

**DAWSON COUNTY BOARD OF COMMISSIONERS
VOTING SESSION AGENDA – SEPTEMBER 17, 2020
DAWSON COUNTY GOVERNMENT CENTER ASSEMBLY ROOM
25 JUSTICE WAY, DAWSONVILLE, GEORGIA 30534
TO IMMEDIATELY FOLLOW THE 4:00 PM WORK SESSION**

A. ROLL CALL

B. INVOCATION

C. PLEDGE OF ALLEGIANCE

D. ANNOUNCEMENTS

E. APPROVAL OF MINUTES

[Minutes](#) of the Work Session held on September 3, 2020

[Minutes](#) of the Voting Session held on September 3, 2020

F. APPROVAL OF AGENDA

G. PUBLIC COMMENT

H. ZONINGS

1. [SU 20-01](#) - Scott Adamson requests a Special Use Permit for dog kennels located at TMP 106-051-017 (Dawson Forest Road East).

2. [ZA 20-06](#) - Victor Vazemiller requests to rezone 4.001 acres TMP 098-027-009 from RA (Residential Agriculture) to RSR (Residential Sub-Rural) for the purpose of subdividing the property (Goodson Road).

3. [ZA 20-07](#) - Jim King on behalf of Tri-Mark 400 LLC requests a CPCD (Commercial Planned Community Development) Zoning Stipulation Amendment for TMP 107-319, 107-319-005, 107-319-004 and 107-319-002 to remove the age restriction on residential units within the currently zoned CPCD parcels (Blue Ridge Parkway).

I. NEW BUSINESS

1. Consideration to Move Forward with a Public Hearing for Edna Noblin Road Abandonment Request
2. Consideration of Dawson County Recycling Program Update
3. Consideration of 2020 Dawson County Surplus List

J. PUBLIC COMMENT

K. ADJOURNMENT

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

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

**DAWSON COUNTY BOARD OF COMMISSIONERS
WORK SESSION MINUTES – SEPTEMBER 3, 2020
DAWSON COUNTY GOVERNMENT CENTER ASSEMBLY ROOM
25 JUSTICE WAY, DAWSONVILLE, GEORGIA 30534
4:00 PM**

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

NEW BUSINESS

1. Presentation of Resolution Approving the Issuance of Revenue Bonds by the Development Authority of Dawson County (DADC) for the Peaks of Dawsonville Development- DADC Chairman Tony Passarello
This item will be added to the September 3, 2020, Voting Session Agenda.
2. Presentation of Request for Emergency Temporary Elections Employee and Additional 2020 Budget Funds- Chief Registrar / Board of Elections & Registration Chair Glenda Ferguson
This item will be added to the September 3, 2020, Voting Session Agenda.
3. Presentation of Application for Parade and Assembly - *Bootlegger Triathlon* - Planning & Development Director Jameson Kinley
This item will be added to the September 3, 2020, Voting Session Agenda.
4. Presentation of Edna Noblin Road Abandonment Request- Public Works Director David McKee
This item will be placed on the September 17, 2020, Voting Session Agenda for consideration to move forward with a public hearing.
5. Presentation of Dawson County Recycling Program Update- Public Works Director David McKee
This item will be placed on the September 17, 2020, Voting Session Agenda.
6. Presentation of Cable TV Proposals- Information Technology Director Herman Thompson
This item will be placed on the September 17, 2020, Work Session Agenda under Unfinished Business.
7. Presentation of 2020 Dawson County Surplus List- Fleet Services Director Shannon Harben
This item will be placed on the September 17, 2020, Voting Session Agenda.
8. County Manager Report
This item was for information only.

9. County Attorney Report
County Attorney Strickland had no information to report and requested an executive session following the Voting Session.

APPROVE:

ATTEST:

Billy Thurmond, Chairman

Kristen Cloud, County Clerk

DRAFT

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

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

INVOCATION: Chairman Thurmond

PLEDGE OF ALLEGIANCE: Chairman Thurmond

ANNOUNCEMENTS:

Chairman Thurmond and Commissioner Fausett announced that county offices would be closed September 7, 2020, in observance of the Labor Day holiday.

APPROVAL OF MINUTES:

Motion passed 4-0 to approve the Minutes of the Work Session held on August 20, 2020. Nix/Gaines

Motion passed 4-0 to approve the Minutes of the Voting Session held on August 20, 2020. Fausett/Satterfield

Motion passed 4-0 to approve the Minutes of Special Called Meeting held on August 20, 2020. Nix/Satterfield

APPROVAL OF AGENDA:

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

- Additions of Nos. 3 through 5 under New Business:
 - Resolution Approving the Issuance of Revenue Bonds by the Development Authority of Dawson County for the Peaks of Dawsonville Development
 - Request for Emergency Temporary Elections Employee and Additional 2020 Budget Funds
 - Application for Parade and Assembly - Bootlegger Triathlon

Gaines/Fausett

PUBLIC COMMENT:

None

Chairman Thurmond announced county email has been down since September 2, 2020, and employees have been unable to receive emails, including any submitted comments. He apologized for any inconvenience and said submitted comments, once received, would be read at a later date so that “expressions are heard” during a commission meeting. (*When county email*

was restored, it was determined that no comments were submitted by email for the September 3, 2020, Board of Commissioners meeting.)

PUBLIC HEARINGS:

9-1-1 Ordinance Update (1st of 1 hearing)

Chairman Thurmond opened the hearing by asking if there was anyone present who wished to be heard on the 9-1-1 Ordinance Update and, hearing none, closed the hearing.

Motion passed 4-0 to approve the 9-1-1 Ordinance Update. Gaines/Satterfield

Annual Capital Improvements Element Update (1st of 1 hearing)

Chairman Thurmond opened the hearing by asking if there was anyone present who wished to be heard on the Annual Capital Improvements Element Update and, hearing none, closed the hearing.

Motion passed 4-0 to approve the Annual Capital Improvements Element Update. Fausett/Gaines

NEW BUSINESS:

Consideration of Continuation Application for Victims of Crime Act Grant for FY 2021

Motion passed 4-0 to approve the Continuation Application for Victims of Crime Act Grant for FY 2021. Fausett/Nix

Consideration of Annexation #C210043

Motion passed 4-0 to approve for the county attorney to send a letter of objection to the City of Dawsonville regarding Annexation #C210043. Fausett/Satterfield

Consideration of Resolution Approving the Issuance of Revenue Bonds by the Development Authority of Dawson County for the Peaks of Dawsonville Development

Motion passed 4-0 to approve the Resolution Approving the Issuance of Revenue Bonds by the Development Authority of Dawson County for the Peaks of Dawsonville Development. Nix/Satterfield

Consideration of Request for Emergency Temporary Elections Employee and Additional 2020 Budget Funds

Motion passed 4-0 to approve the Request for an Emergency Temporary Elections Employee and Additional 2020 Budget Funds; \$40,803 will come from the General Fund Contingency line item. Fausett/Gaines

Consideration of Application for Parade and Assembly - Bootlegger Triathlon

Motion passed 4-0 to approve the Application for Parade and Assembly - Bootlegger Triathlon. Satterfield/Nix

PUBLIC COMMENT:

None

Chairman Thurmond announced county email has been down since September 2, 2020, and employees have been unable to receive emails, including any submitted comments. He apologized for any inconvenience and said submitted comments, once received, would be read at

a later date so that expressions are heard during a commission meeting. *(When county email was restored, it was determined that no comments were submitted by email for the September 3, 2020, Board of Commissioners meeting.)*

ADJOURNMENT:

EXECUTIVE SESSION:

Motion passed 4-0 to enter into Executive Session to discuss litigation. Gaines/Fausett

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

APPROVE:

ATTEST:

Billy Thurmond, Chairman

Kristen Cloud, County Clerk

DRAFT

DAWSON COUNTY REZONING APPLICATION

This portion to be completed by Zoning Administrator

ZA ~~922~~ Tax Map & Parcel # (TMP): 106 051 017
Submittal Date: 6.23.20 Time: 11:43 (am/pm) Received by: chg (staff initials)
Fees Assessed: \$250 Paid: \$CC Commission District: 4
Planning Commission Meeting Date: August 18 2020
Board of Commissioners Meeting Date: Sept. 17 2020

APPLICANT INFORMATION (or Authorized Representative)

Printed Name: Scott Adams

Address: _____

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

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

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

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

PROPERTY OWNER/PROPERTY INFORMATION

Name: Scott Adams

Street Address of Property being rezoned: 2545 Dawson Forest Road East.
Dawsonville GA 30534

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

Directions to Property: 400 North, Turn left on Dawson Forest Rd. East.
Go through round about, continue down Dawson Forest Rd. 1.2 miles
2545 Dawson Forest Rd. will be on your right.

20 JUN 23 11:43 AM

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

Current Use of Property: RA with Special Use permit.

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

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

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

If yes, what section? _____

SURROUNDING PROPERTY ZONING CLASSIFICATION:

North RA South RA East RA West RA

Future Land Use Map Designation: Office Professional

Access to the development will be provided from:

Road Name: Dawson Forest W. E. Type of Surface: High Type Paved.

REQUESTED ACTION & DETAILS OF PROPOSED USE

[] Rezoning to: RA [] Special Use Permit for: kennel

Proposed Use: Dog Kennel.

Existing Utilities: [x] Water [] Sewer [x] Gas [x] Electric

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

RESIDENTIAL

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

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

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

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

COMMERCIAL & INDUSTRIAL

Building area: _____ No. of Parking Spaces: _____

20 JUN 23 11:44 AM

APPLICANT CERTIFICATION

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

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

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

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

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

Signature 

Date 2-3-20

Witness _____

Date _____

WITHDRAWAL

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

I hereby withdraw application # _____

Signature _____

Date _____

Withdrawal of Application:

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

20 JUN 23 11:44AM

ZA RA

TMP#: 106-051-017

List of Adjacent Property Owners

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

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

	<u>Name</u>	<u>Address</u>
TMP <u>106-051</u>	1. <u>Adan Hamer</u>	<u>122 Paddock Pl.</u>
TMP <u>106-048</u>	2. <u>Jones Boyd & Linda Ruth</u>	<u>2500 Dawson Forest Rd.</u>
TMP <u>106-049</u>	3. <u>Cecil Jones</u>	<u>2632 Dawson Forrest Rd.</u>
TMP _____	4. _____	_____
TMP _____	5. _____	_____
TMP _____	6. _____	_____
TMP _____	7. _____	_____
TMP _____	8. _____	_____
TMP _____	9. _____	_____
TMP _____	10. _____	_____
TMP _____	11. _____	_____
TMP _____	12. _____	_____
TMP _____	13. _____	_____
TMP _____	14. _____	_____
TMP _____	15. _____	_____

Use additional sheets if necessary.

20 JUN 23 11:44 AM

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

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

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

This notice and acknowledgement shall be public record.

Applicant Signature: 

Applicant Printed Name: SCOTT ADAMS

Application Number: 20-05

Date Signed: 5-7-2020

Sworn and subscribed before me

this 7th day of May, 2020.

Melanie Dawn Nash

Notary Public

My Commission Expires: 10/3/23



20 JUN 23 11:45AM

PROPERTY OWNER AUTHORIZATION

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

106-051

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

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

Printed Name of applicant or agent: Scott Adams

Signature of applicant or agent: [Signature] Date: _____

Printed Name of Owner(s): Scott Adams

Signature of Owner(s): [Signature] Date: _____

Mailing address: 2545 Dawson Forest Rd B.

City, State, Zip: Dawsonville GA 30534

Telephone Number: Listed 678-343-0865
Unlisted _____

Sworn and subscribed before me this 7th day of May, 2020.

Melanie Dawn Nash
Notary Public

My Commission Expires: 10/3/23



(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.)

20 JUN 23 11:45 AM

Jameson Kinley
Dawson County
Director of Planning and Development
25 Justice Way
Dawsonville, Ga 30534

Re: Letter of Intent – Special use Permit Application for Scott and Selena Adamson (The Paw Pack) - 2545 Dawson Forest Rd, Dawsonville Ga, 30534.

Dear Jameson Kinley

Scott and Selena Adamson are requesting to operate a dog and cat boarding facility (The Paw Pack Boarding, LLC) out of our residents. We have set up a small set of kennels inside our home. We would take scheduled appointments and care for dogs and cats. Our current license, through the Georgia Department of Agriculture has a maximum of 20 dogs at full capacity. We would securely care for the pets in our indoor kennels with heating and air, along with our large backyard. We have a large backyard with secure fencing where dogs take turns running around. Dogs would stay outside for 30min to 1 hour at a time depending on how many dogs we have at one time. Each dog would get 3 play times each day. The earliest dogs would be taken out would be 6:00am and the latest would be 8:00pm.

Future growth plans would be building a barn like structure in the front pasture that would have 25 kennels. At this point we would re-up our kennel license to 41-80 pets at max capacity. 20 pet suits in our home and 25 in barn like structure. We expect light traffic in and out of our residents with most of the boarders bringing several pets at a time.

Sincerely,

The Paw Pack, LLC

Scott Adamson

20 JUN 23 11:45 AM

Site Plan



20 JUN 23 11:45AM


1993

Proposed Kennel Business

Ringle, Bill <Bill.Ringle@dph.ga.gov>

Mon 1/13/2020 2:34 PM

To:

 1 attachments (876 KB)

2545 Dawson Forest Road E, Septic Approvals.pdf;

Scott,

Please see the attached septic system permits that were issued to Steve Hamby in 1985 and 1986. The 1985 permit was for a three-bedroom house, and the 1986 permit was issued for a one-bedroom garage apartment. I don't know if both of these exist on the property currently, or not. In 1985, the property consisted of 30 acres.

As I mentioned in our phone conversation, if there is no footprint expansion of the house, and there is no additional wastewater generated by the operation of the kennel, then we have no issues with your proposal.

15

Let me know if you need anything else, or 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

20 JUN 23 11:44 AM

READY 10:30 A.M.

DAWSON COUNTY INDIVIDUAL SEWAGE DISPOSAL SYSTEM PERMIT APPLICATION AND INSPECTION REPORT

PERMIT # 042-86-05-796 DATE PERMIT ISSUED 5-7-86 DATE SYSTEM INSP. _____
 RECEIPT # 1390 PROPERTY OWNER & ADDRESS _____

PROPERTY LOCATION
 Dawson-Forest Road (Old Poole Jones Property)
~~XXXXX~~
 Dawson County, Georgia

Dawsonville, Ga. 30534
 TELEPHONE _____
 SEWAGE CONTRACTOR Edd Chain

I hereby apply for a permit to install or construct an individual sewage disposal system and agree that the system will be installed to conform to the requirements of the former Georgia Department of Public Health, Chapter 270-5-25.
 I understand that final inspection is required and hereby promise to notify the Dawson County Health Department upon its completion and before applying final cover at 265-2611 or 265-3223.
 I further realize and understand that neither this permit nor the final inspection in any way guarantee the proper operations of the sewage system nor in any way confers any guarantee or warranty of any kind.

[Signature]
 Owner or applicant's signature

5-7-86
 Date

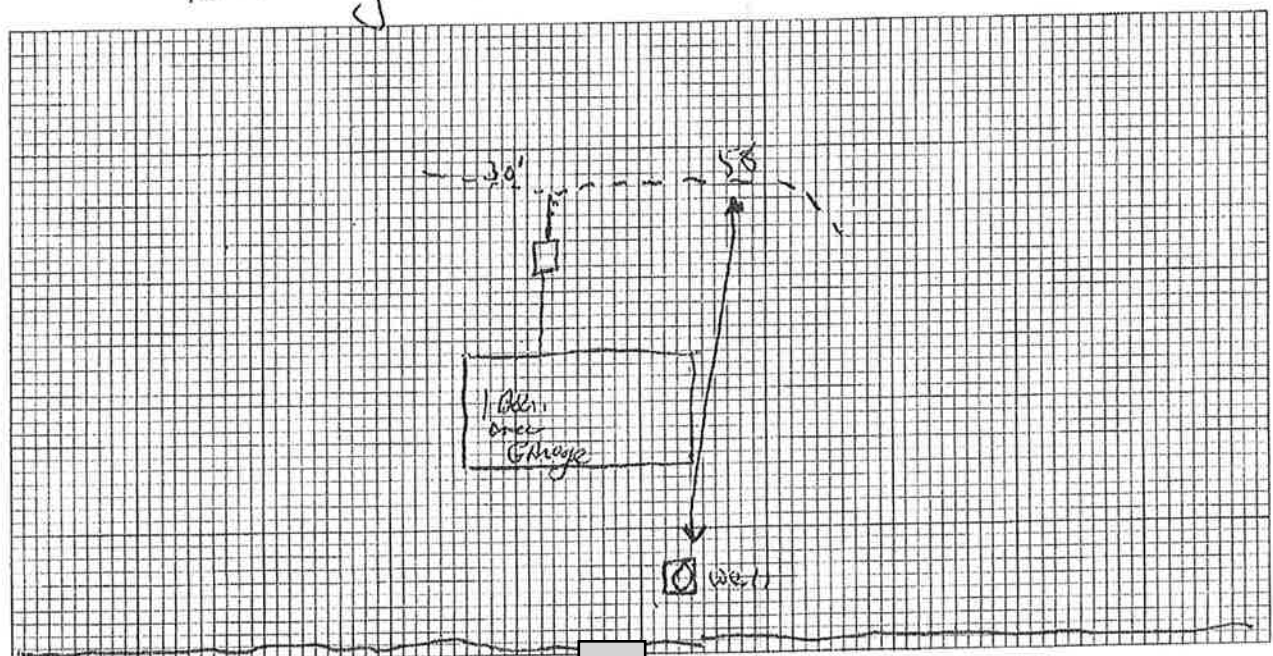
1. Type water supply:
 1. individual 2. community 3. public
2. 1. New system 2. Repair 3. Existing
3. Perc rate _____
4. Type facility garage apt.
5. No. of bedrooms or gallons 1
6. Subdivision: yes no
7. Lot size 30 acres
8. Building line _____
9. Septic tank capacity min. 750 gallon
10. As installed 750 gallon
11. Dosing tank capacity _____

12. Distance S. T. from well _____
13. Min. amount of field line:
 Ft. sq. 252 Linear ft. 84'
14. Field line as installed
 Ft. sq. 264 Linear ft. 88'
15. Width of trench 36"
16. Distance between trenches 1 single line
17. Trench depth, avg. 36"
18. Distance from foundation 40'
19. Nearest property line 100'
 front, rear side
20. Distance from wall 110'

Site: Approved; Approved conditionally; Rejected
 System: Approved; Approved conditionally; Rejected
 Are there any wells or springs within 100 feet or streams within 50 feet (____ Yes) (No).

