extend the natural eyebrow pattern, or to create a full construction if the eyebrows have little to no hair.

*Tattoo* means to mark or color the skin by pricking in, piercing, or implanting indelible pigments or dyes under the skin. Such term includes microblading of the eyebrow.

Additionally, the county adopts and incorporates the definitions appearing in the rules and regulations promulgated by the Department at Georgia Rules and Regulations Chapter 511-3-8.

#### **Sec. 26-110 through Sec. 120. Repealed.**

#### **Sec. 26-121. Personnel.**

- (a) Any body artist working at a permitted body art studio within the County **prior to October 6, 2023**, shall obtain current certification in emergency first-aid, sterilization, and sanitary procedures except where the individual is a currently licensed health care professional. Said certification must be obtained within 60 days for the date the permit is issued. Body artists beginning work at a permitted body art studio within the

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<sup>1</sup>State law reference(s)—Body Art Studios, O.C.G.A. § 31-40-1 et seq.; tattooing, O.C.G.A. § 16-5-71.

## EXHIBIT “B”

County on or after October 6, 2023 must comply with all applicable state laws and Department Rules and Regulations.

- (b) Body artists working at a permitted body art studio within the County prior to October 6, 2023, must obtain a physical examination by a licensed physician within 12 months prior to employment or initial application for permit. The examination must be sufficiently comprehensive to assure that the body artist is free of communicable diseases. Body artists beginning work at a permitted body art studio within the County on or after October 6, 2023 must comply with all applicable state laws and Department Rules and Regulations.
- (c) The governing body must maintain satisfactory evidence, available for inspection, that the requirements of this section have been met.
- (d) Any body artist engaged in the practice of body art within the County as of October 6, 2023, shall have until October 6, 2024 (unless the deadline is extended by the Department) to obtain and display a valid body artist certificate issued by the Department.

### **Sec. 26-122. Repealed.**

### **Sec. 26-123. Application for permit.**

- (a) The governing body of each body art studio shall submit to the local county health department an application for a permit to operate under the rules and regulations. No body art studio shall be operated and no tattooing performed without such a permit that is current under these rules and regulations.
- (b) The application for permit shall be made on forms provided by the county.
- (c) Each application for a permit shall be accompanied by a floor sketch of the body art studio showing windows, doors, room measurements, chairs, tables and equipment placement for clients and/or staff.
- (d) A listing of the names of all staff including the owner who will be working in the studio shall be included with the application for a permit. This listing shall include the full name of each staff person.
- (e) The ownership of the studio shall be fully disclosed in its application for a permit.
- (f) Zoning and other local requirements regarding proper location and establishment of tattoo studios shall be addressed by the applicant with the responsible local officials.
- (g) *The provisions of paragraphs (a) through (f) will become inapplicable as of October 6, 2023*, the effective date of the Department’s Rules and Regulations regarding body art studios and body artists. Any body art studio operating within the County under an existing county permit as of October 6, 2023, shall have until October 6, 2024 (unless the deadline is extended by the Department) to obtain and display a valid Department body art studio permit.

### **Sec. 26-124. Permit.**

- (a) The governing body of each body art studio shall obtain a valid permit from the county prior to beginning operation. To be eligible for a permit the studio must be in compliance with these rules and regulations.
- (b) The permit shall be displayed in a conspicuous place on the premises.
- (c) Permits are not transferable from one studio to another.
- (d) A permit shall no longer be valid and shall be returned to the county when the studio ceases to operate, is moved to another location, the ownership changes, or the permit is suspended or revoked.
- (e) A studio that fails to comply with these rules and regulations shall be subject to the sanctions available to the county pursuant to O.C.G.A. title 31, ch. 5 (O.C.G.A. § 31-5-1 et seq.) including but not limited to denial or revocation of its permit by the county.

## EXHIBIT "B"

- (f) *The provisions of paragraphs (a) through (e) will become inapplicable as of October 6, 2023*, the effective date of the Department's Rules and Regulations regarding body art studios and body artists. Any body art studio operating within the County under and existing county permit as of October 6, 2023, shall have until October 6, 2024 (unless the deadline is extended by the Department) to obtain and display a valid Department body art studio permit.

**Sec. 26-125. Repealed.**

**Sec. 26-126. Repealed.**



Dawson County  
Rezoning Application  
(AMENDMENT TO LAND USE MAP)

**APPLICANT INFORMATION (or Authorized Representative)**

If applicant is other than owner, the Property Owner Authorization form must be completed.

Printed Name: BEN . D. TRAIL

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

Phone (Listed only please) \_\_\_\_\_

Email (Business/Personal): \_\_\_\_\_

Status: ☐ Owner ☒ Authorized Agent ☐ Lessee ☐ Option to purchase

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: JULY 28, 2023 Applicant Signature: \_\_\_\_\_

**REQUESTED ACTION & DETAILS OF PROPOSED USE**

☒ Rezoning to: RSRMM ☐ Special Use Permit for: \_\_\_\_\_

Proposed Use: RESIDENTIAL

Existing Utilities: ☒ Water ☒ Sewer ☐ Gas ☒ Electric

Proposed Utilities: ☐ Water ☐ Sewer ☐ Gas ☐ Electric

**RESIDENTIAL**

No. of Lots: N/A Minimum Lot Size: 2.036 ACRES ± (acres) No. of Units: ONE

Minimum Heated Floor Area: 1900 SQ. FT. sq. ft. Density/Acre: N/A

Type: ☐ Apartments ☐ Condominiums ☐ Townhomes ☒ Single-family ☐ Other

Type of Amenity: BARN Amount of Open Space: \_\_\_\_\_

**COMMERCIAL & RESTRICTED INDUSTRIAL:**

Building area: N/A

No. of Parking Spaces: N/A

# Property Owner/ Property Information

Name: BEN D. TRAIL

Street Address of Property being rezoned: 1291 NEW BETHEL CHURCH ROAD

Rezoning from: RA to: RSRMM Total acreage being rezoned: 2.036 ACRES

Directions to Property (if no address):

South on Highway 53 to Etowah River Road, left on Etowah River Road to Bethel Church Road, left on Bethel Church Road +- 3,500 feet to Bent Tree Drive or 1291 Bethel Church Road being the project site.

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

Current Use of Property: RESIDENCE

**Does this proposal reach DRI thresholds?** NO If yes, the application will require submittal of a transportation study. DRIs require an in depth review by County agencies, and regional impact review by the Georgia Mountains Regional Planning staff. This adds several weeks to processing; additionally, the applicant is responsible for the expense of third party review of the required technical studies associated with the project.

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

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

## SURROUNDING PROPERTY ZONING CLASSIFICATION:

North RA South RA East RA West RA

Future Land Use Map Designation: RSRMM

Access to the development will be provided from:

Road Name: NEW BETHEL CHURCH ROAD Type of Surface: ASPHALT

# Applicant Certification

I hereby request the action contained within this application relative to the property shown on the attached survey, plat, 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. The staff will send notices to adjacent property owners advising of the request and proposed use prior to the public hearing.

I understand that I have the obligation to present all data necessary and required by code 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 or a land use professional 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 or 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 BEN D TRAIL

Date May 24, 2023

Witness JESSE TINDELL

Date May 24, 2023

# *Trail & Son, Inc.*

Land Planners & Surveyors  
Construction Management  
3898 War Hill Park Road  
Dawsonville, Georgia 30534

Office: 706-216-8980

Cell: 706-974-7046

Fax 706-265-4543

Email:

May 27, 2023

Applicant: Ben D. Trail  
Property: 2.036 acres with frontage on New Bethel Church Road  
Current Zoning: RA- Residential / Agricultural  
Proposed Use: Residential  
Application: Rezoning from RA to RSRMM

PROPOSED USE: Single Family Residential  
Existing 1900 square feet Residents with Barn as an outbuilding  
Dawson County, Georgia

I would like to request a rezoning of this 2.036 acres from RA to RSRMM which complies with the Dawson County Long Range Zoning Map.

There is an easement to the existing well.

The existing residence is served by a septic system.

There is an existing gravel driveway from New Bethel Church Road to the residence and barn.

There is an overhead power line serving this residence.

This residence has substantially increased the profile of this portion of Dawson County without increasing traffic flows, dust, smoke or odors.

Should you have any questions or thoughts, please contact me at this office.

