

**DAWSON COUNTY BOARD OF COMMISSIONERS
VOTING SESSION AGENDA – THURSDAY, APRIL 15, 2021
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

- [1.](#) Minutes of the Work Session held on April 1, 2021
- [2.](#) Minutes of the Voting Session held on April 1, 2021

F. APPROVAL OF AGENDA

G. PUBLIC COMMENT

H. PUBLIC HEARING

- [1.](#) Broadband Ready Community Ordinance (*1st of 2 hearings; 2nd hearing will be held at the May 6, 2021, Voting Session*)

I. ZONINGS

- [1.](#) [ZA 21-04](#) - Kyle Woody requests to rezone 1.5 acres of TMP 097-009 from RA (Residential Agriculture) to RSR (Residential Sub-Rural) for the purpose of subdividing the parcel per RSR guidelines of the parent parcel and building a primary residence.
- [2.](#) [ZA 21-05](#) - Corey Guthrie requests to rezone 6 acres of TMP 053-015 from RA (Residential Agriculture) to RRE (Residential Rural Estate) for the purpose of subdividing the parcel per RRE guidelines.
- [3.](#) [ZA 21-06](#) - Larry Bishop requests to rezone TMP 104-022 from RA (Residential Agriculture) to RSR (Residential Sub-Rural) for the purpose of subdividing the parcel per RSR guidelines.

J. NEW BUSINESS

- [1.](#) Consideration of Paramedic Pay Adjustment and Educational Incentive
- [2.](#) Consideration of Ambulance Purchase Request
- [3.](#) Consideration of Intergovernmental Agreement Between City of Dawsonville and Dawson County Concerning Trail Infrastructure for Pedestrian Access Between Main Street Park and Library
4. Consideration of Board Appointment:
 - a. Library Board**
 - i. Don Cargill- *reappointment* (Term: April 2021 through June 2024)

K. PUBLIC COMMENT

L. 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 – APRIL 1, 2021
DAWSON COUNTY GOVERNMENT CENTER ASSEMBLY ROOM
25 JUSTICE WAY, DAWSONVILLE, GEORGIA 30534
4:00 PM**

Those present were Chairman Billy Thurmond; Commissioner Sharon Fausett, District 1; Commissioner Chris Gaines, District 2; Commissioner Tim Satterfield, District 3; Commissioner Emory Dooley, District 4 (via teleconference); County Manager David Headley; County Attorney Sam VanVolkenburgh; County Clerk Kristen Cloud; and interested citizens of Dawson County.

NEW BUSINESS

1. Presentation of Family Connection Request to Apply for Department of Behavioral Health and Developmental Disabilities Partners in Prevention Project Grant- Family Connection Coordinator Rebecca Bliss
This item will be added to the April 1, 2021, Voting Session Agenda.
2. Presentation of Paramedic Pay Adjustment and Educational Incentive- Emergency Services Director Danny Thompson
This item will be placed on the April 15, 2021, Voting Session Agenda.
3. Presentation of Ambulance Purchase Request- Emergency Services Director Danny Thompson
This item will be placed on the April 15, 2021, Voting Session Agenda.
4. Presentation of Intergovernmental Agreement Between City of Dawsonville and Dawson County Concerning Trail Infrastructure for Pedestrian Access Between Main Street Park and Library- Public Works Director David McKee
This item will be placed on the April 15, 2021, Voting Session Agenda.
5. Presentation of 2021 Local Maintenance & Improvement Grant Safety Action Plan- Public Works Director David McKee
This item will be added to the April 1, 2021, Voting Session Agenda.
6. Presentation of Board Appointments:
 - a. **Library Board**
 - i. Don Cargill- reappointment (Term: April 2021 through June 2024)
This item will be placed on the April 15, 2021, Voting Session Agenda.
 - b. **Planning Commission (Chairman Appointee)**
 - i. Steve Sanvi- replacing Emory Dooley (Term: April 2021 through December 2022)
This item will be added to the April 1, 2021, Voting Session Agenda.
7. Discussion of Impact Fees- Planning & Development Director Jameson Kinley
This item was for information only.

8. County Manager Report

This item was for information only.

9. County Attorney Report

County Attorney VanVolkenburgh had no information to report.

APPROVE:

ATTEST:

Billy Thurmond, Chairman

Kristen Cloud, County Clerk

DRAFT

**DAWSON COUNTY BOARD OF COMMISSIONERS
VOTING SESSION MINUTES – APRIL 1, 2021
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 Emory Dooley, District 4 (via teleconference); County Manager David Headley; County Attorney Sam VanVolkenburgh; County Clerk Kristen Cloud; and interested citizens of Dawson County.

INVOCATION: Chairman Thurmond

PLEDGE OF ALLEGIANCE: Chairman Thurmond

ANNOUNCEMENTS:

None

APPROVAL OF MINUTES:

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

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

APPROVAL OF AGENDA:

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

- Addition of Nos. 6, 7 and 8 under New Business:
 - Family Connection Request to Apply for Department of Behavioral Health and Developmental Disabilities Partners in Prevention Project Grant
 - Presentation of 2021 Local Maintenance & Improvement Grant Safety Action Plan
 - Board Appointment:
 - Planning Commission (Chairman Appointee)
 - Steve Sanvi- *replacing Emory Dooley* (Term: April 2021 through December 2022)

Fausett/Gaines

PUBLIC COMMENT:

None

NEW BUSINESS:

Consideration of Special Event Business License Application - Dreamland Amusement Carnival

Motion passed 4-0 to approve a Special Event Business License Application - Dreamland Amusement Carnival. Fausett/Satterfield

Consideration of Application for Parade and Assembly - 4-H Rabies Clinic

Motion passed 4-0 to approve an Application for Parade and Assembly - 4-H Rabies Clinic. Satterfield/Gaines

Consideration to Move Forward with a Public Hearing for a Mobile Home Ordinance

Motion passed 4-0 to approve to Move Forward with a Public Hearing for a Mobile Home Ordinance. Gaines/Fausett

Consideration to Move Forward with Public Hearings for a Vape Ordinance Update

Motion passed 4-0 to approve to Move Forward with Public Hearings for a Vape Ordinance Update. Satterfield/Fausett

Consideration of Board Appointment:

- Department of Family & Children Services
 - Karen McCord- replacing Nancy Stites (Term: April 2021 through June 2024)

Motion passed 4-0 to approve the appointment of Karen McCord to the Department of Family & Children Services board for a term of April 2021 through June 2024. Fausett/Gaines

Consideration of Family Connection Request to Apply for Department of Behavioral Health and Developmental Disabilities Partners in Prevention Project Grant

Motion passed 4-0 to approve a Family Connection Request to Apply for a Department of Behavioral Health and Developmental Disabilities Partners in Prevention Project Grant and, if awarded the grant, to work with counsel to prepare an intergovernmental agreement between Dawson and Lumpkin counties prior to the grant's acceptance. Satterfield/Fausett

Consideration of 2021 Local Maintenance & Improvement Grant Safety Action Plan

Motion passed 4-0 to approve a 2021 Local Maintenance & Improvement Grant Safety Action Plan in a not-to-exceed amount of \$149,500. Gaines/Satterfield

Consideration of Board Appointment:

- Planning Commission (Chairman Appointee)
 - Steve Sanvi- replacing Emory Dooley (Term: April 2021 through December 2022)

Motion passed 4-0 to approve the appointment of Steve Sanvi to the Planning Commission as the Chairman Appointee for a term of April 2021 through December 2022. Fausett/Gaines

PUBLIC COMMENT:

David McKee, Dawsonville, Georgia, thanked the Board of Commissioners and his fellow Dawson County colleagues - his "Dawson County family" - for the opportunity to serve the county for the last 16 years, lastly as Public Works director and SPLOST administrator. McKee said he would not be "a stranger and still pay my taxes here" following his last day on the job on April 2, 2021. (McKee accepted an assistant county manager role with Forsyth County.)

ADJOURNMENT:

EXECUTIVE SESSION:

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

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

APPROVE:

ATTEST:

Billy Thurmond, Chairman

Kristen Cloud, County Clerk

DRAFT



DAWSON COUNTY BOARD OF COMMISSIONERS AGENDA FORM

Department: Public Works

Work Session: 3-4-21

Prepared By: David McKee

Voting Session: 3-18-21

Presenter: David McKee

Public Hearing: Yes X No

Agenda Item Title: Broadband Ready Community Ordinance

Background Information:

In 2018 the state of Georgia started the Georgia Broadband Deployment Initiative (GBDI). This is a program that was implemented for the purpose to assist in deploying broadband to all areas of Georgia by the Department of Community Affairs. The program certifies communities as Broadband Ready. The designation allows for funding through grants under GBDI, USDA and others. Eleven cities and counties in the state have received the designation.

Current Information:

The designation of a Broadband Ready Community applies standards and adopts a policy for permitting broadband infrastructure within the county ROW, and assures that broadband is covered in the Comprehensive Plan. It is understood that the no revisions need to be made to the Comprehensive Plan. Dawson County will need to adopt the model ordinance and comply with the policy standards.

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

Fund	Dept.	Acct No.	Budget	Balance	Requested	Remaining

Recommendation/Motion: Staff recommends approval to hold public hearings on the broadband ready community ordinance

Department Head Authorization: David McKee

Date: 2-23-21

Finance Dept. Authorization: Vickie Neikirk

Date: 2/24/21

County Manager Authorization: David Headley

Date: 2/24/2021

County Attorney Authorization: _____

Date: _____

Comments/Attachments:

Model ordinance

The following EXAMPLE, drafted by Georgia Department of Community Affairs, is available to assist City's and County's in drafting their own ordinance or policy. Cities and counties should consult with their legal counsel concerning the appropriate approach for their respective communities to customize as necessary to comply with any local laws, rules, procedures or policies.

AN ORDINANCE FOR A BROADBAND READY COMMUNITY

As used in this ordinance, "broadband network project" means any deployment of broadband services.

As used in this ordinance, "political subdivision" means a county, municipal corporation, consolidated government, or local authority.

As used in this ordinance, "applicant" means a person applying for a permit for a broadband network project.

As used in this ordinance, "permit" means any local permit, license, certificate approval, registration, or similar form of approval required by policy, administrative rule, regulation, ordinance, or resolution with respect to a broadband network project.

(1) Single Point of Contact.

(City/County Name), Georgia shall appoint a single point of contact for all matters related to a broadband network project:

- a) The single point of contact documentation shall include;
 - i. Position & Title
 - ii. Name (first, last)
 - iii. Organization (municipality, county, or authority with participating entities involved in the (City/County Name) request designation)
 - iv. Phone Number(s) (work and mobile if applicable)
 - v. Email(s) (preferred email alias that can be directed to point of contact or acceptable official work email)
 - vi. Website URL to Contacts Page (required if applicable/available)
- b) The single point of contact shall be available for matters related to a broadband network project or a related liaison who may direct such inquiry in real time, with general scope and responsibilities to include permitting and right-of-way; and
- c) The single point of contact information must be current to maintain designation, by updating with such change in contact information on web pages and associated sources, within 15 calendar days of change.

(2) Application Completeness Review.

- a) (City/County Name) shall determine whether an application is incomplete and notify the applicant, by email, of the determination by (City/County Name) within 10 calendar days of receiving an application.
- b) If (City/County Name) does not respond to the applicant on whether the application is incomplete, within 10 calendar days, the application shall be assumed to be complete on the 11th day.

(3) Notification of Incomplete Application.

- a) If the (City/County Name) determines that an application is not complete, the notification by email to the applicant shall specify all required components of the submitted application that were considered 'incomplete';
- b) The (City/County Name)'s response shall include a checklist of sequenced items that resulted in the application being deemed 'incomplete' and the review timeline shall be as follows:
 - i. The applicant has up to 40 calendar days from the date of notification of incompleteness to respond back with corrections; and
 - ii. If the applicant does not respond back within 40 calendar days, the application is deemed canceled.
- c) If within 10 calendar days the (City/County Name) does not respond to the applicant on whether the corrected application is incomplete, the application shall be assumed to be complete on the 11th day; and
- d) The (City/County Name) shall require a new submission and reset the process and application fees, should an application be deemed incomplete a second time.

(4) Approval or Denial Notification.

If, on or before the 11th day as described in 2 (b), an application is deemed complete, the (City/County Name) shall approve or deny an application within 10 calendar days unless a joint meeting between the applicant and the (City/County Name) is deemed as necessary.

- a) If a joint meeting is deemed necessary, the joint meeting must occur within 15 calendar days of notification of completion and the joint meeting shall include:
 - i. Where applicant is going to conduct work,
 - ii. When the work will be conducted,
 - iii. What type of work will be done,
 - iv. Who the (City/County Name) can contact for specific details or related questions, and
 - v. Any permit seeking approval under application.
 - vi. Following a joint meeting between the applicant and the (City/County Name), the (City/County Name) shall deny or approve the application within 10 calendar days.
- b) Upon final approval, any required permit permitted shall be deemed issued.

(5) Related Fees.

- a) Any fee imposed by (City/County Name) to review an application, issue a permit, or perform any other activity related to a broadband network project shall be reasonable, cost based, and nondiscriminatory to all applicants.
- b) Any application fee that exceeds \$100.00 shall be considered unreasonable unless (City/County Name) can provide documentation justifying such fee based on a specific cost.

(6) Other Information.

- a) **Double Fee:** No City or County shall require an application or permit(s) when already approved by an authorized state or federal jurisdiction. Provider shall notify and provide a copy of the approved permit to the single-point-of-contact at the City or County prior to access of right-of-way within the City or County jurisdiction.
- b) **Application Validity Timeline:** Any approved application shall be valid for six months from the date of approval. Should a provider not commence the service request qualified in the approved application within six months, the application shall expire, and it shall require a new permit approval and any associated fees, as applicable.
- c) **Single Service Drop:** A City or County shall not require a permit for a broadband service provider to perform an installation of broadband service at an individual customer's service address as long as the facility being utilized only transverses a de minimis portion of the public right-of-way to reach the customer's property. The provider must still comply with the provisions of Chapter 9 of Title 25 of the O.C.G.A.

(7) (City/County Name) acknowledges:

- a) A Georgia Certified Broadband Ready Community has an affirmative duty to notify the Georgia Department of Community Affairs of any changes to the information submitted as part of its application; and
- b) Failure to notify Georgia Department of Community Affairs of changes may result in revocation of (City/County Name)'s Broadband Ready Certification, should the certification be granted.

(8) This ordinance shall take effect immediately upon adoption by the governing body upon final reading.

PASSED AND SO ORDERED, this _____ day of _____, 2019.

(Mayor's Name)

Mayor

(City/County Name)

The following EXAMPLE, drafted by Georgia Department of Community Affairs, is available to assist City's and County's in drafting their own ordinance or policy. Cities and counties should consult with their legal counsel concerning the appropriate approach for their respective communities to customize as necessary to comply with any local laws, rules, procedures or policies.

DAWSON COUNTY REZONING APPLICATION

This portion to be completed by Zoning Administrator

ZA 21-04 Tax Map & Parcel # (TMP): 097 009
Submittal Date: 2.3.21 Time: 10:23 am/pm Received by: Ung (Staff initials)
Fees Assessed: 250- Paid: check Commission District: 4
Planning Commission Meeting Date: March 16 2021
Board of Commissioners Meeting Date: April 15 2021

APPLICANT INFORMATION (or Authorized Representative)

Printed Name: KYLE EDWARD WOODY

Address: 1012 WOODBROOK FARM ROAD

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: JAMES + SHEILA HOLBROOK

Street Address of Property being rezoned: 1012 WOODBROOK FARM ROAD
DAWSONVILLE, GA 30534

Rezoning from: RA to: RSR Total acreage being rezoned: 1.50

Directions to Property (if no address): _____

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

Current Use of Property: VACANT WOODED

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

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

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

If yes, what section? North _____ South _____

SURROUNDING PROPERTY ZONING CLASSIFICATION:

North RA South RA East RA West RA

Future Land Use Map Designation: MIXED USE VILLAGE

Access to the development will be provided from:

Road Name: WOODBROOK FARM RD Type of Surface: GRAVEL

REQUESTED ACTION & DETAILS OF PROPOSED USE

☒ Rezoning to: RSR ☐ Special Use Permit for: _____

Proposed Use: SINGLE FAMILY RESIDENCE

Existing Utilities: ☐ Water ☐ Sewer ☐ Gas ☐ Electric

Proposed Utilities: ☐ Water ☐ Sewer ☐ Gas ☒ Electric

RESIDENTIAL

No. of Lots: 1 Minimum Lot Size: 1.50 (acres) No. of Units: 1

Minimum Heated Floor Area: 2500 sq. ft. Density/Acre: 1/1.50

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 Kyle Wadley Date 1-31-2021
Witness Kelly Burnett Date 1/31/21

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 21.04

TMP#: _____

List of Adjacent Property Owners

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

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

	<u>Name</u>	<u>Address</u>
TMP <u>097 009</u> 1.	<u>JAMES + SHEILA HOLBROOK</u>	<u>6612 WOODBROOK FARM RD</u>
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: _____

Applicant Printed Name: _____

Application Number: _____

Date Signed: _____

Sworn and subscribed before me

this 31 day of January, 2021.

Notary Public

My Commission Expires: 2/1/21

Notary Public Seal

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

6012 WOODBROOK FARM RD

PARCEL # 097 009

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:

KYLE WOODY

Signature of applicant or agent:

Kyle Woody

Date: 1-31-2021

Printed Name of Owner(s):

JAMES + SHEILA HOLBROOK

Signature of Owner(s):

James Holbrook Sheila Holbrook

Date: 1-31-2021

Mailing address:

6012 WOODBROOK FARM RD

City, State, Zip:

DAWSONVILLE, GA, 30019

Telephone Number:

Listed

Unlisted

Sworn and subscribed before me

this 31 day of January, 2021.