Inspector: [Signature]
 Inspector: _____
 DAWSON COUNTY HEALTH DEPARTMENT
 P.O. BOX 245
 DAWSONVILLE, GEORGIA 30534

REMARKS: [Signature]



88'
 - 30'

 58'

20 JUN 23 11:44 AM

Return to:
McMichael & Gray, PC
Attn: Randall C. McMichael
2055 North Brown Road, Ste 250
Lawrenceville, GA 30043

Filed in Office: 01/27/2016 12:40PM
Deed Doc: WD
Bk 01182 Pg 0197
Georgia Transfer Tax Paid : \$0.00
Justin Power Clerk of Court

Filed in Office: 12/15/2014 09:38AM
Deed Doc: WD
Bk 01135 Pg 0420
Georgia Transfer Tax Paid : \$235.00
Justin Power Clerk of Court
Dawson County
0422014001481

PURPOSE OF RE-RECORDING IS TO
ADD THE NOTARY SEAL WHICH WAS
OMITTED AT PREVIOUS RECORDING

LIMITED WARRANTY DEED

STATE OF GEORGIA

COUNTY OF GWINNETT

THIS INDENTURE, made the 10th day of December, 2014 between

Michael Adamson

hereinafter called "Grantor/s" and

Scott Adamson

hereinafter called "Grantee/s".

(the words "Grantor/s" and "Grantee/s" to include their respective heirs, successors and assigns where the context requires or permits).

WITNESSETH: That Grantor/s, for and in consideration of TEN DOLLARS and other good and valuable considerations---(\$10.00)-----receipt of which is hereby acknowledged has/have granted, sold, transferred and conveyed, and by these presents does/do grant, sell, transfer and convey unto Grantee/s:

All that tract or parcel of land lying and being in Land Lots 366 and 367 of the south half of the 13th District, 1st Section of Dawson County, Georgia, containing 2.34 acres as shown on a plat prepared by Joseph C. Keaton, Jr., Georgia Registered Surveyor, dated July 30, 2002, to which plat this reference is made for a more particular description and described according to the same as follows:

Beginning at a point in the northerly right of way of Georgia Highway 318 AKA Dawson Forest Road (having a 100' right of way) in Land Lot 366, located by measuring south 88 09'57" east a distance of 1356.90 feet from the iron pin located at the point where said right of way intersects the original west line of Land Lot 366; thence from said point of beginning north 00 00'00" east 130.76 feet to a point; thence south 88 54'59" west a distance of 61.09 feet to a point; thence north 00 44'40" east a distance of 266.37 feet to a point; thence north 68 21'22" east a distance of 44.47 feet to a point; thence south 68 42'41" east a distance of 209.08 feet to a point; thence south 08 45'48" east a distance of 180.88 feet to a point; thence south 00 00'00" east a distance of 246.08 feet to a point; thence north 88 09'57" west a distance of 202.29 feet to a point; thence north 2 43'28" west 82.00 to the point of beginning.

TO HAVE AND TO HOLD, in fee simple. And Grantor/s will warrant and forever defend the right and title to said premises unto Grantee/s against the lawful claims of all persons claiming by through or under Grantor.

IN WITNESS WHEREOF, Grantor/s' hand and seal have been hereunto affixed, the day and year first above written.

Signed, sealed and delivered
in the presence of:


Michael Adamson

Witness

Notary Public
My Commission Expires:



20 JUN 23 11:44AM

**DAWSON COUNTY
INDIVIDUAL SEWAGE DISPOSAL SYSTEM PERMIT APPLICATION AND INSPECTION REPORT**

PERMIT # 042-85-7-491 DATE PERMIT ISSUED 7-15-85

DATE SYSTEM INSP. _____

RECEIPT # 1048

PROPERTY OWNER & ADDRESS _____

Steve Hamby

PROPERTY LOCATION

Hwy. 318 -- approximately 1½ mile west of Ga. 400
on Hwy. 318. OLD POOLE JONES HOME PLACE
Dawson County, Ga.

TELEPHONE _____

SEWAGE CONTRACTOR _____

I hereby apply for a permit to install or construct an individual sewage disposal system and agree that the system will be installed to conform to the requirements of the former Georgia Department of Public Health, Chapter 270-5-25.

I understand that final inspection is required and hereby promise to notify the Dawson County Health Department upon its completion and before applying final cover at 265-2611 or 265-3223.

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

Barbara Hamby
Owner or applicant's signature

7-15-85
Date

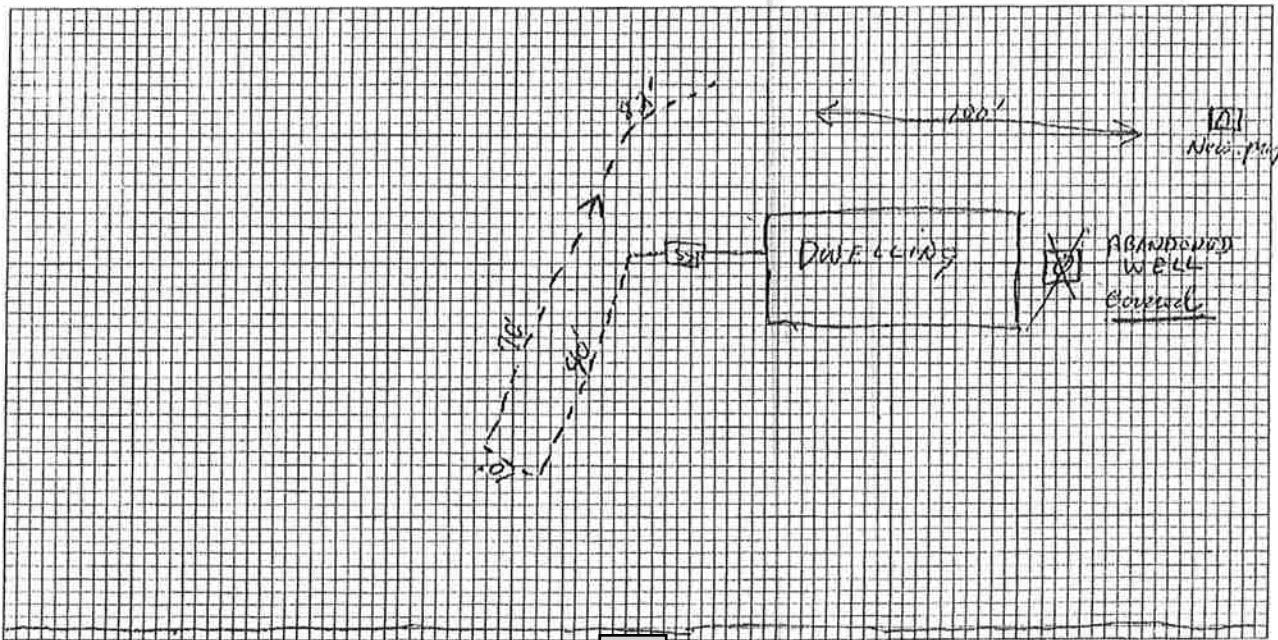
1. Type water supply:
 1. Individual 2. community 3. public
2. 1. New system 2. Repair 3. Existing
3. Perc rate _____
4. Type facility Dwelling
5. No of bedrooms or gallons 3
6. Subdivision: yes no
7. Lot size 30 acres
8. Building line _____
9. Septic tank capacity mln. 1000 gals.
10. As installed 1000 gals/1100
11. Dosing tank capacity _____

12. Distance S. T. from well _____
13. Min. amount of field line:
Ft. sq. 756 Linear ft. 252
14. Field line as installed
Ft. sq. 756 Linear ft. 252
15. Width of trench 36"
16. Distance between trenches 10'
17. Trench depth, avg. 38"
18. Distance from foundation 10'
19. Nearest property line _____
front, rear, side
20. Distance from well must be 100' when installed

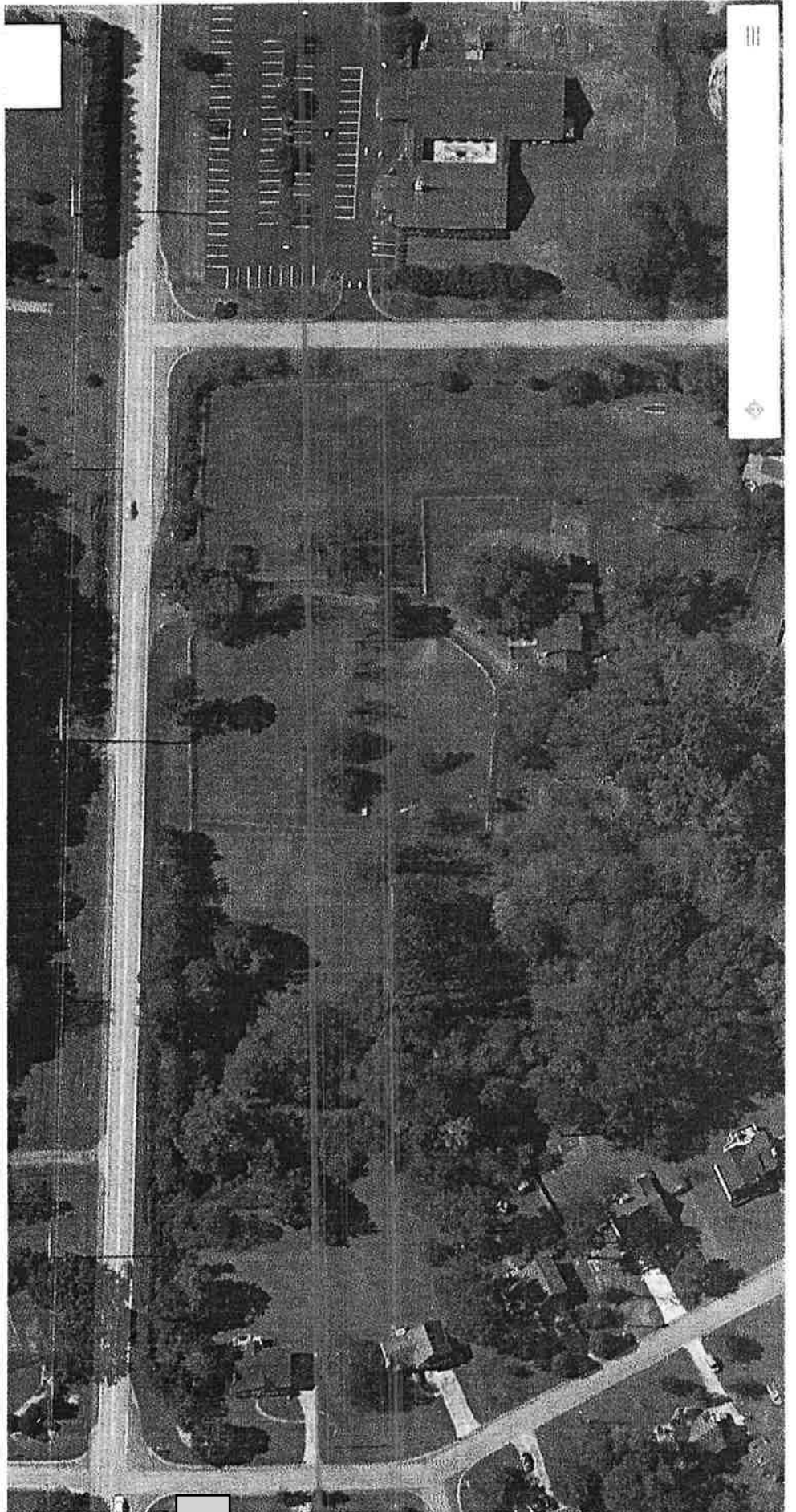
Site: Approved; Approved conditionally; Rejected
System: Approved; Approved conditionally; Rejected
Are there any wells or springs within 100 feet or streams within 50 feet (Yes) (No).

REMARKS: Barbara Hamby
Abandoned well must be covered

Inspector: Non Fleming
Inspector: Non Fleming
DAWSON COUNTY HEALTH DEPARTMENT
P.O. BOX 245
DAWSONVILLE, GEORGIA 30534



720 JUN 23 11:44 AM



20 JUN 23 11:44AM

State Farm Fire and Casualty Company
Animal Care Services Policy
 Prepared: August 15, 2017

Prepared for: THE PAW PACK

Prepared by: Roger Slaton

Phone:

Phone:

Email:

Quote Effective Date: 08/15/2017

Quote Results

	Limit	Premium
Coverages		
Coverage B - Business Personal Property Loss Of Income And Extra Expense	50,000 - Replacement Cost Actual Loss Sustained - 12 Months	511.00
Coverage L - Business Liability - Per Occurrence	1,000,000	87.00
Coverage L - Business Liability - Annual Aggregate Limit	2,000,000	
Products / Completed Operations Liability - Annual Aggregate	2,000,000	
Damage to Premises Rented to You	300,000	
Coverage M - Medical Expenses	5,000	
Policy Deductibles		
Accidental Injury To Animals	100	
Basic Deductible	2,000	(33.00)
Employee Dishonesty	250	
Equipment Breakdown	2,000	
Inland Marine Computer Property Form	500	
Money and Securities	250	
Discounts and Charges		
Business In Residence Premises		(118.00)
Protective Devices Discount		(72.00)
Years in Business Discount		(24.00)
Extensions of Coverage		
Accidental Injury To Animals Per Animal	1,000	
Accidental Injury To Animals Per Occurrence	10,000	
Accounts Receivable (Off Premises)	5,000	
Accounts Receivable (On Premises)	10,000	
Arson Reward	5,000	
Back-Up of Sewer or Drain	10,000	25.00
Collapse	Included	
Damage To Non-Owned Buildings From Theft, Burglary Or Robbery	Coverage B Limit	
Debris Removal	25% of covered loss	
Employee Dishonesty	10,000	
Equipment Breakdown	Included	
Fire Department Service Charge	2,500	
Fire Extinguisher Systems Recharge Expense	5,000	
Forgery Or Alteration	10,000	
Glass Expenses	Included	

This is a sample quote that contains only a general description of some available coverages and limits with an approximate premium, subject to eligibility. It is not a contract, binder of coverage or coverage recommendation. All coverages are subject to the terms, provisions, exclusions, and conditions in the policy and its endorsements. If information used for rating changes or different rates are effective at the time of policy issuance, this rate quote may be revised. If you have any questions, please contact my office.

20 JUN 23 1:44 AM

Quote Results

	<u>Limit</u>	<u>Premium</u>
Increased Cost Of Construction And Demolition Costs (applies only when buildings are insured on a replacement cost basis)	10%	
Inland Marine Computer Property Form	25,000	
Inland Marine Computer Property Loss of Income / Extra Expense	25,000	
Money And Securities (Off Premises)	5,000	
Money And Securities (On Premises)	10,000	
Money Orders And Counterfeit Money	1,000	
Newly Acquired Business Personal Property (applies only if this policy provides Coverage B - Business Personal Property)	100,000	
Newly Acquired Or Constructed Buildings (applies only if this policy provides Coverage A - Buildings)	250,000	
Ordinance Or Law - Equipment Coverage	Included	
Outdoor Property	5,000	
Personal Effects (applies only to those premises provided Coverage B - Business Personal Property)	2,500	
Personal Property Off Premises	15,000	
Pollutant Clean Up And Removal	10,000	
Preservation Of Property	30 Days	
Property Of Others (applies only to those premises provided Coverage B - Business Personal Property)	2,500	
Seasonal Increase - Business Personal Property	25%	
Signs	2,500	
Spoilage (applies only to those premises provided Coverage B - Business Personal Property) Expediting Expenses	1,000	
Spoilage (applies only to those premises provided Coverage B - Business Personal Property) Off Premises	5,000	
Spoilage (applies only to those premises provided Coverage B - Business Personal Property) On Premises	5,000	
Valuable Papers and Records (Off Premises)	5,000	
Valuable Papers and Records (On Premises)	10,000	
Water Damage, Other Liquids, Powder Or Molten Material Damage	Included	
Additional Endorsements		200.00
Animal Form, 100 deductible, 10,000 coverage		
Total Annual Premium		576.00
Monthly Premium (Service charge not included)		48.00

Location 1 -

Address: 2545 Dawson Forest Rd E
Dawsonville, GA 30534-6725

This is a sample quote that contains only a general description of some available coverages and limits with an approximate premium, subject to eligibility. It is not a contract, binder of coverage or coverage recommendation. All coverages are subject to the terms, provisions, exclusions, and conditions in the policy and its endorsements. If information used for rating changes or different rates are effective at the time of policy issuance, this rate quote may be revised. If you have any questions, please contact my office.

20 JUN 23 11:44 AM

Rating Information

County: Dawson

Is this address inside the city limits: No

Earthquake zone: 04

Occupancy / Ownership: Business In

Residence

Type of business: 792 - Kennels - Breeding,

Boarding, or Sales (excluding pet grooming & pet training)

Year built: 1990

Number of years the applicant has owned and operated the same type of insured business: 15

Construction: Frame

Territory Zone: 39

Protection class: 3

Number of Kennels: 10

This is a sample quote that contains only a general description of some available coverages and limits with an approximate premium, subject to eligibility. It is not a contract, binder of coverage or coverage recommendation. All coverages are subject to the terms, provisions, exclusions, and conditions in the policy and its endorsements. If information used for rating changes or different rates are effective at the time of policy issuance, this rate quote may be revised. If you have any questions, please contact my office.

20 JUN 23 1:45 AM

**DAWSON COUNTY PLANNING COMMISSION
PLANNING STAFF REPORT**

Applicant.....Scott Adamson

Amendment #SU 20-01

Request.....Special Use of a Dog Kennel

Proposed UseDog Kennel

Current ZoningR-A (Residential Agriculture)

Size.....2.34± acres

LocationDawson Forest Rd. East

Tax Parcel106 051 017

Planning Commission DateAugust 18, 2020

Board of Commission Date.....September 17, 2020

Applicant Proposal

The applicant is seeking to operate a dog & cat boarding facility out of their residence. They would take scheduled appointments for up to 20 dogs (at full capacity). Dogs would have a backyard with secured fencing where they would stay outside from 30 minutes to 1 hour at a time depending on the number of dogs being boarded at the time. The animals would be allowed to play outside 3 times a day from the earliest time at 6 a.m. and latest at 8 p.m. Future growth plans are to build a barn-like structure in the front pasture that would have an additional 25 kennels at that time their kennel license would need to be upped to allow 41-80 pets at max capacity. They expect light traffic in and out of the residence.

History and Existing Land Uses

Mr. & Mrs. Adamson purchased the property in 2014 and has been owner occupied since that time.