Sincerely,



Ben D. Trail

## DAWSON COUNTY Tax Commissioner

25 Justice Way Suite 1222  
Dawsonville, GA 30534

Trans No	Property ID/District Description	Original Due	Interest & Penalty	Prev Paid	Amount Due	Amount Paid	Transaction Balance
36908 Year-Bill No 2022 - 18028	102 030 / 001 LL 474 PT 499  FMV: \$303,850.00	1,557.63	0.00 Fees 0.00	0.00	1,557.63	1,557.63  Paid Date 11/4/2022 14:30:00	0.00  Current Due 0.00
Transactions:	36908 - 36908 Totals	1,557.63	0.00	0.00	1,557.63	1,557.63	0.00

Paid By :

CIRCLE D CONTRACTORS INC

JUAREZ INVESTMENTS LLC

Cash Amt: 0.00

Check Amt: 1,557.63

Charge Amt: 0.00

Change Amt: 0.00

Refund Amt: 0.00

Overpay Amt: 0.00

Check No 2518

Charge Acct



**Ben Trail**

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**From:** Ringle, Bill <Bill.Ringle@dph.ga.gov>  
**Sent:** Friday, July 14, 2023 10:27 AM  
**To:** Harmony Gee  
**Cc:**  
**Subject:** 1291 New Bethel Church Road

Harmony,

Ben Trail came by the office and said that the subject location is trying to get re-zoned and split off as a 2.036-acre lot. A review of the septic system records shows that within this proposed property, there is ample room for a 100% replacement area for the septic system (repair permit # S-042-2004-00411; installed 12/16/2004).

The Dawson County Board of Health Minimum Lot Size Resolution requires 1.5 acres for a lot that is served by a private water supply. This proposed lot meets that requirement.

Do not hesitate to contact me if you have any questions.

Thank you,  
Bill

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

## Ben Trail

**From:** Tuesday, July 11, 2023 1:25 PM  
**Sent:** Ben Trail  
**To:** RE: 2.036 acres rezoned to RSRMM on New Bethel Church Road, Dawson County, Georgia.  
**Subject:**

**Property Owner Authorization**


I/we, FAITH DURHAM, hereby swear that I/we own  
the property located at (fill in address and/or tax map parcel #s):  
Street Address of Property being rezoned: NEW BETHELCHURCH ROAD  
TMP#: 102 030  
as shown in the tax maps and/or deed records of Dawson County, Georgia, and which parcel or  
parcels 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 rezoning 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: BEN D. TRAIL Date: May 24, 2023  
Signature of applicant or agent: \_\_\_\_\_  
Printed Name of Owner(s): FAITH DURHAM Date: 7-11-2023  
Signature of Owner(s): Faith Durham  
Mailing address \_\_\_\_\_  
City, State, Zip \_\_\_\_\_  
Phone (Listed/Unlisted): \_\_\_\_\_

Sworn and subscribed before me  
this 11 day of July, 2023  
Diane J. Cullum  
Notary Public  
My Commission Expires: 7-11-23

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



Sent via the Samsung Galaxy S9+, an AT&T 5G Evolution capable smartphone

----- Original message -----

**From: Ben Trail <btrail1@windstream.net>**

**Date: 7/10/23 5:02 PM (GMT-06:00)**

**To:**

**Subject: 2.036 acres rezoned to RSRMM on New Bethel Church Road, Dawson County, Georgia.**

**Please complete sheet 4 (with notary) and e-mail back.**

**Thanks Trail**

# 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 acknowledgment shall be public record.

Applicant Signature: \_\_\_\_\_

Applicant Printed Name: BEN D. TRAIL

Date Signed: May 24, 2023

Sworn and subscribed before me

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

\_\_\_\_\_  
Notary Public

My Commission Expires: \_\_\_\_\_

{Notary Seal}

Application Number (by staff): \_\_\_\_\_

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

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

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

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

NONE

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 \$ N/A

Date: N/A

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

May 24, 2023

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.

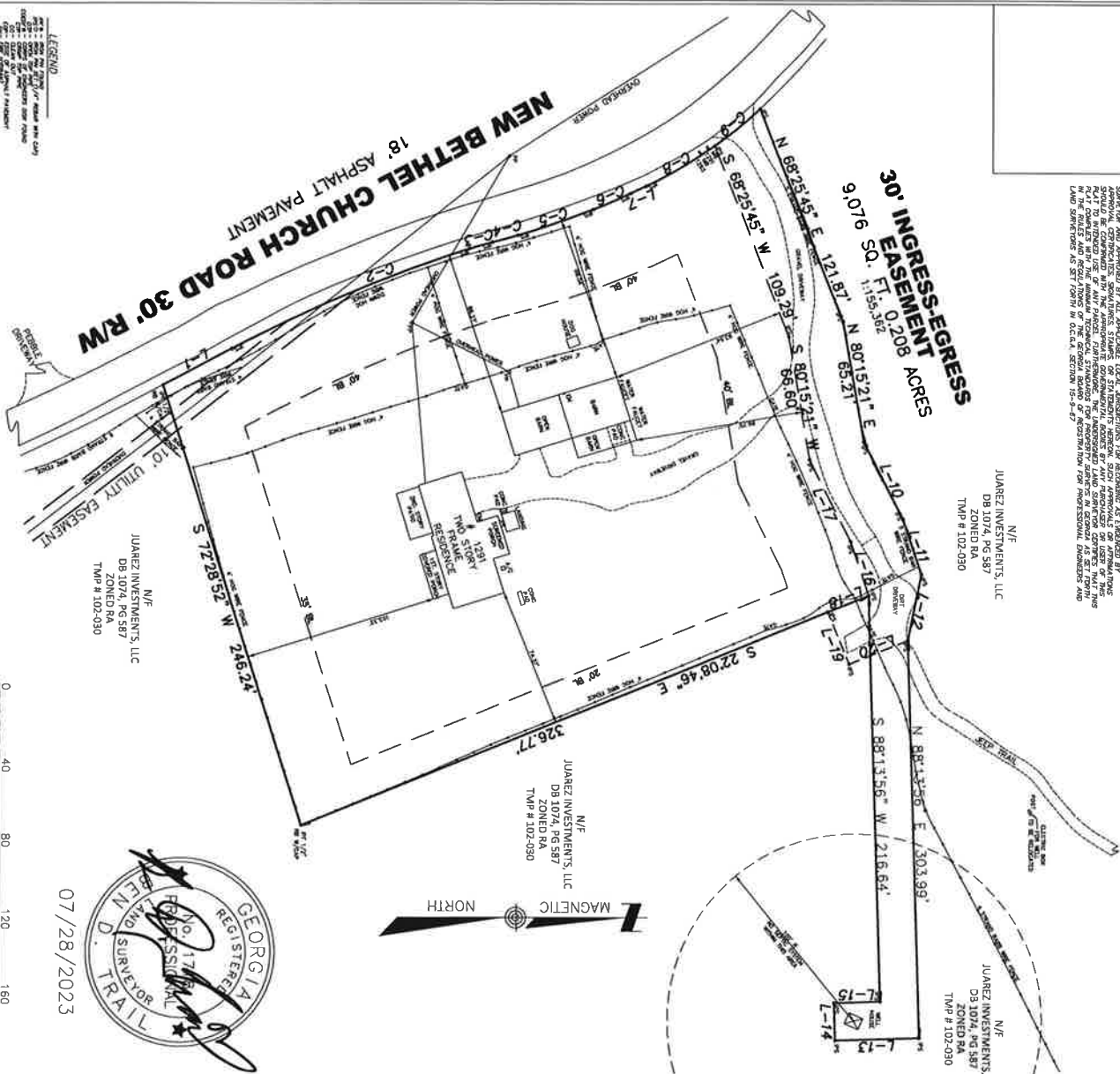


AS REQUIRED BY SECTION (6) OF O.C.G.A. SECTION 15-6-62, THIS PLAN HAS BEEN PREPARED BY A LAND SURVEYOR AND APPROVED BY ALL APPLICABLE LOCAL JURISDICTIONS FOR RECORDING AS ENFORCED BY APPLICABLE CERTIFICATES, SPECIALTIES, STATUTES, ORDINANCES, HEREON, SUCH APPROVALS OR OTHERS THAT SHOULD BE CONVENIENT WITH THE APPROPRIATE GOVERNMENTAL BODIES BY ANY PERSON OR PERSONS PLAT TO INCREASE THE USE OF ANY PUBLIC INFRASTRUCTURE. THE UNDERSIGNED LAND SURVEYOR CERTIFIES THAT THE PLAN, WITHIN THE APPLICABLE CERTIFICATES, SPECIALTIES, STATUTES, ORDINANCES, HEREON, SUCH APPROVALS OR OTHERS THAT SHOULD BE CONVENIENT WITH THE APPROPRIATE GOVERNMENTAL BODIES BY ANY PERSON OR PERSONS PLAT TO INCREASE THE USE OF ANY PUBLIC INFRASTRUCTURE, IS A TRUE AND CORRECT REPRESENTATION OF THE LAND SURVEYED AND THE SURVEYORS AS SET FORTH IN O.C.G.A. SECTION 15-6-62.