Notary Public

My Commission Expires: 2/1/21

{Notary Seal}

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

Dawson County, Georgia Board of Commissioners

Affidavit for Issuance of a Public Benefit

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

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

☒

I am a United States citizen.

☐

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

☐

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

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

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

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

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

Executed in Dawsonville (city), GA (state)

Kyle Woody
Signature of Applicant

1-31-2021
Date

KYLE WOODY
Printed Name

Name of Business

SUBSCRIBED AND SWORN BEFORE ME ON

THIS 31 DAY OF January, 20 21

Kelly Summitt Notary Public

My Commission Expires: 2/1/21

{Notary Seal}

21 FEB 3 10:23AM

Kyle & Erika Woody

Dawsonville, GA 30534

January 31, 2021

Dawson County
Planning & Zoning

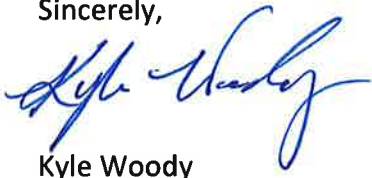
RE: Letter of Intent

To Whom it May Concern:

This is to advise that my sole intention for the rezoning of the property located at 612 Woodbrook Farm Rd, Dawsonville, GA is for the construction of a single family residence that will be our primary home. This home and any adjacent structures will be located on a 1.50 acre tract.

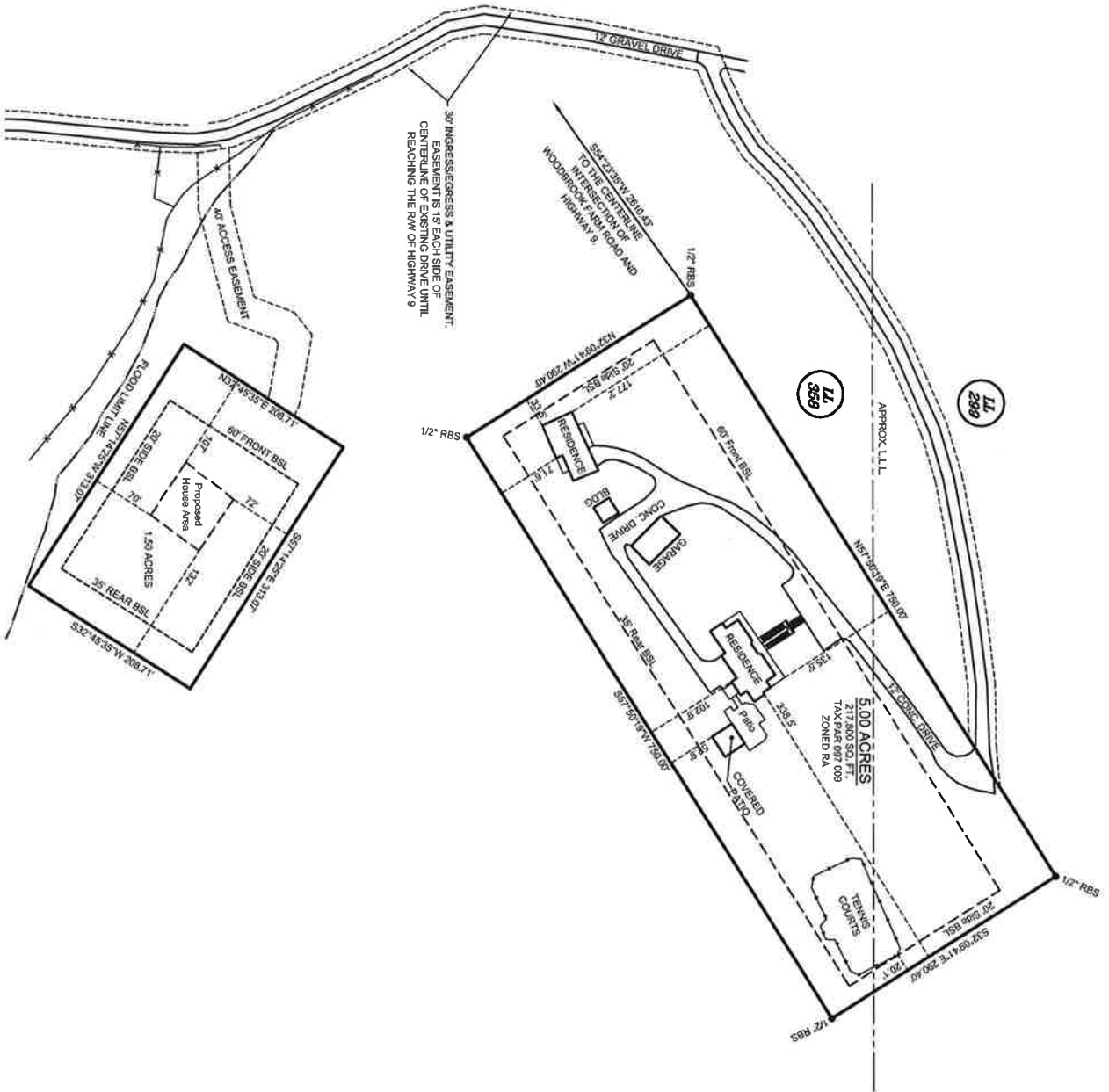
If you need any additional information, please advise. Thank you for your consideration.

Sincerely,



Kyle Woody

21 FEB 3 10:24 AM



L E G A L D E S C R I P T I O N

All of that tract or parcel of land lying and being in land Lot 358 of the 13th District, 1st Section of Dawson County, Georgia being more particularly described as follows;

Beginning at a point where the centerline of Georgia Highway No. 9 intersects with the centerline of Woodbrook Farm Road; THENCE South 66 degrees 04 minutes 03 seconds West for a distance of 2379.09 feet to a point being The Point Of Beginning;

THENCE North 32 degrees 45 minutes 35 seconds East for a distance of 208.71 feet to a point;

THENCE South 57 degrees 14 minutes 25 seconds East for a distance of 313.07 feet to a point;

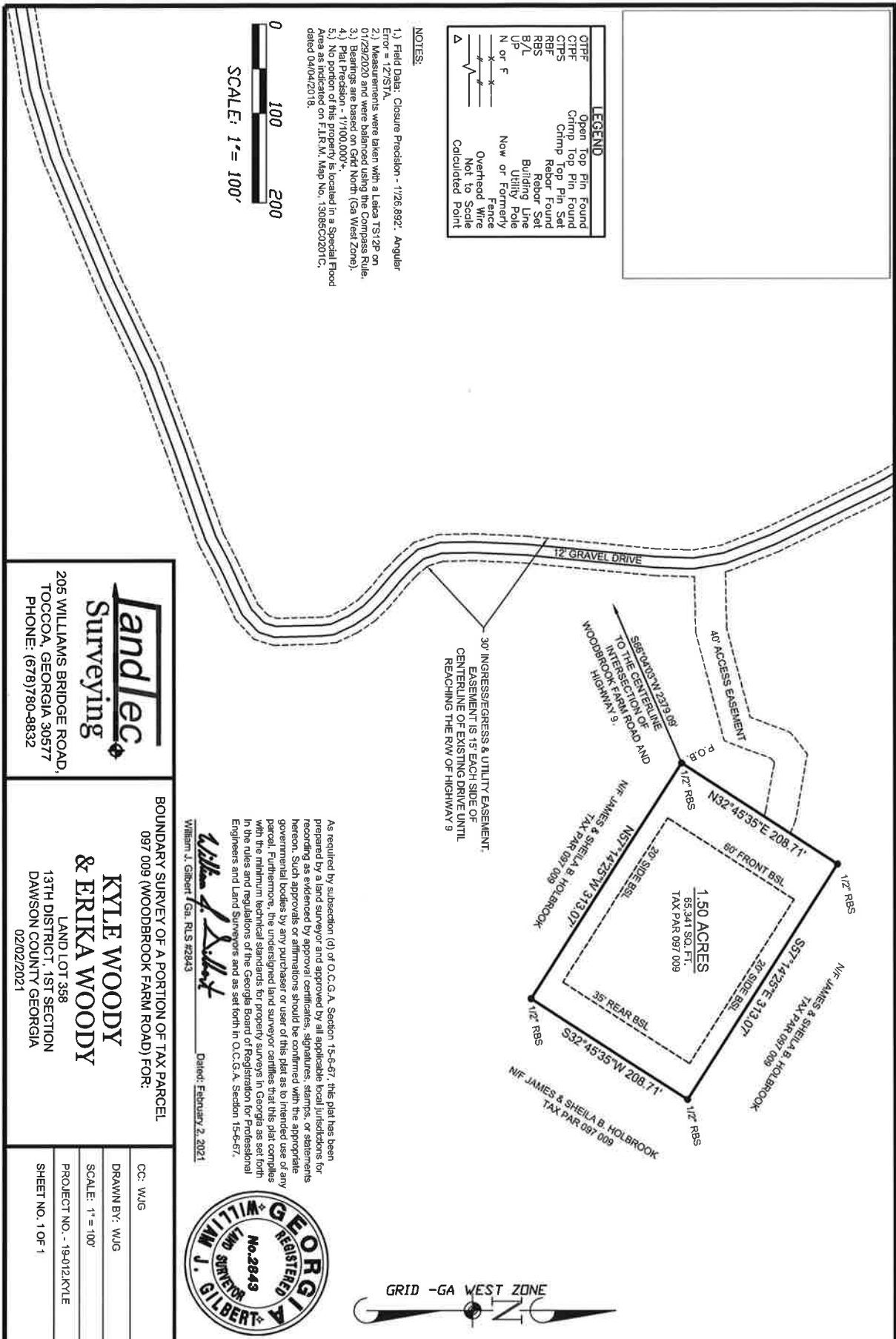
THENCE South 32 degrees 45 minutes 35 seconds West for a distance of 208.71 feet to a point;

THENCE North 57 degrees 14 minutes 25 seconds West for a distance of 313.07 feet to a point being The Point Of Beginning.

Together with and subject to covenants, easements, and restrictions of record.

Said property contains 1.500 acres more or less.

21 FEB 3 10:24 AM



River Park Kayak Launch

Etowah River

Black Mill Creek

Etowah River

Printed: 2/3/2021 9:43:18 AM



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

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

Trans No	Property ID / District Description	Original Due	Interest & Penalty	Amount Due	Amount Paid	Transaction Balance
2020 - 6829	097 009 / 1 LL 298 299 358LD 13S-1 FMV: 1243020	\$2612.42	\$16.87 Fees: \$0.00 \$0.00	\$0.00	\$2629.29	\$0.00
Totals:		\$2612.42	\$16.87	\$0.00	\$2629.29	\$0.00

Paid Date: 12/7/2020 Charge Amount: \$2629.29

HOLBROOK JAMES & SHEILA B
COOPERATION

DAWSONVILLE, GA 30534



Scan this code with your
mobile phone to view this
bill

Printed: 2/3/2021 9:42:58 AM



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

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

Trans No	Property ID / District Description	Original Due	Interest & Penalty	Amount Due	Amount Paid	Transaction Balance
2020 - 6830	097 009 001 / 1 LL 298 299 358LD 13S-1 FMV: 529610	\$5012.86	\$32.37 Fees: \$0.00 \$0.00	\$0.00	\$5045.23	\$0.00
Totals:		\$5012.86	\$32.37	\$0.00	\$5045.23	\$0.00

Paid Date: 12/7/2020 Charge Amount: \$5045.23

HOLBROOK JAMES & SHEILA R

DAWSONVILLE, GA 30534



Scan this code with your
mobile phone to view this
bill

21 FEB 3 10:24 AM

**DAWSON COUNTY PLANNING COMMISSION
PLANNING STAFF REPORT**

Applicant.....Kyle Woody

Amendment #ZA 21-04

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

Proposed UseTo sub-divide parcel for purpose of building a primary residence

Current ZoningR-A (Residential Agriculture)

Size.....1.5± acres

LocationWoodbrook Farm Rd

Tax Parcel097 009

Planning Commission DateMarch 16, 2021

Board of Commission DateApril 15, 2021

Applicant Proposal

The applicant is seeking to rezone the property from R-A (Residential Agriculture) to RSR (Residential Sub Rural) for the purpose of subdividing a 1.5-acre tract out of the parent parcel of 167.73 acres to build a primary residence.

History and Existing Land Uses

Mr. Woody's family purchased the property in 2018. The parcel consists of farm and pasture land located off of the Etowah River.

Adjacent Land Uses	Existing zoning	Existing Use
North	R-A	Vacant Farm Land
South	R-A	Residential Single Family
East	RSRMM	Single Family Residential
West	R-A	Vacant Farm Land

Development Support and Constraints

Minimal development has occurred in this area consisting mostly of single family or manufactured homes on residentially zoned rural properties. The proposed use should not produce a notable impact on the surrounding 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 Mixed Use Village.

Public Facilities/Impacts

Engineering Department –“Private access road located just off of SR 9 South. Paved Access to the subject property.”

Environmental Health Department –The Dawson County Board of Health minimum lot size requirement is .75 acre for a parcel that is connected to public water, and 1.5 acres for a parcel that will use a private water source. If you are planning to create a 1.5 acre parcel, this will meet the Board of Health's basic requirement in either case.

The feasibility for the issuance of a septic system construction permit on your lot cannot be determined until an application has been filed and we perform a site evaluation.
Mimihaven1

Emergency Services – No comments necessary.

Etowah Water & Sewer Authority – If development is needed, EWSA specifications must be followed. There is an existing water main on Hwy 9.

Dawson County Sheriff's Office – No comments necessary.

Analysis

- It does not conform to the Future Land Use Map and Comprehensive Plan but fits with the character of the area and is a significantly less intensive use.

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

A. The existing uses and classification of nearby property.

Surrounding property use is residential single family which consists of either RA or RSRMM zoned properties. A RSR parcel exists to the north of this project but is not contiguous.

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

Property values should not be diminished as the proposed zoning is of a higher use than the original zoning, additionally the construction of a single family residence on the property should result in an increase 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.

No destruction of values should occur as the zoning is of a higher use accompanied by single family residential construction on said property.

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

No hardship is noted and the increase in property values constitutes a public gain.

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

The location, topography and requested use are suitable for the proposed land use classification of RSR.

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 being parceled out of a larger tract (approx. 170 acres) has historically been vacant land and or farmland. Adjoining lands to the east were developed as mobile home lots in the late 1980's. Other surrounding properties have historically been used as single family residential or farmland on lots typically greater than 5 acres.

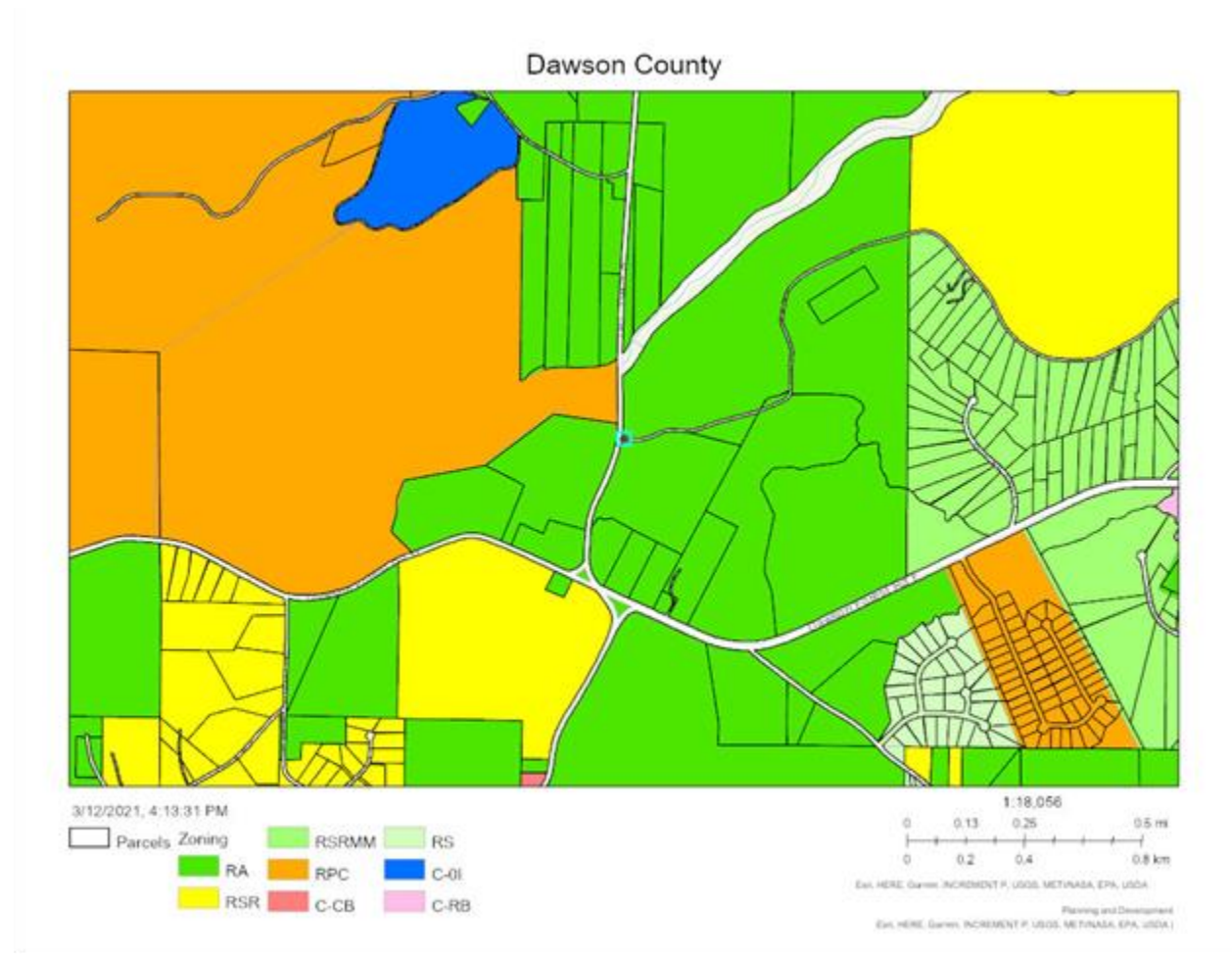
G. The specific, unusual, or unique facts of each case, which give rise to special hardships, incurred by the applicant and/or surrounding property owners.