Adjacent Land Uses	Existing zoning	Existing Use
North	R-A & VCR	Residential
South	R-A	Residential

East	VCR	Residential
West	VCR	Residential

Development Support and Constraints

With the parcel facing Dawson Forest Road it would be able to accommodate clients dropping pets off and picking up. Mitigating sounds and odors for the surrounding established, residential neighborhoods of Paddock Place and Dawson Junction could prove difficult. The closest residence to the proposed kennel’s backyard is approximately 200’ (from house to house).

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

According to the Comprehensive Plan and accompanying FLUP (Future Land Use Plan), the subject property is identified as Office Professional.

Public Facilities/Impacts

Engineering Department –No comments returned.

Environmental Health Department – No comments returned.

Emergency Services – No comments necessary.

Etowah Water & Sewer Authority –“There is water available at this site, but no sanitary sewer. Any future expansion will need to be evaluated by EWSA.”

Dawson County Sheriff’s Office – No comments necessary.

Georgia Department of Transportation –No comments necessary.

Analysis

- The future of this corridor is designated as Office Professional but is currently residential with light commercial uses scattered along the length of the road.

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

A. The existing uses and classification of nearby property.

Properties surrounding the parcel are established residential neighborhoods with a church approximately 300' from the residence.

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

It would be dependent upon the mitigation of the sight, sound and odors coming from the property.

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

The destruction values would not promote any type of gain to the neighboring properties.

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

Currently, a veterinarian's office is approximately 750' from the applicant's driveway that would help to serve the area as a complimentary service.

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

The property is surrounded on 3 sides by vacant land that is owned by someone other than the applicant on a fairly busy County collector road with 2 established residential neighborhoods to the North, East & West.

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

The parcel is not vacant and has been owner occupied for the past several years. The current home that stands on the parcel was constructed in 1987 (according to the Dawson County Tax Assessor).

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

As proposed, the applicant sees the highest and most profitable use of their property would as a kennel. The surrounding property owners would be dealing with additional traffic, sights, sounds and smells of a dog kennel.

Pictures of Property:



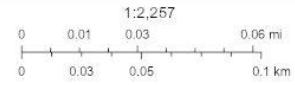
Current Zoning Map:

Current Zoning



8/12/2020, 4:41:12 PM

Zoning VCR RS Parcels
RA C-CB

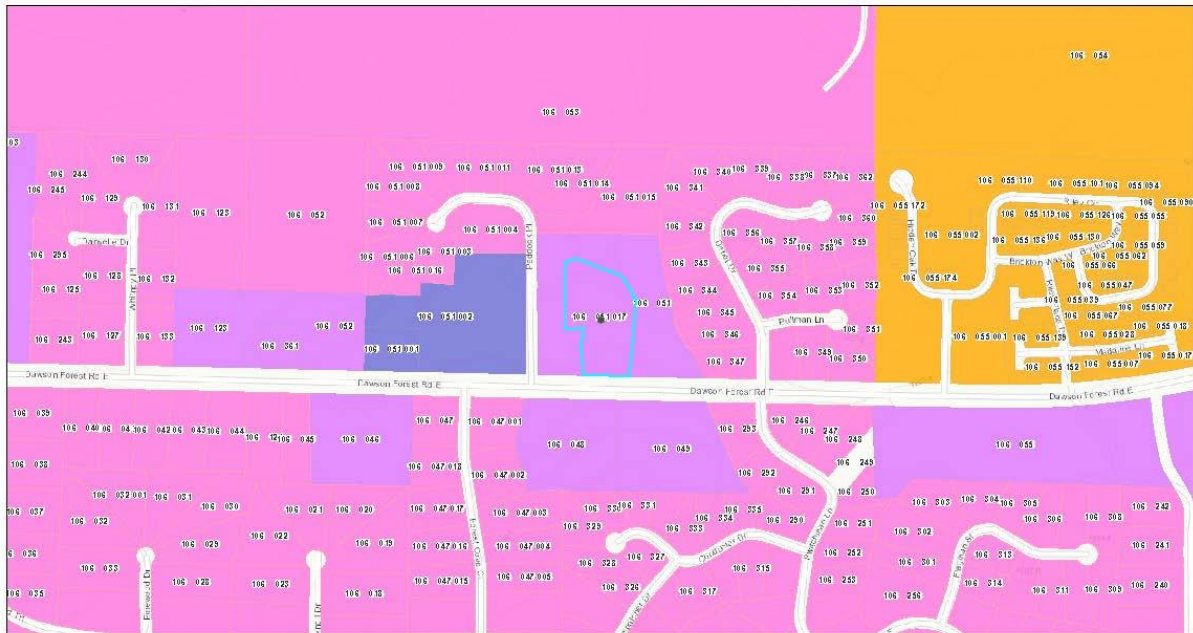


Sources: Esri, HERE, Garmin, Intermap, increment P Corp., GEBCO, USGS,

Planning and Development
Esri, HERE, Garmin, INCREMENT P, USGS, EPA, USDA |

Future Land Use Map:

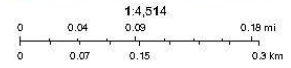
Future Land Use Map



August 12, 2020

FLU

- PRC
- SR
- PI
- OP



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

Site Plan:

Site Plan



20 JUN 23 11:45 AM

DAWSON COUNTY REZONING APPLICATION

This portion to be completed by Zoning Administrator

ZA 20.06 Tax Map & Parcel # (TMP): 098-027.009
 Submittal Date: 7-9-20 Time: 4:28 am/pm Received by: JK (staff initials)
 Fees Assessed: 18300 Paid: check Commission District: 4
 Planning Commission Meeting Date: August 18, 2020
 Board of Commissioners Meeting Date: September 17, 2020

APPLICANT INFORMATION (or Authorized Representative)

Printed Name: Victor Vazemiller

Address: _____

Phone: Listed Unlisted Email: Business Personal

Status: Owner Authorized Agent Lessee Option to purchase

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

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

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

Meeting Date: NA Applicant Signature: 

PROPERTY OWNER/PROPERTY INFORMATION

Name: Victor Vazemiller

Street Address of Property being rezoned: 517 Goodson Rd, Dawsonville
GA 30534

Rezoning from: RA to: RSR Total acreage being rezoned: 4

Directions to Property: GA 400 north, left on Dawson Forest Rd
At Georgia Premium Outlets, left on Goodson Rd
Before Hwy 9

Subdivision Name (if applicable): _____ Lot(s) #: 1,2

Current Use of Property: Vacant

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

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

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

If yes, what section? _____

SURROUNDING PROPERTY ZONING CLASSIFICATION:

North RS South RA East RA West RA

Future Land Use Map Designation: _____

Access to the development will be provided from:

Road Name: Goodson Rd Type of Surface: Pavement

REQUESTED ACTION & DETAILS OF PROPOSED USE

[] Rezoning to: RSR [] Special Use Permit for: _____

Proposed Use: building

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

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

RESIDENTIAL

No. of Lots: 2 Minimum Lot Size: 2 (acres) No. of Units: 2

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

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

Is an Amenity Area proposed: NO; if yes, what? _____

COMMERCIAL & INDUSTRIAL

Building area: _____ No. of Parking Spaces: _____

APPLICANT CERTIFICATION

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

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

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

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

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

Signature 

Date 07/09/2020

Witness 

Date 07/09/2020

WITHDRAWAL

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

I hereby withdraw application # _____

Signature _____

Date _____

Withdrawal of Application:

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

ZA 20.060

TMP#: 098-027-009

List of Adjacent Property Owners

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

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

Name

Address

- TMP 098-027-001 1. Kim Limburg 517 Goodson Rd, Dawsonville GA 30534
- TMP 098-017-028 2. Larry Adams 100 Bethany dr Dawsonville ga 30534
- TMP 098-017-027 3. Christopher and Nicole Burruss 114 Bethany Dr, Dawsonville ga 30534
- TMP 098-027-002 4. Robert and Karen Hood 650 Goodson Rd, Dawsonville ga 30534
- TMP 098-017-030 5. Tara and Gregory Pirkle 70 Bethany dr Dawsonville ga 30534
- TMP 098-017-031 6. Ronnie and Farrah Adkins 56 Bethany dr Dawsonville ga 30534
- TMP 098-017-032 7. David and Brittany Hunt 34 Bethany dr Dawsonville ga 30534
- TMP 098-017-033 8. Jonathan and Ginger Dean 16 Bethany dr Dawsonville ga 30534
- TMP 098-027-004 9. Joann Hood 444 Goodson Rd dawsonville ga 30534
- TMP _____ 10. _____
- TMP _____ 11. _____
- TMP _____ 12. _____
- TMP _____ 13. _____
- TMP _____ 14. _____
- TMP _____ 15. _____

Use additional sheets if necessary.

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

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

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

This notice and acknowledgement shall be public record.

Applicant Signature: 

Applicant Printed Name: Victor and Yelena Vazemiller

Application Number: ZA 20.06

Date Signed: 07/09/2020

Sworn and subscribed before me

this 9 day of July, 20 20.


Notary Public

My Commission Expires: 5/22/21



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

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

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

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

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

Amount \$ _____ Date: _____

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

Signature of Applicant/Representative of Applicant:

_____ Date: _____

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

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

PROPERTY OWNER AUTHORIZATION

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

517 Goodson Rd, Dawsonville, GA 30534

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

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

Printed Name of applicant or agent: Victor Vazemiller

Signature of applicant or agent: [Signature] Date: 7/9/20

Printed Name of Owner(s): Yelena Vazemiller Victor Vazemiller

Signature of Owner(s): [Signature] Date: 7/9/20

Mailing address: _____

City, State, Zip: _____

Telephone Number: Listed _____
Unlisted _____

Sworn and subscribed before me this 9 day of July, 2020.

Susan Ford
Notary Public

My Commission Expires: 5/22/21



(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.)

Letter of intent

The reason for rezoning is to be able to sell the property to someone who is looking to build their new home on the lot. We thank you for your consideration in rezoning.

9:44 ↶



3 Messages

◀ All Inboxes Parcel # 098 027 00...



189 Highway 53 West, Suite 102
Dawsonville, GA 30534
(706) 265-2930
(706) 265-7529 (fax)
Laurie.Wentworth@dph.ga.gov

From: Wentworth, Laurie
Sent: Wednesday, June 17, 2020 2:18 PM
To: Harmony Gee
Subject: Parcel # 098 027 009 (2 properties)

Hello Harmony,

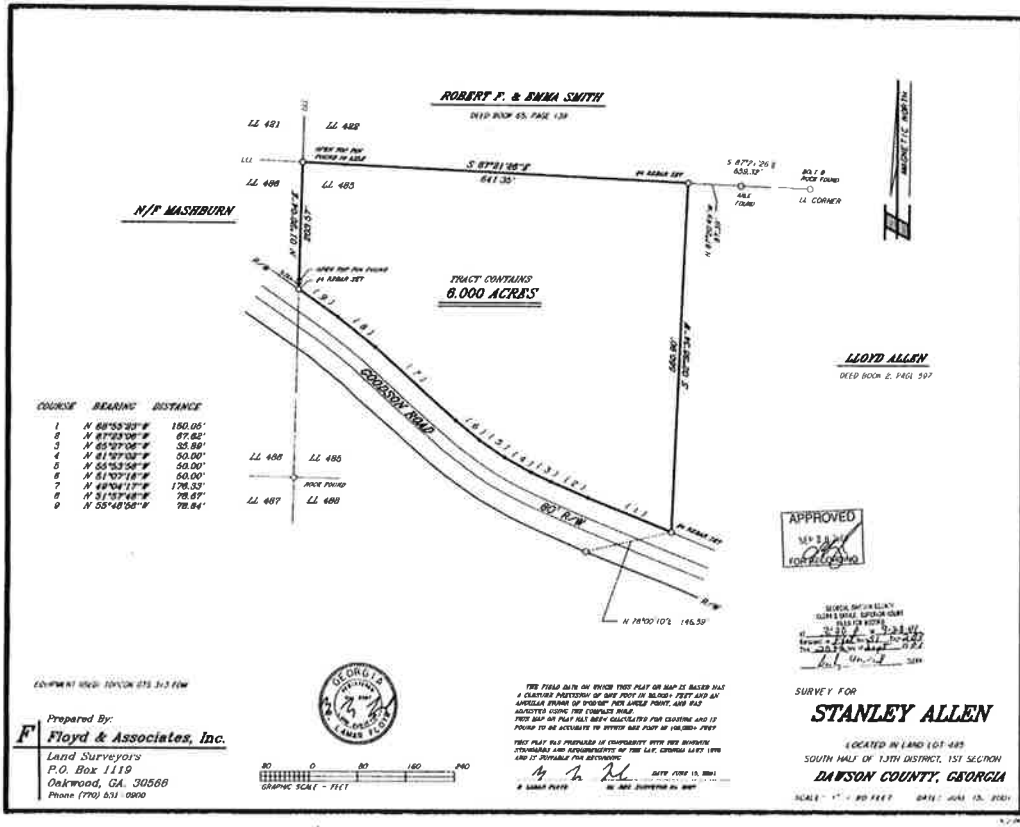
We have been contacted by the owner of these parcels regarding septic approval for a rezoning request. It is our understanding that the rezoning will create two 2 acre lots. Both of these lots would currently meet the Dawson County Board of Health minimum lot size based on the type water service at the property: Private Water Supply - 1.5 acres, Public Water Supply - .75acres. These requirements would need to be met if further subdividing takes place in the future. If a septic system is to be installed on either lot in the future, the lot will require a level 3 soil survey and evaluation/permitting by our office. If you have any question, please let us know.

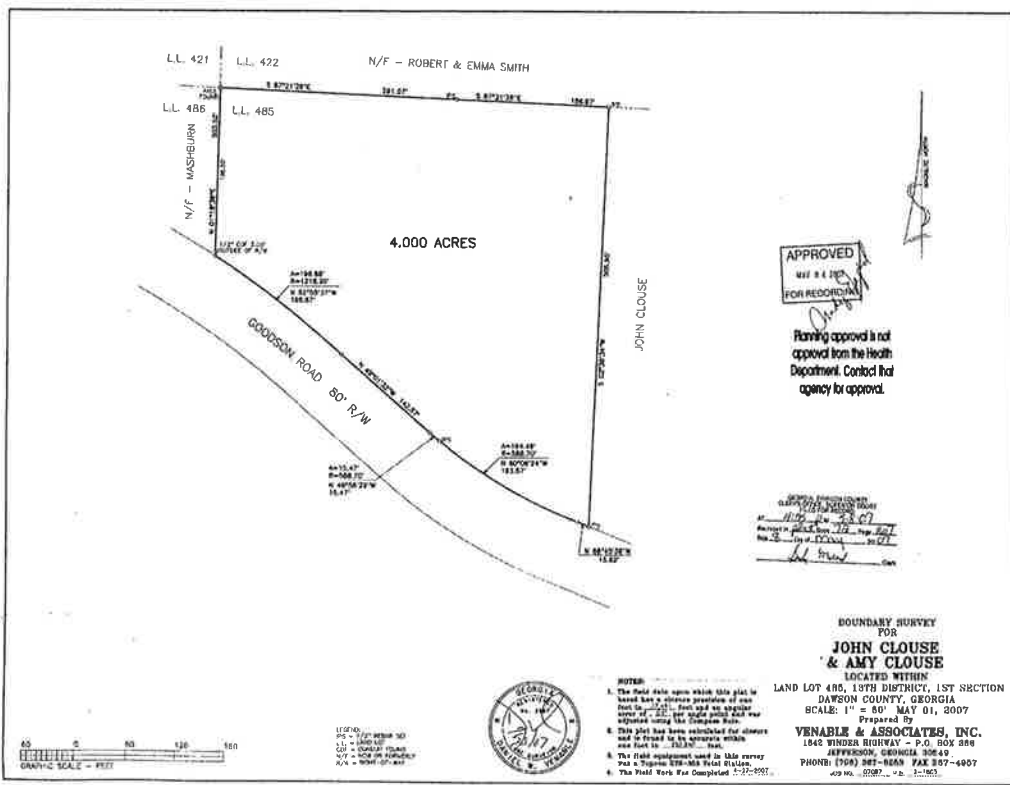
Laurie J. Wentworth
Environmental Health Specialist
Dawson County Environmental Health Department
189 Highway 53 West, Suite 102
Dawsonville, GA 30534
(706) 265-2930
(706) 265-7529 (fax)
Laurie.Wentworth@dph.ga.gov

See More

39







Owner Information

WAZEMILLER VICTOR & YELENA

Payment Information

Status	✓ Paid
Last Payment Date	11/22/2019
Amount Paid	\$884.99

 Search for Additional Records

Property Information

Parcel Number	098 027 009
District	1 DAWSON COUNTY UNINCORPORATED
Acres	4
Description	LL 485 LD 13-S
Assessed Value	\$37,080
Appraised Value	\$92,700

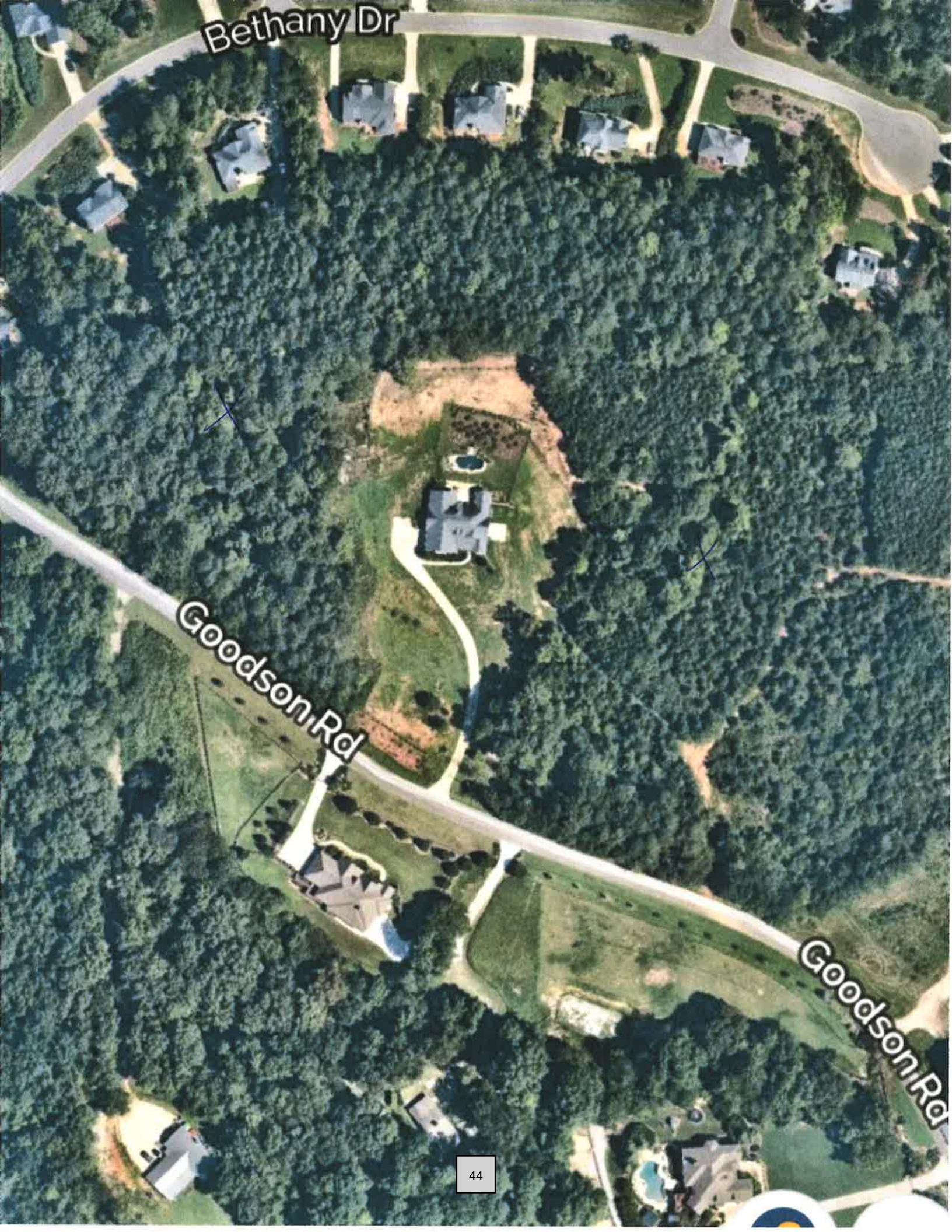
Bill Information

Record Type	Property
Tax Year	2019
Bill Number	14314
Account Number	56355

Bethany Dr

Goodson Rd

Goodson Rd



Dawson County, Georgia Board of Commissioners

Affidavit for Issuance of a Public Benefit

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

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

✓ I am a United States citizen.