30' INGRESS-EGRESS  
EASEMENT  
0.208 ACRES  
FT. 0.5362

N/F  
JUAREZ INVESTMENTS, LLC  
DB 1074, PG 587  
ZONED RA  
TMP # 102-030

N/F  
 REZ INVESTMENT  
 DB 1074, PG 587  
 ZONED RA  
 TMP # 102-030



07/28/2023

TOTAL AREA  
94,111 SQ. FT.  
2.161 ACRES

Chairing	Feet/Min	Chair	Seating
1	111.14	113.47	11.350/1.0
2	112.72	121.57	11.350/1.0
3	114.30	129.67	11.350/1.0
4	115.88	137.77	11.350/1.0
5	117.46	145.87	11.350/1.0
6	119.04	153.97	11.350/1.0
7	120.62	162.07	11.350/1.0
8	122.20	170.17	11.350/1.0
9	123.78	178.27	11.350/1.0
10	125.36	186.37	11.350/1.0
11	126.94	194.47	11.350/1.0
12	128.52	202.57	11.350/1.0
13	130.10	210.67	11.350/1.0
14	131.68	218.77	11.350/1.0
15	133.26	226.87	11.350/1.0
16	134.84	234.97	11.350/1.0
17	136.42	243.07	11.350/1.0
18	138.00	251.17	11.350/1.0
19	139.58	259.27	11.350/1.0
20	141.16	267.37	11.350/1.0
21	142.74	275.47	11.350/1.0
22	144.32	283.57	11.350/1.0
23	145.90	291.67	11.350/1.0
24	147.48	299.77	11.350/1.0
25	149.06	307.87	11.350/1.0
26	150.64	315.97	11.350/1.0
27	152.22	324.07	11.350/1.0
28	153.80	332.17	11.350/1.0
29	155.38	340.27	11.350/1.0
30	156.96	348.37	11.350/1.0
31	158.54	356.47	11.350/1.0
32	160.12	364.57	11.350/1.0
33	161.70	372.67	11.350/1.0
34	163.28	380.77	11.350/1.0
35	164.86	388.87	11.350/1.0
36	166.44	396.97	11.350/1.0
37	168.02	405.07	11.350/1.0
38	169.60	413.17	11.350/1.0
39	171.18	421.27	11.350/1.0
40	172.76	429.37	11.350/1.0
41	174.34	437.47	11.350/1.0
42	175.92	445.57	11.350/1.0
43	177.50	453.67	11.350/1.0
44	179.08	461.77	11.350/1.0
45	180.66	469.87	11.350/1.0
46	182.24	477.97	11.350/1.0
47	183.82	486.07	11.350/1.0
48	185.40	494.17	11.350/1.0
49	186.98	502.27	11.350/1.0
50	188.56	510.37	11.350/1.0
51	190.14	518.47	11.350/1.0
52	191.72	526.57	11.350/1.0
53	193.30	534.67	11.350/1.0
54	194.88	542.77	11.350/1.0
55	196.46	550.87	11.350/1.0
56	198.04	558.97	11.350/1.0
57	199.62	567.07	11.350/1.0
58	201.20	575.17	11.350/1.0
59	202.78	583.27	11.350/1.0
60	204.36	591.37	11.350/1.0
61	205.94	599.47	11.350/1.0
62	207.52	607.57	11.350/1.0
63	209.10	615.67	11.350/1.0
64	210.68	623.77	11.350/1.0
65	212.26	631.87	11.350/1.0
66	213.84	639.97	11.350/1.0
67	215.42	648.07	11.350/1.0
68	217.00	656.17	11.350/1.0
69	218.58	664.27	11.350/1.0
70	220.16	672.37	11.350/1.0
71	221.74	680.47	11.350/1.0
72	223.32	688.57	11.350/1.0
73	224.90	696.67	11.350/1.0
74	226.48	704.77	11.350/1.0
75	228.06	712.87	11.350/1.0
76	229.64	720.97	11.350/1.0
77	231.22	729.07	11.350/1.0
78	232.80	737.17	11.350/1.0
79	234.38	745.27	11.350/1.0
80	235.96	753.37	11.350/1.0
81	237.54	761.47	11.350/1.0
82	239.12	769.57	11.350/1.0
83	240.70	777.67	11.350/1.0
84	242.28	785.77	11.350/1.0
85	243.86	793.87	11.350/1.0
86	245.44	801.97	11.350/1.0
87	247.02	810.07	11.350/1.0
88	248.60	818.17	11.350/1.0
89	250.18	826.27	11.350/1.0
90	251.76	834.37	11.350/1.0
91	253.34	842.47	11.350/1.0
92	254.92	850.57	11.350/1.0
93	256.50	858.67	11.350/1.0
94	258.08	866.77	11.350/1.0
95	259.66	874.87	11.350/1.0
96	261.24	882.97	11.350/1.0
97	262.82	891.07	11.350/1.0
98	264.40	899.17	11.350/1.0
99	265.98	907.27	11.350/1.0
100	267.56	915.37	11.350/1.0

GENERAL NOTES

1. SEWER PROHIBITIONS  
THE FIELD DATA FROM WHICH THIS PLAN IS BASED HAS A MAXIMUM DEPTH OF 10 FEET. THEREFORE, ANY SEWER MAINS DEEPER THAN 10 FEET ARE NOT SHOWN. ANY EXISTING SEWER MAINS DEEPER THAN 10 FEET ARE TO BE REMOVED. THIS PLAN HAS BEEN DESIGNED FOR CLOSING AND HAS A PROVISION FOR ONE FOOT OF CLOSURE DEPTH.  
TOP OF OPEN-CHANNEL AND UNDER MINIMUMS
2. NO PORTION OF THE PROPERTY IS A FEELA DESIGNATED FLOOD HAZARD AREA, AS PER FIELD PLAN, & LOCATED 01700 DATED APRIL 4, 2004
3. THE TRAFFIC INTERSECTION STUDY SHOULD BE CONDUCTED AT THE INTERSECTION OF THE PROPOSED CLOSURE AND THE EXISTING ROADWAY. THE STUDY SHOULD CONSIDER THE LOCATION, SHOWN HERE, OF ANY EXISTING OR PROPOSED TRUCK TRAILERS BEING OR BEING CARRIED THROUGH THE INTERSECTION.
4. THE ROAD CLOSURE NOTIFIED ON THIS PLAN IS ONLY FOR THE REMOVAL OF THESE PAVEMENTS. THERE ARE NOT AND DO NOT EXIST ANY OTHER PAVEMENTS, SUCH AS DRIVEWAYS, DRIVEWAYS OR CURBWAYS, IN THE STUDY AREA.
5. CLOSING CHAINS IS A 16' SHOCKED CABLE THAT MAY BE 10'-15' LONG.  
CLOSING CHAINS SHALL BE:  
SIZE = 3/4"  
WEIGHT = 25#
6. THIS PROPERTY IS NOT SERVED BY PUBLIC WATER FOR CROWN WATER & SEWER ALIGNMENT.
7. DAMSON COUNTY SHALL NOT BE RESPONSIBLE FOR MAINTENANCE OF ANY PAVEMENT, INTERSECTION OR EXISTING OR PROPOSED CLOSURE. THE CLOSURE SHALL BE EXISTENT BEFORE THE CLOSURE IS DESIGNED.
8. NO STRUCTURAL CHANGES OR OTHER DISTURBANCES MAY BE MADE FROM ANYTHING ON THE DAMSON COUNTY DEPARTMENT OF ENGINEERING.
9. THE CLOSURE CHAINS DELIVERED AS TWENTY-FOUR (24) FEET OF CHAINS, WITH TWO (2) CHAINS PER SECTION, SHALL BE PROVIDED BY THE DAMSON COUNTY DEPARTMENT OF ENGINEERING.
10. THE CLOSURE CHAINS DELIVERED AS TWENTY-FOUR (24) FEET OF CHAINS, WITH TWO (2) CHAINS PER SECTION, SHALL BE PROVIDED BY THE DAMSON COUNTY DEPARTMENT OF ENGINEERING.
11. PRIVATELY MAINTAINED CLOSURE CHAINS ARE NOT ALLOWED FOR CLOSURES AS PUBLIC ROADS OR STREETS.
12. ALL SHOWN IS ENTIRELY AN OWNER'S FIELD PLAN. NO CLOSURES SHALL BE MADE ON THE BASIS OF THE CLOSURE OR THE EFFECT OF ROAD.

*Trail and Son, Inc.*  
LAND PLANNERS & SURVEYORS  
CONSTRUCTION MANAGEMENT  
3898 WAR HILL PARK RD., DAWSONVILLE, GEORGIA 30534  
PHONE: (706) 216-8960 CELL: (706) 974-7046  
FAX: (706) 265-4543 EMAIL: [btroft@trailsoninc.com](mailto:btroft@trailsoninc.com)

BOUNDARY SURVEY  
FOR  
**FAITH DURHAM**  
LAND LOT 474  
NORTH HALF 13TH, DISTRICT - 1ST, SECTION  
DAWSON COUNTY, GEORGIA

### SURVEYOR'S CERTIFICATION

THIS PLAN IS A RESTATEMENT OF AN EXISTING PARCEL OR PARCELS OF LAND AND DOES NOT CONSTITUTE OR CREATE A NEW PARCEL OF LAND. THE PLAN IS NOT A SUBDIVISION OF LAND AND DOES NOT REQUIRE RECORDING OF THE DOCUMENT AS A PLAN OF SUBDIVISION. THE PLAN IS A RESTATEMENT OF AN EXISTING PARCEL OR PARCELS OF LAND AND DOES NOT CONSTITUTE OR CREATE A NEW PARCEL OF LAND. THE PLAN IS NOT A SUBDIVISION OF LAND AND DOES NOT REQUIRE RECORDING OF THE DOCUMENT AS A PLAN OF SUBDIVISION. THE PLAN IS A RESTATEMENT OF AN EXISTING PARCEL OR PARCELS OF LAND AND DOES NOT CONSTITUTE OR CREATE A NEW PARCEL OF LAND. THE PLAN IS NOT A SUBDIVISION OF LAND AND DOES NOT REQUIRE RECORDING OF THE DOCUMENT AS A PLAN OF SUBDIVISION.