No special hardships to the applicant or surrounding property owners have been noted.

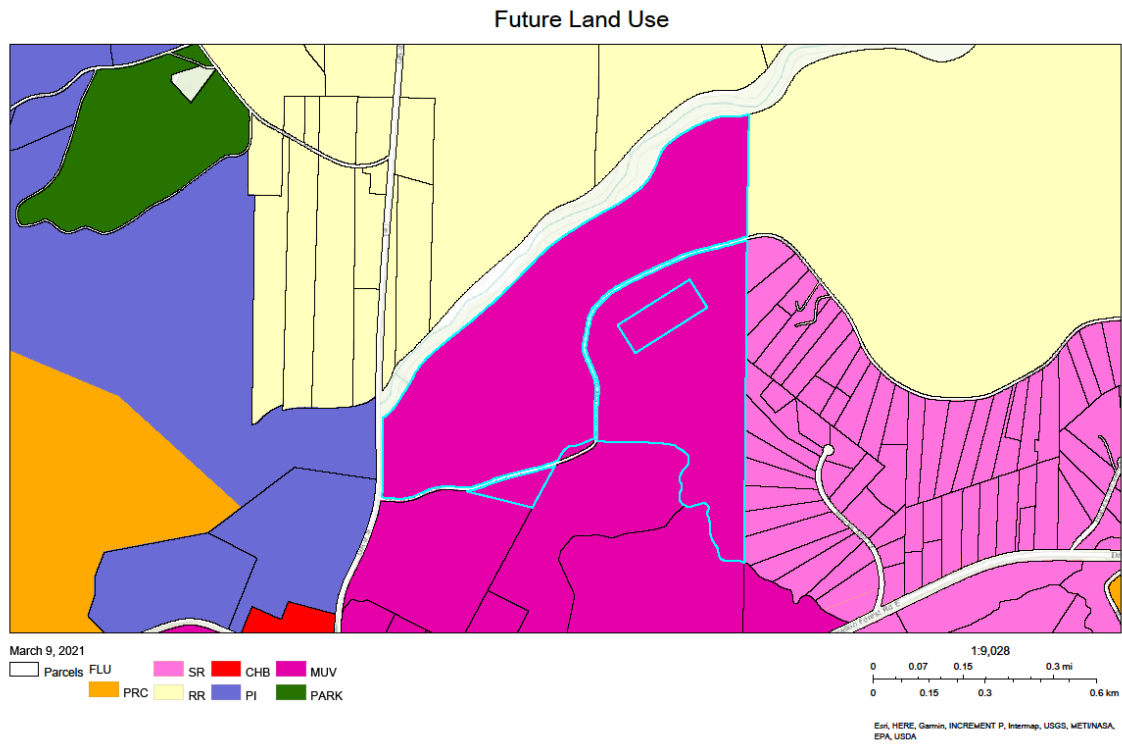
Pictures of Property:



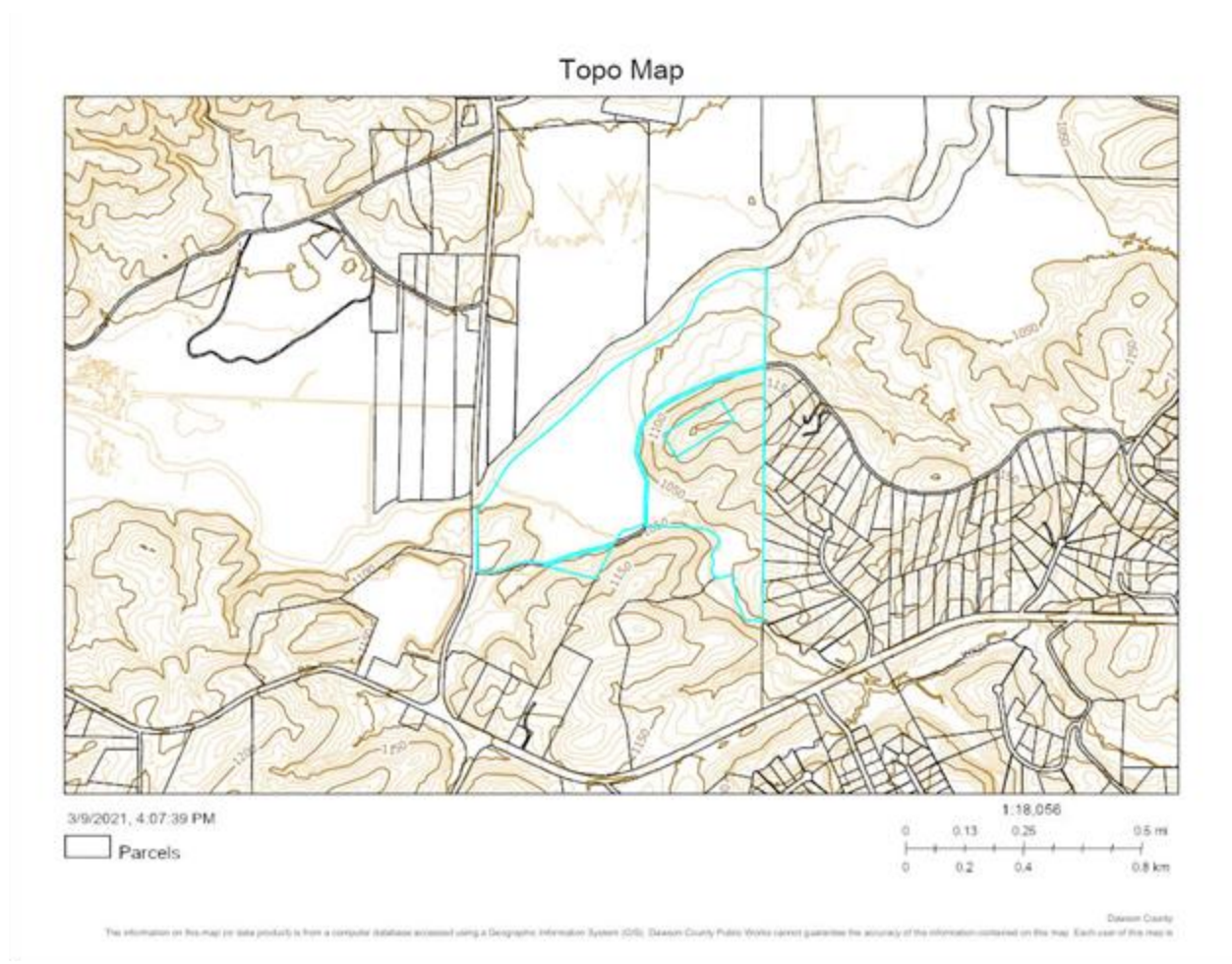
Current Zoning Map:



Future Land Use Map:



Topography:



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DAWSON COUNTY REZONING APPLICATION

This portion to be completed by Zoning Administrator

ZA 21.05 Tax Map & Parcel # (TMP): 053 015
Submittal Date: 2.4.21 Time: 10:17 am/pm Received by: Unger (staff initials)
Fees Assessed: 250 Paid: check Commission District: 1
Planning Commission Meeting Date: March 16
Board of Commissioners Meeting Date: April 15

APPLICANT INFORMATION (or Authorized Representative)

Printed Name: Corey Guthrie

Address: _____

Phone: Listed _____ Email: Business _____
Unlisted _____ 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: Jan. 22, 2021 Applicant Signature: [Signature]

PROPERTY OWNER/PROPERTY INFORMATION

Name: Juno Farms LP C/O Jane Ralston

Street Address of Property being rezoned: 4191 Sweetwater Juno Rd.

Dawsonville, GA 30534

Rezoning from: RA to: RRE Total acreage being rezoned: 6.0 ac

Directions to Property (if no address): _____

21 FEB 4 00:17 AM

Subdivision Name (if applicable): n/a Lot(s) #: n/a

Current Use of Property: 2 single family residences and agricultural

Any prior rezoning requests for property? no if yes, please provide rezoning case #: ZA n/a

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

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

If yes, what section? North n/a South

SURROUNDING PROPERTY ZONING CLASSIFICATION:

North RA South RA East RA West RA

Future Land Use Map Designation: RA

Access to the development will be provided from:

Road Name: Sweetwater - Juno Rd Type of Surface: Asphalt

REQUESTED ACTION & DETAILS OF PROPOSED USE

[X] Rezoning to: RRE [] Special Use Permit for:

Proposed Use: Two single family dwellings on two 3ac parcels.

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

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

RESIDENTIAL

No. of Lots: 2 Minimum Lot Size: 3.0 (acres) No. of Units: 2

Minimum Heated Floor Area: Red house = 2340 sq. ft. Density/Acre: 0.33 un/ac
Gray house = 1120

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

Is an Amenity Area proposed: n/a; if yes, what? n/a

COMMERCIAL & INDUSTRIAL

Building area: n/a No. of Parking Spaces: n/a

2 FEB 4 10:17 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 CS

Date 2/4/21

Witness SA [Signature]

Date 2-4-21

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.

2021 FEB 10 PM 4:12

ZA 21.05

TMP#: 053 015

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>053 016 001</u>	1. JUNO MECHANICAL LLC	PO BOX 1646, DAWSONVILLE, GA 30534
TMP <u>053 015</u>	2. JUNO FARMS LP	9431 BLUE RIDGE DR, BLUE RIDGE, GA 30513-4116
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.

21 FEB 4 10:10 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: CO

Applicant Printed Name: Corey Guthrie

Application Number: _____

Date Signed: 2-4-21

Sworn and subscribed before me

this 4 day of February, 2021.

Audrey Hix Guthrie
Notary Public

My Commission Expires: 11-11-23



21 FEB 4 10:18 AM

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

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

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

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

n/a

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

Amount \$ n/a Date: _____

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:

n/a

Signature of Applicant/Representative of Applicant:

 Date: 2-4-21

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

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

21 FEB 4 10:18 AM

PROPERTY OWNER AUTHORIZATION

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

4191 Sweetwater Juno Rd, Dawsonville, GA 30534

TMP# 053 015

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

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

Printed Name of applicant or agent: Corey Guthrie

Signature of applicant or agent:  Date: 2-4-21

Printed Name of Owner(s): Jane B. Ralston

Signature of Owner(s): Jane B. Ralston, Executrix of the Estate of Alike Burt Date: 01/22/2021

Mailing address: _____

City, State, Zip: _____

Telephone Number: _____

Listed

Unlisted

Sworn and subscribed before me
this 4 day of February, 2021

Audrey Hix Guthrie
Notary Public

My Commission Expires: 11-11-23



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

SEE 4191 JUNO

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 Dawsonville (city), GA (state)

Signature of Applicant

Corey Guthrie

Printed Name

Date

Name of Business

SUBSCRIBED AND SWORN BEFORE ME ON

THIS 4 DAY OF February, 2021

Audrey Hix Guthrie Notary Public

My Commission Expires: 11-11-2023

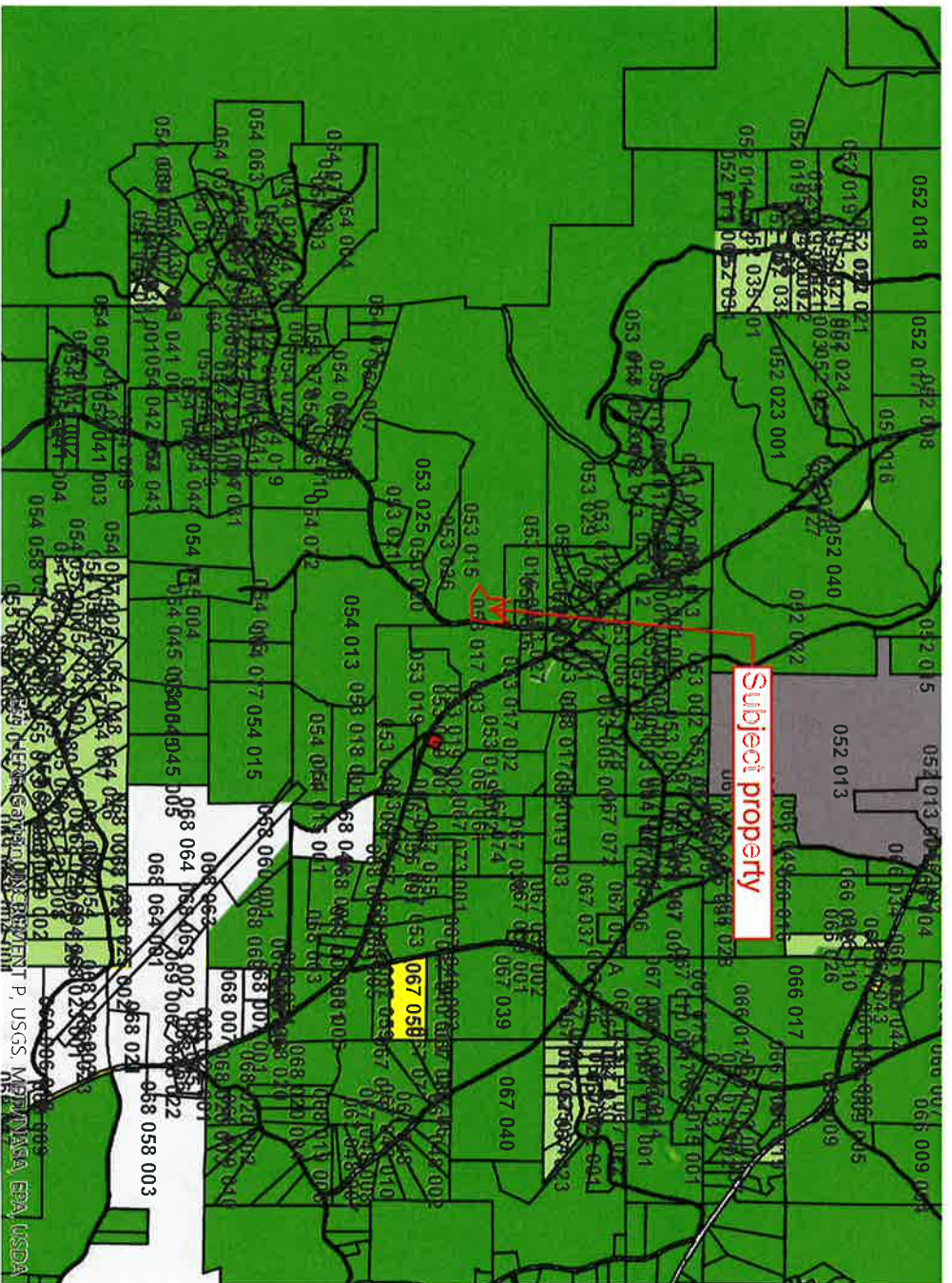
{Notary Seal}



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

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

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



Letter of Intent

I, Corey Guthrie, applicant for the rezoning of two 3 ac parcels in TMP 053 015 at 4191 Sweetwater Juno Rd., Dawsonville, GA 30534, respectfully request the County to consider rezoning the property from RA – Residential Exurban/Agricultural to RRE – Residential Rural Estate. Two houses, which were built in the 1940s, exist on a +/- 185 Residential and Agricultural tract. Both houses are currently rental houses and are not utilized as primary or caregiver's homes. It is my intent to sell the two houses to one individual on a total of 6ac. However, standard mortgage company practices won't allow for two houses on one tract of land as is normally permitted on Residential Agricultural properties. Therefore I request, by way of a minor subdivision, to create two 3ac parcels which is allowed in RRE – Residential Rural Estate zoning. The remainder of the tract will continue to be utilized for residential and agricultural purposes and therefore no rezoning is requested for the remainder of the parent parcel. The exception may be the existing feed store which has not operated a business in decades. But the small area this building sits on is not part of this rezoning application.