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

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

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

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

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

Georgia drivers license

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

Executed in Dunwoody (city), Georgia (state)

[Signature]
Signature of Applicant

07/09/2020
Date

Victor and Yelena Vazeminer
Printed Name

Name of Business

SUBSCRIBED AND SWORN BEFORE ME ON

THIS 9 DAY OF July, 2020

[Signature] Notary Public

My Commission Expires: 5/22/21



**DAWSON COUNTY PLANNING COMMISSION
PLANNING STAFF REPORT**

Applicant.....Victor Vazemiller

Amendment #ZA 20-06

Request.....Rezone Property from R-A (Residential Agriculture) to RSR (Residential Sub-Rural)

Proposed UseTo sub divide parcel for purpose of selling it

Current ZoningR-A (Residential Agriculture)

Size.....4.001± acres

LocationGoodson Rd

Tax Parcel098-027-009

Planning Commission DateAugust 18, 2020

Board of Commission DateSeptember 17, 2020

Applicant Proposal

The applicant is seeking to rezone the property from R-A (Residential Agriculture) to RSR (Residential Sub Rural) for the purpose of dividing the property in accordance with the RSR zoning guidelines.

History and Existing Land Uses

Mr. Vazemiller acquired the parcel in 2016. Prior to that the parcel was owned by SunTrust Bank, who had a survey showing 3 separate parcels all approximately 2 acres in size but it was never recorded. The home that was built on the middle parcel split the property, bookending the 2 remaining parcels but leaving them with the same Tax Map Parcel number. The parcel remains vacant land and the owner is seeking to sell them.

Adjacent Land Uses	Existing zoning	Existing Use
North	RS	Residential Neighborhood
South	RS	Residential

East	RPC	Residential Planned Community
West	R-A & RS	Residential

Development Support and Constraints

Having the land zoned for a Residential Sub-Rural would allow the owner to divide the parcels to the heirs of the estate and would fit in the general character of the area.

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

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

Public Facilities/Impacts

Engineering Department –“No comments necessary.”

Environmental Health Department – No comments returned.

Emergency Services – No comments necessary.

Etowah Water & Sewer Authority –Water main is available to the location however sewer is not.

Dawson County Sheriff’s Office – No comments returned.

Board of Education – No facility additions would be necessary.

Georgia Department of Transportation –No comments necessary.

Analysis

- It does conform to the Future Land Use Map and Comprehensive Plan.

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

- A. The existing uses and classification of nearby property.**
Properties surrounding the parcel are zoned residential (R-A, RS, & RPC).

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

There should be no diminishment of property values.

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

There should be no destruction of property values.

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

There should be no gain to the public if approved.

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

The property is suitable for the purposed land use classification.

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

The property is vacant land.

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

The applicant is looking to divide the parcel so that it can be sold and be developed into 2 primary residences on each proposed parcels. The parcel was bank owned at one point and with the division of the property and subsequent building of a residence dividing the parcel in the middle causing the 2 parcels sandwiching the home to share the same Tax Map Parcel number and not having a plat recorded caused the property owner to seek rezoning.

Pictures of Property:



Current Zoning Map:

Current Zoning



8/6/2020, 10:54:34 AM

Zoning RS Parcels
 RA

1:2,257
0 0.01 0.03 0.06 mi
0 0.03 0.05 0.1 km

Sources: Esri, HERE, Garmin, Intermap, increment P Corp., GEBCO, USGS,

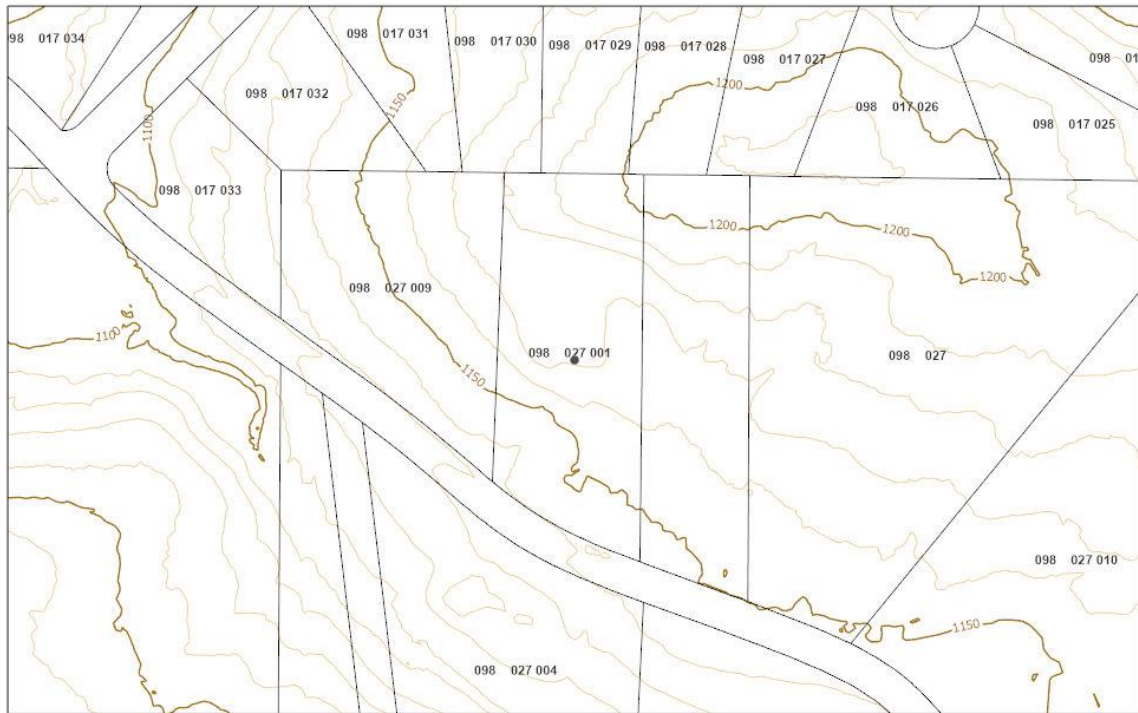
Planning and Development
Esri, HERE, Garmin, INCREMENT P, USGS, EPA, USDA |

Future Land Use Map:



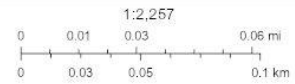
Topography:

Topo Map



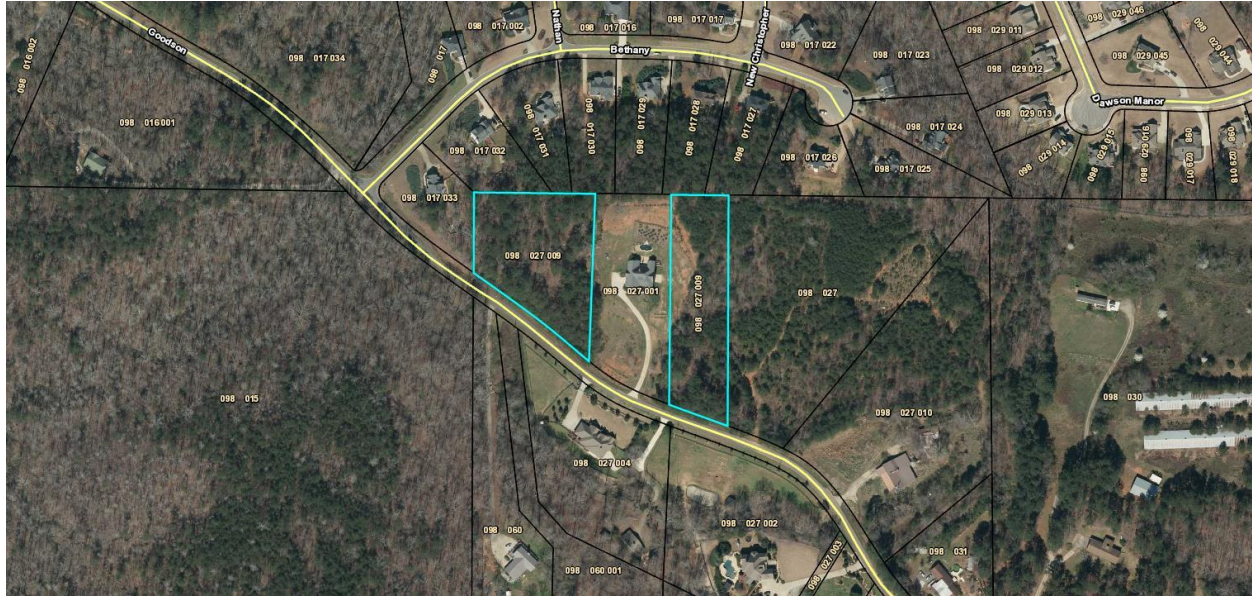
8/6/2020, 10:53:16 AM

Parcels

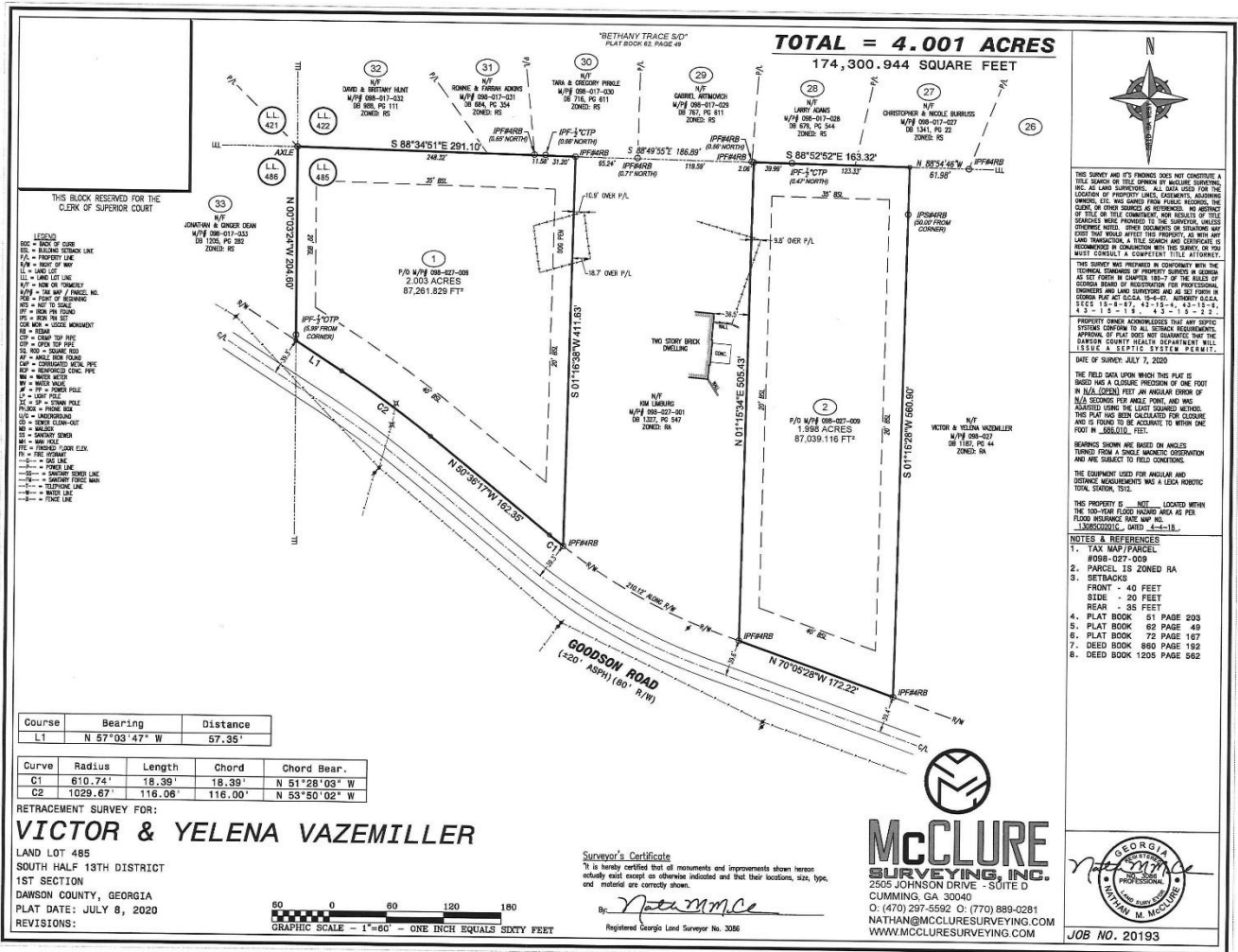


Dawson County
The information on this map (or data product) is from a computer database accessed using a Geographic Information System (GIS). Dawson County Public Works cannot guarantee the accuracy of the information contained on this map. Each user of this map is

Aerial:



Site Plan:



APPROVAL

Public Hearing of Rezoning Request

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

ZA_20-06_____

Date of Hearing: _8/18/2020_____

Applicant's Name: _Victor Vazemiller_____

Address: _Goodson Road Dawsonville, GA 30534_____

Tax Map Parcel Number: _098-027-009_____

Parcel Currently Zoned: _R-A_____

Rezoning Requested: ___RSR_____

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

- A. Affect the property values of surrounding property.
- B. Affect the health, safety or general welfare of the public.
- C. Impose special hardships on the surrounding property owners.

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

Chairman Jason Hamby

Date

Dawson County Planning Commissioner

DAWSON COUNTY REZONING APPLICATION

This portion to be completed by Zoning Administrator

ZA 20-07 Tax Map & Parcel # (TMP): 107-319
Submittal Date: 7-10-20 Time: 11:13 (am/pm) Received by: Uhope (staff initials)
Fees Assessed: 3900.00 Paid: Chuck Commission District: _____
Planning Commission Meeting Date: Aug. 18
Board of Commissioners Meeting Date: Sept. 17

APPLICANT INFORMATION (or Authorized Representative)

Printed Name: Tri-Mark 400, LLC
Address: _____

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

Status: Owner Authorized Agent Lessee Option to purchase

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

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

PROPERTY OWNER/PROPERTY INFORMATION

Name: Tri-Mark 400, LLC
Street Address of Property being rezoned: Corner of Ga 400 & Blue Ridge Parkway
Rezoning from: N/A: Site Plan Amendment Only Total acreage being rezoned: 52

Directions to Property: Ga 400 North, property is on the east (right) just as you cross into Dawson County from Forsyth County.

20 JUL 10 11:13 AM

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

Current Use of Property: Vacant

Any prior rezoning requests for property? Yes if yes, please provide rezoning case #: ZA 17-09

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

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

If yes, what section? South 400

SURROUNDING PROPERTY ZONING CLASSIFICATION:

North CBD South CBD East RA West CBD

Future Land Use Map Designation: _____

Access to the development will be provided from:

Road Name: GA 400 Type of Surface: Asphalt

REQUESTED ACTION & DETAILS OF PROPOSED USE

Rezoning to: N/A- Only a Site Plan Modification [] Special Use Permit for: _____

Proposed Use: We are not changing the Proposed Use
We are not changing any Conditions of the Current Zoning other than eliminating the age restriction

Existing Utilities: [x] Water [x] Sewer [x] Gas [x] Electric

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

RESIDENTIAL

No. of Lots: _____ Minimum Lot Size: _____ (acres) No. of Units: 300

Minimum Heated Floor Area: _____ sq. ft. Density/Acre: 5.76

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

Is an Amenity Area proposed: Yes; if yes, what? Pool, Clubhouse, fitness room, walking trails

COMMERCIAL & INDUSTRIAL

Building area: Retail= 31,500 sf, Office= 130,000 sf No. of Parking Spaces: per County Ordinance (varies based upon uses)
Hotel= 70,000 sf, Assisted Living= 141,000 sf

JUL 10 11:14 AM

APPLICANT CERTIFICATION

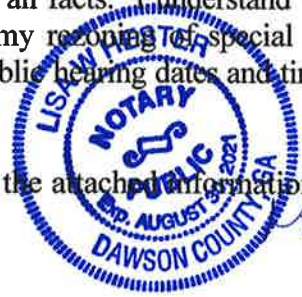
I hereby request the action contained within this application relative to the property shown on the attached plats and site plan and further request that this item be placed on both the Planning Commission and Board of Commissioners agenda(s) for a public hearing.

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

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

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

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



Signature _____

Date _____

Witness _____

Date 7-10-20

WITHDRAWAL

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

I hereby withdraw application # _____

Signature _____

Date _____

Withdrawal of Application:

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

20 JUL 10 11:14 AM

ZA 20-07

TMP#: 107-319

107-319 005

List of Adjacent Property Owners

107-319-004

107-319-002

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

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

Name

Address

- TMP _____ 1. _____
- TMP _____ 2. _____
- TMP _____ 3. _____
- TMP _____ 4. _____
- TMP _____ 5. _____
- TMP _____ 6. _____
- TMP _____ 7. _____
- TMP _____ 8. _____
- TMP _____ 9. _____
- TMP _____ 10. _____
- TMP _____ 11. _____
- TMP _____ 12. _____
- TMP _____ 13. _____
- TMP _____ 14. _____
- TMP _____ 15. _____

Use additional sheets if necessary.