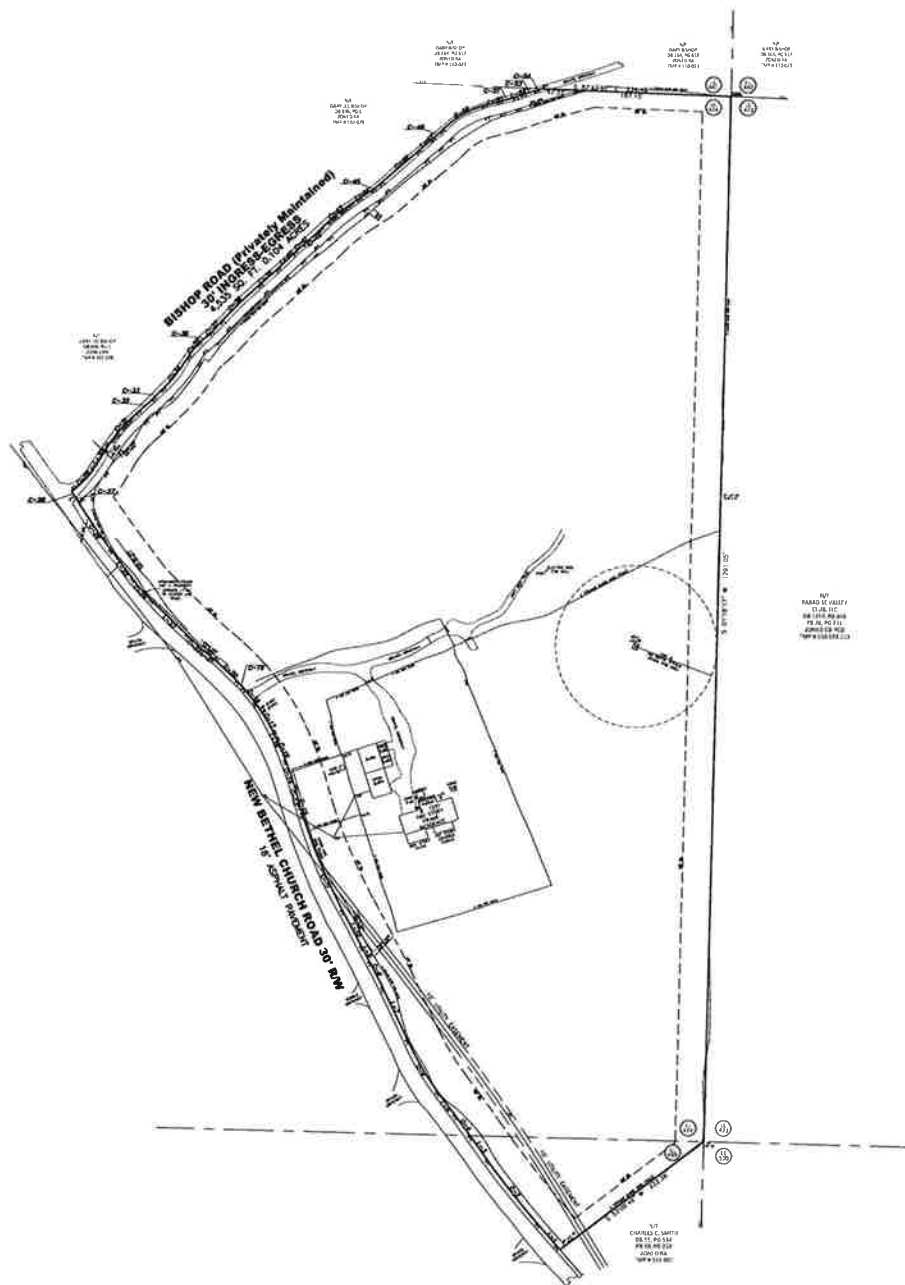
R/W	Curve	Length	Radius	Chord	CHORD BEHIND ROAD
C-1	100.00	126.73	108.11	2.36	2.36
C-2	100.00	126.73	108.11	2.36	2.36
C-3	100.00	126.73	108.11	2.36	2.36
C-4	100.00	126.73	108.11	2.36	2.36
C-5	100.00	126.73	108.11	2.36	2.36
C-6	100.00	126.73	108.11	2.36	2.36
C-7	100.00	126.73	108.11	2.36	2.36
C-8	100.00	126.73	108.11	2.36	2.36
C-9	100.00	126.73	108.11	2.36	2.36
C-10	100.00	126.73	108.11	2.36	2.36
C-11	100.00	126.73	108.11	2.36	2.36
C-12	100.00	126.73	108.11	2.36	2.36
C-13	100.00	126.73	108.11	2.36	2.36
C-14	100.00	126.73	108.11	2.36	2.36
C-15	100.00	126.73	108.11	2.36	2.36
C-16	100.00	126.73	108.11	2.36	2.36
C-17	100.00	126.73	108.11	2.36	2.36
C-18	100.00	126.73	108.11	2.36	2.36
C-19	100.00	126.73	108.11	2.36	2.36
C-20	100.00	126.73	108.11	2.36	2.36
C-21	100.00	126.73	108.11	2.36	2.36
C-22	100.00	126.73	108.11	2.36	2.36
C-23	100.00	126.73	108.11	2.36	2.36
C-24	100.00	126.73	108.11	2.36	2.36
C-25	100.00	126.73	108.11	2.36	2.36
C-26	100.00	126.73	108.11	2.36	2.36
C-27	100.00	126.73	108.11	2.36	2.36
C-28	100.00	126.73	108.11	2.36	2.36
C-29	100.00	126.73	108.11	2.36	2.36
C-30	100.00	126.73	108.11	2.36	2.36
C-31	100.00	126.73	108.11	2.36	2.36
C-32	100.00	126.73	108.11	2.36	2.36
C-33	100.00	126.73	108.11	2.36	2.36
C-34	100.00	126.73	108.11	2.36	2.36
C-35	100.00	126.73	108.11	2.36	2.36
C-36	100.00	126.73	108.11	2.36	2.36
C-37	100.00	126.73	108.11	2.36	2.36
C-38	100.00	126.73	108.11	2.36	2.36
C-39	100.00	126.73	108.11	2.36	2.36
C-40	100.00	126.73	108.11	2.36	2.36
C-41	100.00	126.73	108.11	2.36	2.36
C-42	100.00	126.73	108.11	2.36	2.36
C-43	100.00	126.73	108.11	2.36	2.36
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C-46	100.00	126.73	108.11	2.36	2.36
C-47	100.00	126.73	108.11	2.36	2.36
C-48	100.00	126.73	108.11	2.36	2.36
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C-55	100.00	126.73	108.11	2.36	2.36
C-56	100.00	126.73	108.11	2.36	2.36
C-57	100.00	126.73	108.11	2.36	2.36
C-58	100.00	126.73	108.11	2.36	2.36
C-59	100.00	126.73	108.11	2.36	2.36
C-60	100.00	126.73	108.11	2.36	2.36
C-61	100.00	126.73	108.11	2.36	2.36
C-62	100.00	126.73	108.11	2.36	2.36
C-63	100.00	126.73	108.11	2.36	2.36
C-64	100.00	126.73	108.11	2.36	2.36

### GENERAL NOTES

- [illegible]

LEGEND

- [illegible]



TOTAL AREA  
719,987 SQ. FT.  
16.529 ACRES



*Trail and Son, Inc.*

LAND PLANNERS &amp; SURVEYORS

3898 WAR HILL PARK RD DAWSONVILLE, GEORGIA 30534  
PHONE: (706) 216-8980 CELL: (706) 974-7046  
FAX: (706) 265-4543 EMAIL: btrill@windstream.net

REVISIONS:	PLAT DATE: JULY 27, 2023
------------	--------------------------

FIELD DATE: FEBRUARY 12, 2022

FIELD CREW	JLT
------------	-----

Drawn by:   BDT

SC#		70
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242

MOTHER TRACT BOUNDARY SURVEY  
FOR

**FAITH DURHAM**

LAND LOTS 474 & 499  
NORTH HALF 13TH. DISTRICT - 1ST. SECTION  
DAWSON COUNTY, GEORGIA

## Tonya Abernathy

---

**From:** Ben Trail <btrail1@windstream.net>  
**Sent:** Friday, July 28, 2023 9:17 AM  
**To:** Tonya Abernathy  
**Subject:** Rezoning of 2.161 acres at 1291 New Bethel Church Road, Dawson County, Georgia.  
**Attachments:** 23-7-27 New Bethel Church Road Mother Tract.pdf; 23-7-27 Revised New Bethel Church Road Green House.pdf

**Caution:** This is an external email. Please take care when clicking links or opening attachments. When in doubt, contact your IT Department.