Respectfully,



Corey Guthrie

21 FEB 4 10:17 AM

Printed: 2/4/2021 8:05:56 AM



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

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

Trans No	Property ID / District Description	Original Due	Interest & Penalty	Amount Due	Amount Paid	Transaction Balance
2020 - 7675	053 015 / 1 L1169 1170 1211LD5-1 FMV: 968230	\$9164.48	\$59.18 Fees: \$0.00 \$0.00	\$0.00	\$9223.66	\$0.00
Totals:		\$9164.48	\$59.18	\$0.00	\$9223.66	\$0.00

Paid Date: 12/9/2020

Charge Amount: \$9223.66

JUNO FARMS LP
 C/O RALSTON JANE DIANE



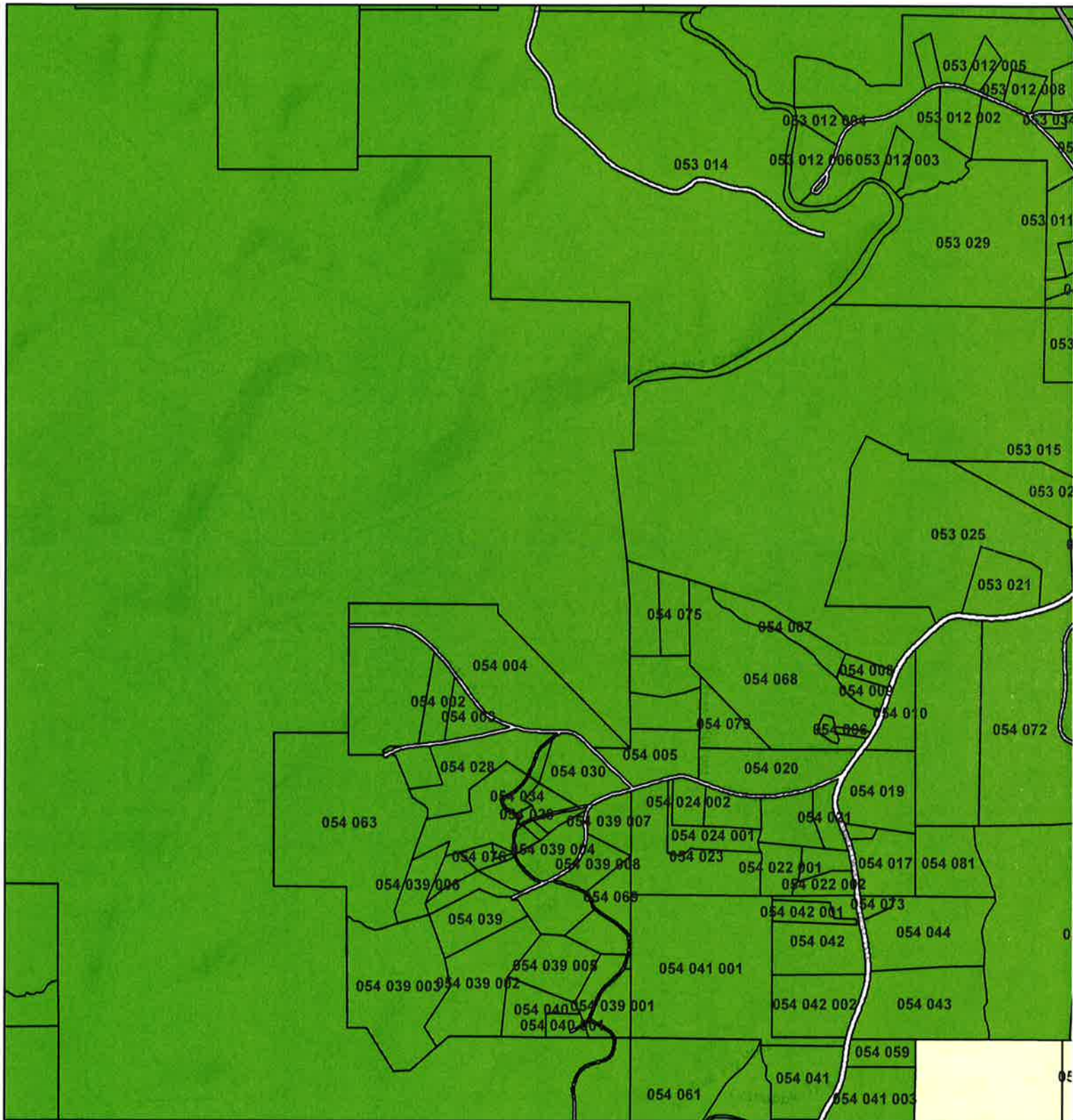
Scan this code with your
 mobile phone to view this
 bill

21FEB 4 10:17AM

EXISTING STRUCTURES



21 FEB 4 10:17 AM



January 18, 2021



**DAWSON COUNTY PLANNING COMMISSION
PLANNING STAFF REPORT**

Applicant.....Corey Guthrie

Amendment #ZA 21-05

Request.....Rezone Property from R-A (Residential Agriculture) to RRE (Residential Rural Estate)

Proposed UseTo sub-divide parcel

Current ZoningR-A (Residential Agriculture)

Size.....6± acres

Location Sweetwater Juno Road

Tax Parcel053 015

Planning Commission DateMarch 16, 2021

Board of Commission DateApril 15, 2021

Applicant Proposal

The applicant is seeking to rezone approximately 6 acres of TMP 053-015 (a 184.7 acre tract) the property from R-A (Residential Agriculture) to RRE (Residential Rural Estate) for the purpose of dividing the property in accordance with the RRE zoning guidelines and selling the parcels.

History and Existing Land Uses

The land was purchased in 2020 by the current owner.

Adjacent Land Uses	Existing zoning	Existing Use
North	R-A	Residential Agricultural
South	R-A	Residential Agricultural
East	R-A	Residential Agricultural
West	R-A	Residential Agricultural

Development Support and Constraints

A rezoning of these parcels to RRE would allow the applicant maximum yield of the land for residential use. RRE zoning is compatible with the surrounding RA zonings, many of which are in the range of 3 acres.

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 Agricultural. While not in compliance with the Future Land Use Map it does fit the general character of the area.

Public Facilities/Impacts

Engineering Department –“Asphalt major collector road connecting SR 53 and SR 183. Moderate traffic flow-no geometric issues noted. Road was recently rehabilitated with full depth reclaiming and repairing.”

Environmental Health Department – No comments returned.

Emergency Services – No comments returned.

Etowah Water & Sewer Authority –“Parcel served by well and septic.”

Dawson County Sheriff's Office – No comments necessary.

Georgia Department of Transportation –No comments necessary.

Analysis

- A rezoning to RRE, while not conforming to the Future Land Use Map and Comprehensive Plan; however, given the fact that RRE is intended to be an offshoot of RA in current zoning this proposal fits with the general character of the area.

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).

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 homes are currently occupied by renters.

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 sell two homes which are present on a tract of approximately 187 acres to one individual. The buyer was willing to buy 5 acres of the larger tract which would encompass the two homes, however he was unable to receive bank financing for two homes on one parcel. The Planning Department met with the applicant and offered the solution of rezoning to RRE with two three acre tracts separating the two residences and providing viable financing option for the purchaser.

Pictures of Property:



THE SPACE ABOVE IS RESERVED FOR THE CLERK OF SUPERIOR COURT FOR RECORDING DATA

GEORGIA SURVEY DATA
 A. THE FIELD DATA UPON WHICH THIS PLAT IS BASED HAS CLOSURE PRECISION OF ONE FOOT IN 15,000 FEET, AND AN ANGULAR ERROR OF 5 SECONDS PER ANGLE POINT, AND WAS ADJUSTED USING LEAST SQUARES.
 B. THE PERIMETER OF THIS SURVEY HAS A CLOSURE PRECISION OF ONE FOOT IN 15,000 FEET.
 C. ANGULAR AND LINEAR MEASUREMENTS OBTAINED BY USE OF A TOPCON SOKKA IX ROBOTTIC TOTAL STATION.
 D. DATES OF FIELD SURVEY: 1-28-21 THRU 2-18-21
 E. CONVEY INFORMATION AT TIME OF SURVEY:
 OWNER: JANO FARMS LP
 SOURCE OF TITLE: DB 682, pg 354
 TAX PARCEL: PORTION OF #933-015

NOTE: CORNERS INDICATED AS IRON PINS SET (OLD) CORNERS ARE TO BE SET UPON APPROVAL BY CLIENT AND DAWSON COUNTY.

GEORGIA SURVEYOR CERTIFICATION
 O.C.A. 15-6-676(C)(3)(4)(5) (APPROVAL, NEEDED)
 As required by subsection (d) of O.C.A. Section 15-6-67, this plat has been prepared by a land surveyor and approved by all applicable local jurisdictions for recording as indicated by approval of title, signatures, stamps, or statements herein. Such approvals or affirmations should be confirmed with the appropriate governmental bodies by any purchaser or user of this plat as its intended use of any parcel. Furthermore, the undersigned land surveyor certifies that this plat complies with the minimum technical standards for proper survey in Georgia as set forth in the rules and regulations of the Georgia Board of Registration for Professional Engineers and Land Surveyors and as set forth in O.C.A. Section 15-6-67.

HANK F. CHASTAIN, R.L.S. No. 2718 DATE: 2-11-2021

CHASTAIN & ASSOCIATES, P.C.
 SURVEYING-PLANNING-CONSULTING

CHASTAIN & ASSOCIATES, P.C.
 706.726.7528 (770) 866-1777
 email: INFO@CHASTAINANDASSOCIATES.COM

206 N. Main St., Ellijay, GA 30540
 GEORGIA CERTIFICATE OF LAND SURVEYOR
 TENNESSEE PROFESSIONAL REG. NO. 1937
 NORTH CAROLINA LAND SURVEYING FIRM C-2188
 ALABAMA LAND SURVEYING FIRM C-1000
 SOUTH CAROLINA SURVEYING FIRM C-66-3060

COVERING Dixie Like "The Dev"
 CHASTAINANDASSOCIATES.COM
 706.726.7528 (770) 866-1777
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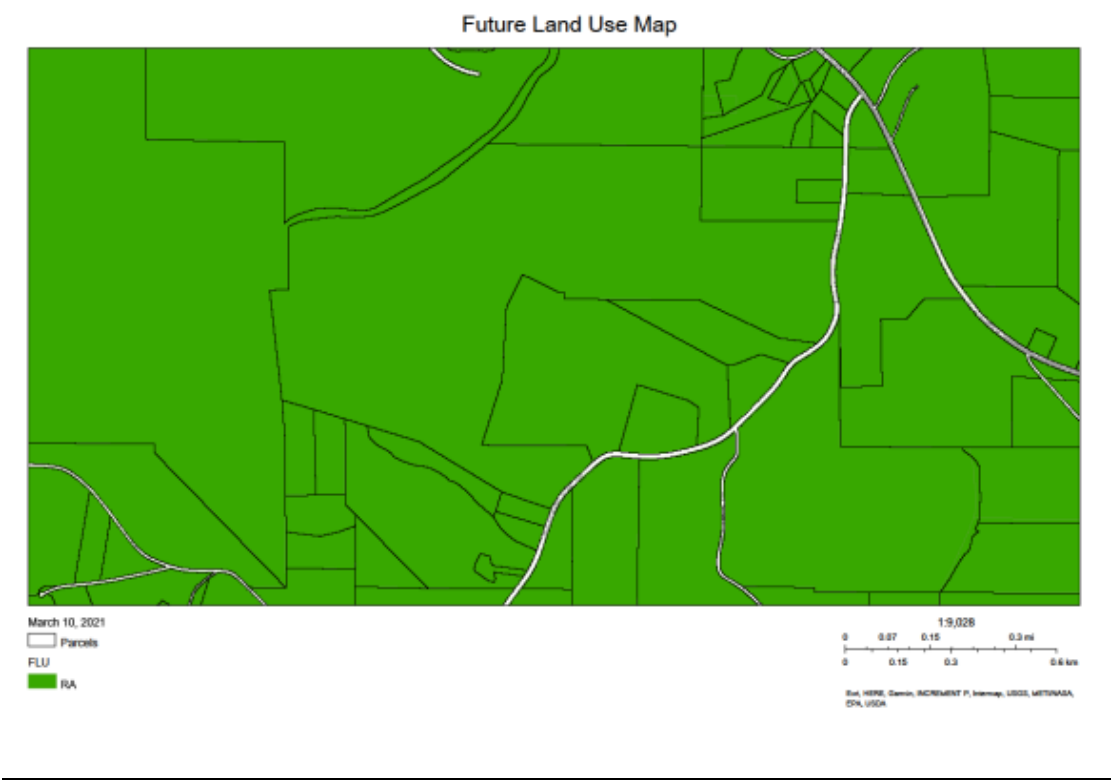
CHASTAIN & ASSOCIATES, P.C.
 206 N. Main

Current Zoning Map:

Dawson County Current Zoning

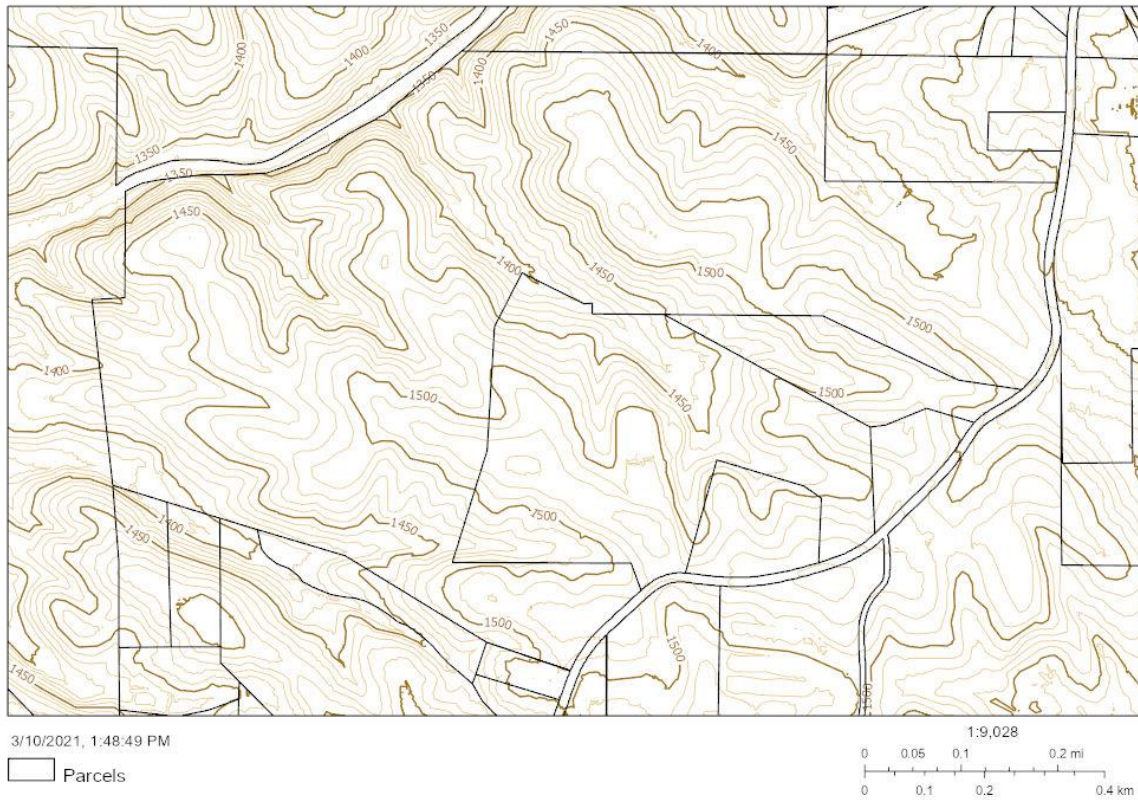


Future Land Use Map:



Topography:

Topo Map



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

DAWSON COUNTY REZONING APPLICATION

This portion to be completed by Zoning Administrator

ZA 21-06 Tax Map & Parcel # (TMP): 104-088
Submittal Date: 2.8.21 Time: 10:27 am/pm Received by: uhg (staff initials)
Fees Assessed: \$050- Paid: check Commission District: 2
Planning Commission Meeting Date: March 14 2021
Board of Commissioners Meeting Date: April 15 2021

APPLICANT INFORMATION (or Authorized Representative)

Printed Name: Larry David Bishop
Address: 769 Etowah River Rd

Phone: Listed Email: _____ Business _____
Unlisted _____ 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: 1-25-2021 Applicant Signature: [Signature]

PROPERTY OWNER/PROPERTY INFORMATION

Name: Larry David Bishop

Street Address of Property being rezoned: 769 Etowah River Rd and
811 Etowah River Rd

Rezoning from: RA to: RSR Total acreage being rezoned: 2 acres
Directions to Property (if no address): _____

21 FEB 8 10:27 AM

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

Current Use of Property: Residential

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

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

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

If yes, what section? North _____ South _____

SURROUNDING PROPERTY ZONING CLASSIFICATION:

North RA South RA East RA West RA

Future Land Use Map Designation: RSR

Access to the development will be provided from:

Road Name: Etowah River Rd Type of Surface: Asphalt

REQUESTED ACTION & DETAILS OF PROPOSED USE

☒ Rezoning to: RSR ☐ Special Use Permit for: _____

Proposed Use:

Split a 2 acre lot up into 2 different lots for housing that already exist

Existing Utilities: ☒ Water ☒ Sewer ☐ Gas ☒ Electric

Proposed Utilities: ☐ Water ☐ Sewer ☐ Gas ☐ Electric

RESIDENTIAL

No. of Lots: 2 Minimum Lot Size: 1.1 (acres) No. of Units: _____

Minimum Heated Floor Area: 1650 sq. ft. Density/Acre: 2 total

Type: ☐ Apartments ☐ Condominiums ☐ Townhomes ☒ Single-family ☐ Other

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

COMMERCIAL & INDUSTRIAL

Building area: _____ No. of Parking Spaces: _____

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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

2/5/21

Witness



Date

Feb. 5th 2021

WITHDRAWAL

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

I hereby withdraw application # _____

Signature

Date

Withdrawal of Application:

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

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ZA 21.06

TMP#: 104.022

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 _____	1. Darren Foster	848 Etowah River Rd Dawsonville GA
TMP _____	2. James Crowe	1634 Seed Tick Rd Dawsonville GA 30534
TMP _____	3. John Gober	4756 Willie Robinson Rd Gainesville GA 30506
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.