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

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

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

This notice and acknowledgement shall be public record.

Applicant Signature: *Jim King*

Applicant Printed Name: Jim King for Tri-Mark 400, LLC

Application Number: _____

Date Signed: 7.10.2020

Sworn and subscribed before me

this 10 day of July, 2020.

Lisa Hester
Notary Public

My Commission Expires: 8/30/2021



20 JUL 10 11:14AM

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

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

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

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

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

Amount \$ _____ Date: _____

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

Signature of Applicant/Representative of Applicant:

_____ Date: _____

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

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

PROPERTY OWNER AUTHORIZATION

I/we, Tri-Mark 400, LLC, hereby swear that I/we own the property located at (fill in address and/or tax map & parcel #):

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

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

Printed Name of applicant or agent: _____

Signature of applicant or agent: _____ Date: _____

Printed Name of Owner(s): Jim King for Tri-Mark 400, LLC

Signature of Owner(s): _____ Date: 7.10.2020

Mailing address: _____

City, State, Zip: _____

Telephone Number: Listed Unlisted _____

Sworn and subscribed before me this 10 day of July, 2020.

Lisa W Hester
Notary Public

My Commission Expires: 8/30/2021



(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.)

20 JUL 10 11:15 AM

Dawson County, Georgia Board of Commissioners

Affidavit for Issuance of a Public Benefit

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

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

 X I am a United States citizen.

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

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

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

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

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

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

Executed in _____ (city), _____ (state)

Signature of Applicant

Jim King for Tri-Mark 400, LLC

Printed Name

Date

7.10.2020

Name of Business

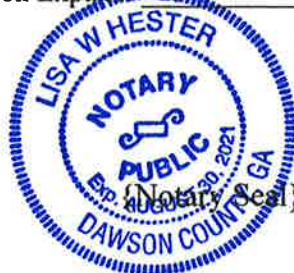
SUBSCRIBED AND SWORN BEFORE ME ON

THIS 10 DAY OF July, 2020

Lisa Hester Notary Public

My Commission Expires

9-30-2021



20 JUL 10 11:15 AM

LETTER OF INTENT

The applicant requests a Site Plan Amendment for Parcel Numbers: TMP 107 319, 107 319 002 107 319 004, & 107 319 005 to simply remove the age restriction on the residential units within the currently zoned CPCD Mixed-use Development. The Uses on the newly proposed Site Plan have been shuffled around slightly to satisfy a different developer’s architectural style; however, the general land uses themselves remain the same. The applicant requests the removal of the age requirement simply because the senior market is currently not deep enough to economically support age restriction on 100% of the units. The units will be marketed toward the 55+ community; however, it is not economically feasible to limit it to that requirement. As you can see in the Chart below, the use of the property does not change.

Currently Allowed under Previous Zoning	Proposed Changes
Medical Office: 130,000 Sq Ft	Medical Office: 130,000 Sq Ft
Retail: 31,500 Sq Ft	Retail: 31,500 Sq Ft
Assisted Living: 141,000 Sq Ft	Assisted Living: 141,000 Sq Ft
Hotel: 70,000 Sq Ft	Hotel: 70,000 Sq Ft
Residential Units: 300 Units Age Restricted	Residential Units: 300 Units Non-Age Restrict

The 52-acre property is located at GA 400 North in Dawsonville, GA and is immediately adjacent to Dawson Fine Wine and Spirits, Highland Pointe at Oakmont and All Green Outdoor Center and Landscape Supply. It is bordered on the east by various Residential Agricultural properties which are also designated on the Future Land Use Plan as Commercial Highway Use.

Our Master Planned Development will include an amenities building, and beautifully well maintained open space throughout the property. The community will enjoy easy access to the medical resources including dentists, optometrists and a pharmacy, boutique shopping, dining, recreation opportunities, and common areas close by.

Protective Covenants will insure that the development complies with the aesthetic requirements of the Ga 400 Overlay District and developed to very high standards.

20 JUL 10 11:15AM

TRI-MARK 400, LLC

DEVELOPMENT PLAN

Date: July 10, 2020
To: Jameson Kinley, Planning and Development Director
From: John Kieffer, Tri-Mark 400, LLC
Subject: **Blue Ridge Parkway & GA-400 Site Plan Amendment**

SUMMARY OF INTENT

The 52-acre site is currently owned by TRI-MARK 400, LLC
Tri-Mark 400 will be the Master Developer and will develop the Site as mixed-use per current zoning with the following uses:

- Multifamily: 300 units
 - o Parking: 525 spaces (1.75 per unit)
 - o Detached garages: 48 spaces (6 bldgs)
 - o Clubhouse: 8,000 sf clubhouse parking: 10 spaces
- Retail: up to 31,500 sf
 - o Parking: 1 per 200 sf (general)
 - o Parking: 1 per 100 sf (restaurant)
- Office (MOB): up to 130,000 sf (96,000 sf shown) parking: 384 spaces (1 per 250 sf)
- Hotel: 70,000 sf (128 keys) parking: 128 spaces (1 per key) + (1 per 2 employees)
- Assisted Living: 141,000 sf (130 rooms) parking: 130 spaces (1 per unit)
- Other Design Standards
 - o Two (2) multi-tenant pylon signs to be located along GA 400 not to exceed 35' in height
 - o Building heights for all uses and structures shall not exceed 60'
 - o Setbacks:
 - 25' side
 - 60' front
 - 75' along GA-400
 - 35' rear along interior property lines

It is anticipated that the development will be built over a six-year period or as market conditions allow. The current plan calls for the multifamily portion to commence pre-development activities immediately and construction will

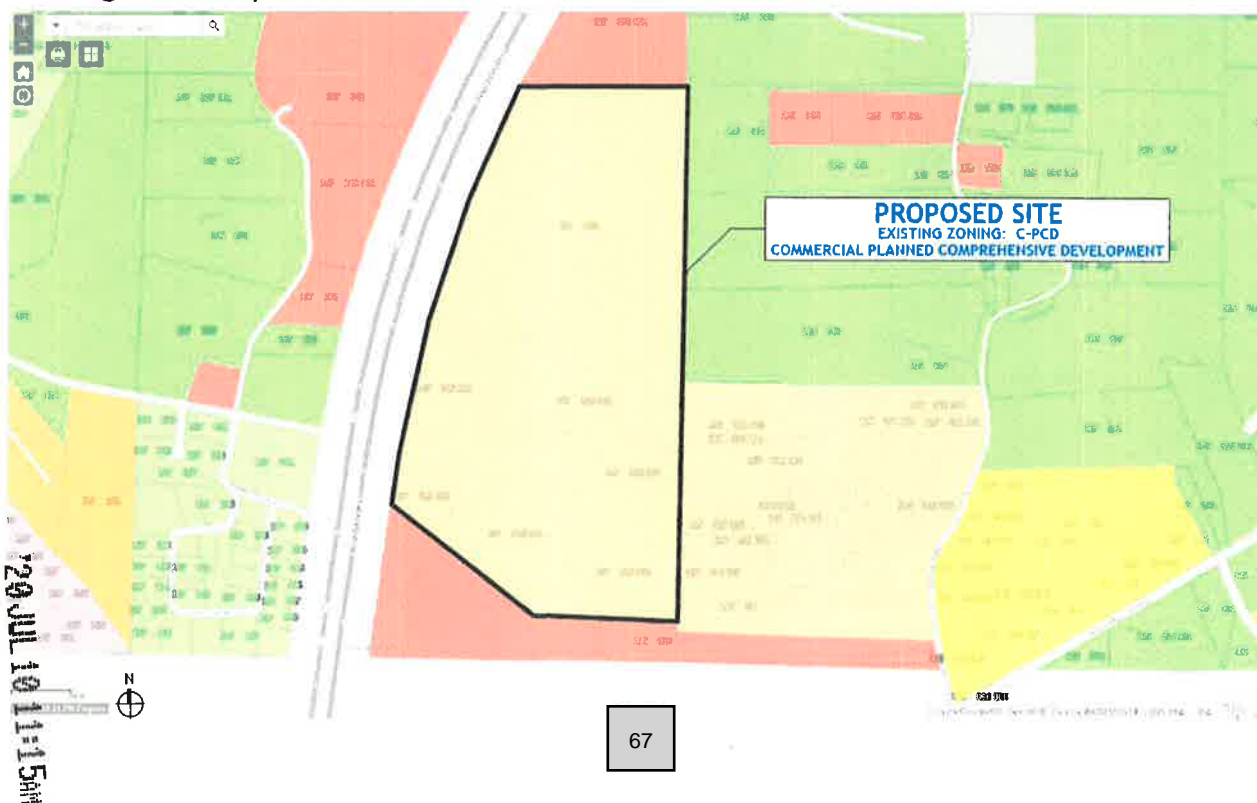
commence immediately following the receipt of all necessary building permits. The remaining uses will follow at a later date with market demand determining the timeline for those developments. The full buildout of the plan and all of its uses cannot be firmly established at this time. The project is governed by a Declaration of Easements, Covenants, and Restrictions, which is provided as an enclosure herein.

MAPS AND REFERENCES

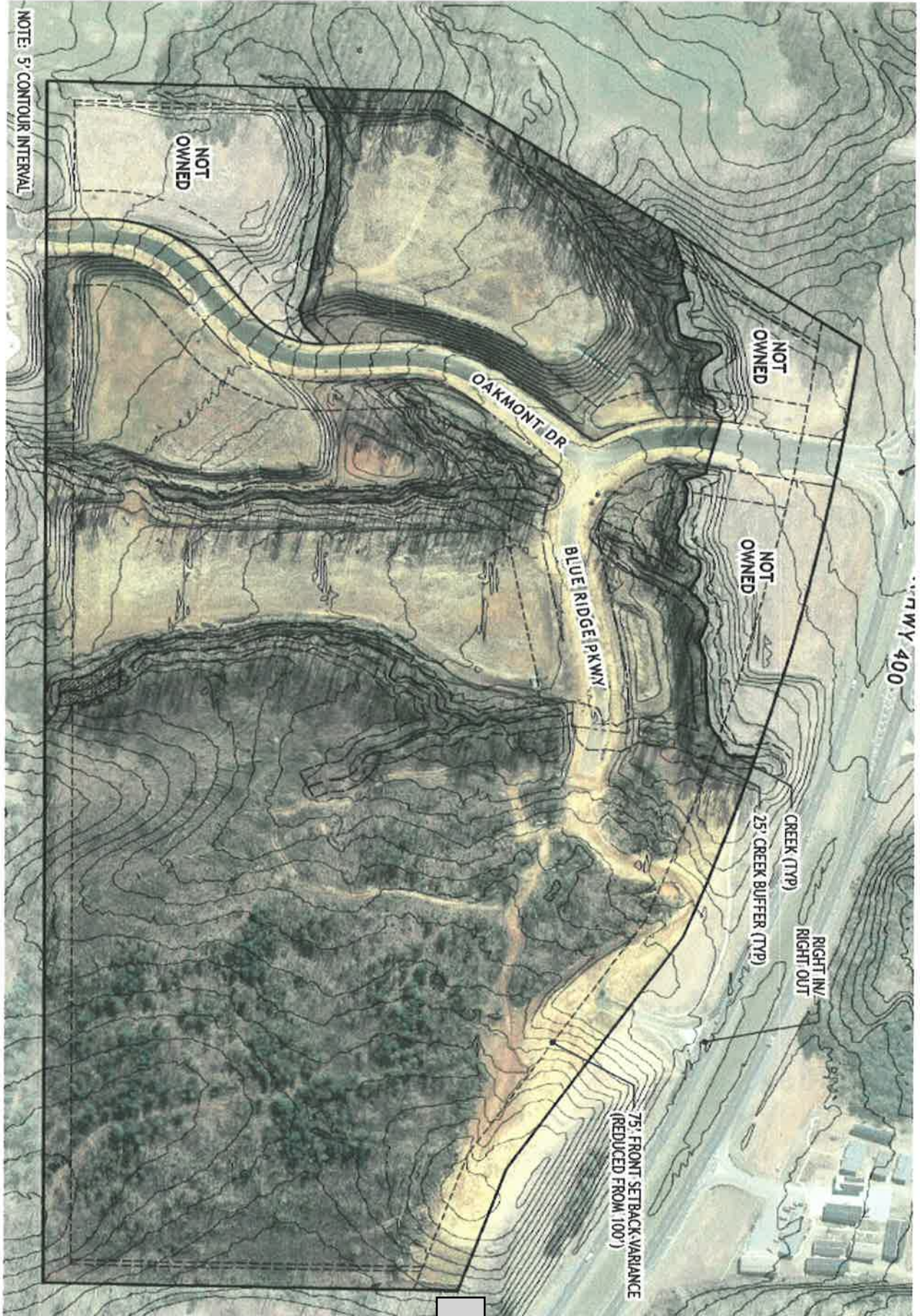
General Location Map:



Existing and Proposed Land Uses:

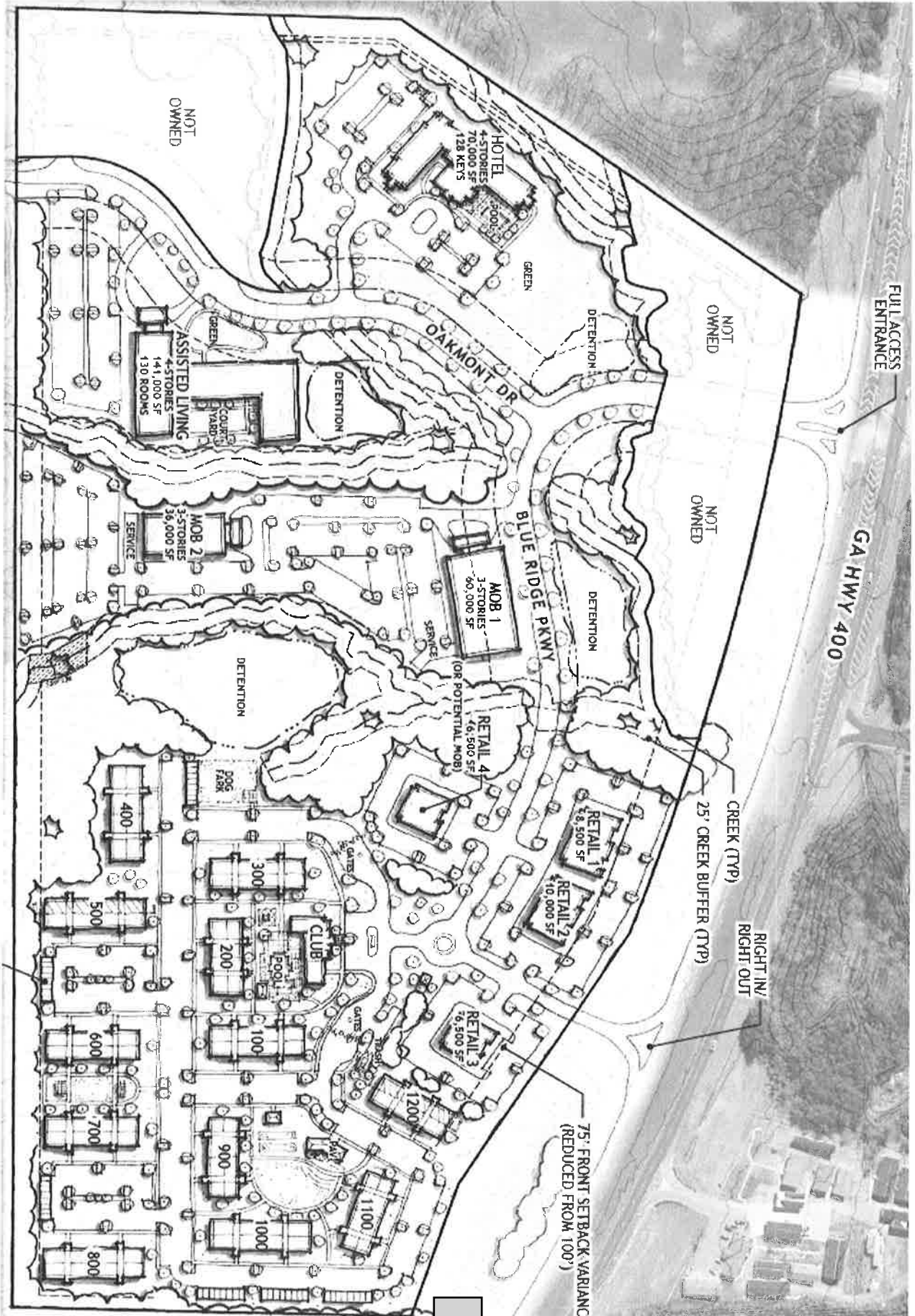


Contour Map:



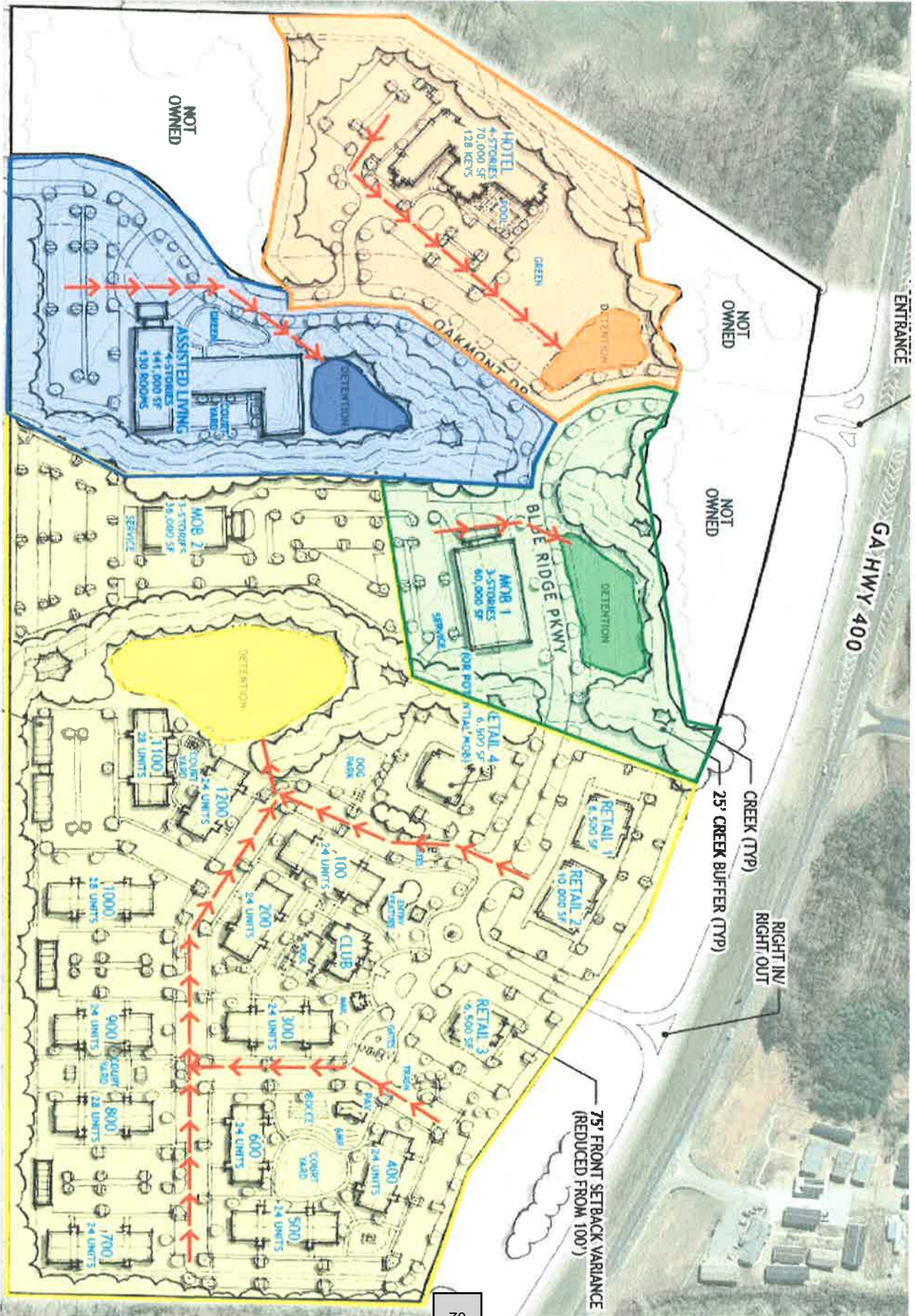
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APPROXIMATE LOCATION OF BUILDINGS, ROADS AND MAJOR DETENTION AREAS:



20 JUL 10 11:15 AM

MASTER DRAINAGE PLAN:



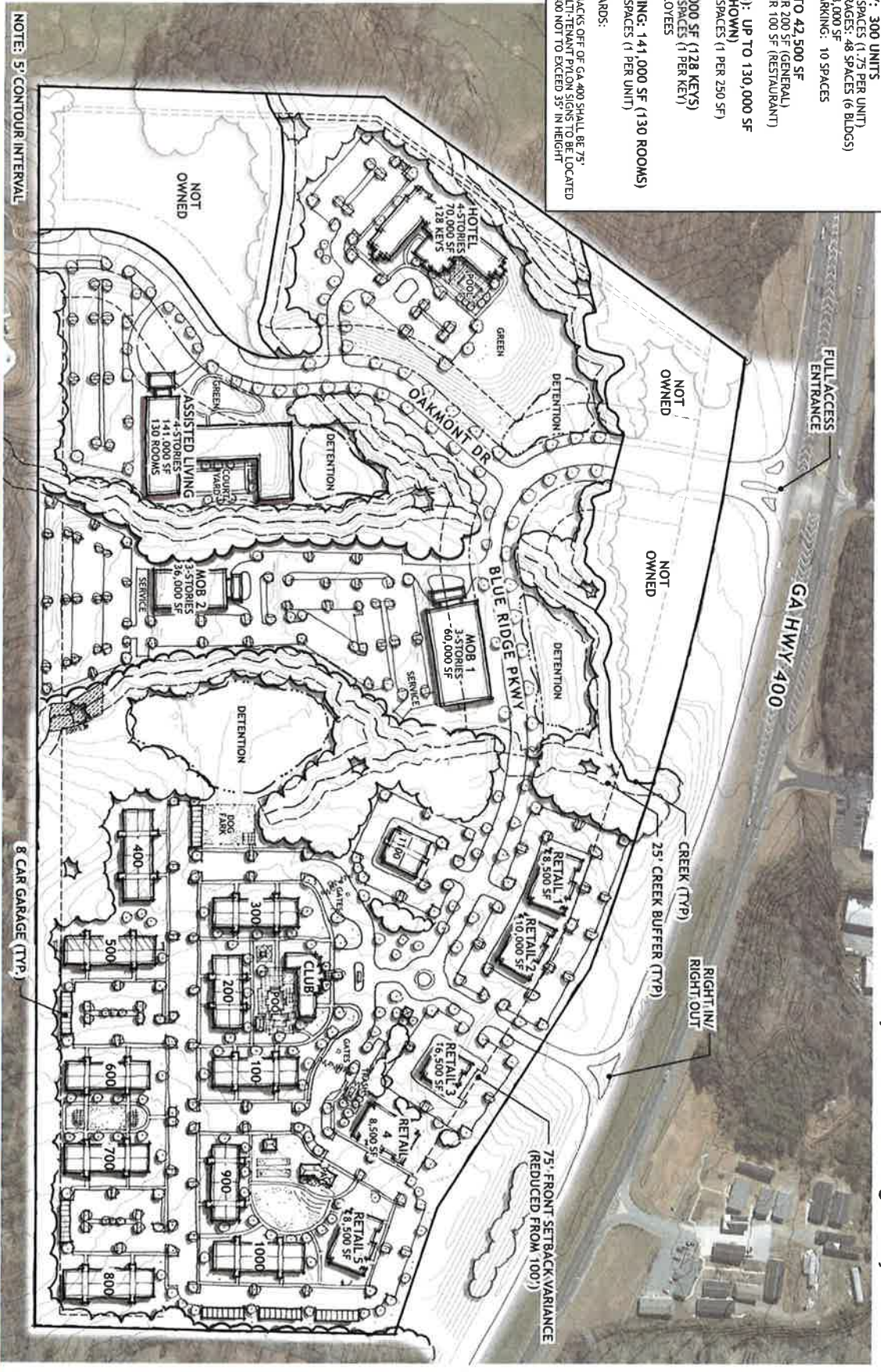
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OVERALL DEVELOPMENT SUMMARY:

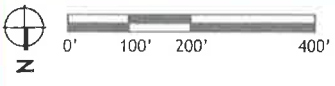
- OVERALL BOUNDARY: +/- 52 ACRES
- GREENSPACE AREA: +/- 16.5 ACRES (31.73%)
- MULTIFAMILY: 300 UNITS
- PARKING: 525 SPACES (1.75 PER UNIT)
- DETACHED GARAGES: 48 SPACES (6 BLDGS)
- CLUBHOUSE: 8,000 SF
- CLUBHOUSE PARKING: 10 SPACES
- RETAIL: UP TO 42,500 SF
- PARKING: 1 PER 200 SF (GENERAL)
- PARKING: 1 PER 100 SF (RESTAURANT)
- OFFICE (MOB): UP TO 130,000 SF (96,000 SF SHOWN)
- PARKING: 384 SPACES (1 PER 250 SF)
- HOTEL: 70,000 SF (128 KEYS)
- PARKING: 128 SPACES (1 PER KEY) + 1 PER 2 EMPLOYEES
- ASSISTED LIVING: 141,000 SF (130 ROOMS)
- PARKING: 130 SPACES (1 PER UNIT)

DESIGN STANDARDS:

- FRONT SETBACKS OFF OF GA 400 SHALL BE 75'
- TWO (2) MULTI-TENANT Pylon SIGNS TO BE LOCATED ALONG GA 400 NOT TO EXCEED 35' IN HEIGHT



NOTE: 5' CONTOUR INTERVAL



Conceptual Master Plan
 GA Hwy 400 & Blue Ridge Pkwy - Dawsonville, GA

Printed: 7/22/2020 2:10:18 PM



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

Phone: (706) 344-3520
Fax: (706) 344-3522

Trans No	Property ID / District Description	Original Due	Interest & Penalty	Amount Due	Amount Paid	Transaction Balance
2019 - 14010	107 319 005 / 1 LL 499 542 543 LD 13S TRACT 5 FMV: 478200	\$4565.28	\$32.34 Fees: \$0.00 \$0.00	\$0.00	\$4597.62	\$0.00
Totals:		\$4565.28	\$32.34	\$0.00	\$4597.62	\$0.00

Paid Date: 12/23/2019

Charge Amount: \$4597.62

TRIMARK 400 LLC
T

DAWSONVILLE, GA 30534



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Printed: 7/22/2020 2:10:36 PM



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

Phone: (706) 344-3520
Fax: (706) 344-3522

Trans No	Property ID / District Description	Original Due	Interest & Penalty	Amount Due	Amount Paid	Transaction Balance
2019 - 14009	107 319 004 / 1 LL 499 542 543 LD 13S TRACT 4 FMV: 376800	\$3597.24	\$25.48 Fees: \$0.00 \$0.00	\$0.00	\$3622.72	\$0.00
Totals:		\$3597.24	\$25.48	\$0.00	\$3622.72	\$0.00

Paid Date: 12/23/2019

Charge Amount: \$3622.72

TRI MARK 400 LLC

DAWSONVILLE, GA 30534



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

Phone: (706) 344-3520
Fax: (706) 344-3522

Trans No	Property ID / District Description	Original Due	Interest & Penalty	Amount Due	Amount Paid	Transaction Balance
2019 - 14007	107 319 / 1 LL 498,499,542,543 LD 13-S FMV: 2735478	\$26115.06	\$184.97 Fees: \$0.00 \$0.00	\$0.00	\$26300.03	\$0.00
Totals:		\$26115.06	\$184.97	\$0.00	\$26300.03	\$0.00

Paid Date: 12/23/2019

Charge Amount: \$26300.03

TRI MARK 400 LLC

DAWSONVILLE, GA 30534



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

Phone: (706) 344-3520
Fax: (706) 344-3522

Trans No	Property ID / District Description	Original Due	Interest & Penalty	Amount Due	Amount Paid	Transaction Balance
2019 - 14008	107 319 002 / 1 LL 499 542 543 LD 13S TRACT 2 FMV: 471600	\$4502.27	\$31.89 Fees: \$0.00 \$0.00	\$0.00	\$4534.16	\$0.00
Totals:		\$4502.27	\$31.89	\$0.00	\$4534.16	\$0.00

Paid Date: 12/23/2019

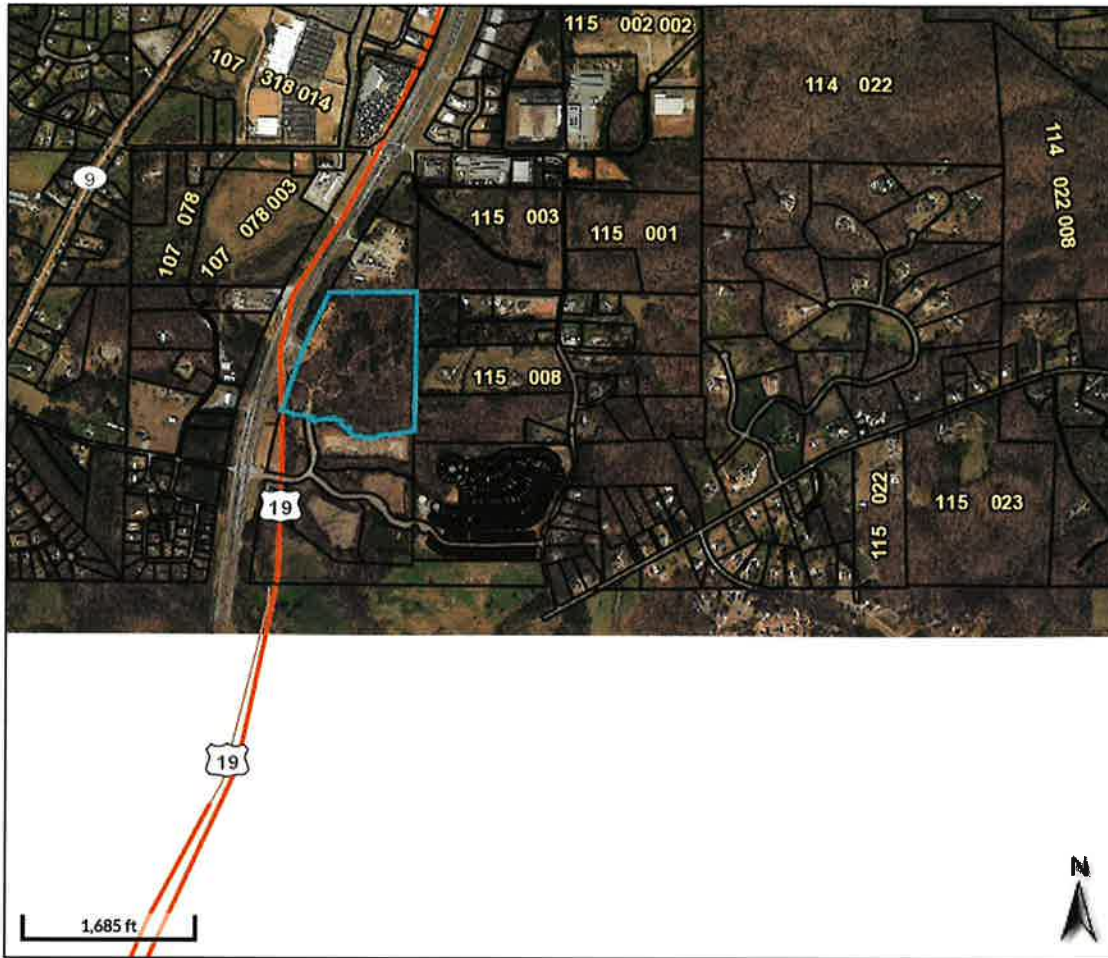
Charge Amount: \$4534.16

TRI MARK 400 LLC

DAWSONVILLE, GA 30534



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Overview



Legend

-  Parcels
-  Roads

Parcel ID 107 319
Class Code Commercial
Taxing District UNINCORPORATED
Acres 30.31

Owner TRI MARK 400 LLC

Last 2 Sales			
Date	Price	Reason	Qual
11/14/2012	\$765000	MB	U
9/4/2012	0	FC	U

Physical Address n/a
Assessed Value Value \$1786200

(Note: Not to be used on legal documents)

Date created: 7/22/2020
 Last Data Uploaded: 7/21/2020 11:22:24 PM

Developed by  **Schneider**
 GEOSPATIAL

**DAWSON COUNTY PLANNING COMMISSION
PLANNING STAFF REPORT**

Applicant.....Tri-Mark 400, LLC

Amendment #ZA 20-07

Request.....Zoning Condition Update

Proposed UseCommercial Planned Community
Development

Current ZoningCommercial Planned Community
Development

Size.....52± acres

Location Corner of GA 400 N & Blue Ridge Pkwy

Tax Parcel107-319, 107-319-005, 107-319-004,
107-319-002

Planning Commission DateAugust 18, 2020

Board of Commissioners Date..... September 17, 2020

Applicant Proposal

The applicant is seeking to modify existing zoning conditions that were stipulated per the 2017 rezoning approval of ZA 17-09. The request would remove the age restriction that was placed on the residential units. The uses of the newly proposed site plan are essentially the same as the previously approved plan with some shifting to accommodate a different architectural style. The applicant proposes medical offices (130k sq. ft.), retail (31,500 sq. ft.), assisted living (141k sq. ft.), hotel (70k sq. ft.) and residential units (300). It should be noted that the applicant is not requesting a change in the previously approved density.

History and Existing Land Uses

This property was originally rezoned in 2003 from R-A to CPCD but only the residential portion was developed at that time. One of the outlying retail parcels was developed and the rest of the development currently sits vacant.

Adjacent Land Uses	Existing zoning	Existing Use
North	C-HB	Commercial
South	C-HB & Forsyth County	Vacant
East	R-A & CPCD	Vacant & Semi-Attached Residential
West	C-HB	Commercial

Development Support and Constraints

The property has access to water and sewer which allows for the density in housing. The major constraint on the property is the sensitive areas of floodplain and stream buffers that have to be accommodated within the development.

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

According to the Comprehensive Plan and accompanying FLUP (Future Land Use Plan), the subject property is identified as Commercial Highway Business.

Public Facilities/Impacts

Engineering Department – No comments returned.

Environmental Health Department – “This development will be served by Etowah Water and Sewer Authority.”

Emergency Services – See the attached.

Etowah Water & Sewer Authority “Upgrades and extensions will be required to provide water service to the development at the developer’s expense. The system must be developed & installed per EWSA specs at the Developer’s expense. Sewer Main extension and upgrades will be required to service development and must be funded by the developer.”

Dawson County Sheriff’s Office – No comments returned.

Board of Education – “Dawson Co. High School recommended capacity 1440 latest enrollment 819. Dawson Co. Junior High (8-9) recommended capacity 725 the latest enrollment 585. Dawson Co. Middle School recommended capacity 725 the latest enrollment 578. Kilough Elementary recommended capacity 650 latest enrollment 416. Unknown number of students projected for this development. Teacher and staff would be added as necessary. No improvements are planned at this time.”

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

Analysis

- This is an update to an already approved zoning. While it does not conform to the Future Land Use Map, this rezoning predates the adoption and the future land use plan does not take into consideration previous zonings.

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

- A. The existing uses and classification of nearby property.**
Currently the property is undeveloped.
- B. The extent to which property values are diminished by the particular land use classification.**
The property is already zoned. This process is to update the site plan and stipulations.
- C. The extent to which the destruction of property values of the applicant promotes the health, safety, morals, or general welfare of the public.**
There should be no destruction of property values.
- D. The relative gain to the public, as compared to the hardship imposed upon the individual property owner.**
There public will gain a multiuse community that could provide and example to future neighborhoods.
- E. The suitability of the subject property for the proposed land use classification.**
While the subject property does not conform to our Future Land Use as zoned, it is currently zoned CPCD.
- F. The length of time the property has been vacant under the present classification, considered in the context of land development in the area in the vicinity of the property.**
The land has been the same since the rezoning(s) in 2003 with the exception of the development of the residential portion located in the rear of the development and one retain parcel. In 2019 one parcel that was included in the
- G. The specific, unusual, or unique facts of each case, which give rise to special hardships, incurred by the applicant and/or surrounding property owners.**
The new developer is looking to change the site plan and stipulations in which cannot be done due to development constraints not taken into consideration during the previous zoning application.

ZA 17-09 Stipulations:

This request is approved with the following stipulations.

- (1) The project shall be developed to the standards set forth in the applicant/owner provided letter of intent and master designed site plan to include:

Commercial/Medical Office-Maximum

- 130,000 sq. ft. of office space
- 31,500 sq. ft. of retail space
- 141,000 sq. ft. of assisted living space
- 70,000 sq. ft. hotel space

Residential-Maximum

- 200 independent living dwelling units
- 60 senior duplex dwelling units
- 40 residential loft dwelling units over retail space

Design Standards

- Front setbacks off of GA 400 shall be 75’.
- Two (2) multi-tenant pylon signs to be located along GA 400 not to exceed 35’ in height.

- (2) Any deviation of intent or plans as set forth in this amendment shall be subject to review by the Director of Planning and Development to include approval, denial, or requiring further amendment of the CPCD zoning.

- (3) All stipulations of zoning shall be made a part of any plats, plans, or permits associated with this development.

*Removal of Residential Maximum section. There will be 300 residential units.

*Remove Stipulation #2. All revisions of the plan will need to be approved by the Board of Commissioners.

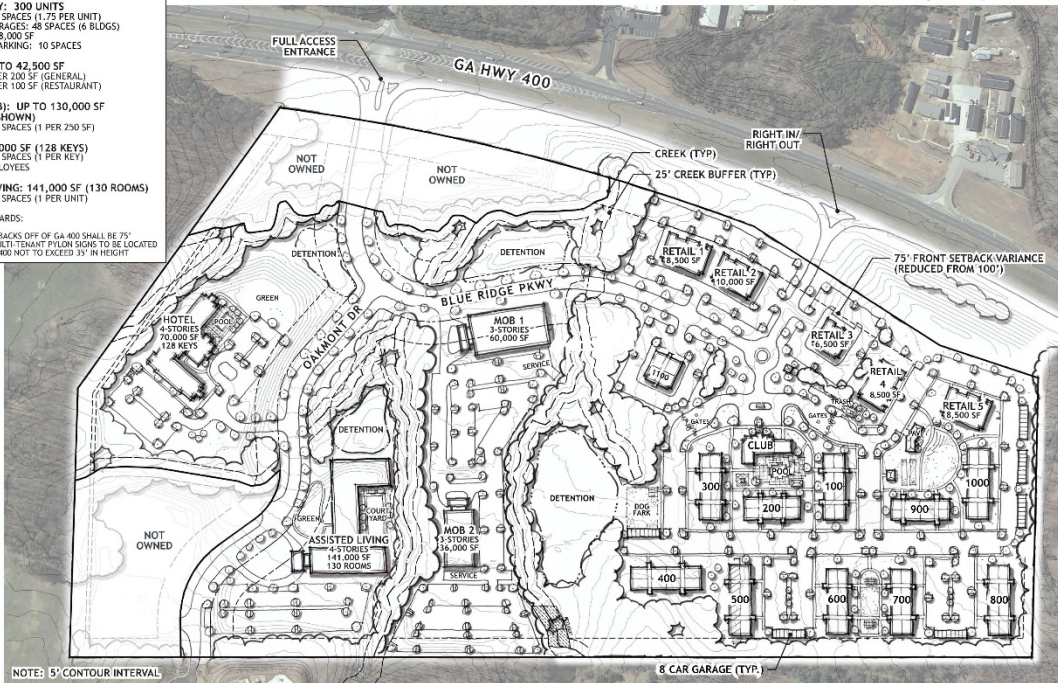
Pictures of Property:



Site Plan:

Conceptual Master Plan
GA Hwy 400 & Blue Ridge Pkwy - Dawsonville, GA

OVERALL DEVELOPMENT SUMMARY:
 OVERALL BOUNDARY: +/- 52 ACRES
 GREENSPACE AREA: +/- 16.5 ACRES (31.73%)
MULTIFAMILY: 300 UNITS
 PARKING: 325 SPACES (1.75 PER UNIT)
 DETACHED GARAGES: 48 SPACES (6 BLDGS)
 CLUBHOUSE: 8,000 SF
 CLUBHOUSE PARKING: 10 SPACES
RETAIL: UP TO 42,500 SF
 PARKING: 1 PER 200 SF (GENERAL)
 PARKING: 1 PER 100 SF (RESTAURANT)
OFFICE (MOB): UP TO 130,000 SF
 (96,000 SF SHOWN)
 PARKING: 384 SPACES (1 PER 250 SF)
HOTEL: 70,000 SF (128 KEYS)
 PARKING: 128 SPACES (1 PER KEY)
 + 1 PER 2 EMPLOYEES
ASSISTED LIVING: 141,000 SF (130 ROOMS)
 PARKING: 130 SPACES (1 PER UNIT)
DESIGN STANDARDS:
 • FRONT SETBACKS OFF OF GA 400 SHALL BE 75'
 • TWO (2) MULTI-TENANT PYLON SIGNS TO BE LOCATED ALONG GA 400 NOT TO EXCEED 35' IN HEIGHT

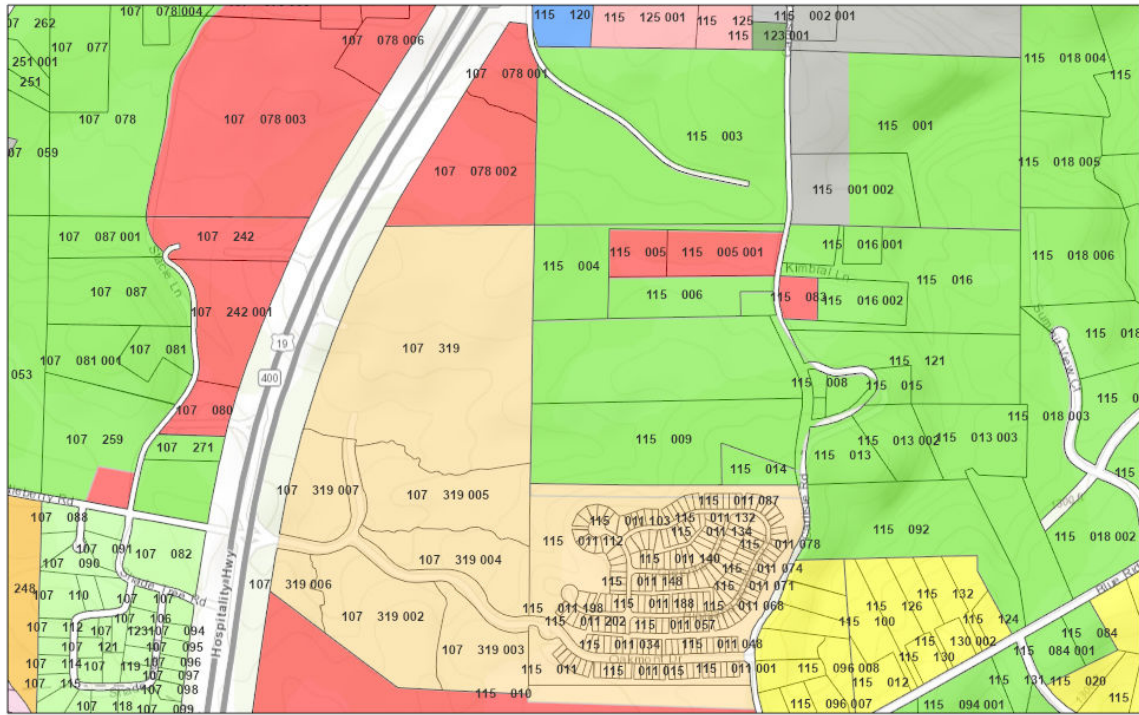


Aerial View:



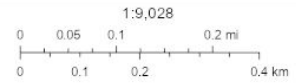
Current Zoning Map:

Current Zoning



8/6/2020, 11:11:35 AM

- | | | | | | |
|--------|-----|-------|------|-------|---------|
| Zoning | VCR | RSRMM | C-IR | C-OI | RMF |
| | RA | C-HB | C-CB | C-PCD | CT |
| | RSR | | | | Parcels |

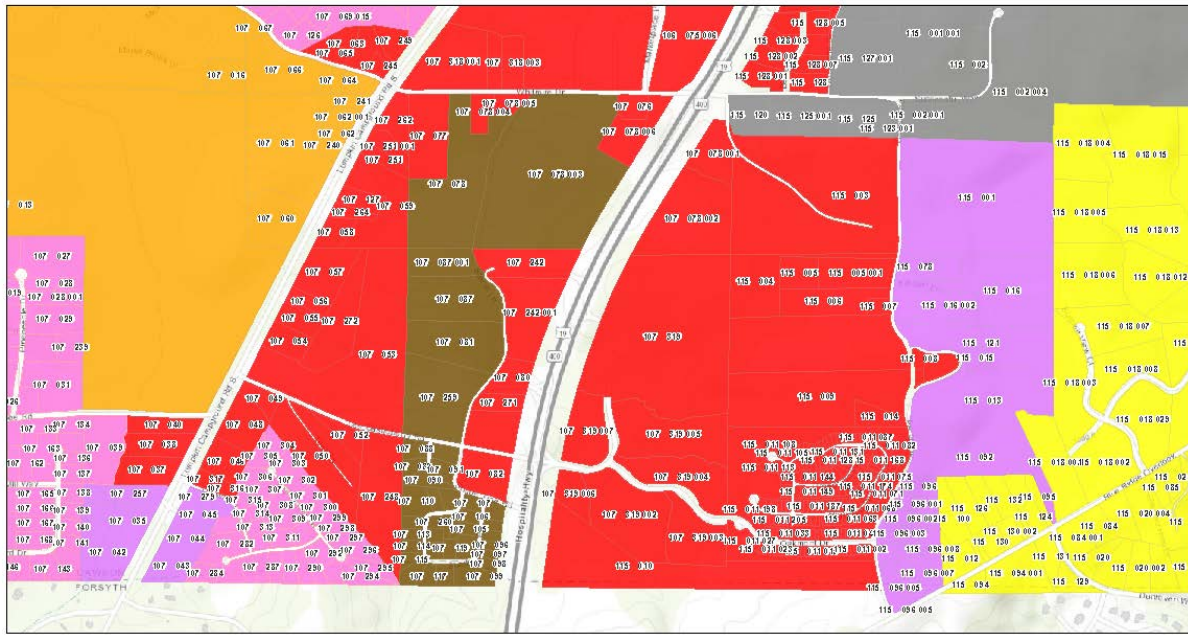


Sources: Esri, HERE, Garmin, Intermap, increment P Corp., GEBCO, USGS.

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

Future Land Use Map:

Future Land Use Map



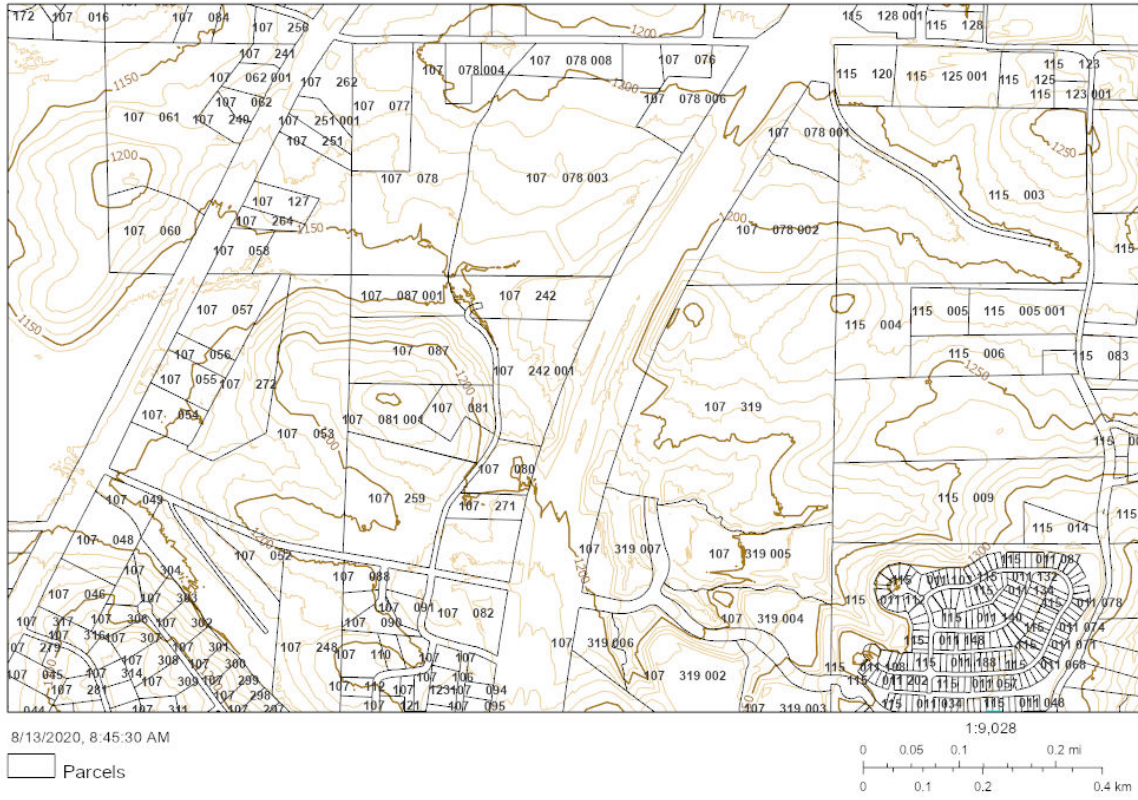
August 13, 2020
 FLU SRR CHB MFR
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1:9,028
 0 0.07 0.15 0.3 mi
 0 0.15 0.3 0.6 km

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

Topography:

Topo Map



Dawson County
The information on this map (or data product) is from a computer database accessed using a Geographic Information System (GIS). Dawson County Public Works cannot guarantee the accuracy of the information contained on this map. Each user of this map is

APPROVAL

Public Hearing of Rezoning Request

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

ZA_20-07_____

Date of Hearing: 8/18/2020

Applicant's Name: Jim King obo Tri-Mark, LLC

Address: Blue Ridge Parkway Dawsonville, GA 30534

Tax Map Parcel Number: 107-319, 107-319-005, 107-319-004, 107-319-002


Parcel Currently Zoned: CPCD

Rezoning Requested: CPCD Amendment

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

- A. Affect the property values of surrounding property.
- B. Affect the health, safety or general welfare of the public.
- C. Impose special hardships on the surrounding property owners.

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



Chairman Jason Hamby

8-18-20

Date

Dawson County Planning Commissioner Chairman



DAWSON COUNTY BOARD OF COMMISSIONERS AGENDA FORM

Department: Public Works

Work Session: 9/3/2020

Prepared By: David McKee

Voting Session: 9/17/2020

Presenter: David McKee

Public Hearing: Yes No

Agenda Item Title: Edna Noblin Road Abandonment Discussion

Background Information:

Public Works was approached by a property owner in regards to Edna Noblin Road, requesting information on the process for abandonment of this county road. County code requires notification and a single public hearing on abandonment of a county road. If abandoned, the road would revert back to the property owners.

Current Information:

Edna Noblin Road is located off of Highway 400 North and is 1427 feet long (.27 miles). The current road provides access to four property owners. One of the property owners has requested the process of abandonment to commence. Since the completion of the Chestatee development and Night Fire Drive, Edna Noblin Road became a dead end, which has turned into a dumping ground for trash, yard debris, animals, etc.

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

Fund	Dept.	Acct No.	Budget	Balance	Requested	Remaining

Recommendation/Motion: Staff recommends direction on proceeding with abandonment.

Department Head Authorization: David McKee

Date: 8/25/2020

Finance Dept. Authorization: Vickie Neikirk

Date: 8/25/20

County Manager Authorization: David Headley

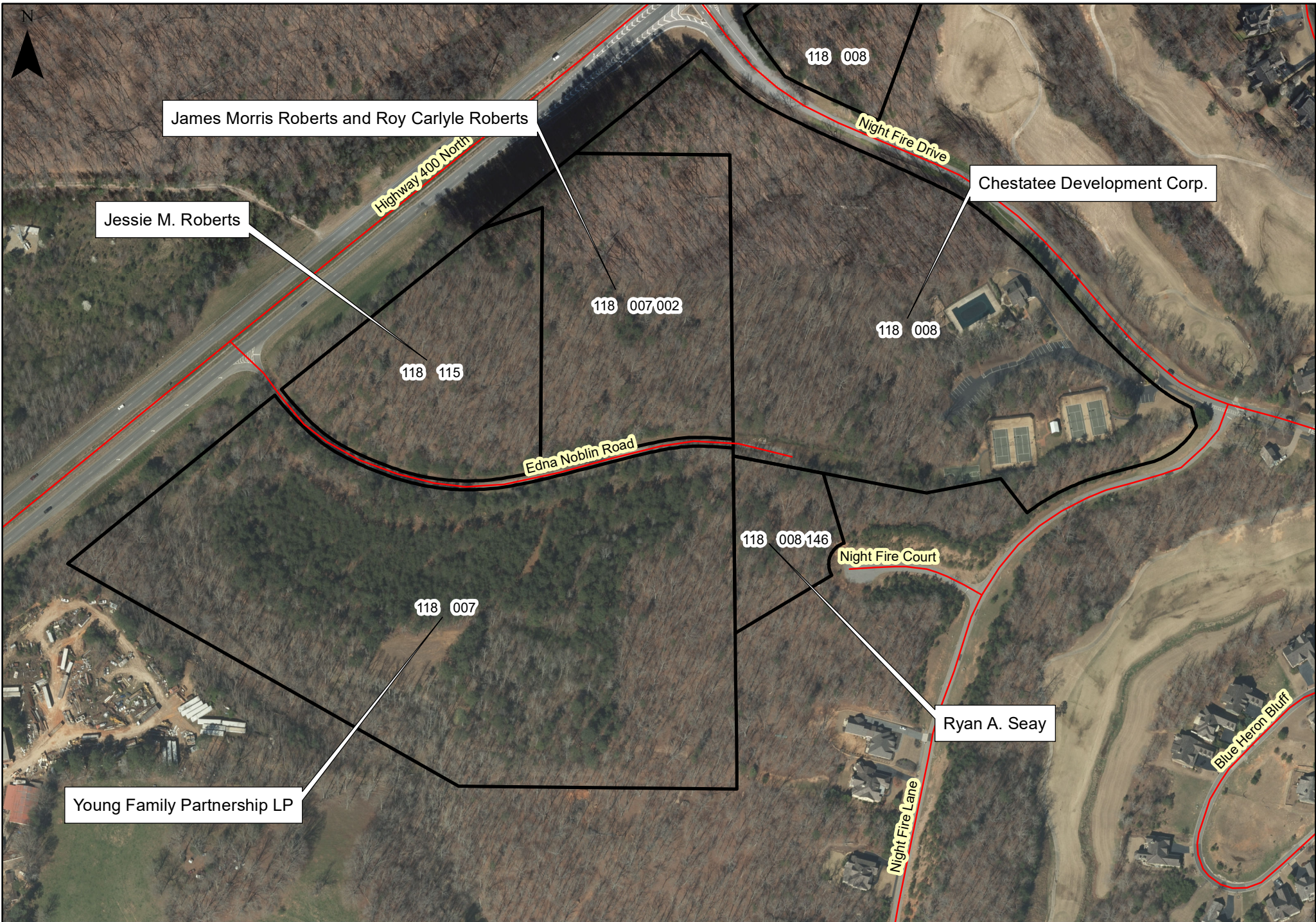
Date: 8/25/2020

County Attorney Authorization:

Date:

Comments/Attachments:

Map of Edna Noblin Road attached.



Legend

— Roads Relevant Parcels

Edna Noblin Road Abandonment 89





DAWSON COUNTY BOARD OF COMMISSIONERS AGENDA FORM

Department: Public Works

Work Session: 9/3/2020

Prepared By: David McKee

Voting Session: 9/17/2020

Presenter: David McKee

Public Hearing: Yes No

Agenda Item Title: Dawson County Recycling Program Update

Background Information:

In the last 10 years, Dawson County Recycling has gone from being managed by Lumpkin County to a single-stream recycling program with the installation of a recycling compactor at the Dawson County Transfer Station. At that time, the service was provided at no cost to Dawson County and no cost to the citizens of Dawson County. Satellite trailers were incorporated during this time at multiple Dawson County school locations. At the request of the school, the recycle trailers were removed. In 2018, the recycle industry changed and we began being charged for all recycle materials from Advanced Disposal.

Current Information:

The United States has seen a paradigm shift in the recycling industry in the last two years. Global markets have driven the cost of recycling up substantially in the previous two years. Dawson County has been impacted by this two-year upward shift - now being forced to pay monthly recycling fees to our single-stream recycling vendor. Recycling vendors have become very strict, only accepting clean, listed recyclable items that are not contaminated. The unmanned trailers within Dawson County were recently removed due to the high and costly contamination being put into them along with the safety concerns due to the recent COVID-19 pandemic.

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

Fund	Dept.	Acct No.	Budget	Balance	Requested	Remaining
Recycling Fees	Transfer Station	540-00-4520-523901-000	\$13,000	\$2,818.78		

Recommendation/Motion: Staff's recommendation is to seek direction on Recycling Program to include satellite pick-up locations.

Department Head Authorization: David McKee

Date: 8/25/2020

Finance Dept. Authorization: Vickie Neikirk

Date: 8/25/2020

County Manager Authorization: David Headley

Date: 8/25/2020

County Attorney Authorization: _____

Date: _____

Comments/Attachments:

PowerPoint Attached

DAWSON COUNTY RECYCLING PROGRAM UPDATE



David McKee
Public Works
Director
2020



DAWSON COUNTY RECYCLING PROGRAM HISTORY

- 2013 and prior- Customer separated recycle bins located at the Transfer Station.
 - Program was run through Lumpkin County Government
 - Difficult to determine total cost and total recycling amounts
- 2013- Entered into a contract with Advanced Disposal for single-stream recycling.
 - Dawson County partnered with KDCB to promote the program and installed a recycling compactor site at the Transfer Station
 - No standard fee to Dawson County (\$12/ton contamination fee)
 - Picked up twice weekly
 - Material taken to Alpharetta Advanced Disposal MRF
- 2014- School satellite drop off locations introduced.
- 2018- BOE requested trailers be moved from campus.
- 2018- Major industry shift.



GLOBAL/REGIONAL RECYCLING INDUSTRY

- In 2016, the U.S. exported 16 million tons of plastic, paper and metals to China.
 - 30 percent of these mixed recyclables were ultimately contaminated by non-recyclable material, were never recycled, and ended up polluting China's countryside and ocean
- In 2018, China's National Sword Policy banned the import of most plastics and other materials that were not up to new, more stringent purity standards.
- As a result, U.S. processing facilities and municipalities have either had to pay more to recycle or simply discard as waste.
 - Municipalities that couldn't afford to pay more have cut back on their recycling programs. Over 70 ended curbside recycling (though several have been reinstated after public protests), and many drop-off sites closed; some programs increased costs to residents while others limited what materials they would accept.

■ *Earth Institute Columbia University Renee Cho*

RESOURCES AND ARTICLES

<https://www.npr.org/2019/08/20/750864036/u-s-recycling-industry-is-struggling-to-figure-out-a-future-without-china>

<https://abcnews.go.com/Technology/recycling-garbage-piling-recycling-industry/story?id=66863085>

<https://www.wastedive.com/news/what-chinese-import-policies-mean-for-all-50-states/510751/>

DAWSON COUNTY RECYCLING PROGRAM

- Currently operate a recycle single stream (co-mingled) recycle program at the Transfer Station.
 - Compactor (manned station)
 - Three recycle trailers (one at Fire Station 2, 4 and River Park)
 - unmanned
- Compactor is dumped by Advanced Disposal twice weekly
 - Material taken to Alpharetta MRF
- Recycle trailers (Station 4, River Park) are exchanged as needed, Station 2 (weekly)
 - Exchanged by Public Works or Transfer Station staff
 - Two staff members total (3) hours to exchange a trailer and load by hand in the compactor with no contamination. If contaminated more sorting is needed adding staff time



DAWSON COUNTY AND KDCB VISIT TO THE RECYCLING MRF



DAWSON COUNTY AND KDCB VISIT TO THE RECYCLING MRF



CONTAMINATED RECYCLING

- Trash Bags
- Pizza Boxes
- Plastic bottles not washed out
- Plastic Shampoo/soap bottles not washed out
- Milk cartons
- Styrofoam



Higher cost to the county to dispose of contaminated material.

Entire load is deemed solid waste



- **Advanced Environmental**

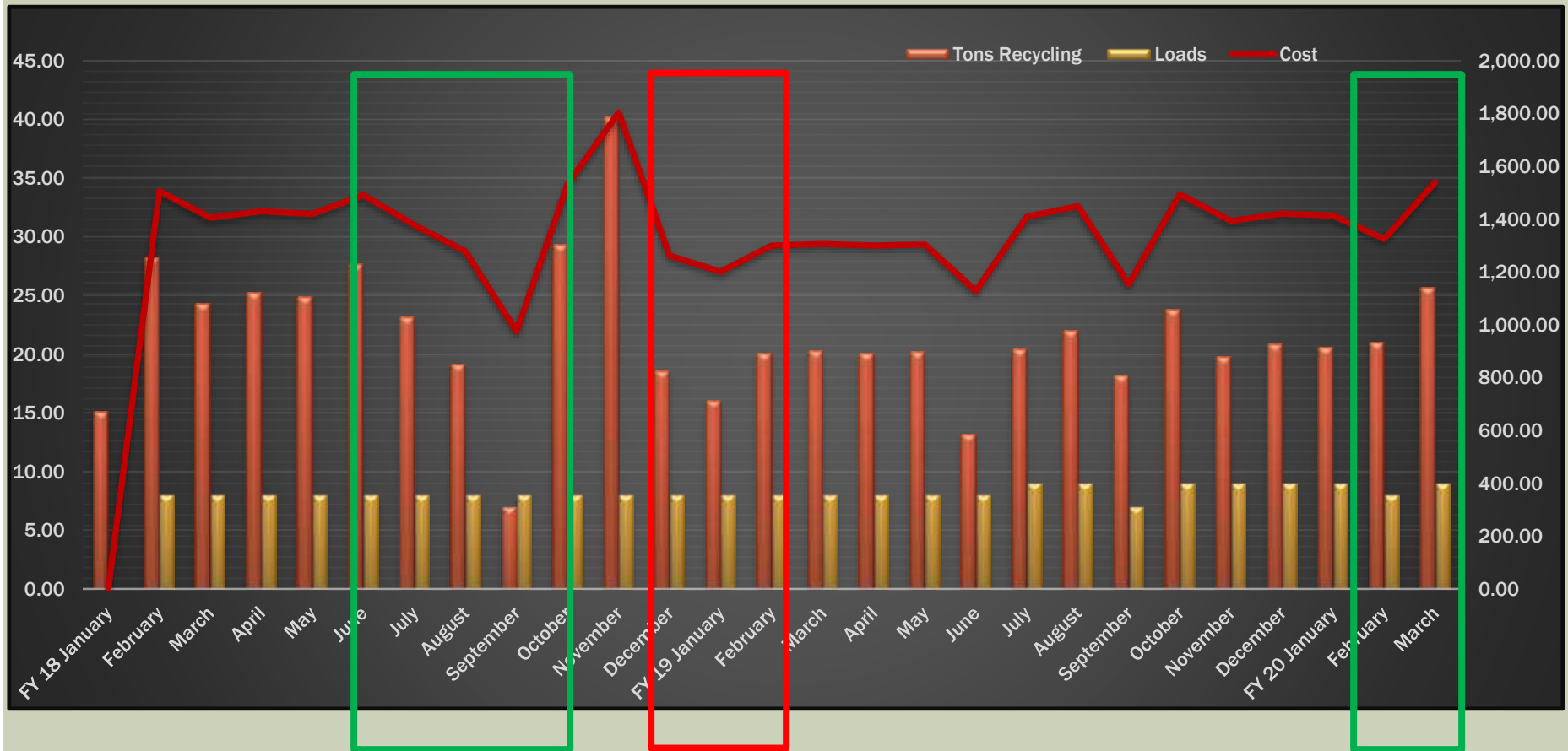
- \$25/ton
- \$45/ton if contaminated
- \$100 trip charge

- **Routine property repairs and maintenance of compactor and trailers**

- Approximately \$2500-5000 annually

- **Staff involved in recycle processing from trailers**

DAWSON COUNTY SINGLE STREAM RECYCLING



RECOMMENDATIONS/DISCUSSION

- Dawson County continue to operate the manned recycle location only.



DAWSON COUNTY BOARD OF COMMISSIONERS AGENDA FORM

Department: Fleet

Work Session: 9/03/20 _____

Prepared by: Kara Wilkins

Voting Session: 9/17/20

Presenter: Shannon Harben

Public Hearing: Yes _____ No

Agenda Item Title: 2020 Dawson County Surplus List.

Background Information:

This is a compilation of dilapidated Dawson County assets. This list consists of Dawson County vehicles and/or equipment that have reached their miles of 175,000 or exceeded the 10 years per the Dawson County Handbook Policy and or exceeded repair cost to asset value.

Current Information:

The current 2020 surplus list is included for consideration for surplus and a detailed list explaining why it's being disposed of.

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

Fund	Dept.	Acct No.	Budget	Balance	Requested	Remaining

Recommendation/Motion: Dawson County Fleet Services staff recommends approving surplus for disposal on GOV Deals auction site.

Department Head Authorization: Shannon Harben

Date: 8/21/20

Finance Dept. Authorization: Vickie Neikirk

Date: 8/24/20

County Manager Authorization: David Headley

Date: 8/24/2020

County Attorney Authorization: _____

Date: _____

Comments/Attachments:

2020 Dawson County Surplus Sale Items

Year	Make	Model	VIN	Mileage	Department
2009	Chevy	Impala	2G1WS57M691316006	200,000	Sheriff
2007	Ford	F150	1FTRF14W87NA37667	215,000	Planning
2006	Ford	F150	1FTRR14W16NB35817	215,000	Planning
2006	Ford	F150	1FTRF12276NA86462	175,000	Sheriff
1986	Chevy	Blazer	1G8ED18J7GF202008	74,000	Sheriff
2008	Ford	Expedition	1FMFU16508LA47218	191,551	Sheriff
2008	Ford	Expedition	1FMFU16528LA47219	220,000	Fire Marshal
2006	Ford	Crown Vic	2FAFP71WX6X133284	200,000+	Sheriff
2005	Ford	Crown Vic	2FAFP71WX5X146650	180,000	Sheriff
2004	Ford	Crown Vic	2FAFP71W24X143675	180,000	Sheriff
2002	Ford	Crown Vic	2FAFP71W12X131983	200,000	Sheriff
2000	Ford	Crown Vic	2FAFP71WXYX109795	220,000	Sheriff
2008	Dodge	Charger	2B3KA43H68H280322	220,000	Sheriff
2013	Dodge	Charger	2C3CDXAT2DH642812	102,000	Sheriff
2013	Dodge	Charger	2C3CDXATODH642811	120,000	Sheriff
2012	Dodge	Charger	2C3CDXAT8CH266681	200,000	Sheriff
1991	Ford	F350	1FDKF38G5MNA25121	60,000	Fire
1983	Blue Bird	Bus	1GDKP32MXC3501224	50,000++	Community Service
2005	Horton	Trailer	5E2B1162651021593	0	Fire
1998	John Deere	6310 Tractor	L06310H311050	4,800 hrs.	Roads
	Wacker	RD25	805801195	850 hrs.	Roads
	Massey-Ferguson	135	9A 135346	3,938	Parks
	Harris-Kayot	Super Sunliner	220 SS/XL 97 0B		Sheriff
	Royal Marine Man	Pontoon Trailer	441BHF72811N00015		SHERIFF
	Eagle Air Systems	air tank fill stat			EMS
	Scag	STT61B-25CH mower	3880183	2,492	Parks
	Coats	1000 28MM	1112309888		Fleet
	Power Probe	Model 3			Fleet
		20 gal Sandblast tank			Fleet
	Ford	F150 wheels tires			Sheriff
	Misc	Parts/ tires not needed			Fleet
	ARE	Camper Top			Fleet

NOTE: Assets will be sold as 1 unit, but have separate titles.

Dawson County surplus disposal justification 2020

- 2009 Chevy Impala, VIN 2G1WS57M691316006,
This vehicle has reached the end of its useful life. Repairs are currently needed.
- 1986 Chevy Blazer, VIN 1G8ED18J7GF202008,
The SUV's engine is failing and the vehicle has reached the end of its useful life to Dawson County.
- 2008 Ford Expedition, VIN 1FMFU16528LA47219,
This vehicle has reached the end of its useful life. This vehicle needs several repairs currently.
- 2006 Ford F150, VIN 1FTRR14W16NB35817,
This vehicle has reached the end of its useful life. Historically this vehicle will be needing an engine and transmission soon. They would cost more than the vehicle will sell for.
- 2007 Ford F150, VIN 1FTRF14W87NA37667,
This vehicle has reached the end of its useful life. Historically this vehicle will be needing an engine and transmission soon. They would cost more than the vehicle will sell for.
- 2006 Ford F150, VIN 1FTRF12276NA86462,
This vehicle has reached the end of its useful life. Historically this vehicle will be needing a transmission soon and rear main engine seal is leaking profusely. they would cost more than the vehicle will sell for.
- 1991 Ford F350, VIN 1FDKF38G5MNA25121,
This vehicle has reached the end of its useful life. It is no longer needed in the department. It currently needs a fuel pump to run.
- 2000 Ford Crown Vic, VIN 2FAFP71WXYX109795,
This vehicle has reached the end of its useful life. This vehicle needs a fuel pump and several repairs currently.
- 2002 Ford Crown Vic, VIN 2FAFP71W12X131983,

This vehicle has reached the end of its useful life. This vehicle needs several repairs currently.

- 2004 Ford Crown Vic, VIN 2FAFP71W24X143675,
This vehicle has reached the end of its useful life. This vehicle needs several repairs currently.
- 2005 Ford Crown Vic. VIN 2FAFP71WX5X146650,
This vehicle has reached the end of its useful life. This vehicle needs several repairs currently.
- 2006 Ford Crown Vic, VIN 2FAFP71WX6X133284,
This vehicle has reached the end of its useful life. This vehicle needs several repairs currently.
- 2008 Dodge Charger, VIN 2B3KA43H68H280322,
This vehicle has reached the end of its useful life. This vehicle needs several repairs currently
- 2012 Dodge Charger, Vin 2C3CDXAT8CH266681,
This vehicle has reached the end of its useful life. This vehicle needs several repairs currently (engine)
- 2013 Dodge Charger, VIN 2C3CDXATODH642811,
This vehicle needs an engine with additional incidentals that have to be replaced with a new engine.
- 2013 Dodge Charger, VIN 2C3CDXAT2DH642812,
This vehicle needs an engine with additional incidentals that have to be replaced with a new engine. It also needs a complete dash wiring harness with electronic power steering system.
- 1983 Bluebird Bus (Community Service), VIN 1GDKP32MXC3501224,
This vehicle has reached the end of its useful life. This vehicle needs a lot of repairs currently
- 2005 Horton Enclosed Trailer, VIN 5E2B1162651021593,

This enclosed trailer is rotted all over. The walls have thin sheet metal covering Particle board. The metal has rusted through allowing water to penetrate the Wood inner walls rotting the trailer.

- John Deere 6310 Tractor, Serial L06310H311050,
This vehicle has reached the end of its useful life. It currently needs a clutch and the transmission shifter portion rebuilt. Both of these require removal of the cab.
- Wacker RD25 small roller, Serial 805801195,
This vehicle has reached the end of its useful life. This vehicle needs several repairs currently
- Massey- Ferguson 135 tractor, Serial 9A 135346,
This vehicle has reached the end of its useful life. This vehicle needs several repairs currently. The main transmission is lodged between gears and will not free up.
- SCAG STT61B-CH lawn mower, Serial 3880183,
This vehicle has reached the end of its useful life. This vehicle needs several repairs currently.
- Harris-Kayot Super Sun liner XL, Serial 220 SS/XL 97 0B,
This vehicle has reached the end of its useful life. This vehicle needs several repairs currently. The Sheriff's Office no longer needs the asset. This asset will also include the trailer listed below. They are listed separately because they both are titled, but are one unit.
- Royal Marine Manufacturing Pontoon Trailer, Serial 441BHF728I1N00015,
This vehicle has reached the end of its useful life. This vehicle needs several repairs currently. The Sheriff's Office no longer needs the asset. This asset will also include the trailer listed below. They are listed separately because they both are titled, but are one unit.
- Eagle Air Systems Air tank fill set,
This equipment has reached the end of its useful life. Emergency Services no

longer needs it.

- Power Probe 3,
This tool is not useful at Fleet and is no longer needed.
- 20-gallon Sandblast tank,
This tool has reached the end of its useful life and is not needed any longer.
- Ford F150 surplus wheels,
These wheels were replaced with aluminum wheels on a Sheriff's truck. We do not need these.
- Miscellaneous parts/ tires,
These are parts and tires for vehicles and equipment that we no longer have and cannot return to vendors.
- Coats 1000 Wheel Balancer, Serial 1112309888,
The balancer lost its power. It was possibly struck by lightning. It needs a board or more to repair, per research. When researched, the price of repair would be as much as the value of the machine. We also could not find a local repair vendor.
- ARE Camper Top for truck bed,
This came off of a truck the County no longer owns. The top is not needed.