Thanks Tonya

Ben Trail



## ZA 23-07 Ben Trail

Planning Commission Meeting September 19, 2023  
Board of Commission Hearing October 19, 2023

---

### **Applicant Proposal**

The applicant is seeking to zone the property from R-A to RSRMM for the purpose of subdividing the parcel to RSRMM zoning standards.

<b>Applicant</b>	Ben Trail
<b>Amendment #</b>	ZA 23-07
<b>Request</b>	Rezone Property from R-A to RSRMM
<b>Proposed Use</b>	To subdivide a 16.529 acre parcel into a 2.036-acre parcel to RSRMM standards
<b>Current Zoning</b>	R-A
<b>Future Land Use</b>	Sub-Rural Residential
<b>Acreage</b>	16.529 total acres
<b>Location</b>	New Bethel Church Road
<b>Commercial Square footage</b>	n/a
<b>Road Classification</b>	Public
<b>Tax Parcel</b>	102-030
<b>Dawson Trail Segment</b>	n/a
<b>Commission District</b>	2
<b>DRI</b>	No
<b>Planning Commission Recommendation</b>	Approval

Direction	Existing Zoning	Existing Use
North	R-A	Vacant Land
South	R-A	Single Family Residential
East	CPCD	Paradise Valley Resort
West	R-A	Single Family Residential

**According to the Comprehensive Plan and accompanying Future Land Use Plan**, the subject property is identified as Sub-Rural Residential. The primary area of unincorporated Dawson County designed as Sub-Rural Residential is bounded by the forest belt and Dawson Forest on the west, Lumpkin County line on the north, and the agricultural belt to the south and east. In the southern part of this area, there is extensive residential development, but the northern part of this area is mostly undeveloped.

Though this area may receive new development at gross densities of up to 0.67 unit per acre (1.0 acre with public water), it is not targeted for major development. Public water service may be extended into much of this area, particularly the southern half, during the planning horizon (year 2028). It is desirable that conservation subdivision principles be followed in this area in order to encourage the permanent protections of open space or retention of farm and forest lands.

There is a second **area designated as Sub-rural Residential by the future land use plan map**, east of Georgia 400 and lakefront residential uses along Lake Lanier. Development in this area must be sensitive to the Lake Lanier watershed, and as a result, densities are proposed to be kept low (0.67 unit per acre) in this area. The desired development pattern should seek to:

- Permit rural cluster or conservation subdivision design that incorporates significant amount of open space
- Limit extension of public utilities in these areas
- Limit parking in front of properties
- Connect to regional network of greenspace and trails, available to pedestrians, bicyclists, and equestrians for both tourism and recreational purposes
- Consider the use of drainage swales on paved roads in lieu of curb and gutter
- Ensure safe and direct access to major thoroughfares
- Provide at least one access point from a county road for a minimum number of homes
- Allow unpaved roads and shared driveways that provide access for up to six residences
- Support and encourage agricultural industries



**County Agency Comments:**

Environmental Health Department: No comments returned as of 9.12.2023

Emergency Services: "No comment for this request."

Etowah Water & Sewer Authority: ""Potable water service is not available in this area currently. Well and septic only."

Planning and Development: The request is consistent with the Future Land Use Map designation and fits within the general character of the area. There are thirty-four parcels in a one mile radius that are less than three acres in size.

Public Works Department: No comments returned as of 9.12.2023

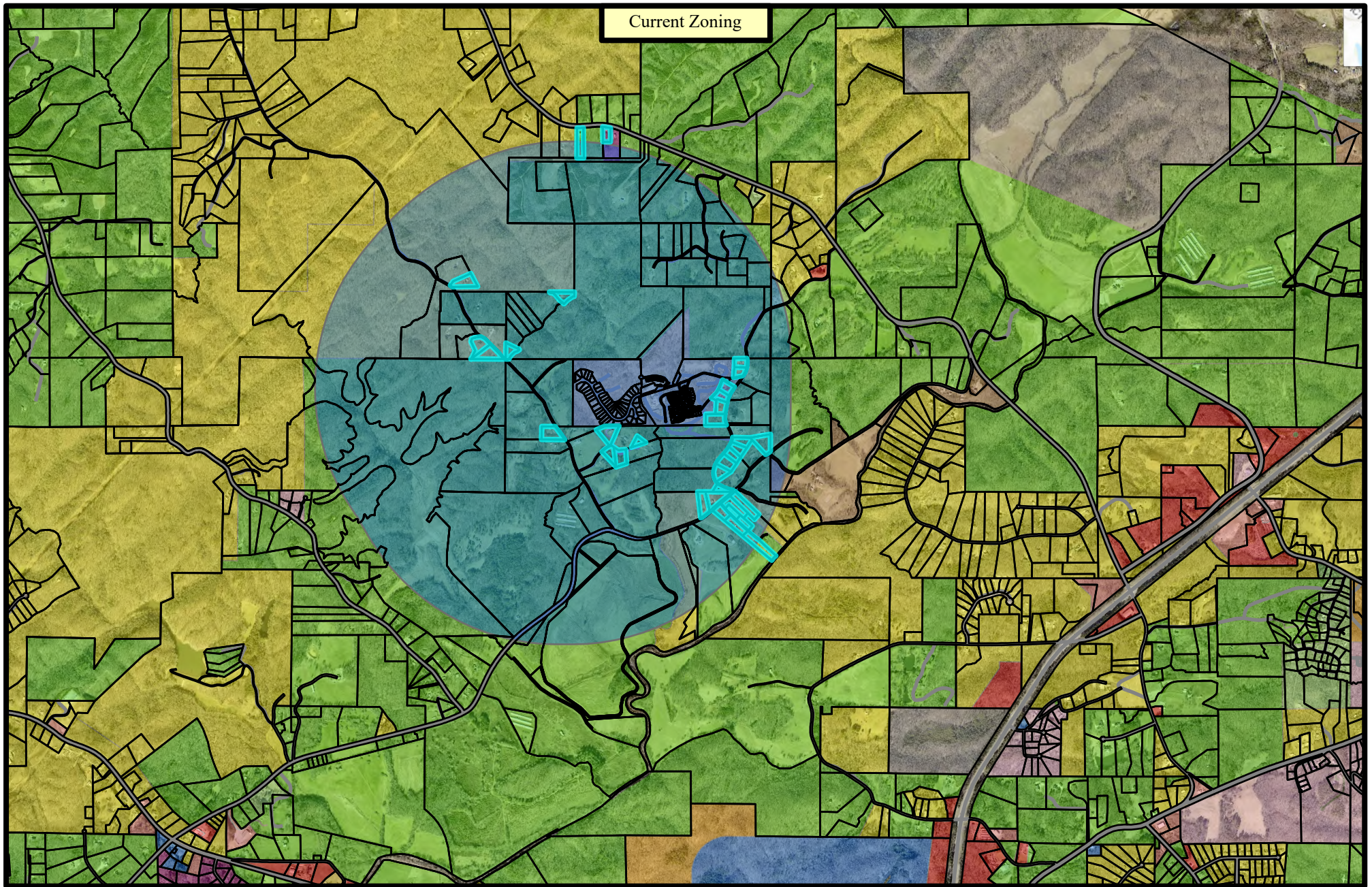
**THE PLANNING COMMISSION SHALL MAKE ITS RECOMMENDATIONS BASED ON THE FOLLOWING CRITERIA:**

- (1) The existing uses and classification of nearby property;
- (2) The extent to which property values are diminished by the particular land use classification;
- (3) The extent to which the destruction of property values of the applicant promotes the health, safety, morals, or general welfare of the public;
- (4) The relative gain to the public, as compared to the hardship imposed upon the individual property owner;
- (5) The suitability of the subject property for the proposed land use classification;
- (6) 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; and
- (7) The specific, unusual, or unique facts of each case, which give rise to special hardships, incurred by the applicant and/or surrounding property owners.