21 FEB 8 10:27 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: Katie Moore

Applicant Printed Name: Katie Moore

Application Number: ZA21-06

Date Signed: 2-8-2021

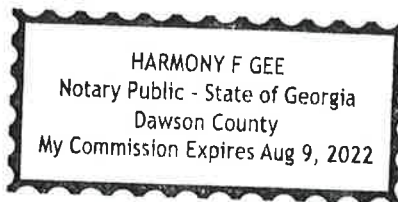
Sworn and subscribed before me

this 8 day of Feb., 2021.

Harmony F GEE
Notary Public

My Commission Expires: August 9, 2022

{
Notary Public Seal
}



21 FEB 8 10:27 AM

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

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

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

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

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

Amount \$ _____ Date: _____

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

Signature of Applicant/Representative of Applicant:

_____ Date: _____

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

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

21 FEB 8 10:27 AM

PROPERTY OWNER AUTHORIZATION

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

811 Etowah River Rd

769 Etowah River Rd

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 rezoning granted, and/or conditions or stipulations placed on the property will be binding upon the property regardless of ownership. The undersigned below is authorized to make this application. The undersigned 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: Katie Bishop Moore

Signature of applicant or agent: Katie Bishop Moore Date: 1-26-2021

Printed Name of Owner(s): Larry David Bishop

Signature of Owner(s): [Signature] Date: 2/4/21

Mailing address: 769 Etowah River Road

City, State, Zip: Dawsonville, GA 30534

Telephone Number:

Listed

Unlisted

Sworn and subscribed before me
this 5 day of February, 2021.

Megan Green
Notary Public

My Commission Expires: June 20, 2022



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

21 FEB 8 10:27 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.

hdb

I am a United States citizen.

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

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

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

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

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

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

Executed in Dawsonville (city), Georgia (state)


Signature of Applicant
Harry David Bishop
Printed Name

2/4/21
Date

Name of Business

SUBSCRIBED AND SWORN BEFORE ME ON

THIS 5 DAY OF February, 20 21

 Notary Public

My Commission Expires: June 20, 2022

21FEB 010:27AM



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

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

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

21 FEB 8 10:27 AM

DAWSON COUNTY BOARD OF HEALTH
PO BOX 245, DAWSONVILLE, GA 30534
APPLICATION FOR CONSTRUCTION PERMIT AND INSPECTION
FORM FOR ON-SITE SEWAGE MANAGEMENT SYSTEM

Application Date: Mar 26, 2004

Permit Number: S-042-2004-00125
Property Address: 769 ETOWAH RIVER ROAD
DAWSONVILLE, GA 30534
Lot Number:
Subdivision:

Builder/Company:
Owner's Name: LARRY DAVID BISHOP
Owner's Address: 769 ETOWAH RIVER ROAD
DAWSONVILLE, GA 30534
Phone:
Fax:

Facility Type: MOBILE HOME	Water Supply: INDIVIDUAL	Plumbing Level:
Lot Size: 1.00	Garbage Disposal: No	Type System:
Bedrooms: 3	Grease Trap: Gals.	Field Layout:
Percolation Rate:	Water Table:	Soil Type:
Absorption Field Area:		
Linear Ft: 100'	Trench Width: 36 Inches	Septic Tanks: 2 Tanks
Square Ft:	Trench Depth: 36 Inches	Dosing Tank: Gals.

Directions:

***ADD ON PERMIT.

Pump Tank - check outlet
Baffle Station

DAWSON CO. HEALTH DEPT.
DATE
YEAR AFTER ISSUE
PERMIT IS VOID 1

Disclaimers:

CALL DAWSON COUNTY HEALTH DEPARTMENT AT 706-265-2930 BETWEEN 8:00 A.M. AND 9:00 A.M. TO SCHEDULE A TIME FOR FINAL INSPECTION OF SYSTEM.

SEPTIC SYSTEM MUST BE INSTALLED BY A CONTRACTOR OR INDIVIDUAL WHO HAS PASSED THE CERTIFICATION REQUIREMENTS.

THIS PERMIT IS NOT VALID UNLESS PROPERLY SIGNED BELOW AND THIS PERMIT EXPIRES TWELVE (12) MONTHS FROM DATE OF ISSUE.

NOTIFY ENVIRONMENTAL HEALTH DEPARTMENT OF ANY WELLS OR SPRINGS LOCATED ON THE PROPERTY OR LOCATED WITHIN 100 FEET OF PROPERTY LINES.

ALL SURFACE AND/OR GROUND WATER MUST BE DIVERTED AROUND SEWAGE SYSTEM.

TRASH/BURIAL PITS MUST BE REPORTED TO THE ENVIRONMENTAL HEALTH DEPARTMENT.

ANY GRADING OR CUTTING MAY VOID THIS PERMIT.

IF ROCK AND/OR GROUND WATER IS ENCOUNTERED CEASE SYSTEM INSTALLATION AND CONTACT THE ENVIRONMENTAL HEALTH DEPARTMENT

Issuance of a construction permit for an on-site sewage management system and subsequent approval of same by representatives of the Georgia Department of Human Resources or County Board of Health shall not be construed as a guarantee that such systems will function satisfactorily for a given period of time, furthermore, said representatives do not by any action in effecting compliance with these rules, assume any liability for damages which are caused, or which may be caused, by the malfunction of such system.

I hereby apply for a construction permit to install an on-site sewage management system and agree that the system will be installed to conform to the requirements of the rules of the Georgia Department of Human Resources, Chapter 290-5-25. I have read and will comply with the additional requirements printed above. I understand that final inspection is required and will notify the County Health Department upon completion of construction and before applying final cover.

Signature (Owner or Applicant)

ONLY VALID FOR CONSTRUCTION IF SIGNED
PROPOSED DRAWING IS ATTACHED

2004-00125

REC 8 10:28AM

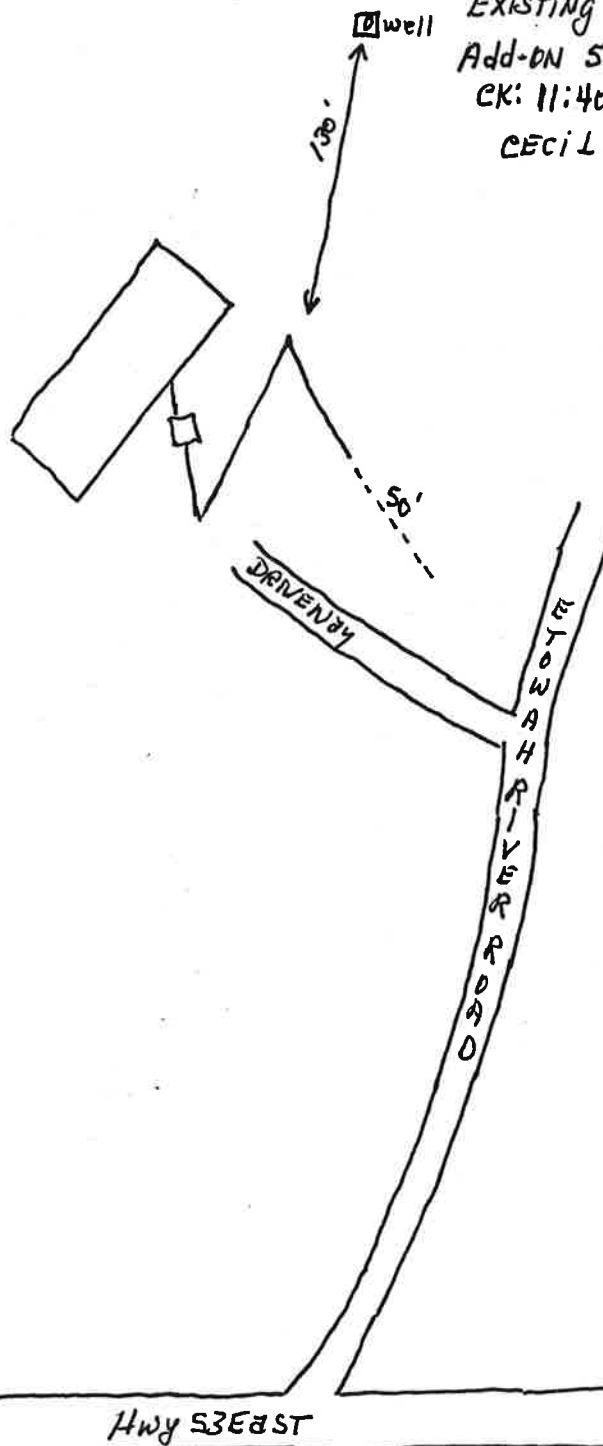
BOARD OF HEALTH
30534
CONSTRUCTION PERMIT
FROM FOR ON-SITE
AGEMENT SYSTEM

PERMIT NUMBER: S-042-2004-00125

PROPERTY ADDRESS: 769 ETOWAH RIVER ROAD

OWNERS NAME: LARRY DAVID BISHOP

EXISTING 800 gallon TANK
EXISTING 171'X36" GRAVEL System
Add-on 50' E-Z Flow 1203 T
CK: 11:40 A.m. 4-9-04
CECIL REEVES INSTALLER



FINAL APPROVAL BY: Don C. Fleming DATE: 4-9-04

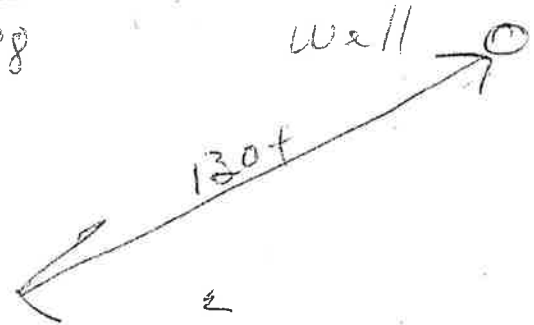
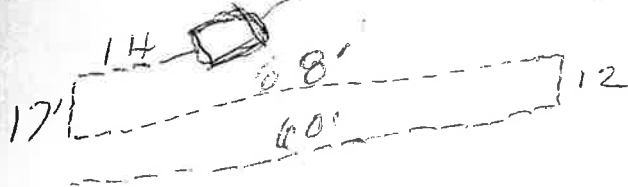
COMMENTS: CK: Add-on Only 50' E-Z Flow 1203 T



DAWSON COUNTY HEALTH DEPARTMENT

Bishop - 6-13-88
Job

2 Bed Room
Trailer



800 gal tank
17' x 36"

14
17
68
12
111
60
171

BIODIFFUSOR N/A
E-ZZZ FLO (Experimental) 50 Ft. 1203T

Septic tank permit was issued on 03/26/2004
System was installed By Cecil Reeves

This system was inspected and approved by the Dawson County Health Department 04/09/2004
by Don Fleming.

Don Fleming
Environmental Health Tech. Senior
Dawson County Health Department

4/13/04
Date

PERMIT FOR CONSTRUCTING AN ON-SITE SEWAGE MANAGEMENT SYSTEM

DAWSON COUNTY ENVIRONMENTAL HEALTH

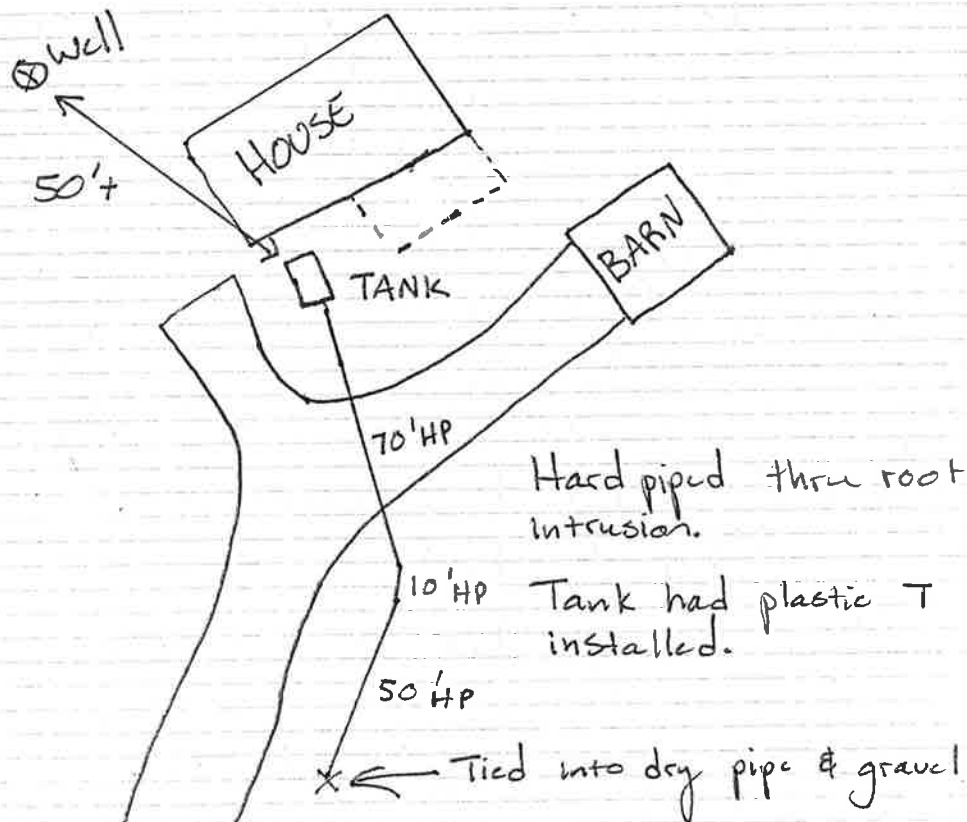
189 Hwy 53 West, Suite 102, P.O. Box 2020, Dawsonville, GA 30534 • Phone: (706)265-2930 • Fax: (706)265-7529

Permit #: 042-SM-2011-05080 Application Date: 10/03/2011 Property Address: 811 ETOWAH RIVER RD DAWSONVILLE, GA 30534 Lot #: Phase: Subdivision: Permit Type: Residential Repair		Owner Information Owner's Name: Carole Bishop Owner's Address: 811 ETOWAH RIVER RD DAWSONVILLE, GA 30534 Home #: Cell #: Work #: Other #: Fax #: Contact by: N/A Email:	
Applicant/Contact Information Name: Randy Reeves Company Name: Address: GA Home #: Cell #: (770) 480-5454 Work #: Other #: Fax #: Contact by: N/A Email:		SYSTEM USE INFORMATION Date Structure Staked: Facility Type: Lot Size: Water Supply Approved <input type="checkbox"/> Yes <input checked="" type="checkbox"/> No Type: Plumbing Level: Bedrooms / GPD: Garbage Disposal: <input type="checkbox"/> Yes <input type="checkbox"/> No No. of rooms: Heated Sq. Ft.: Other Considerations:	
Sewage Contractor: Randy Reeves Soil Classifier:		Company Name: Company Name:	
SITE CONDITIONS			
Debris Pit: <input type="checkbox"/> Yes <input type="checkbox"/> No		Soil Type: Perc. Rate: SHWT: Rock:	
Soil Classifier Recommendations:			
MINIMUM SYSTEM REQUIREMENTS		SYSTEM AS INSTALLED	
Grease Trap:	D-Box Outlets:	Grease Trap:	D-Box Outlets:
Septic Tanks: #1	Linear Feet:	Septic Tanks: #1	Linear Feet:
Septic Tanks: #2	Trench Width:	Septic Tanks: #2	Trench Width:
Dosing Pump Tank:	Square Feet:	Filter Manufacturer & Model	
Dosing Siphon Tank:	Reduction %:	Dosing Pump Tank:	Square Feet:
		Dosing Siphon Tank:	Reduction %:
Adv. Treatment Type:	Gal	Adv. Treatment Type:	Gal
		Adv. Treat. Manufacturer	
Absorption Field Depth:	<input type="checkbox"/> Min <input type="checkbox"/> Max	Absorption Field Depth:	
Field Layout:		Field Layout:	
Absorption Line/Product:		Absorption Line/Product:	
Additional permit requirements and installation instructions:		System as Installed Comments:	
Directions to property: 53 East, left on Etowah River Road, home on left.			
Issuance of a construction permit for an on-site sewage management system and subsequent approval by representatives of the Georgia Department of Human Resources or County Board of Health shall not be construed as a guarantee that such systems will function satisfactorily for a given period of time, furthermore, said representatives do not by any action in effecting compliance with these rules, assume any liability for damages which are caused, or which may be caused by the malfunction of such system.			
Applicant signature			Date 10/03/2011
Permit issued by:	Date issued: 10/3/11	Final inspection and approval by:	Final inspection and approval date: 10/3/11

21 FEB 8 10:28 AM

DAWSON COUNTY BOARD OF HEALTH
DAWSONVILLE, GA 30534
APPLICATION FOR CONSTRUCTION PERMIT
AND INSPECTION FOR ON-SITE SEWAGE
MANAGEMENT SYSTEM

PERMIT NUMBER 042-SM-2011-05080
PROPERTY ADDRESS 811 Etowah River Rd
OWNERS NAME Carole Bishop
INSTALLER Bandy Beaves
TYPE OF SYSTEM _____ # OF PIECES _____
LENGTH _____ ATD _____ CLEANOLIT (YES/NO) _____
TANK SIZE/MFG/FILTER Existing
BUILDING PERMIT # _____



FINAL APPROVAL BY:

[Signature] EHS III

DATE:

10/3/11

COMMENTS:

2020 Property Tax Statement

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

MAKE CHECK OR MONEY ORDER PAYABLE TO:
Dawson County Tax Commissioner

BISHOP CAROLE

RETURN THIS PORTION WITH PAYMENT

(Interest will be added per month if not paid by due date)

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

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

Bill No.	Due Date	TOTAL DUE
2020-1269		.00

Map : 104 022

Printed: 01/25/2021

Location: 811 ETOWAH RIVER RD

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



Tax Payer: BISHOP CAROLE
Map Code: 104 022 **REAL**
Description: LL 72 LD 13-S
Location: 811 ETOWAH RIVER RD
Bill No: 2020-1269
District: 001 DAWSON COUNTY UNINCORPORATE

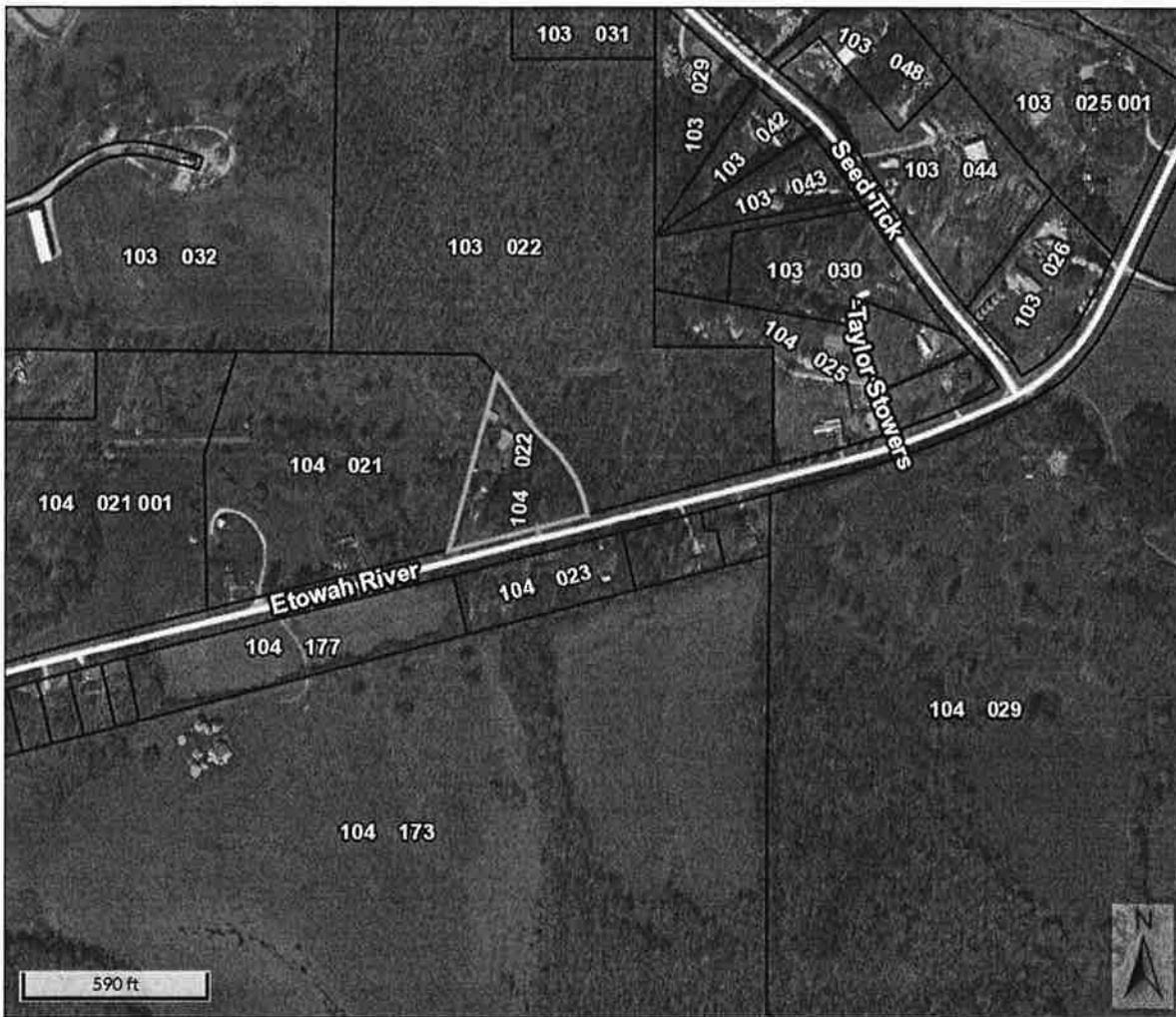
Building Value	Land Value	Acres	Fair Market Value	Due Date	Billing Date	Payment Good Through	Exemptions	
108,530	43,500	2.0000	152,030				X9 X9 S4	
Entity	Adjusted FMV	Net Assessment	Exemptions	Taxable Value	Millage Rate	Gross Tax	Credit	Net Tax
STATE TAX	152,030	60,812	60,812.00		.0000			.00
COUNTY M&O	152,030	60,812	60,812.00		12.3770			.00
SALES TAX ROLLBACK	152,030	60,812	60,812.00		-4.4920			.00
SCHOOL M&O	152,030	60,812	60,812.00		15.7780			.00
TOTALS					23.6630	.00	.00	.00

This gradual reduction and elimination of the state property tax millage rate is the result of property tax relief passed by the Governor and the House of Representatives and the Georgia State Senate.

You can pay your bill in person, by mail, by phone (706-701-2576), online at www.dawsoncountytax.com, or at the drop box in front of the courthouse at the crosswalk. If Postmarked after December 1st, interest at a rate prescribed by law will be added monthly. An additional penalty as prescribed by law will be added every 120 days. If the bill is marked appealed, then this bill is only 85% of the total bill pending.

NO PAYMENT CONTRACTS WILL BE ALLOWED. \$35.00 FEE FOR RETURNED CHECKS

Current Due	0.00
Penalty	0.00
Interest	0.00
Other Fees	0.00
Previous Payments	0.00
Back taxes	0.00
TOTAL DUE	.00



Overview



Legend

□ Parcels

Parcel ID: 104 022
Alt ID: 7134
Owner: BISHOP CAROLE
Acres: 2
Assessed Value: \$152030

Date created: 1/26/2021
Last Data Uploaded: 1/26/2021 12:33:26 AM

Developed by  Schneider
GEOSPATIAL

21 FEB 8 10:28 AM

Summary

Parcel Number 104 022
 Location Address 811 ETOWAH RIVER RD
 Legal Description LL 72 LD 13-5
 (Note: Not to be used on legal document(s))
 Class R4-Residential
 (Note: This is for tax purposes only. Not to be used for zoning.)
 Tax District UNINCORPORATED (District 01)
 Millage Rate 23.867
 Acres 2
 Neighborhood RL-ST - Etowah (316000)
 Homestead Exemption Yes (X9)
 Landlot/District N/A

[View Map](#)



Owner

BISHOP CAROLE

Rural Land

Type	Description	Calculation Method	Soil Productivity	Acres
RUR	Small Parcels	Rural	1	2

Residential Improvement Information

Style One Family (Detached)
 Heated Square Feet 1650
 Interior Walls Pine
 Exterior Walls Wood Board & Batton
 Foundation Masonry/Crawl
 Attic Square Feet 0
 Basement Square Feet 0
 Year Built 1971
 Roof Type Metal
 Flooring Type Pine
 Heating Type Central Heat/AC
 Number Of Rooms 5
 Number Of Bedrooms 3
 Number Of Full Bathrooms 2
 Number Of Half Bathrooms 0
 Number Of Plumbing Extras 3
 Value \$93,100
 Condition Average
 Fireplaces/Appliances Const 1 sty 1 Box 1
 House Address 811 ETOWAH RIVER RD

Accessory Information

Description	Year Built	Dimensions/Units	Identical Units	Value
Homesite Imp: 2 Fair	2004	0x0 / 1	0	\$2,500
Storage Building: Pre-Fab MTL	1986	10x12 / 0	1	\$0
Storage Building: Frame	1985	28x26 / 0	1	\$1,700
Canopy	1985	10x28 / 0	1	\$560
Pole Shed: no Slab	1985	12x12 / 0	1	\$110
Garage: with UAT	1971	24x36 / 0	1	\$4,800
Paving: Asphalt	1971	10x50 / 0	1	\$200
Homesite Imp: 3 Avg	1971	0x0 / 1	1	\$5,000
Storage Building: Frame	1971	8x9 / 0	1	\$130
Pole Shed:Semi Enclosed	1971	8x8 / 0	1	\$70
Pole Shed:Semi Enclosed	1971	13x20 / 0	1	\$360

Prebill Mobile Homes

Account Number	Owner	Lot Number	Year Built	Manufacturer	Model	Width x Length
287	BISHOP LARRY		2004	HORTON HOMES INC	SUMMIT	32x68

Sales

Sale Date	Deed Book / Page	Plat Book / Page	Sale Price	Reason	Grantor	Grantee
2/4/2000	335 3 58		\$0	Gift	BISHOP DAVID	BISHOP CAROLE
2/16/1967	6 174		\$0	Quitclaim (non ALT)		BISHOP DAVID

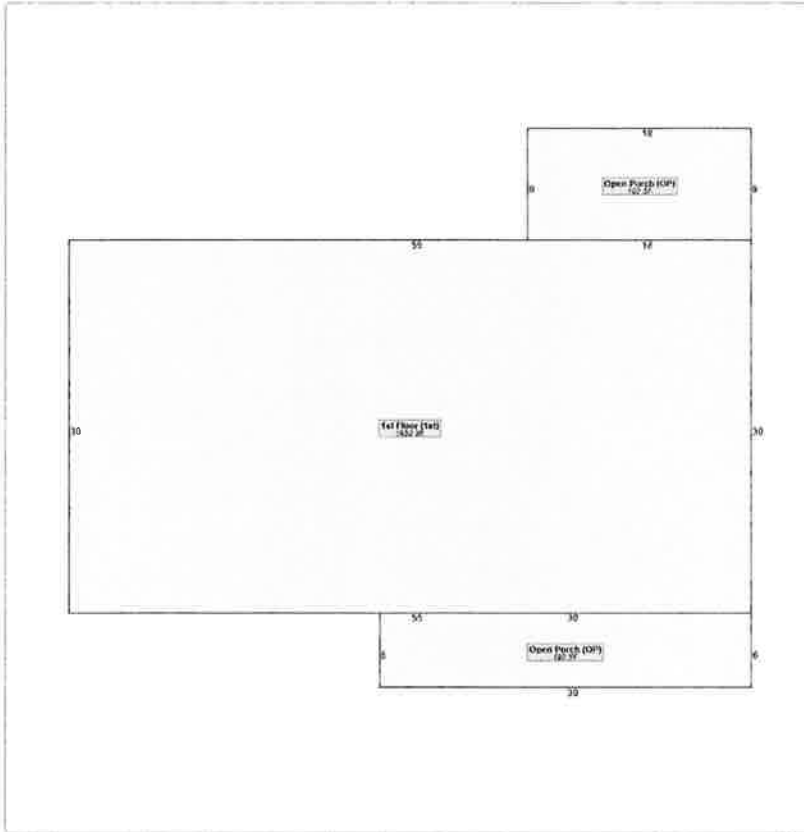
	2020	2019	2018	2017	2016
Previous Value	\$138,630	\$138,630	\$106,936	\$105,053	\$97,159
Land Value	\$43,500	\$43,500	\$43,500	\$37,083	\$37,083
+ Improvement Value	\$93,100	\$79,700	\$79,700	\$58,825	\$56,942
+ Accessory Value	\$15,430	\$15,430	\$15,430	\$11,028	\$11,028
= Current Value	\$152,030	\$138,630	\$138,630	\$106,936	\$105,053

Photos

2020-03-03 10:00 AM



Sketches



No data available for the following modules: Land, Conservation Use Rural Land, Commercial Improvement Information, Mobile Homes, Permits.

This Davidson County ArcView map is only effort to produce the most accurate information possible. No warranties, expressed or implied are provided for the data here. Use at your own risk. The data is not for use in any other way. The data is not for use in any other way. The data is not for use in any other way.

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Last Data Upload: 1/23/2021, 5:50:59 PM

Version 2.3.103

Developed by
 **Schneider**
 GEOSPATIAL

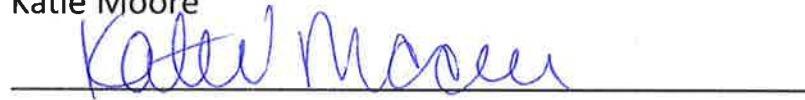
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To whom it may concern,

February 8, 2021

My intent is for the properties located at 769 Etowah River Rd and 811 Etowah River Rd to be split from one section of land holding two houses into two smaller sections of land. No new structures will be built.

Katie Moore



21 FEB 8 10:28 AM

**DAWSON COUNTY PLANNING COMMISSION
PLANNING STAFF REPORT**

Applicant.....Larry Bishop

Amendment #ZA 21-06

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

Proposed UseRezone property for the purpose of gifting of his son 1 acre for the placement of a manufactured home.

Current ZoningR-A (Residential Agriculture)

Size.....2.0± acres

LocationEtowah River Road

Tax Parcel104 022

Planning Commission DateMarch 16, 2021

Board of Commission Date.....April 15, 2021

Applicant Proposal

Mr. Bishop and his brother are in the process of closing out his mother's estate and in order to do so, the parcel will need to be sub-divided according to the RSR guidelines. He would not be able to subdivide the parcel with the current R-A zoning classification.

History and Existing Land Uses

Mr. Bishop's family have owned the property for many years and it currently has his mother's home along with an additional residence belonging to a family member.

Adjacent Land Uses	Existing zoning	Existing Use
North	R-A	Residential
South	R-A	Residential
East	R-A	Residential
West	R-A	Residential

Development Support and Constraints

Having the land zoned for a Residential Sub-Rural would allow the owner to sub divide the parcel.

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 Sub-Rural Residential.

Public Facilities/Impacts

Engineering Department – “Asphalt minor collector road. Moderate traffic flow.”

Environmental Health Department – No comments returned but both structures have existing septic systems.

Emergency Services – No returned.

Etowah Water & Sewer Authority – Sanitary sewer not in this location currently-septic only. If development required, EWSA specifications.

Dawson County Sheriff's Office – No comments necessary.

Analysis

- It does conform to the Future Land Use Map and Comprehensive Plan and meets the general character of the area with existing uses.

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) with residential homes both stick-built and manufactured.

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 and falls within the general character of the area.

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

It is not vacant; a portion of the parcel is occupied by the applicant.

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.

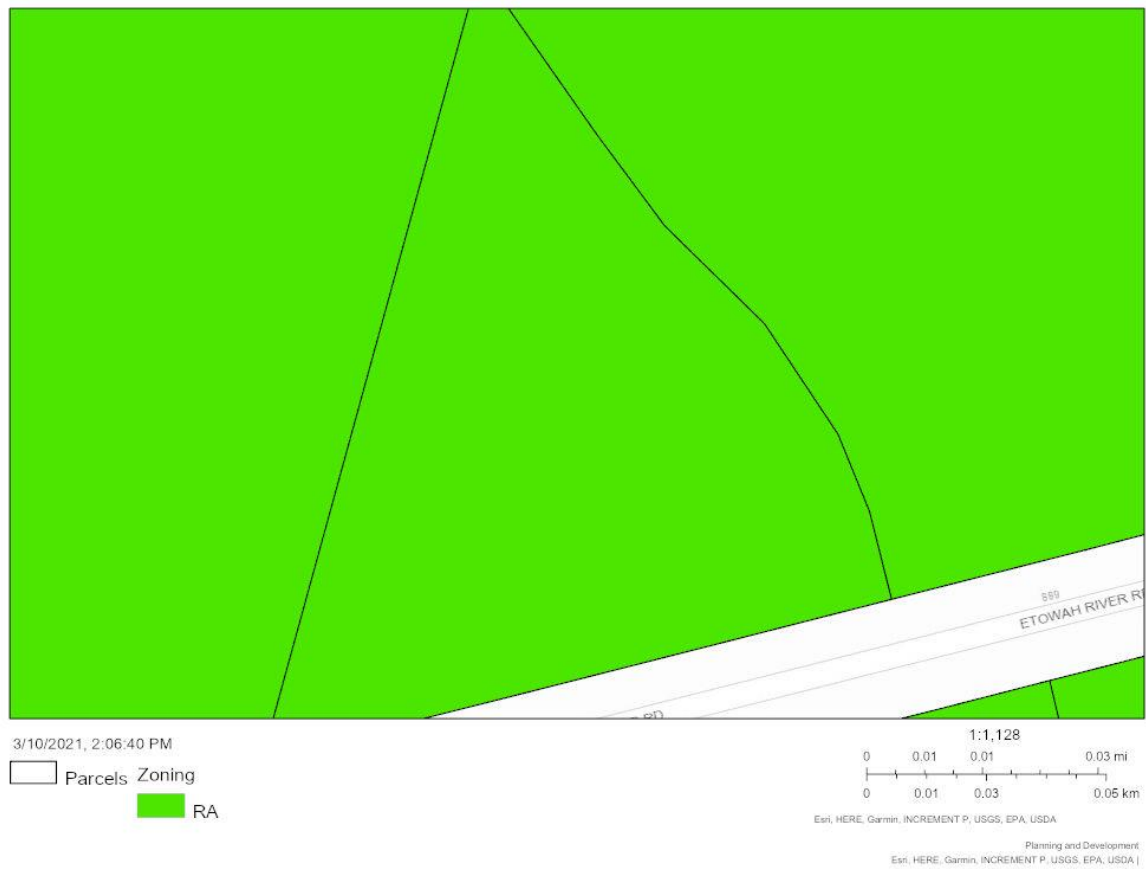
The rezoning of the parcel would bring the property into compliance with the Future Land Use Plan.

Pictures of Property:

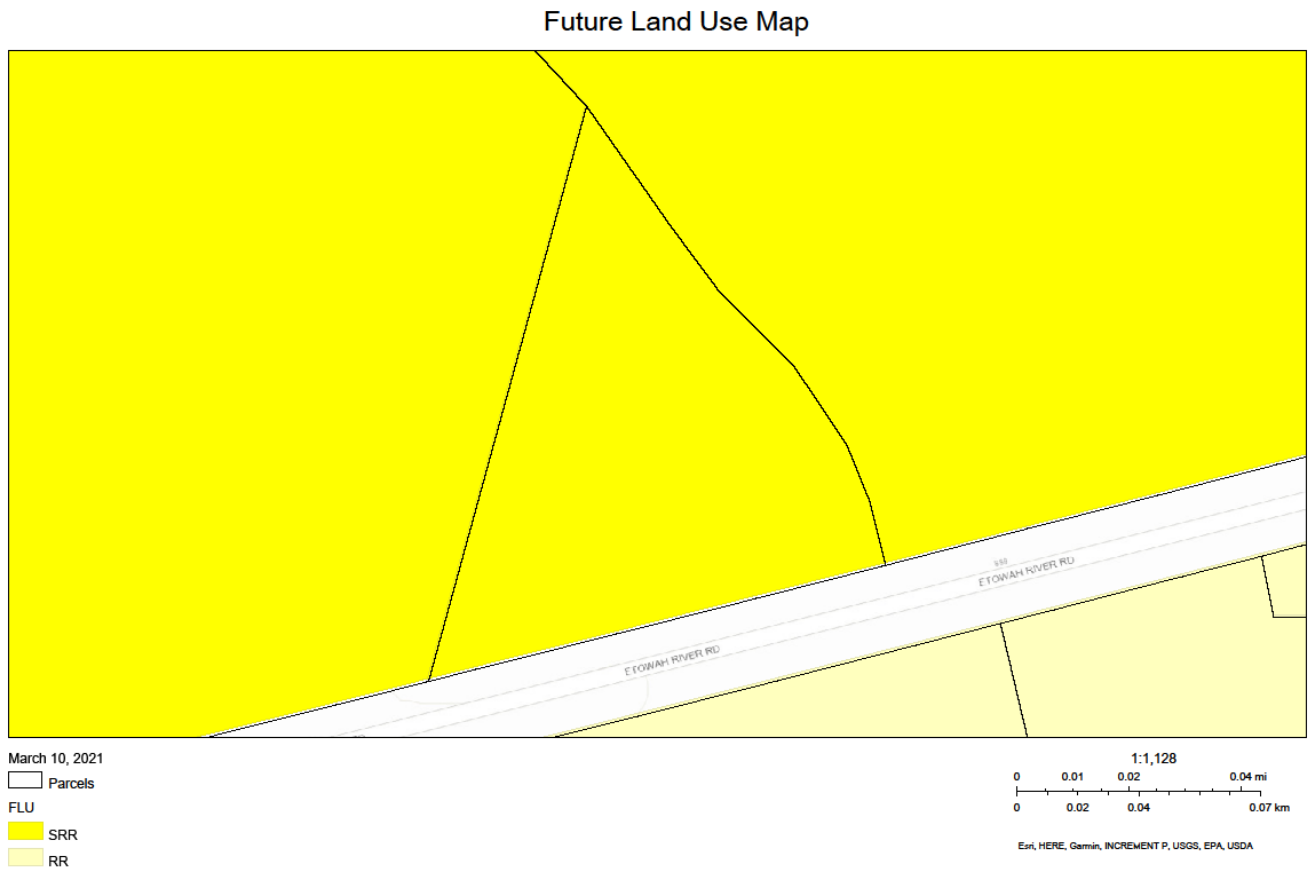


Current Zoning Map:

Dawson County Current Zoning

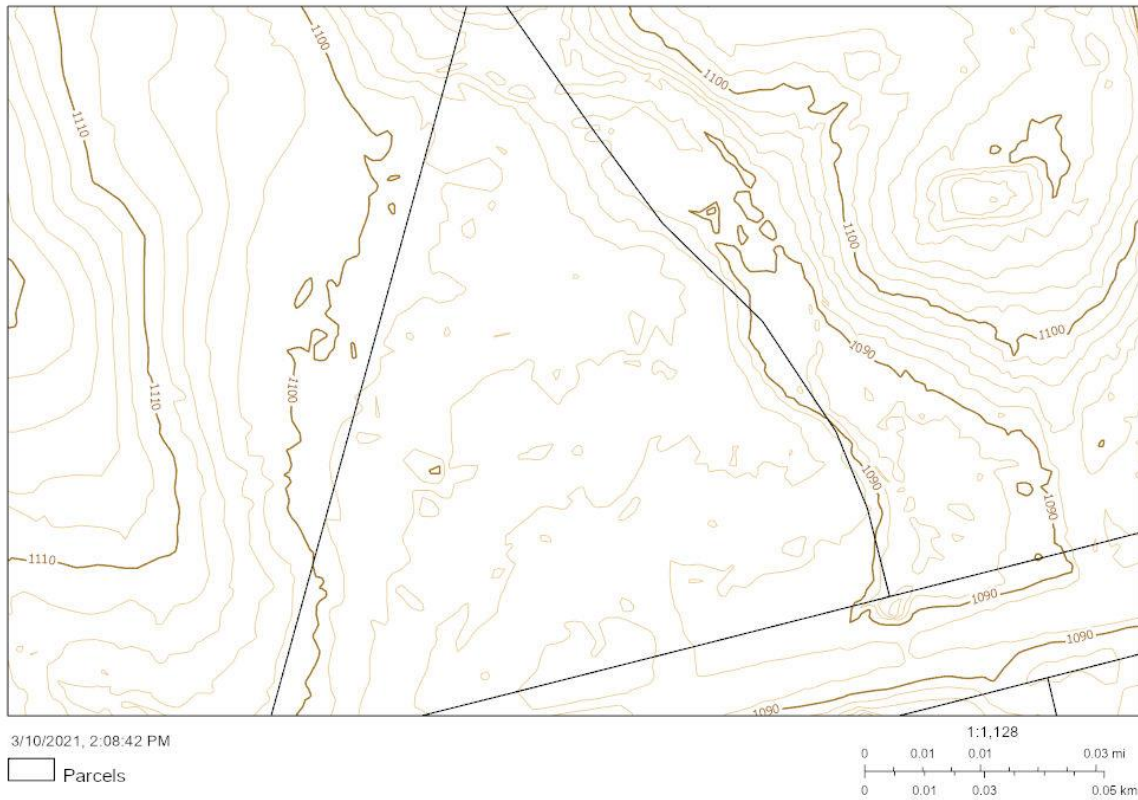


Future Land Use Map:



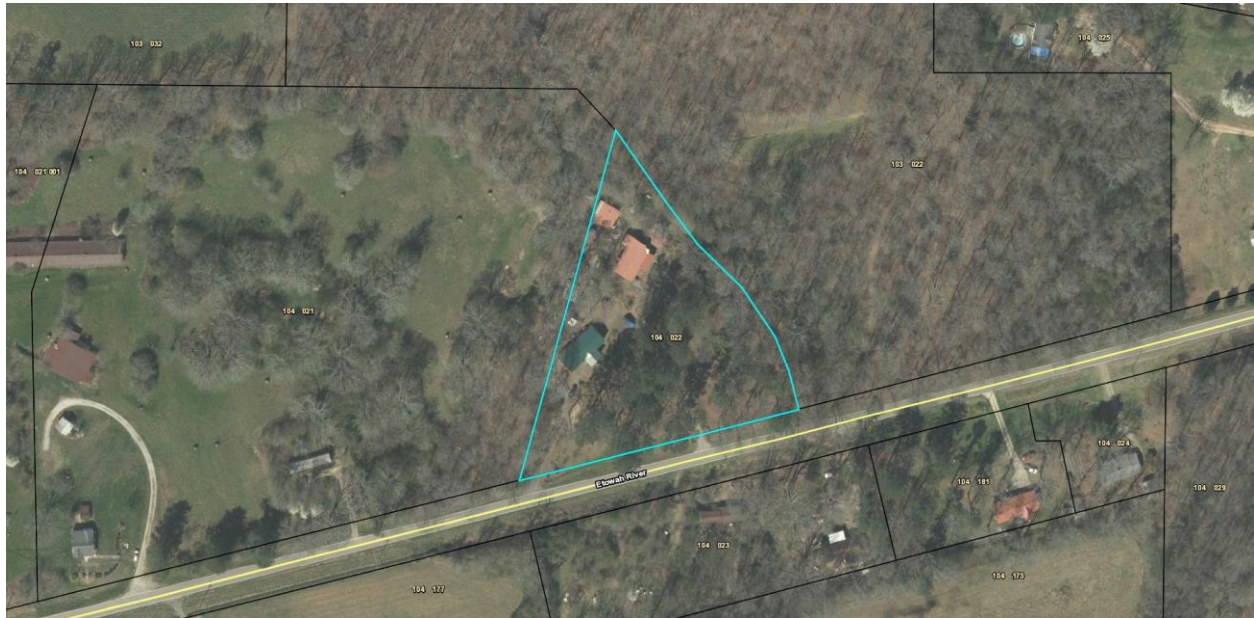
Topography:

Topo Map



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:



86





Background DAWSON COUNTY BOARD OF COMMISSIONERS AGENDA FORM

Department: **Emergency Services**

Work Session: **04.01.21**

Prepared By: **Danny Thompson**

Voting Session: **04.15.21**

Presenter: **Danny Thompson**

Public Hearing: Yes _____ No **X**

Agenda Item Title: **Paramedic Pay Adjustment and Educational Incentive**

Background Information:

Dawson County currently staffs three Advanced Life Support (ALS) medical transport units and has two ALS engine companies. At each of the fire stations with an ALS engine, it houses a reserve med unit that can be placed in-service as needed by the duty chief.

Current Information:

Dawson County Emergency Services currently has 7 full-time and 2 part-time paramedic positions. We have only received 1 paramedic application for full-time employment in the last 6 months. We are struggling to recruit and retain paramedics to continue to provide ALS ambulance coverage for our citizens and visitors. I have included three proposals for a paramedic pay increase, as well as an educational incentive program for employees to attend paramedic school.

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

Fund	Dept.	Acct No.	Budget	Balance	Requested	Remaining

Recommendation/Motion: Approve agenda item

Department Head Authorization: **DT**

Date: **3.17.21**

Finance Dept. Authorization: **Vickie Neikirk**

Date: **3/23/21**

County Manager Authorization: **David Headley**

Date: **03/23/2021**

County Attorney Authorization: _____

Date: _____

Comments/Attachments:

--

*Danny Thompson, Director
Dawson County Fire & Emergency Services
393 Memory Lane
Dawsonville, Georgia 30534*

EMS CERTIFICATION REQUIREMENT ACKNOWLEDGEMENT FORM

This EMS Certification Requirement Acknowledgement Form is dated _____, 20____, regarding the applicant named below and his or her potential employment with Dawson County, a political subdivision of the State of Georgia (the “County”), as a Paramedic for Dawson County Emergency Services.

WHEREAS, _____ (insert name here) (the “Applicant”) has made application to be employed by the County as a Paramedic with Dawson County Emergency Services; and

WHEREAS, Applicant understands that should he/she be hired as an employee by the County in this capacity, Dawson County Emergency Services requires a minimum level of emergency medical services (“EMS”) certification of Georgia Department of Public Health Paramedic, hereinafter referred to as “Paramedic Certification”; and

WHEREAS, the County is willing to assume and afford certain costs associated with training and certifying Applicant as a Paramedic; and

WHEREAS, the County desires to have well-trained Paramedic employed with Dawson County Emergency Services; and

WHEREAS, the Director of Dawson County Fire & Emergency Services is referred to herein as the “Director”; and

WHEREAS, Applicant understands and acknowledges that in the event he/she is hired as a paramedic for Dawson County Emergency Services, he/she must obtain the Paramedic Certification within twenty-four (24) months of his/her initial hire date.

NOW THEREFORE, the Applicant hereby acknowledges the following:

SECTION 1.

The recitals stated above are incorporated herein.

SECTION 2.

The County may elect to do the following:

- A. Grant Applicant a conditional offer of employment to be a Paramedic with the County subject to his/her successful completion of Dawson County Emergency Services requirements including, but not limited to: Paramedic Certification and all other applicable Federal, State and local requirements; and
- B. Provide such training and instruction as the County, in its sole discretion, deems appropriate;

- C. Pay up to a maximum of FIVE THOUSAND DOLLARS (\$5,000.00) toward costs directly associated with Applicant's Paramedic Certification, if such certification program is approved by the Director in advance.
- D. Pay Applicant his/her full wages during any period in which he/she is being trained.

SECTION 3.

In the event the County elects to complete those items in Section 2 above, then, in that event, Applicant understands and acknowledges as follows:

- A. Applicant understands that should he/she fail to meet the required minimum certification requirements within twenty-four (24) months of his/her hire date, then Applicant's employment with the County will be terminated.
- B. Applicant understands that once he/she achieves his/her paramedic Certification, Applicant shall remain employed with the County for a minimum of twenty-four (24) months from the date he/she achieves Paramedic certification.
- C. If Applicant voluntarily resigns employment with the County within twenty-four (24) months of his/her completion of Paramedic Certification, he/she shall reimburse the County all funds contributed toward the cost of Applicant's Paramedic Certification (max. \$5,000.00) based on the following scale:

Resign during the first six (6) months	– 100%
Resign between six (6) and twelve (12) months	– 75%
Resign between twelve (12) and eighteen (18) months	– 50%
Resign between eighteen (18) and twenty-four (24) months	– 25%

- D. Applicant agrees that should he/she separate employment with the County for any reason after twenty-four (24) months of successful completion of Paramedic Certification then no reimbursement will be required.
- E. If the County terminates Applicant's employment for any reason at any time, then no reimbursement shall be required.
- F. Applicant agrees to apply for applicable grants and/or scholarships (e.g., Pell Grant, Hope Scholarship) to offset the costs associated with the Paramedic Certification.

SECTION 4.

Applicant understands that employment with the Dawson County Emergency Services is contingent upon his/her completion of a working test period of six (6) months from Applicant's

hire date and continued performance to the satisfaction of the Dawson County Emergency Services. Nothing contained herein shall be construed as a promise or agreement by either the County or Dawson County Emergency Services to retain Applicant as a Paramedic for Dawson County Emergency Services for any guaranteed length of time. Applicant's employment with the County/Dawson County Emergency Services shall at all times remain at will.

SECTION 5.

The County and the Dawson County Emergency Services do not, by any terms and/or conditions herein, waive any of the rights, privileges, or prerogatives they possess pursuant to the Dawson County Code of Ordinances, Rules and Regulations of the Dawson County Emergency Services, Dawson County policies, or any other handbook, rule or regulation of the County and/or Dawson County Emergency Services.

SECTION 6.

Applicant acknowledges that he/she has examined and understands the terms and conditions stated herein and has the right to consult an attorney prior to executing the same.

SECTION 7.

The invalidity of any portion of this acknowledgement form will not and shall not affect the validity of any other provision. In the event that any provision of this acknowledgement form is held to be invalid the parties agree that the remaining provisions shall be deemed in full force and effect as if they have been executed by both parties subsequent to the expungement of the invalid provision.

SECTION 8.

No modification of the terms and conditions herein shall be binding unless evidenced in a subsequent writing and signed by both the Applicant and the County.

Applicant's Name (Printed) Date

Applicant's Signature

Subscribed or acknowledged before me this ____ day of _____, 20____.

Notary Public (for Applicant's signature only) [notary seal]

My Commission expires:_____

Approved by: Director of Emergency Services Date

Approved by: Director of Human Resources Date



Dawson County Fire & Emergency Services

Paramedic Pay & Educational Incentive

Background



- 4 Advanced Life Support Med Units
- 2* Advanced Life Support Engine Companies
- 4 Basic Life Support Engine Companies

We must have 4 Paramedics a shift to fulfill our service delivery model

Attrition



- In the last couple of weeks we have lost 3 fulltime Paramedics to other services for pay.
- Paramedics are leaving for 5K to 15K annual raises
- 7 fulltime Firefighter/Paramedic vacancies
- 6 parttime Firefighter/Paramedic vacancies
- We have received 1 fulltime Firefighter/Paramedic application in the last 6 months

Cost of Replacing a Paramedic



- \$600.00- Uniforms
- \$3,000.00- Firefighter Gear
- \$300.00- Drug Screens, background checks, job postings
- \$2,884- Administrative costs
- \$5,800.00- FTO program

- \$12,584.00- Cost to hire a new Paramedic

Years of experience and knowledge, Priceless

Paramedic Pay & Educational Incentive Program



- Offer a \$5,000.00 educational incentive to potential Paramedic candidates
- This will be a 2 year contractual obligation for the employee(s)

Paramedic Pay & Educational Incentive Program



Option A:

\$2.00 hourly stipend to ride the med unit

Salary Cost- \$67,104.00

FICA 7.65%- \$5,133.45

Defined Contribution 5%- \$3,355.20

Cost to County- \$75,592.65

Paramedic Pay & Educational Incentive Program



Option B:

10% across the board for Paramedics

Salary -\$136,236.83

FICA 7.65%- \$10,422.11

Defined Contribution 5%- \$6,811.84

County Costs- \$153,470.78

Paramedic Pay & Educational Incentive Program



Option C:

\$8,000.00 Annual Bonus for fulltime Paramedics

\$4,000.00 Annual Bonus for parttime Paramedics (600 hour min.)

Salary- \$184,000.00

FICA 7.65%- \$14,076.00

Defined Contribution 5%- \$9,200.00

County Costs- \$207,276.00

Recommendation



Option A

- We request \$76,000.00 added 3630 budget
- We request \$15,000.00 educational incentive for Paramedic school

Questions





Ten-8 Fire and Safety Equipment
1591 Collier Road
Forsyth, GA 31029

Dawson County Purchasing Department
25 Justice Way, Suite 2223
Dawsonville, Ga. 30534
Attention Melissa Hawk

March 19, 2021

Ms. Hawk,
Ten-8 Fire and Safety, LLC, representing Osage Ambulance., would like to thank you for the opportunity to provide a proposal for an ambulance and equipment for Dawson County.

Pricing is per Florida Sherriff's bid FSA 20-VEF-14.01 Ambulances and Other Equipment. Ambulance Type1 4x2 Regular Cab Diesel Engine. Utilizing the choice for a 4x4.

Utilizing the choice for a 4x4A 2022 Ram 5500 4x4 192" WB ambulance chassis with an Osage Industries Super Warrior Ambulance conversion, for \$272,169 plus equipment of \$123,085, for a Total price of \$395,254.

We look forward to your response and please advise if you have any questions.

Regards,

David Bartley
Sales Representative

Equipment List

GEORGIA HOOK 6FT 1 each
IRONS, AXE, PROBAR AND STRAP 1 each
EXTINGUISH 2.5G H2O,1 each
X3 AIRPACK DUAL EBSS, BUDDY BRTH, PAK TRACKER
PASS,2 each
CYLINDER 4500 45 MIN EACH 4 each
SCOTT MASK AV-3000 HT SIZE (1) LARGE, (1) MEDIUM
BALLISTIC HELMET ARAMID BLACK 2 each
GH Armor Pro Vest Level 3A,2 each
CVEST PFD L/XL RED, 2each
HAVOC WATER RESCUE HELMET, RED,2 each
RUG-6252 STAIR-PRO STAIR CHAIR, 1 each
MTS POWER LOAD,1 each
POWER PRO XT 1 each
LUCAS 3 CHEST COMP. SYSTEM 1 each
LIFEPAK 15 MONITOR/DEFIB REFURBISHED EACH 1
DELL LATITUDE 5420 W/WINDOWS 10, i3,8GB, EACH 2
MOTOROLA XPR7550 & XPR5550E RADIOS QUOTE
222002150 1 each
Red STAT Pack G3 perfusion,1 each
Curaplex Oxygen and Trauma Bag 1 each

INTERGOVERNMENTAL AGREEMENT

THIS Intergovernmental Agreement (this “Agreement”) is made and entered into as of the _____, day of _____, 2021, by and between DAWSON COUNTY, GEORGIA, a political subdivision of the State of Georgia (the “County”), and the CITY OF DAWSONVILLE, GEORGIA, a municipal corporation of the State of Georgia (the “City”) (collectively the “Parties”).

WITNESSETH:

WHEREAS, the parties are authorized to enter into this Intergovernmental Agreement pursuant to Article IX, Section III, Paragraph I of the Constitution of the State of Georgia of 1983 regarding intergovernmental contracts (“Intergovernmental Contracts Clause”); and

WHEREAS, the Intergovernmental Contracts Clause provides, in pertinent part, as follows:

The state, or any institution, department, or other agency thereof, and any county, municipality, school district, or other political subdivision of the state may contract for any period not exceeding 50 years with each other or with any other public agency, public corporation, or public authority for joint services, for the provision of services, or for the joint or separate use of facilities or equipment; but such contracts must deal with activities, services, or facilities which the contracting parties are authorized by law to undertake or provide.

WHEREAS, intergovernmental agreements under Article IX, Section III, Paragraph I must “involve the provision of services, or . . . the joint or separate use of facilities or equipment, and deal with activities, services, or facilities which the contracting parties are authorized by law to undertake or provide” (*City of Decatur v. DeKalb County*, 289 Ga. 612, 713 S.E.2d 846 (2011) (internal quotations omitted)); and

WHEREAS, the City of Dawsonville has constructed a park in the City of Dawsonville identified as Main Street Park, which park is on land owned and operated by the City of Dawsonville on Tax Map Parcel No. D04 020; and

WHEREAS, Dawson County provides as one of its services the Dawson County Library, which Library is located on Allen Street and is situated on Tax Map Parcel 093 074 in the City of Dawsonville, Georgia; and

WHEREAS, the two tax map parcels in the previous clauses share a boundary; and

WHEREAS, it is in the best interests of the City of Dawsonville and Dawson County to promote literacy and reading through, *inter alia*, use and access to the Dawson County Library’s facilities; and

WHEREAS, it is in the best interests of the City of Dawsonville and Dawson County to promote the health and welfare of citizens and visitors to the area by encouraging walking, exercise, and time spent outdoors; and

WHEREAS, it is in the best interests of the City of Dawsonville and Dawson County to promote means of travel between destinations other than by car to promote health, to minimize traffic, and to reduce pollution; and

WHEREAS, the City of Dawsonville desires to construct a trail, bridge, and related infrastructure which will provide pedestrian access between Main Street Park and the Dawson County Library; and

WHEREAS, the City of Dawsonville desires to construct additional trail infrastructure to permit exercise and enjoyment of nature between Main Street Park and the Dawson County Library.

NOW THEREFORE, in consideration of the mutual benefits to the City and County, and other good and valuable consideration set forth below, the Parties enter into this Intergovernmental Agreement upon the following terms, conditions, and stipulations:

1. Plans.

a. *Access Trail and Bridge*: The City shall construct an access trail to provide access between Main Street Park and the Dawson County Library. The trail will be constructed by extending the asphalt from its present terminus in the north-easterly section of Main Street Park near the playground, with a paved walking path to connect to the paved parking lot behind the Dawson County Library. The trail is shown in white on the drawing attached as "Exhibit A" incorporated herein and made a part hereof by this express reference. In addition to the access trail, the City shall construct a bridge pursuant to the professionally engineered designs attached hereto as "Exhibit B" and made a part hereof by this express reference. The bridge area is designed to traverse the land show in blue on Exhibit A.

b. *Interpretative Trail*: The City shall construct an interpretative trail to provide recreation, educational, and interpretative opportunities to the general public and the school system, said Interpretative Trail to be in the location approximately shown in green on Exhibit A.

c. *Signage and Maps*: The City shall install appropriate signage and maps to indicate the purpose of the trails and how to navigate the same at both ends of the trail and along the Interpretative Trail.

d. *Access*: To facilitate appropriate usage and access, the trails and bridge shall be designed and constructed so as to provide access via such motorized vehicles (ATV/UTV) as may be appropriate for trail maintenance, medical services, and law enforcement. The trails shall also be constructed and maintained so as to comply with any applicable provisions of the Americans with Disabilities Act, the Rehabilitation Act, or any other law which would apply to projects of this nature and which are designed to facilitate access in public accommodations

2. Costs and Responsibilities.

a. The City shall bear all costs of construction, maintenance, signage, upkeep and any other costs associated with the trails and bridge covered by this Agreement. In addition thereto, the City shall take such steps as are necessary to have these trails added to that property which is covered by the City's liability insurance policies and the County agrees to execute such documents as may reasonably be requested to effectuate that purpose.

b. The City shall be responsible for obtaining any and all permits from entities with jurisdiction over this project, be they local, state or federal, and shall be responsible for the cost and preparation of any and all required plans or submissions pertinent to the same.

c. The County agrees to grant the City access to their respective properties for the purpose of carrying out this Agreement, and to reasonably agree to execute such documents as may be necessary to carry out that access and the purpose of this Agreement.

3. No Joint Venture. The parties all agree that this is a project of the City of Dawsonville, and does not create a joint venture, partnership or any other kind of joint undertaking of the Parties hereto.

4. Governing Law, Disputes and Venue. This Intergovernmental Agreement shall be governed by and construed in accordance with the laws of the State of Georgia. If any disputes or issues arise in connection with this Intergovernmental Agreement which cannot be resolved amicably, then either party shall have the right to request the other party participate in non-binding mediation. The mediator shall be mutually agreed upon, and the costs of the mediator shall be shared equally between the parties. In the event there is no request for mediation or mediation efforts fail, then any dispute or issues shall be resolved through litigation. In the event mediation is unsuccessful or deemed futile, the City and County shall each be entitled to pursue all available remedies at law or equity; provided that any action or suit related to this Intergovernmental Agreement shall be brought in the Superior Court of Dawson County, Georgia, and the parties hereby submit to the jurisdiction and venue of such court.

5. Entire Agreement/Amendment. This Intergovernmental Agreement contains the entire agreement of the parties as to the matters discussed herein, and supersedes all prior communications or agreements, whether oral, written, or understood, regarding the subject of this Intergovernmental Agreement. This Intergovernmental Agreement may be modified or amended only in writing properly executed by both parties.

6. Assignment. This Intergovernmental Agreement may be assigned by either party only with the consent of the other party.

7. Severability. If any portion of this Intergovernmental Agreement shall be held to be invalid, illegal, void or otherwise unenforceable for any reason, the remaining provisions shall continue to be valid and enforceable. If a court of competent jurisdiction finds that any provision of this Intergovernmental Agreement is invalid or unenforceable but that, by limiting such provision, it would become valid and enforceable, then such provision shall be deemed to be written, construed, and enforced as so limited.

8. Third Party Beneficiaries. This Intergovernmental Agreement is entered into for the benefit of the parties hereto only and shall confer no benefits, direct or implied, to any third persons

or authorize anyone not a party to this Intergovernmental Agreement to maintain an action pursuant to the terms or provisions of this Intergovernmental Agreement.

9. Notification. Any notices required to be given pursuant to the provisions of this Intergovernmental Agreement shall be given in writing and shall be deemed received, and shall be effective when: (1) personally delivered, or (2) on the third day after the postmark date when mailed by certified mail, postage prepaid, return receipt requested, or (3) upon actual delivery when sent via national overnight commercial carrier to the other party at the address given below, or at a substitute address previously furnished to the party by written notice in accordance herewith:

To Dawson County
County Manager
25 Justice Way
Dawsonville, Georgia 30534

To City of Dawsonville
City Manager
415 Hwy. 53 East
Dawsonville, Georgia 30534

10. Authority. Each of the individuals executing this Intergovernmental Agreement on behalf of his or her respective party agrees and represents to the other party that he or she is authorized to do so and further agrees and represents that this Intergovernmental Agreement has been duly passed upon by the required governmental agency or board in accordance with all applicable laws and spread upon the minutes thereof. The parties hereto agree that this Intergovernmental Agreement is an intergovernmental contract, and is entered into pursuant to Article IX, Section III, Paragraph I of the Constitution of the State of Georgia 1983.

11. Records. Each party shall maintain any records relating to matters covered by this Intergovernmental Agreement as required by Georgia law. Such records shall be maintained for a period of three years following the termination of this Intergovernmental Agreement.

12. Modification; Waiver. No modification or waiver of any of the terms and conditions of this Intergovernmental Agreement shall be effective unless such modification or waiver is expressed in a writing executed by each of the parties hereto.

13. Force Majeure. Neither the County, nor the City shall be liable for their respective nonnegligent or non-willful failure to perform or shall be deemed in default with respect to the failure to perform (or cure a failure to perform) any of their respective duties or obligations under this Intergovernmental Agreement or for any delay in such performance due to: (a) any cause beyond their respective reasonable control; (b) any act of God; (c) any change in applicable governmental rules or regulations rendering the performance of any portion of this Intergovernmental Agreement legally impossible; (d) earthquake, fire, explosion or flood; (e) strike or labor dispute; (f) delay or failure to act by any governmental or military authority; or (g) any war, hostility, embargo, sabotage, civil disturbance, riot, insurrection or invasion. In such event, the time for performance shall be extended by an amount of time equal to the period of delay caused by such acts, and all other obligations shall remain intact.

14. Counterparts. This Intergovernmental Agreement may be executed in multiple counterparts, and each counterpart shall be considered an original.

15. Interpretation. The parties hereto have cooperated in the preparation of this Intergovernmental Agreement, and hence, it shall not be interpreted or construed against or in favor of either party by virtue of identity, interest, or affiliation of its preparer.

IN WITNESS WHEREOF, the City and the County have caused this Intergovernmental Agreement to be executed under seal as of the Effective Date first written above.

Adopted this ____ day of _____, 2021.

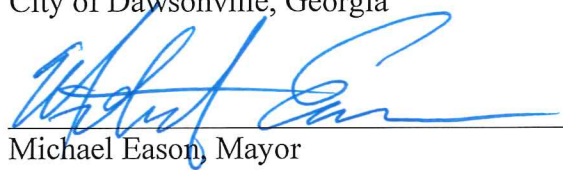
Dawson County, Georgia

Billy Thurmond, Chairman

Attest:

Clerk of Dawson County

City of Dawsonville, Georgia



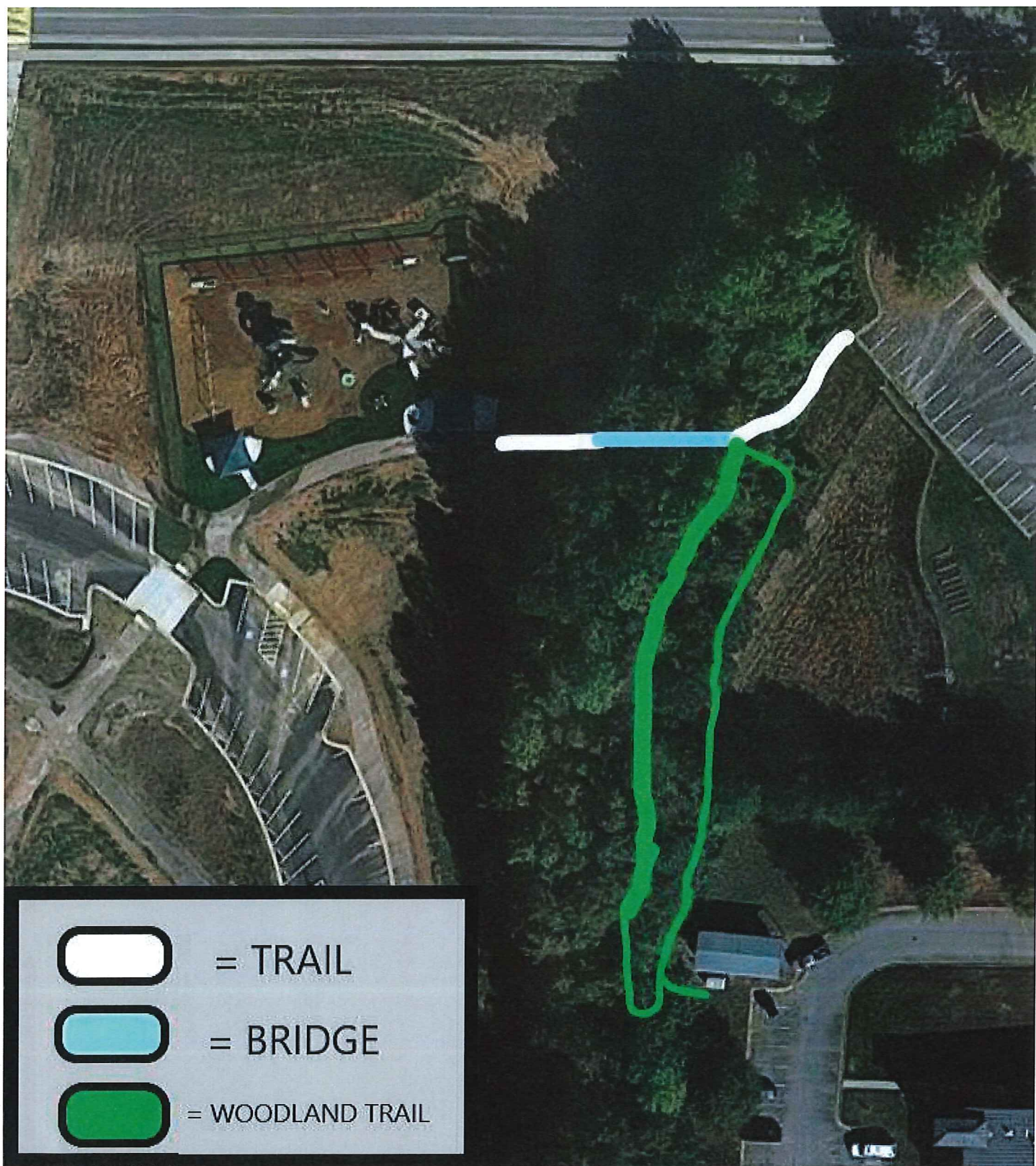
Michael Eason, Mayor

Attest:



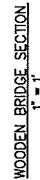
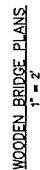
Clerk, City of Dawsonville, Georgia






MATERIAL SELECTION CHART

1. FOUNDATION SHALL BE 16" ϕ AUGERED. DEPTH SHALL BE TO STABLE
GROUND (MIN. 3' DEPTH).
2. IF POST EXTENSION IS GREATER THAN 6', ADD 2"x4" CROSS BRACING.
3. IF SPAN IS GREATER THAN 7', ADD 4"x6" I.B. POST AT MIDSPAN.
4. ALL TROUGH FASTENERS SHALL BE 3/4" ϕ BOLTS w/3" FLAT WASHERS, I.E.
3.2"x6" DECK BOARDS SHALL BE FASTENED TO JOISTS w/3" - 4"x6" SCREWS.



CITY OF DAWSONVILLE, GEORGIA
WOODEN UTV BRIDGE

PLAN & PROFILE

DRAWN		CHECKED		SCALE: AS SHOWN		DATE: FEBRUARY 2021	
SPS		JLR					
 TURNIPSEED ENGINEERS				ATLANTA AUGUSTA ST. SIMONS ISLAND		SHEET 1 OF 1	