Photo of parcel:







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Scale: 1:38,021

Dawson County  
Planning and Development  
Staff Report

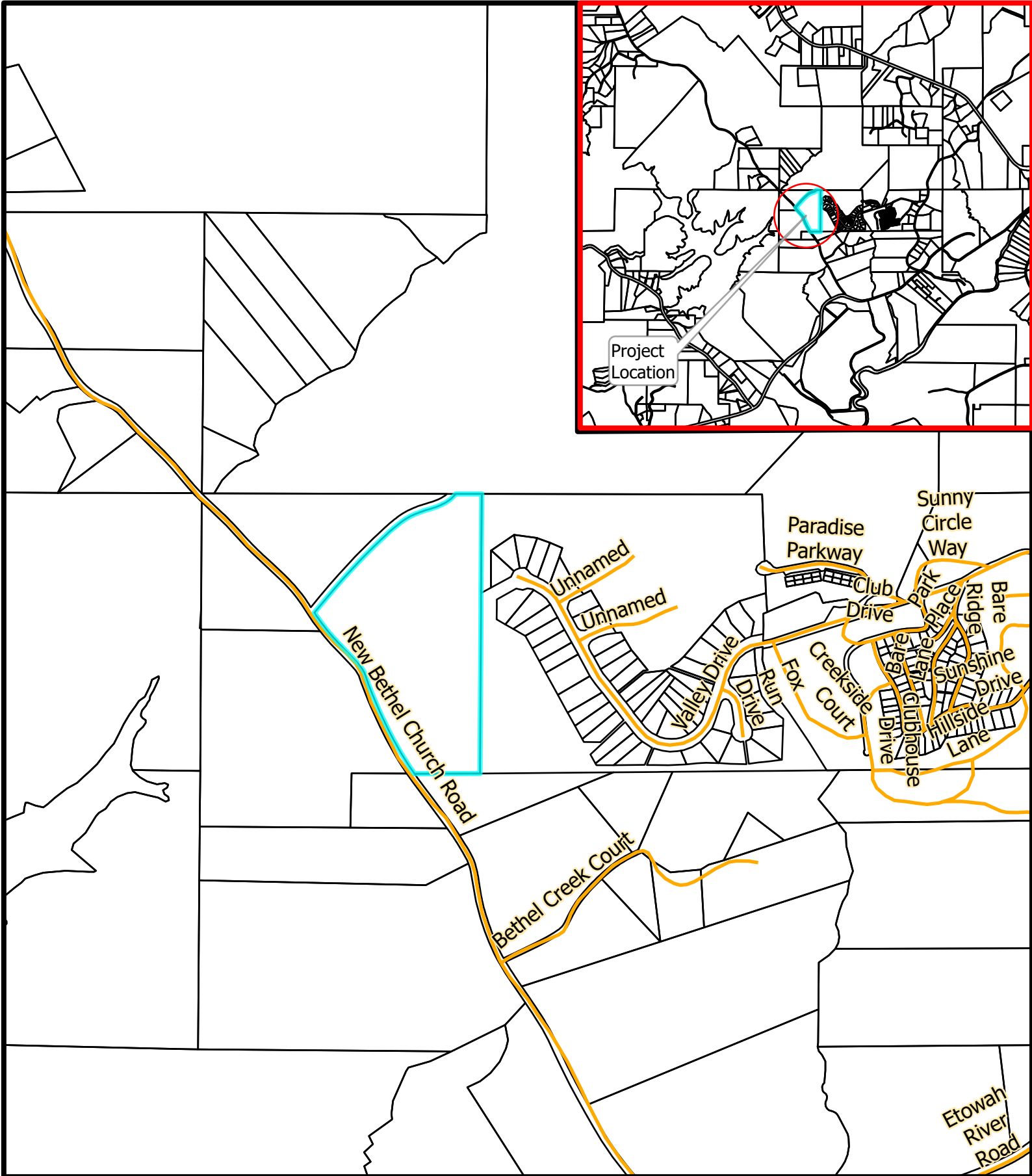
248

#### Legend

RA	RSR	VCR	C-HB	RSRMM	RPC	C-CB	C-IR	C-PCD	C-OI	VC	CT	C-RB	C-HI
----	-----	-----	------	-------	-----	------	------	-------	------	----	----	------	------

Parcel#: 115-071  
Current Zoning: C-HB,  
RA  
FLU: SRR, RL  
Application #: VR 23-12





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Dawson County  
Planning and Development  
249  
Staff Report: Exhibit

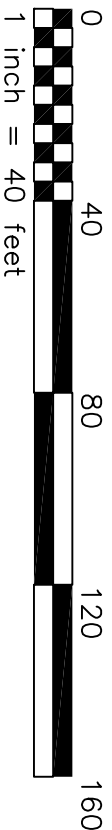
Parcel#: 102-030  
Current Zoning: RA  
FLU: SRR  
Application #: ZA 23-07

AS REQUIRED BY SECTION (d) OF O.C.G.A. SECTION 15-6-67, THIS PLAN HAS BEEN PREPARED BY A LAND SURVEYOR AND APPROVED BY ALL APPLICABLE LOCAL JURISDICTIONS FOR RECORDING AS EVIDENCED BY APPROVAL, CERTIFICATES, SIGNATURES, STAMPS, OR STATEMENTS HEREON. SUCH APPROVALS OR AFFIRMATIONS SHOULD BE CONFINED WITH THE APPROPRIATE GOVERNMENTAL BODIES BY A PURCHASER OR USER OF THIS PLAN TO INTENDED USE OF ANY PARCEL. FURTHERMORE, THE UNDERSIGNED LAND SURVEYOR CERTIFIES THAT THIS PLAN COMPLETS 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 AS SET FORTH IN O.C.G.A. SECTION 15-6-67.

30' INGRESS-EGRESS  
EASEMENT  
ACRES  
0.208  
FL. 1:55,362  
SQ. 9,076  
N 80°15'21"  
E 65.21'  
a7'

1. SURVEY PROCEDURES:  
THE FIELD DATA UPON WHICH THIS PLAT IS BASED HAS A CLOSEST PRECISION OF ONE FOOT IN 23,875 FEET WITH AN ANGULAR ERROR OF 0.5 SECONDS PER ANGLE POINT. THE DISTANCE MEASUREMENTS WERE MADE WITH A TOTAL STATION THAT HAS BEEN CALIBRATED FOR CLOSEST AND HAS A PRECISION OF ONE FOOT IN 43,100 FEET.  
EQUIPMENT USED FOR ANGULAR AND LINEAR MEASUREMENTS:  
TOP CON GFI-9003A.
2. NO PORTION OF THIS PROPERTY IS IN A FEMA DESIGNATED FLOOD HAZARD AREA, AS PER F.I.R.M. PANEL # 13085C 0112C DATED APRIL 4, 2018.
3. THE UTILITY PROTECTION SERVICE SHOULD BE CONTACTED AT (610) 274-0000 FOR LOCATION OF ANY UNDERGROUND UTILITY LOCATIONS. UNDERGROUND UTILITY LOCATIONS SHOWN ARE BASED ON ABOVE GROUND EVIDENCE ONLY.
4. THE PUBLIC RECORDS REFERENCED ON THIS PLAT ARE ONLY OF THE BOUNDARY OF THESE PARCELS. THEY ARE NOT AND DO NOT CONSTITUTE A TITLE SEARCH.
5. CURRENT ZONING IS RA DAWSON COUNTY TAX MAP 102-030.
6. DAWSON COUNTY SETBACKS FOR RA ARE AS FOLLOWS:  
FRONT = 40'  
SIDE = 20'  
REAR = 35'
7. THIS PROPERTY IS NOT SERVED BY PUBLIC WATER PER EIGHTH WATER & SEWER AUTHORITY.
8. DAWSON COUNTY SHALL NOT BE RESPONSIBLE FOR MAINTENANCE OF ANY PIPS, DRIVES, DETENTION POND OR OTHER STRUCTURES WITHIN ANY DAMAGE EASEMENT BEYOND THOSE COUNTY RIGHT-OF-WAY.
9. NO STRUCTURES, FENCES OR OTHER OBSTRUCTIONS MAY BE LOCATED WITHIN A DAMAGE OR ACCESS EASEMENT WITHOUT PRIOR APPROVAL BY THE DAWSON COUNTY DEPARTMENT OF ENGINEERING.
10. COMMON DRIENES IDENTIFIED AS PRIVATELY BY MAINTAINED ARE PRIVATE LAYS AND ARE NOT MAINTAINED BY STATE, COUNTY, CITY, OR OTHER PUBLIC AGENCIES.
11. PRIVATELY MAINTAINED COMMON DRIENES ARE INELIGIBLE FOR ADOPTION AS PUBLIC ROADS OR STREETS.
12. ALL DRIVWAYS ENTERING ANY COUNTY STREET OR ROAD SHALL HAVE A MINIMUM TEN (10) FOOT BREAKING AREA NO GREATER THAN FIVE (5) INCHES ABOVE THE CROWN OF THE STREET OR ROAD.

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THE FIELD DATA UPON WHICH THIS PLAT IS BASED HAS A CLOSEST PRECISION OF ONE FOOT IN 23,875 FEET WITH AN ANGULAR ERROR OF 0.5 SECONDS PER ANGLE POINT. THE DISTANCE MEASUREMENTS WERE MADE WITH A TOTAL STATION THAT HAS BEEN CALIBRATED FOR CLOSEST AND HAS A PRECISION OF ONE FOOT IN 43,100 FEET.  
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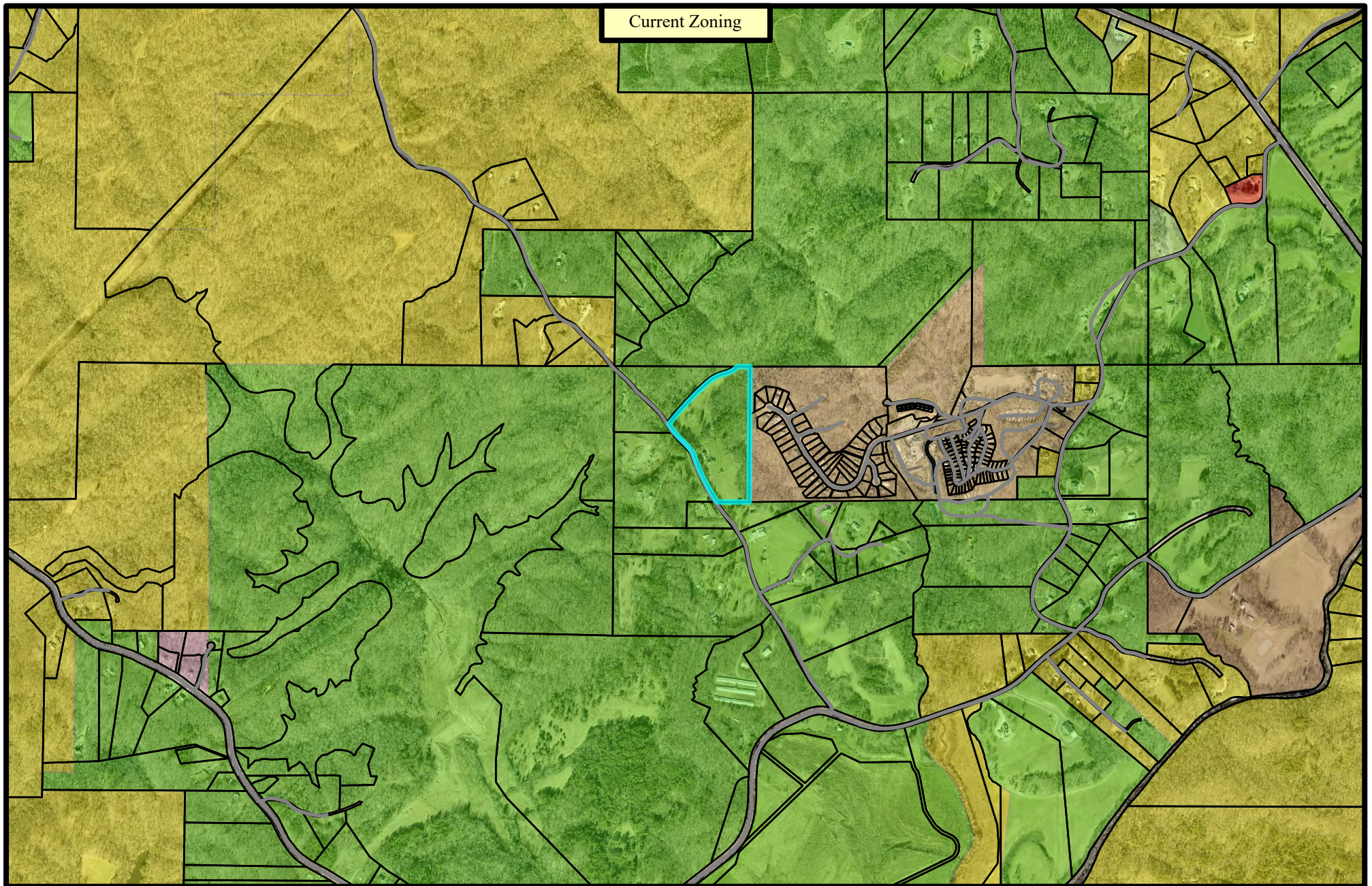
TOTAL AREA  
94,111 SQ. FT.  
2.161 ACRES

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94,111 SQ. FT.  
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BOUNDARY SURVEY  
FOR  
**FAITH DURHAM**  
LAND LOT 474  
NORTH HALF 13TH. DISTRICT - 1ST. SECTION  
DAWSON COUNTY, GEORGIA

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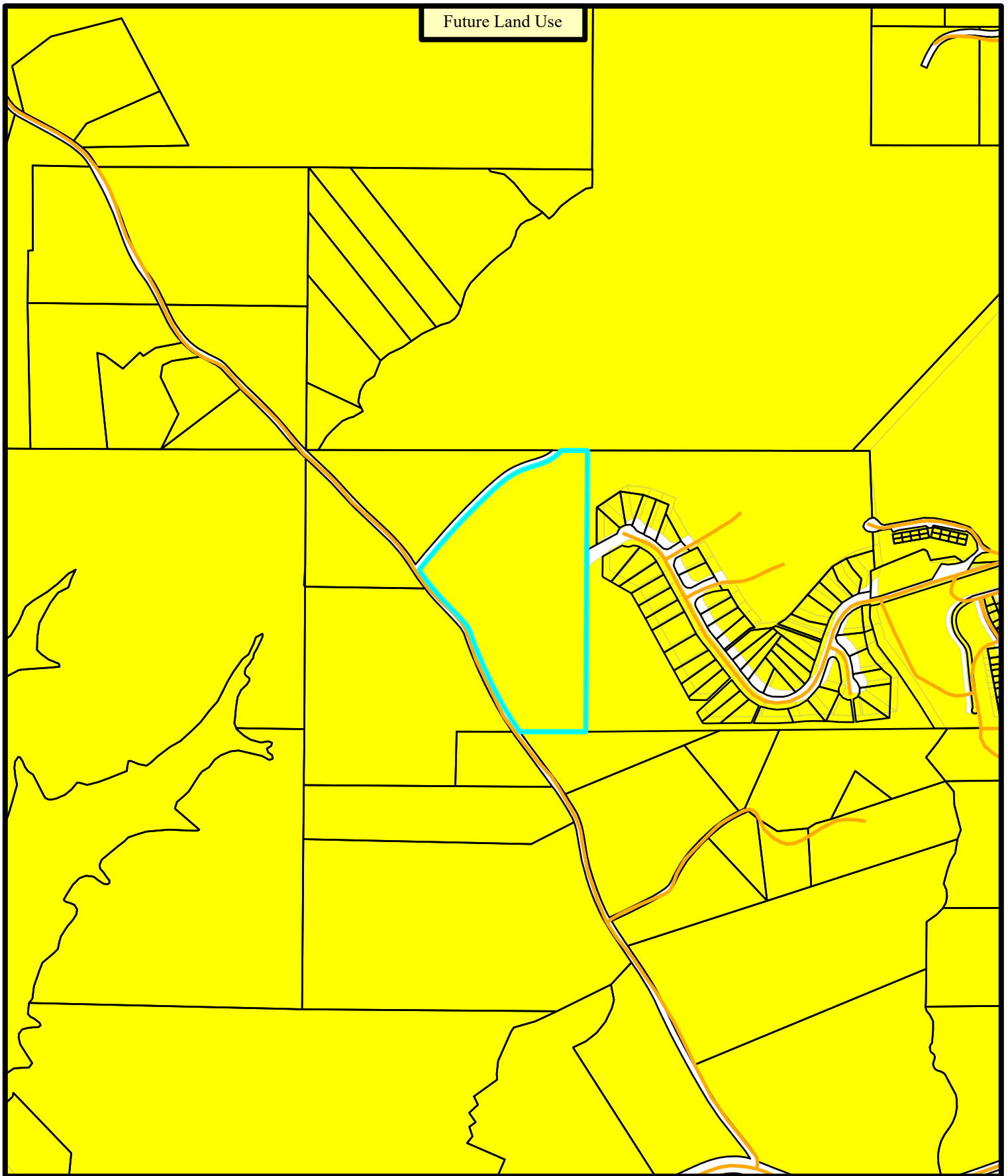
Dawson County  
Planning and Development  
Staff Report

251

Legend		
<span style="color: green;">■</span>	RA	<span style="color: lightgreen;">■</span> RSRMM
<span style="color: yellow;">■</span>	RSR	<span style="color: lightyellow;">■</span> C-PCD
<span style="color: pink;">■</span>	VCR	<span style="color: lightbrown;">■</span> RRE
<span style="color: red;">■</span>	C-HB	<span style="color: darkbrown;">■</span> Parcels
<span style="border: 1px solid black; display: inline-block; width: 10px; height: 10px;"></span>		

Parcel#: 102-030  
Current Zoning: RA  
FLU: SRR  
Application #: ZA 23-07





Future Land Use



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Scale: 1:8,843

Dawson County

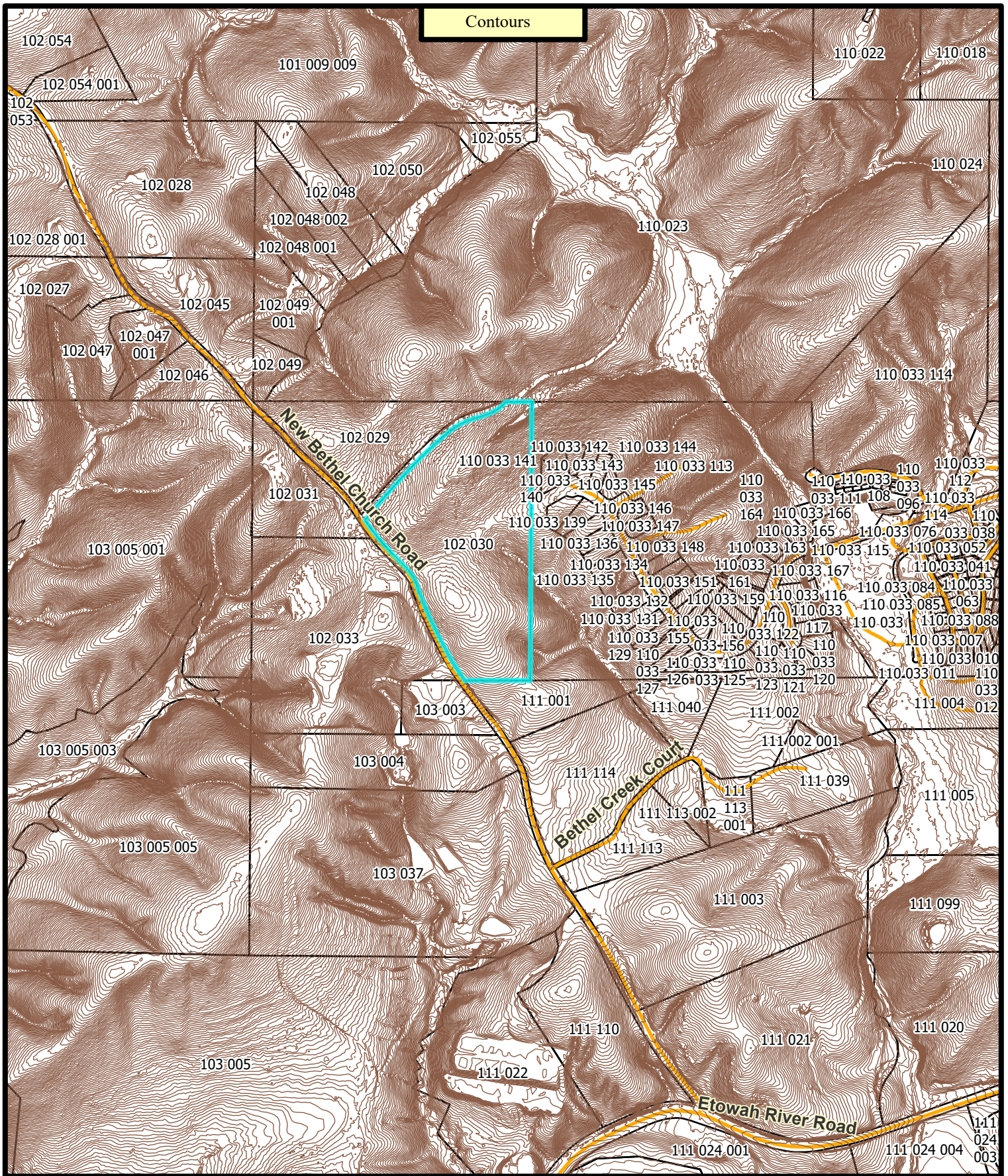
Planning and Development

252

Staff Report

Parcel#:102-030  
Current Zoning: RA  
FLU: SRR  
Application #:ZA 23-07





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Dawson County

Planning and Development

253

Staff Report

Parcel#: 102-030  
Current Zoning: RA  
FLU: SRR  
Application #: ZA 23-07



The Dawson County Planning Commission meeting was called to order at 6:00 p.m. by Chairman Jason Hamby.

Neil Hornsey gave the invocation.

The Pledge of Allegiance was led by Chairman Hamby.

Members present: Jason Hamby, District 1 Chairman; John Maloney, District 2; Shelton Townley, District 3; Neil Hornsey, District 4; and Steve Sanvi, Chairman Appointee.

Staff present: Harmony Gee, Zoning Specialist and Sharon Farrell, Planning Director.

Chairman Hamby asked for a motion to approve the minutes from the August 15th, 2023 minutes as prepared. Motion passed by a vote of 5-0 Maloney/Sanvi

Chairman Hamby asked for a motion to approve the agenda as presented by staff. Motion passed by a vote of 5-0. H o r n s e y / T o w n l e y

Chairman Hamby announced the requirement that a *statement of disclosure of campaign contributions* of \$250 or more must be completed by anyone who wishes to speak in favor or opposition to any application.

**New Business:**

VR 23-12 Neil & Robin Bennett is requesting to vary from the Dawson County Land Use Resolution Article III Section 121-69 Table 3.2 setback reduction TMP 115 071 (Taylor Road)

Chairman Hamby asked if there was anyone to speak on behalf of the application. Neil Bennett of Dawsonville, Georgia spoke on behalf of the application. Mr. Bennett stated that he wishes to build a residence for he and his son so that is close to his grandparents due to their declining health.

Chairman Hamby asked if there was anyone to speak in favor of the application. Chillos Smith of Dawsonville, Georgia spoke in favor of his grandson's request due to his previous health issues and the need for wanting him close by in case of emergencies.

Chairman Hamby asked if there was anyone to speak in opposition of the request. There was none.

Chairman Hamby asked for a motion.

Motion to approve the request passed 4-0 Maloney/Sanvi 1 abstention Hamby

ZA 23-07 Ben Trail is requesting to rezone 2.036 acres of TMP 102 030 from R-A (Residential Agriculture) to RSR (Residential Sub Rural). (New Bethel Church Road)

Chairman Hamby asked if there is anyone to speak on behalf of the application. Ben Trail of Dawsonville, Georgia stated that the current owner of the parcel needed to sell a portion of the larger tract so that she may move closer to her sons in Texas. Her husband passed away in December and she wants to be closer to family. Mr. Trail states that the current tenant of the home would be purchasing the home and barn.

DAWSON COUNTY PLANNING COMMISSION  
MEETING HELD SEPTEMBER 19, 2023  
DAWSON COUNTY GOVERNMENT CENTER

Chairman Hamby asked if there was anyone to speak in favor of the application. There was none.

Chairman Hamby asked if there was anyone to speak in opposition of the application. There was none.

Chairman Haby asked for a motion.

Motion to recommend approval of the request passed 4-0 Hornsey/Townley 1 abstention Hamby

**Public Hearing:**

Planning Director Sharon Farrell presented the update to the County's Comprehensive Plan explaining that the plan is updated every five years and there have been some additions to this year's update including a transportation study and the addition of character areas. Some of the questions raised were in regards to the Agriculture Homesteads limiting one home per twenty acres, sidewalks, medians, buffers and landscaping and the greenway and trail plan. Director Farrell stated that she would bring the concerns of the homesteads to the Board of Commissioners, address adding sidewalks and medians to the plan instead of leaving them in the corridor overlays and send the Planning Commission members a copy of the Greenway and Trail Plan that was adopted by the Board of Commissioners in 2021.

Chairman Hamby asked if there was anyone to speak in favor of the Comprehensive Plan. There was none.

Chairman Hamby asked if there was anyone to speak in opposition of the Comprehensive Plan. There was none.

At that the Public Hearing was closed.

Updates by Planning and Development were given by Planning Director Sharon Farrell. She stated that the conclusion of the Comprehensive Plan and transmitting to the DCA is the goal of the department.

There being no further business to discuss, the meeting was adjourned at 6:26 p.m.

\_\_\_\_\_  
Jason Hamby, Chairman

\_\_\_\_\_  
Date

\_\_\_\_\_  
Attest: Harmony Gee

\_\_\_\_\_  
Date



## DAWSON COUNTY BOARD OF COMMISSIONERS AGENDA FORM

Department: Finance/EMS

Work Session: 10.5.23

Prepared By: Vickie Neikirk

Voting Session: 10.19.23

Presenter: Vickie Neikirk

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

Agenda Item Title: Request for write off of old uncollectable ambulance accounts

### Background Information:

In 2017, the county adopted a policy of periodically writing off old uncollectable ambulance accounts. Once the billing company has exhausted its efforts of collections, the accounts are turned over to a professional collections company. It makes numerous attempts at collecting these accounts. Once an account is older than 4 years, it cannot be pursued any longer.

### Current Information:

The county has 1,043 accounts from 2017-2019 that need to be written off. These accounts total \$553,374.44. This write off will be written off against our allowance for doubtful accounts, and there is currently \$2,068,388 in the allowance (as of 12/31/22).

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

Fund	Dept.	Acct No.	Budget	Balance	Requested	Remaining

Recommendation/Motion: To approve the write off of ambulance accounts that have passed the period of collections allowed by law.

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

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

Finance Dept. Authorization: Vickie Neikirk

Date: 9/19/23

County Manager Authorization: Joey Leverette

Date: 10/4/23

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

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

Comments/Attachments: