

**DAWSON COUNTY BOARD OF COMMISSIONERS
VOTING SESSION AGENDA – THURSDAY, APRIL 7, 2022
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 March 17, 2022
- [2.](#) Minutes of the Voting Session held on March 17, 2022

F. APPROVAL OF AGENDA

G. PUBLIC COMMENT

H. NEW BUSINESS

- [1.](#) Consideration of Repurposing Space in the Dawson County Library
- [2.](#) Consideration of Request for Additional Staff for MS4 Stormwater Program
- [3.](#) Consideration of IFB #400-22 - Single Bathroom for Rock Creek Park-Splash Pad Pavilion
- [4.](#) Consideration of Annexation-C2200143
5. Consideration of a Cybersecurity Agreement

I. PUBLIC COMMENT

J. ADJOURNMENT

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

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

DAWSON COUNTY BOARD OF COMMISSIONERS
WORK SESSION MINUTES – MARCH 17, 2022
DAWSON COUNTY GOVERNMENT CENTER ASSEMBLY ROOM
25 JUSTICE WAY, DAWSONVILLE, GEORGIA 30534
4:00 PM

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

NEW BUSINESS

1. Presentation of Repurposing Space in the Dawson County Library- Chestatee Regional Library System's Leslie Clark and Michael Middleton
This item will be placed on the April 7, 2022, Voting Session Agenda.
2. Presentation of Request for Additional Funds for 2022 Budget-Approved Storm Truck- Public Works Director Denise Farr
This item will be added to the March 17, 2022, Voting Session Agenda.
3. Presentation of Request for Additional Staff for MS4 Stormwater Program- Public Works Director Denise Farr
This item will be placed on the April 7, 2022, Voting Session Agenda.
4. Presentation of Transfer Station-Operational Decisions and Challenges- Public Works Director Denise Farr
This item will be added to the March 17, 2022, Voting Session Agenda.
5. Presentation of IFB #400-22 - Single Bathroom for Rock Creek Park-Splash Pad Pavilion- Parks & Recreation Director Matt Payne
This item will be placed on the April 7, 2022, Voting Session Agenda.
6. Presentation of Board Appointments:
 - a. **Construction Board of Adjustment and Appeals**
 - i. John Lee- *reappointment* (Term: March 2022 through December 2023)
 - ii. Greg Brock- *replacing Pat Hanson* (Term: March 2022 through December 2024)
 - iii. Rory Cunningham- *replacing Jade Jones* (Term: March 2022 through December 2024)
 - iv. Chris Meade- *replacing Michael Marshall* (Term: March 2022 through December 2024)
 - v. Greg Scott- *replacing Larry Taffer* (Term: March 2022 through December 2023)*This item will be added to the March 17, 2022, Voting Session Agenda.*
7. County Manager Report
This item was for information only.

8. County Attorney Report
County Attorney Davis had no information to report and requested an Executive Session.

APPROVE:

ATTEST:

Billy Thurmond, Chairman

Kristen Cloud, County Clerk

DRAFT

**DAWSON COUNTY BOARD OF COMMISSIONERS
VOTING SESSION MINUTES – MARCH 17, 2022
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; County Manager David Headley; County Attorney Angela Davis; 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 3, 2022. Dooley/Gaines

Motion passed 4-0 to approve the Minutes of the Voting Session held on March 3, 2022. Fausett/Satterfield

APPROVAL OF AGENDA:

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

- Addition of Nos. 3, 4 and 5 under New Business:
 - Request for Additional Funds for 2022 Budget-Approved Storm Truck
 - Transfer Station-Operational Decisions and Challenges
 - Board Appointments:
 - **Construction Board of Adjustment and Appeals**
 - John Lee- *reappointment* (Term: March 2022 through December 2023)
 - Greg Brock- *replacing Pat Hanson* (Term: March 2022 through December 2024)
 - Rory Cunningham- *replacing Jade Jones* (Term: March 2022 through December 2024)
 - Chris Meade- *replacing Michael Marshall* (Term: March 2022 through December 2024)
 - Greg Scott- *replacing Larry Taffer* (Term: March 2022 through December 2023)

Fausett/Gaines

PUBLIC COMMENT:

None

PUBLIC HEARINGS:

An Ordinance Amendment to Provide a Process for Alternate Architectural Designs (2nd of 2 hearings; 1st hearing was held at the March 15, 2022, Planning Commission meeting)

Chairman Thurmond opened the hearing by asking if there was anyone present who wished to be heard on the An Ordinance Amendment to Provide a Process for Alternate Architectural Designs and, hearing none, closed the hearing.

Motion passed 4-0 to approve An Ordinance Amendment to Provide a Process for Alternate Architectural Designs. Satterfield/Dooley

Amend the Dawson County Sign Ordinance-Chapter 129 (1st of 1 hearing)

Chairman Thurmond opened the hearing by asking if there was anyone present who wished to be heard on an Amendment to the Dawson County Sign Ordinance-Chapter 129 and, hearing none, closed the hearing.

Motion passed 4-0 to approve to Amend the Dawson County Sign Ordinance-Chapter 129. Fausett/Dooley

Motion passed 4-0 to approve to lift an Emergency Moratorium on the Acceptance for Approval of Sign Permit Applications, effective immediately. Fausett/Dooley

ZONINGS:

Chairman Thurmond announced that if anyone contributed more than \$250 to the commissioners or chairman in the past two years and wished to speak they would have to fill out a disclosure form, which would be made available to them. Under normal program, 10 minutes is given to those who wish to speak in favor of or opposition to with some redirect, time permitting.

ZA 22-02 - Mickey & Sarah Thomas request to rezone TMP 111-024-003 and 111-024-002 from Residential Sub-Rural (RSR) to Residential Agriculture (RA) for the purpose of down zoning the parcel.

Planning & Development Director Sharon Farrell said the property is more than 55 acres and, “our code, for whatever reason, does not allow a guest cottage within the RSR category but it’s very appropriate to rezone 56 acres to an RA category.” She said the Planning Commission recommended approval of the application.

The applicant was not present.

Chairman Thurmond opened the hearing by asking if there was anyone present who wished to speak either for or against the application and, hearing none, closed the hearing.

Motion passed 4-0 to approve ZA 22-02. Fausett/Gaines

ZA 22-03 - Blake Holbrook requests to rezone 1.5 acres of TMP 097-009 from Residential Agriculture (RA) to Residential Sub-Rural (RSR) for the purpose of subdividing the parcel and building a primary residence.

Planning & Development Director Sharon Farrell said the family has more than 166 acres and “they have a family member that would like to construct a home on 1.5 acres and, in order to do

that, they do need to rezone for RSR.” She said the Planning Commission recommended approval of the application.

Whitney “Nikki” Holbrook, wife of applicant Blake Holbrook, said, “We are requesting to rezone the 1.5 acres of family land from RA to RSR for our primary residence.”

Chairman Thurmond opened the hearing by asking if there was anyone present who wished to speak either for or against the application and, hearing none, closed the hearing.

Motion passed 4-0 to approve ZA 22-03. Satterfield/Dooley

NEW BUSINESS:

Consideration to Move Forward to Public Hearings for Changes to the Comprehensive Plan

Motion passed 4-0 to approve to Move Forward to Public Hearings for Changes to the Comprehensive Plan. Fausett/Gaines

Consideration to Move Forward to Public Hearings for a Request to Modify the Subdivision Regulations to Provide for a Family Density Exception

Motion passed 4-0 to approve to Move Forward to Public Hearings for a Request to Modify the Subdivision Regulations to Provide for a Family Density Exception and, in tandem, for an update to the county’s Land Use Resolution. Dooley/Satterfield

Consideration of a Request for Additional Funds for 2022 Budget-Approved Storm Truck

Motion passed 4-0 to approve Additional Funds up to \$72,353 for a 2022 Budget-Approved Storm Truck and to allow the Public Works department to decide which option (stationary bed and grapple or dump bed and grapple) best suits the county’s needs; additional funding outside of the previously approved budgeted amount will come from Special Purpose Local Option Sales Tax VI overage funds. Dooley/Fausett

Consideration of Transfer Station-Operational Decisions and Challenges

Motion was made by Commissioner Gaines and seconded by Commissioner Dooley to approve the acceptance at the Transfer Station of any garbage that is considered household or potentially commercial (must be able to be hand unloaded and disposed of in the Transfer Station trailer without the need for any mechanical assistance).

Motion was amended by Commissioner Gaines and seconded by Commissioner Dooley to not accept concrete or masonry products and for the Board of Commissioners to review an update of the “Transfer Station-Operational Decisions and Challenges” item in 90 days.

The amended motion passed 4-0.

The original motion passed 4-0.

Consideration of Board Appointments:

- **Construction Board of Adjustment and Appeals**
 - John Lee- reappointment (Term: March 2022 through December 2023)
 - Greg Brock- replacing Pat Hanson (Term: March 2022 through December 2024)

- Rory Cunningham- replacing Jade Jones (Term: March 2022 through December 2024)
- Chris Meade- replacing Michael Marshall (Term: March 2022 through December 2024)
- Greg Scott- replacing Larry Taffer (Term: March 2022 through December 2023)

Motion passed 4-0 to reappoint John Lee to the Construction Board of Adjustment and Appeals for a term of March 2022 through December 2023 and to appoint Greg Brock for a term of March 2022 through December 2024, Rory Cunningham for a term of March 2022 through December 2024, Chris Meade for a term of March 2022 through December 2024 and Greg Scott for a term of March 2022 through December 2023. Satterfield/Gaines

PUBLIC COMMENT:

None

ADJOURNMENT:

EXECUTIVE SESSION:

Motion passed 4-0 to enter into Executive Session to discuss cybersecurity, litigation and real estate. Gaines/Fausett

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

APPROVE:

ATTEST:

Billy Thurmond, Chairman

Kristen Cloud, County Clerk



DAWSON COUNTY BOARD OF COMMISSIONERS AGENDA FORM

Department: Dawson County Library

Work Session: 03.17.2022

Prepared By: Leslie Clark__

Voting Session:

Presenter: Leslie Clark and Michael Middleton

Public Hearing: Yes _____ No _____

Agenda Item Title: Presentation of Repurposing space in the Dawson County Library

Background Information:

The Chestatee Regional Library System Headquarters staff moved to the new Lumpkin County Library facility in 2020 leaving several offices vacant. We want to repurpose these offices into public spaces. This would require some structural changes to the library facility. In addition, the library is over 20 years old and it needs new carpet, paint and a few new pieces of furniture to freshen up the space and make it more inviting to teens and families. The library has requested Purchasing to gather pricing to obtain an estimated cost of the project to determine which grant is the best suited for application to cover portions of the cost. The library can apply for 50/50 MRR grant, a Capital Outlay grant or a repurposing grant, which is 90/10 for the repurposing areas of the library and 50/50 for the remaining paint and carpet with the state.

Current Information:

Once we know the price and the grant avenue we would like to pursue, we will come to the BOC again to request permission to apply for said grant.

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

Fund	Dept.	Acct No.	Budget	Balance	Requested	Remaining

Recommendation/Motion: _____

Department Head Authorization: _____

Date: _____

Finance Dept. Authorization: Vickie Neikirk

Date: 3/11/22

County Manager Authorization: David Headley

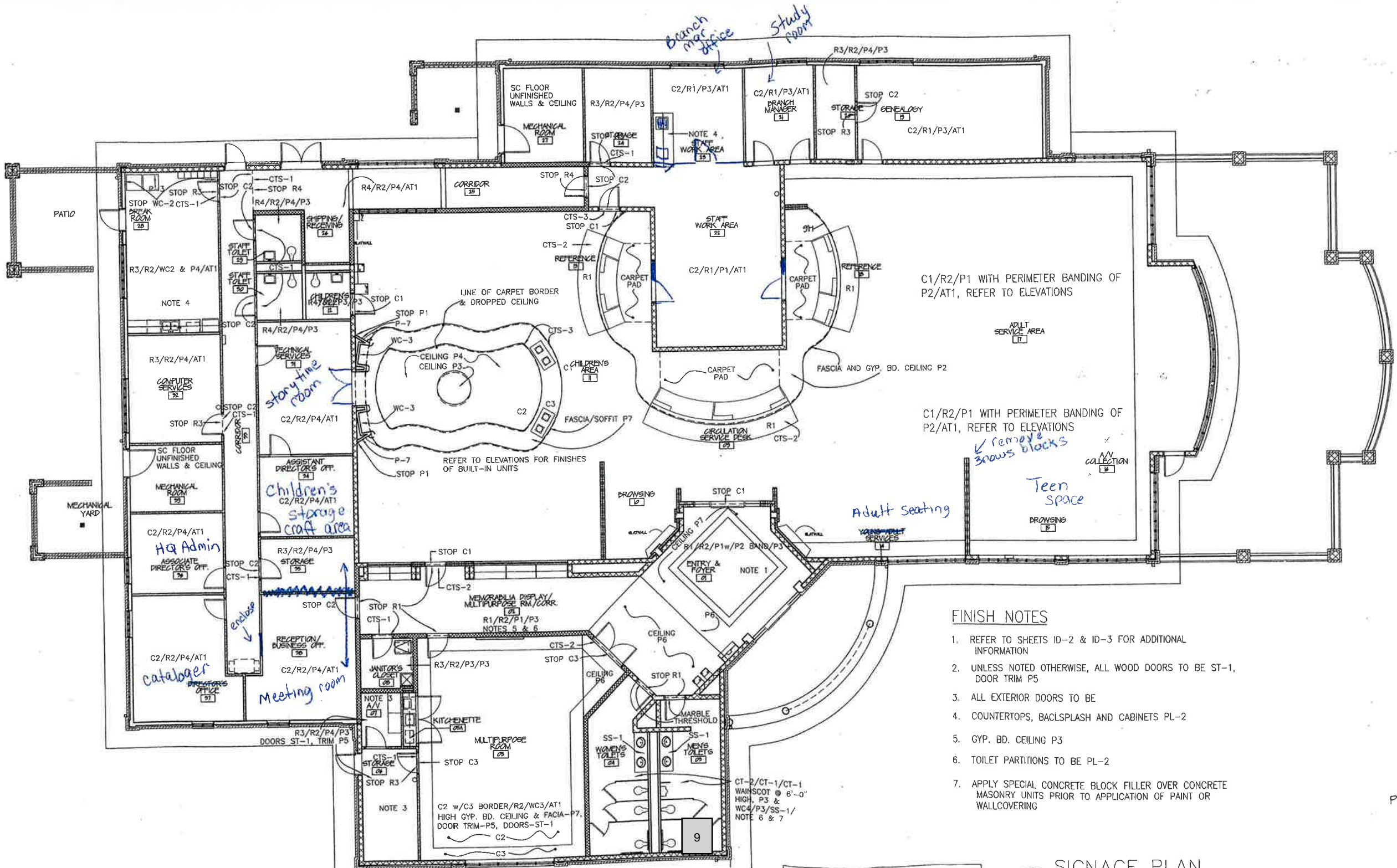
Date: 03-11-2022

County Attorney Authorization: _____

Date: _____

Comments/Attachments:

8



FINISH NOTES

1. REFER TO SHEETS ID-2 & ID-3 FOR ADDITIONAL INFORMATION
2. UNLESS NOTED OTHERWISE, ALL WOOD DOORS TO BE ST-1, DOOR TRIM P5
3. ALL EXTERIOR DOORS TO BE
4. COUNTERTOPS, BACKSPLASH AND CABINETS PL-2
5. GYP. BD. CEILING P3
6. TOILET PARTITIONS TO BE PL-2
7. APPLY SPECIAL CONCRETE BLOCK FILLER OVER CONCRETE MASONRY UNITS PRIOR TO APPLICATION OF PAINT OR WALLCOVERING

FINISH LEGEND

SIGNAGE PLAN

Dawson County Library

Adapt the design of the library to meet the needs of the 21st Century



Spaces are required in the library for:

- Pre K programs
- Support home and county schooling
- Proctor exams
- Provide one on one help with technology, resume building, etc.
- Community meeting space
- Study room with technology
- Dedicated teen space
- Comfortable reading areas

The library system proposes the following changes to the County owned building to meet these needs.

1. Create a new children's storytime room by repurposing former admin office
1. Cut down Block half wall by three course and create teen space and adult reading area
1. Create new patron meeting space by repurposing former admin office
1. Create new Branch manager office which would create a conference/study room
1. Close in workroom from patron area
1. Cut out 6' of curb at loading dock and install ramp
1. Replace all carpeting in building and fresh coat of paint in patron areas of library
1. Purchase furniture/technology for newly created spaces (1.,2.,3.,4.)

1. Repurpose former admin office into storytime room



Front view of current opening



inside view of current opening in "new storytime room"



2. Create teen space



Remove three rows of block from half wall to increase visibility into the new teen space from the front desk.

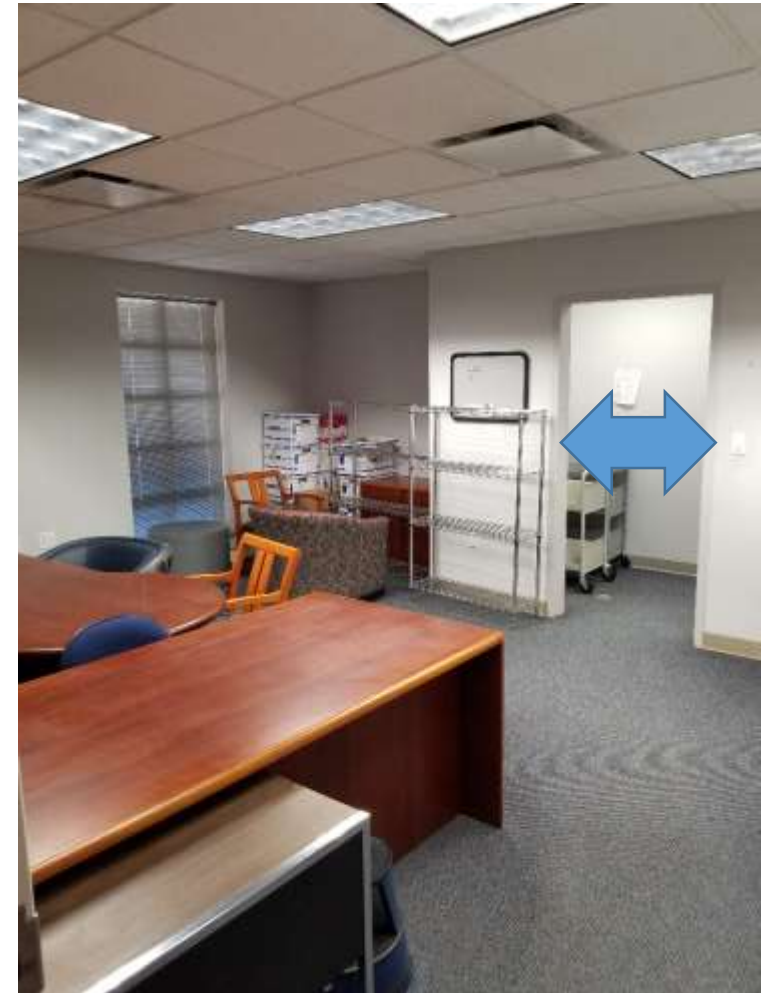
Purchase teen friendly furniture for new space

3. Repurpose former admin office into a meeting room

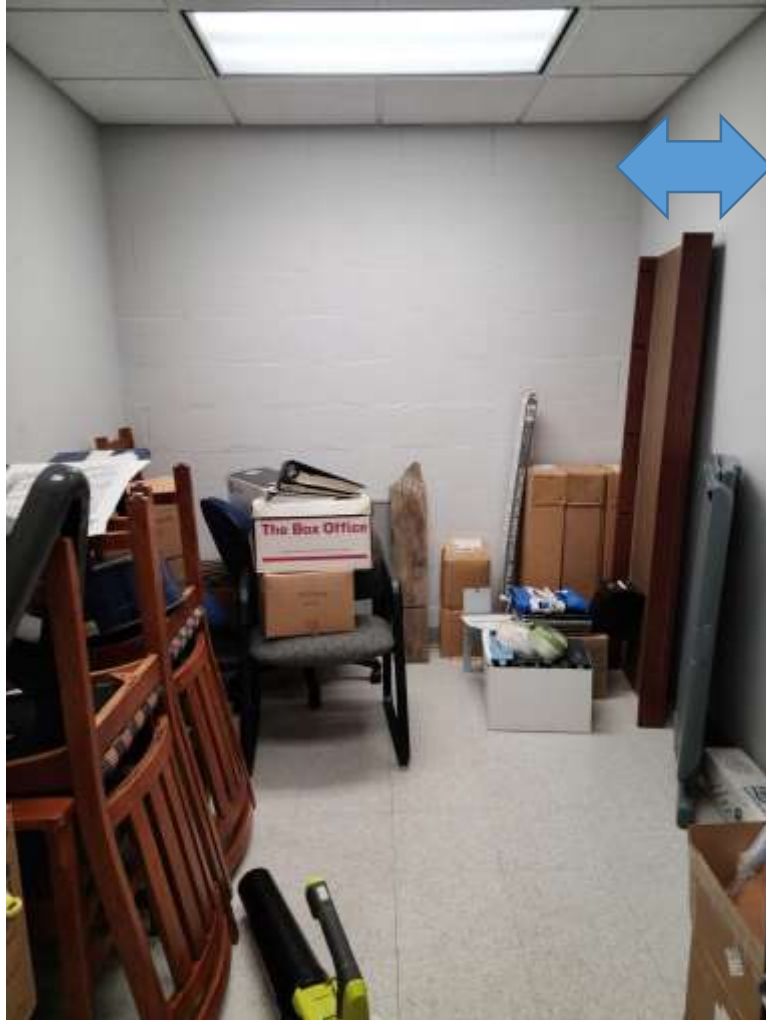


Remove wall that is shared with a storage room. (Left) Storage room has door into hallway for egress.

Enclose cased opening to make a meeting space. (right)



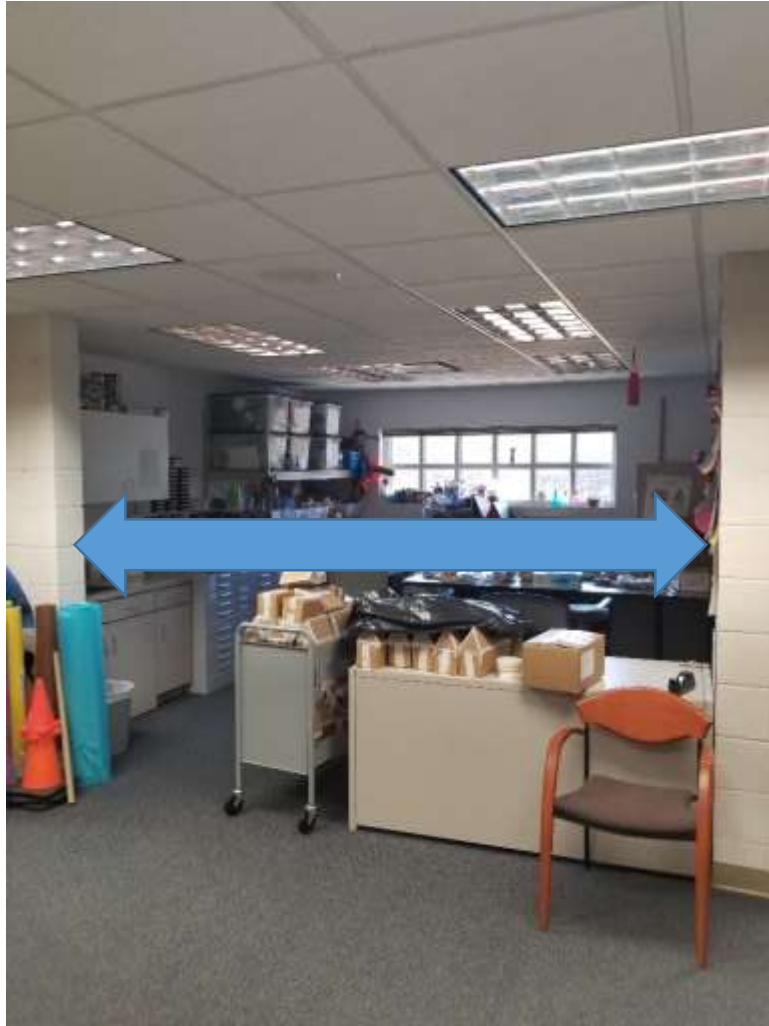
3. Storage room views



Change
door to
quarter
light
panel
door to
increase
visibility



4. Repurpose section of work room



Build a wall with a 36” door between block walls to create a new Branch Manager office

This area is currently used for children’s storage and story time and craft preparation

New Children's storage and story time prep



The new branch manager's office will replace the children's storage area. The storage area would move into the empty office next to the new Children's storytime room.

Door from Branch manager's office into the staff workroom



Door from library into Branch manager's office (replace door)





5. Close in cased opening on both sides of employee workroom with drywall and 36" door



6. Cut 6' of curb

Staff use this walkway to roll trash to the dumpster. They also use it when loading items into their car for outreach or taking items to the Satellite branch. This curb makes it difficult.

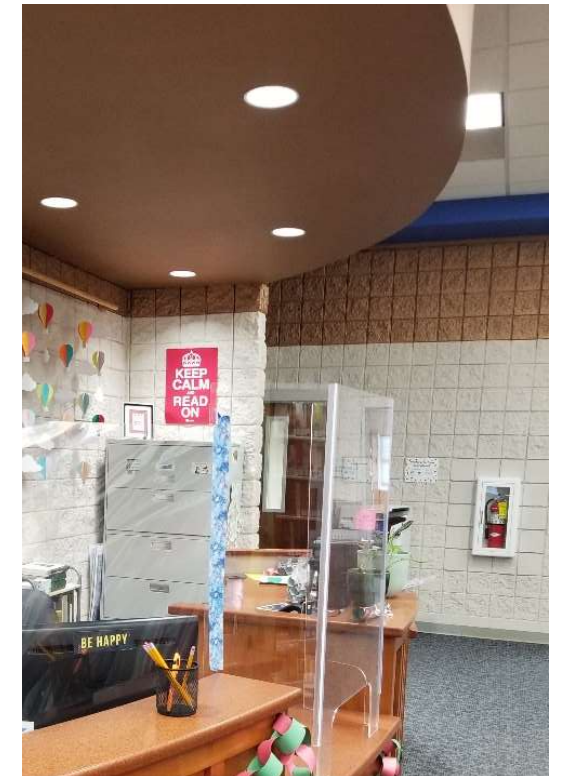


7. & 8. Library was built in 2001

Investment in the fabric, paint and carpet will make the library a welcoming place for many more years until it will be appropriate to replace it.



22

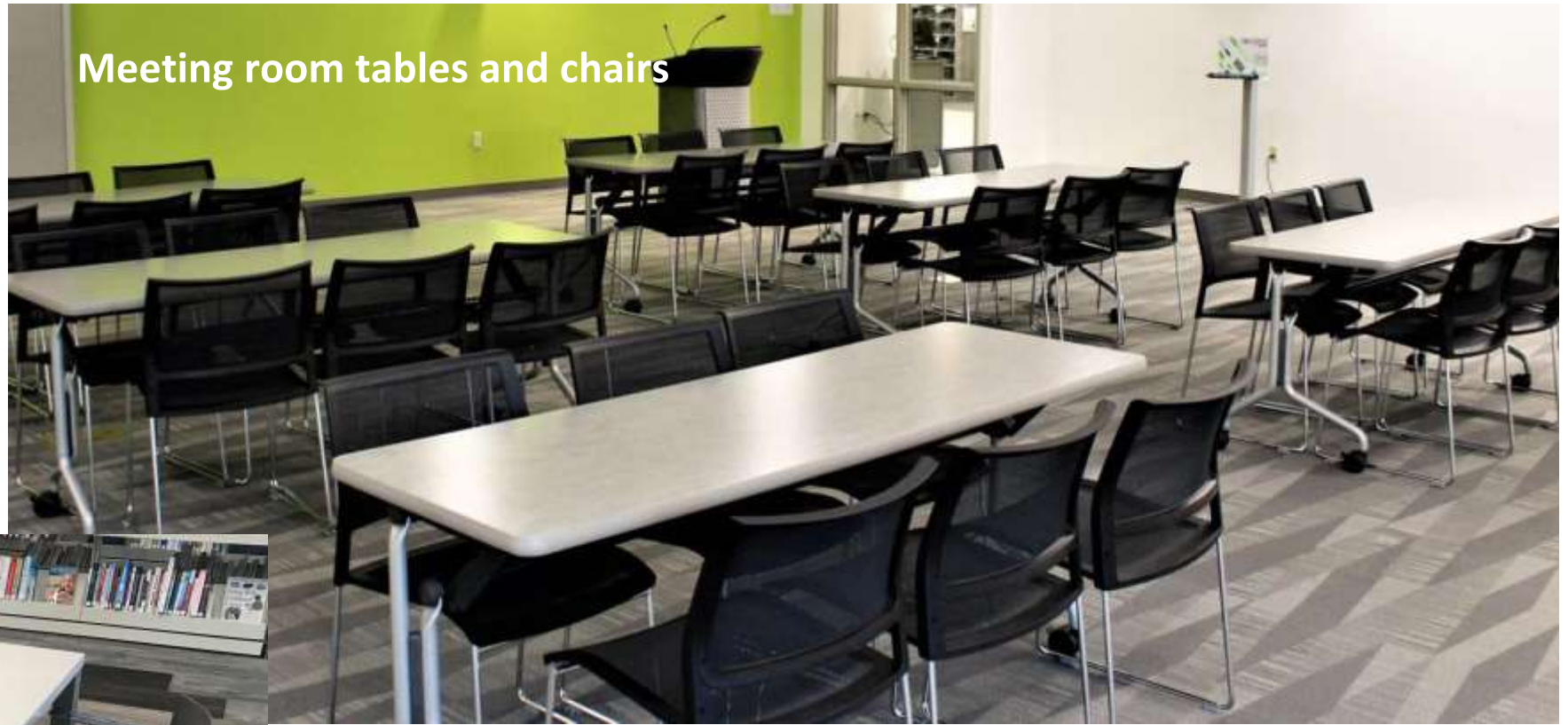


New furniture examples- type not colors





laptop chair



Meeting room tables and chairs



2 person tables



Recap: What does the library gain?

1. Five (5) new public spaces: children's storytime room, teen space, adult reading area, new meeting room, and study room with new comfortable, appealing furniture and technology equipment.
1. Two (2) new staff spaces: branch manager office and children's storytime storage and prep area
1. over 1000 additional library square footage previously used as administrative offices or storage space
1. A completely refreshed and welcoming library with new carpet and paint

County Naming policy

Can we solicit donors to name the new spaces to help with costs of renovation?

- New children's Storytime room
- New meeting room
- New study room
- Teen space
- Adult reading area



DAWSON COUNTY BOARD OF COMMISSIONERS AGENDA FORM

Department: Public Works _____

Work Session: 03-17-2022

Prepared By: Denise Farr _____

Voting Session: 04-07-2022

Presenter: Denise Farr _____

Public Hearing: Yes _____ No

Agenda Item Title: Request for Additional Staff for our MS4 Stormwater Program

Background Information:

In March of 2014, EPD approved Dawson County's Stormwater Management Program and issued the County a General National Pollutant Discharge Elimination System (NPDES) Permit NO. GAG610000 for Phase II Municipal Separate Storm Sewer System (MS4) to waters of the State. The permit is active for five years. Dawson County will be required to reapply for its 3rd Permit in March 2024.

Current Information:

The program requires that all inspection and administrative staff be certified through NPDES. During recent certification classes, it was brought to the County's attention that EPD has increased their focus in the following areas: Ensure Adequate Funding in all areas of the MS4 Program; Provide adequate staffing to ensure sufficient allocation of time and resources for all MS4 functions; and to ensure adequate response time for all MS4 Complaints. Since the County is required to provide a yearly report to EPD, it is of concern that these areas may not be adequately covered. There is also concern that EPD will begin to increase the MS4 areas for those Counties that do not have a County-Wide MS4. This would include Dawson County. In preparation for these changes, Public Works requests an additional staff member.

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

Fund	Dept.	Acct No.	Budget	Balance	Requested	Remaining
	Public Works					

Recommendation/Motion: _____

Department Head Authorization: _____

Date: _____

Finance Dept. Authorization: Vickie Neikirk

Date: 3/9/22

County Manager Authorization: David Headley

Date: 3-08-2022

County Attorney Authorization: _____

Date: _____

Comments/Attachments:

VN-If approved, funding would come from GF Fund balance.



MS4 PROGRAM REQUIREMENTS

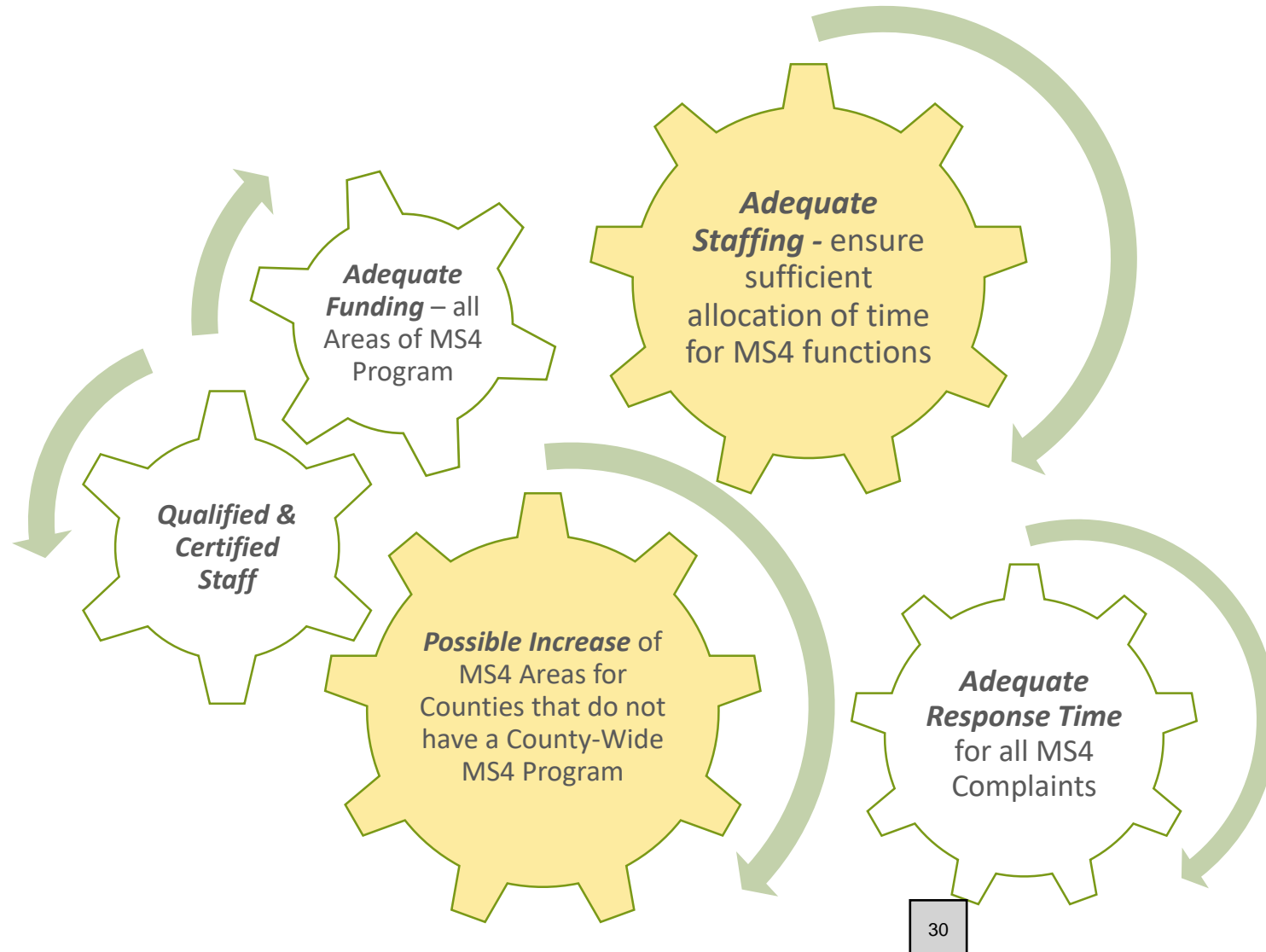
ADDITIONAL STAFF REQUEST

BACKGROUND INFORMATION:

- In March of 2014, the Georgia Environmental Protection Division (EPD) approved Dawson County's Stormwater Management Program and issued the County the General National Pollutant Discharge Elimination System (**NPDES**) **Permit No. GAG610000** for Phase II Municipal Separate Storm Sewer System (MS4) to waters of the State.
- The **five-year permit** is in accordance with the Federal Clean Water Act and the Georgia Water Control Act and requires each MS4 permittee to submit to EPD a Stormwater Management Program (SWMP). The County's **3rd Permit Application** is due March 2024.
- Dawson County is a **Local Issuing Authority** (O.C.G.A. 12-7-1) with ES&PC Plan Review & Approval privileges as specified per our MOA with EPD.
 - Issue Erosion Control Permits, Conduct Inspections, Enforce Ordinances, Collect Fees, Handle Complaints (Planning & Development Department)
- GSWCC (Georgia Soil and Storm Water Conservation Commission) reviews actions of certified LIAs and MS4 Permittees.



CHANGES TO MS4 PROGRAM: RECENT INCREASE IN FOCUS



ADDITIONAL MS4 STAFF RESPONSIBILITIES

- ❑ Project Management:
 - ❑ Roundabout @ SR 53 & Dawson Forest
 - ❑ Roundabout @ SR 136 & Shoal Creek
 - ❑ Roundabout @ Lumpkin Campground
 - ❑ Rock Creek Park Turf / Soccer Field
 - ❑ Fire Station #2 Sanitary Sewer
 - ❑ Rock Creek Trail Relocation
 - ❑ Rock Creek Restrooms
 - ❑ Rock Creek Canoe Put-In
 - ❑ GA PWR Make Ready Program
 - ❑ Health Department & 911 Center
 - ❑ Driveway & Utility Encroachment Permits
 - ❑ Inspection of all new roads, storm structures & Ponds within new subdivisions
 - ❑ Plan review for all new developments

STORMWATER PERMIT AND MANAGEMENT PROGRAM

- As a part of **SWMP** , the County is required to :
 - Address Six Minimum Control Measures



MINIMUM CONTROL MEASURES



Keep Dawson County Beautiful
Presents
Tire Amnesty Day



Saturday, November 13th, 2021
7:00 a.m. – 5:00 p.m.

Dawson County Waste & Recycling Center (Transfer Station)
898 Bart Creek Road, Dawsonville, GA 30534

- Maximum of 10 standard car/truck tires ONLY per load.
- No commercial vehicle tires accepted: heavy duty/boat tires, semi-truck, tractor-puller or agricultural tires.
- **FREE** to Dawson County residents only; no tire companies please.
- No tires will be accepted with mud, dirt, debris or rims attached.



MS4
PUBLIC OUTREACH SERVICES TO ENSURE
GREATER COMPLIANCE IN YOUR COMMUNITY

#1 PUBLIC OUTREACH AND EDUCATION

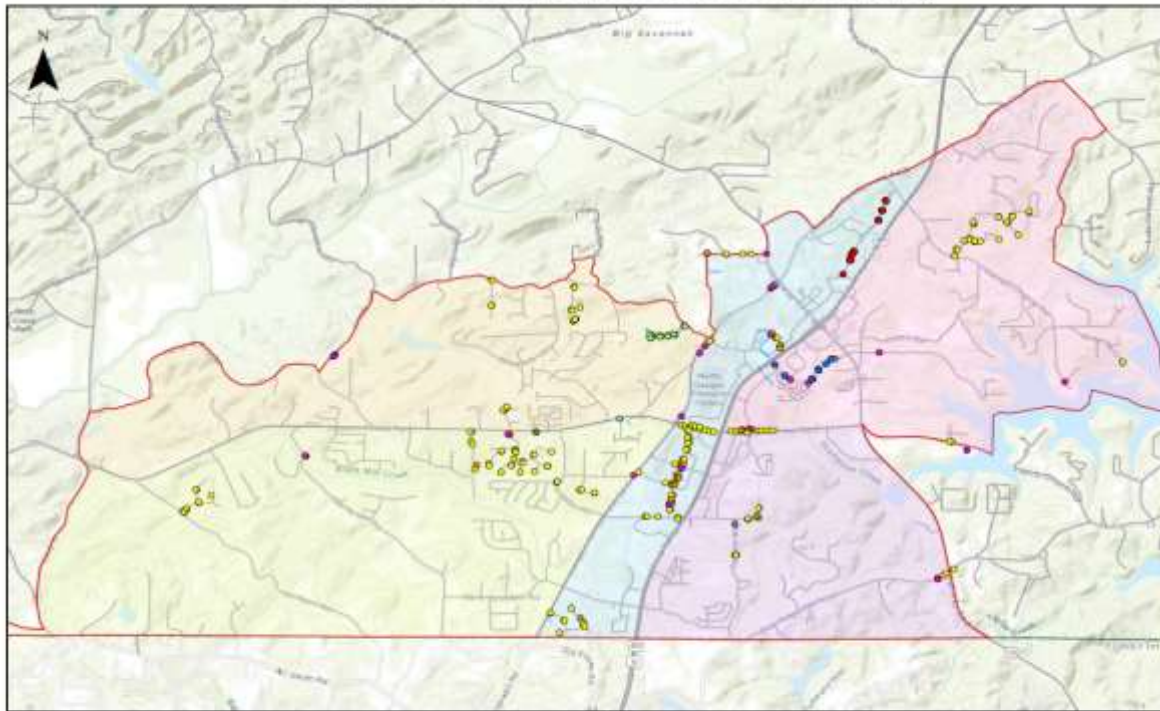
- School Presentations & Activity Books (Quarterly)
- Trunk or Treat
- Adopt a Mile
- Dawson County Recycling Program
- Facebook Posts (Bi-weekly)
- Dawson County Webpage Updates

#2 PUBLIC INVOLVEMENT

- Tire Amnesty Day Program
- Shore Sweep Program
- Rivers Alive Clean-up
- Electronic Recycling Day
- Adopt a Mile
- Storm Drain Stenciling

MINIMUM CONTROL MEASURES

2021 MS4 Control Structure Inventory Map (Stenciled)



You are Invited!
Dawson County's 7th Annual Storm Drain Stenciling Event

Monday, December 13, 2021
at 11:00 a.m.

256 Beartooth Parkway
Dawsonville, GA 30534

It is Dawson County's goal to keep our beautiful water and streams clean for future generations. We encourage you to help us keep our waterways clean by participating in this event. If you are unable to attend, please contact our office for more information. For more information, please visit our website at www.dawsoncountyga.gov.

Hosted by
Dawson County Public Works



#3 ILLICIT DISCHARGE DETECTION AND ELIMINATION

- 1st Locate, Categorize, and Document points of Illicit Discharge (Yearly Report Requirement).
- 2nd Label, Categorize and Evaluate all Catch Basins, Inlets, Flumes, Junction Boxes and Ditches. (Yearly Report Requirement).
- 3rd Once Identified, Inspect and Evaluate each storm structure on a bi-yearly basis. (Yearly Report Requirement).
- 4th Provide and Track Public Reporting of IDDE (Yearly Report Requirement).
- 5th IDDE Form provided on Dawson County Website for reporting and tracking purposes. (Yearly Report Requirement).

MINIMUM CONTROL MEASURES

2021 MS4 Outfall Inventory List



Legend

- Outfalls
- Rivers
- County Roads
- MS4 Total Outline
- MS4 Sector A
- MS4 Sector B
- MS4 Sector C
- MS4 Sector D
- MS4 Sector E

MS4s ARE REQUIRED TO PROACTIVELY FIND AND ELIMINATE ILLICIT DISCHARGES.



#3 ILLICIT DISCHARGE DETECTION AND ELIMINATION

- ❑ 1st Locate, Identify and Evaluate all Outfalls.
- ❑ 2nd Locate and Identify all County Roads containing Outfalls
- ❑ Provide Outfall Screening & Sampling



If a pipe or ditch discharges storm runoff collected from areas outside the boundaries of State Waters, to State Waters, it is an Outfall.

MINIMUM CONTROL MEASURES



#4 CONSTRUCTION SITE DISCHARGE CONTROLS

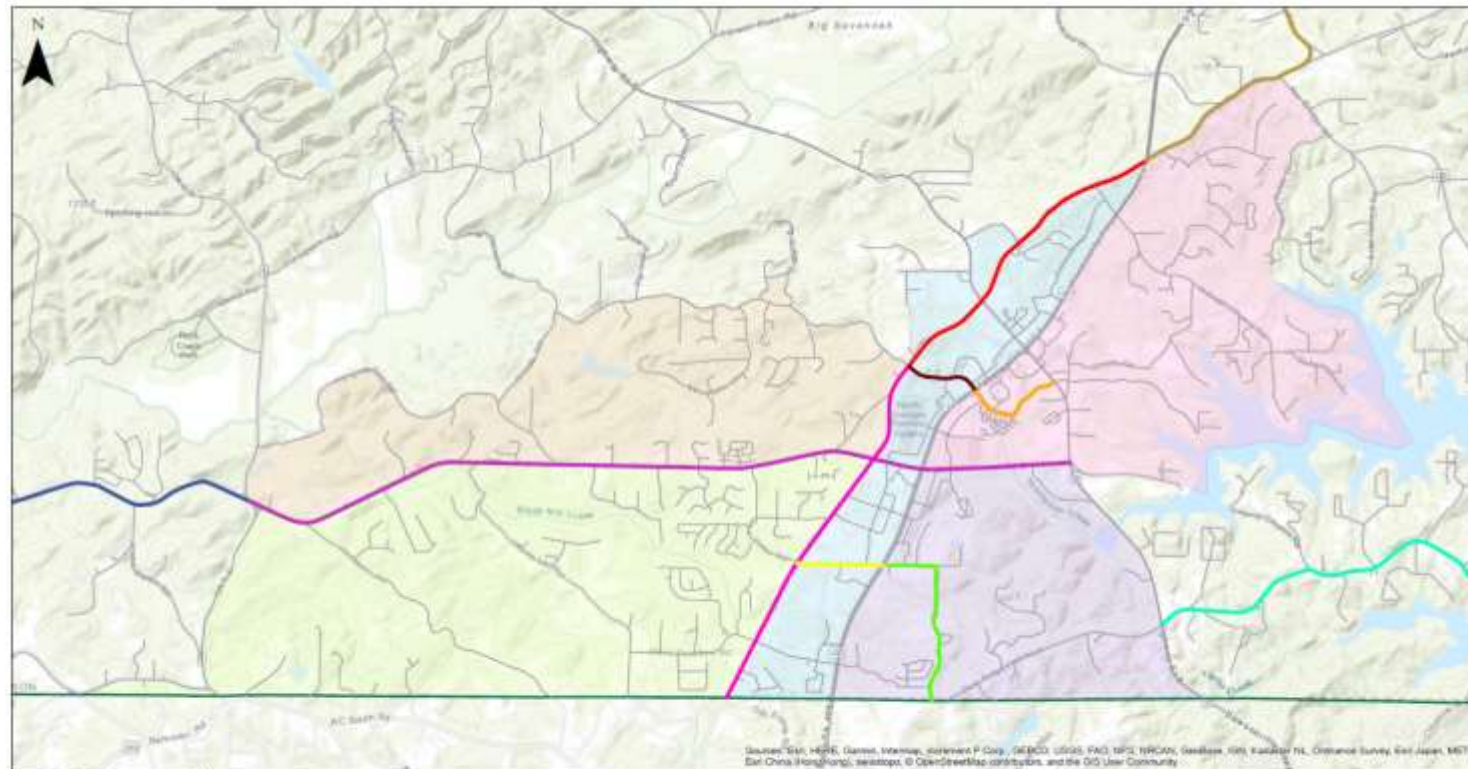
- ❑ FY 2021: Thirty-One Commercial Development Sites
 - ❑ Plan Review: Record of all plan revision requests related to MS4 and Erosion requirements.
 - ❑ Weekly Inspections: All Stormwater and Erosion Issues require evaluation and documentation of issues and resolutions.
- ❑ FY 2021: Seventy-One Residential Development Sites
 - ❑ Road, Storm Water Conveyance System, and Ponds require Weekly Inspections.
 - ❑ All Stormwater and Erosion Issues require evaluation and documentation of issues and resolutions.
- ❑ Provide Turbidity Testing and document results.

MINIMUM CONTROL MEASURES

2021 MS4 Area Community Service Roads

#5 POST CONSTRUCTION CONTROLS FOR NEW DEVELOPMENTS

- ❑ Provide Monitoring of all Community Service Roads within MS4 Area.
- ❑ Provide reports pertaining to County and Public involvement relating to MS4 Housekeeping requirements.
- ❑ Enforce requirements through regular inspections.
- ❑ Continue awareness programs with HOA's and Commercial Management Companies.



Legend

— Carlisle Road	— Lumpkin Campground Road N - 2.89 mi	— Beartooth Pkwy - 0.58 mi	 MS4 Sector A	 MS4 Sector E
— Dawson Forest Road E - 0.81 mi	— Lumpkin Campground Road S - 0.3 mi	— Whitlire Road - 1.71 mi	 MS4 Sector B	
— Dawson Forest Road W - 0.35 mi	— War Hill Park Road - 3.11 mi	— County Roads	 MS4 Sector C	
— Harmony Church Road - 1.42 mi	— Industrial Park Rd - 0.41 mi	— County Line	 MS4 Sector D	



MINIMUM CONTROL MEASURES

Public Works



- PROJECT MANAGEMENT
- DAWSON COUNTY ROAD MAP
- PUBLIC WORKS SERVICE REQUEST
- ROAD AND BRIDGE MAINTENANCE
- SOLID WASTE AND RECYCLING
- STORMWATER MANAGEMENT
- ILLICIT DISCHARGE DETECTION AND ELIMINATION (IDDE) FORM
- MS4 AREA MAP
- STORM WATER MANAGEMENT SERVICE REQUEST

Illicit Discharge Detection and Elimination (IDDE) Form

First Name *

Last Name *

Phone Number *

E-Mail Address *

Address

City

State

Zip Code

Location of Problem (include street address if known)



#6 GOOD HOUSE KEEPING & POLLUTION PREVENTION

- Provide Public Reporting System for Illicit Discharge.
- Track all IDDE Complaints and provide explanation of process of resolution and compliance.
- Inventory & Inspections of County owned facilities
- Monitor problematic areas
- Monitor Webpage Activity



STAFFING REQUEST / QUESTIONS?

- Due to new regulatory demands, Public Works respectfully requests the Board of Commissioners to re-examine the request for a Stormwater Administrator/Inspector Position for the purpose of managing the County's MS4 Program.





DAWSON COUNTY BOARD OF COMMISSIONERS AGENDA FORM

Department: Parks & Recreation

Work Session: 03/17/2022

Prepared By: Melissa Hawk

Voting Session: 04/07/2022

Presenter: Matt Payne

Public Hearing: Yes No

Agenda Item Title: IFB #400-22

Background Information:

On May 6, 2021, the Board approved SPLOST VI overage funds in the amount of \$1,595,000.00, to be used on several Parks & Recreation projects.

Current Information:

An IFB was released on January 25, 2022, opening on March 2, 2022. One bid was received from Crown Services Contractors, in the negotiated amount of \$169,883.00.

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

Fund	Dept.	Acct No.	Budget	Balance	Requested	Remaining
324	6120	541200	\$129,374.04	\$129,374.04	\$129,374.00	
Fund	Dept.	Acct No.	Budget	Balance	Requested	Remaining
785	6120	541200			\$40,509.00	

Recommendation/Motion: Staff respectfully requests the Board to accept the offer submitted and to award a contract to Crown Services Contractors, in the amount not to exceed \$169,883.00.

Department Head Authorization: Matt Payne

Date: 03/08/2022

Finance Dept. Authorization: Vickie Neikirk

Date: 3/9/22

County Manager Authorization: David Headley

Date: 3-09-2022

County Attorney Authorization: _____

Date: _____

Comments/Attachments:

VN-If approved, funding will come from SPLOST VI and Impact fees



The Edge of The World

Photo By: Michele DeBlois

IFB #400-22 SINGLE BATHROOM FOR ROCK CREEK PARK – SPLASH PAD PAVILION

WORK SESSION – MARCH 17, 2022

Background and Overview

- ❖ On May 6, 2021, the Board approved SPLOST VI overage funds in the amount of \$1,595,000.00, to be used on several Parks/Recreation projects.
- ❖ An Invitation for Bid was released on January 25, 2022 for the construction of a single restroom at the Splash Pad Pavilion.
- ❖ Contract period to be 60 calendar days from the date of the Notice to Proceed to the acceptance of the turn-key project.

Procurement Approach and Procedure

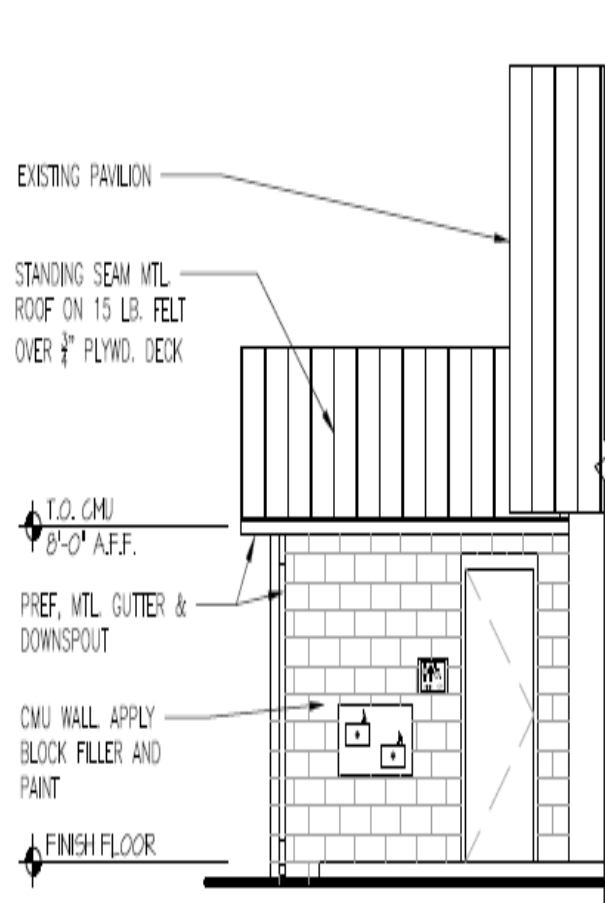
BID ACCORDING TO POLICY

- ✓ Advertised in Legal Organ
- ✓ Posted on County Website
- ✓ Posted on Georgia Procurement Registry
- ✓ Emailed notification through vendor registry
- ✓ Notification through County's Facebook and Twitter accounts
- ✓ Notification through Chamber of Commerce
- ❑ **1 bid received**

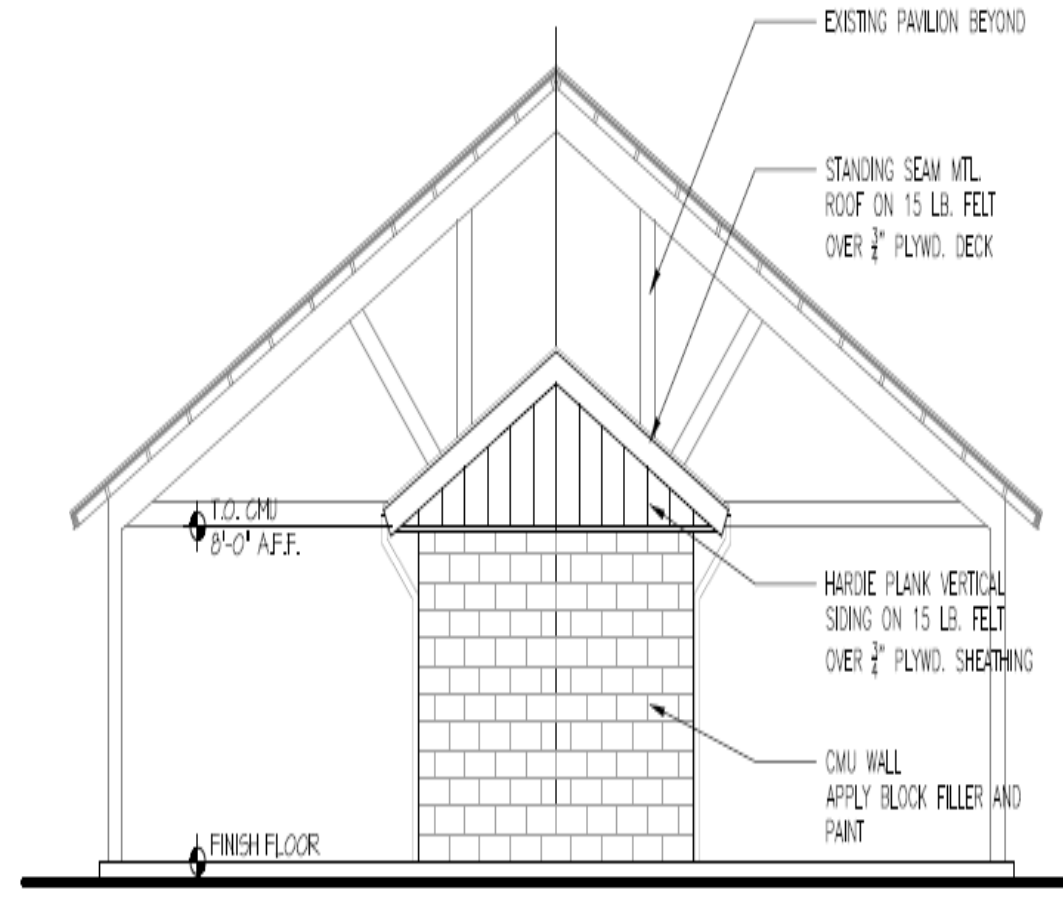
Scope of Work

- ❖ Some of the scope of work includes as per the drawings/plans included within the IFB document:
 - Constructing a block building frame
 - Electrical
 - Plumbing
 - Minimal site work
 - Construction of a concrete slab
 - Connect to Etowah Water and Sewer

Scope of Work

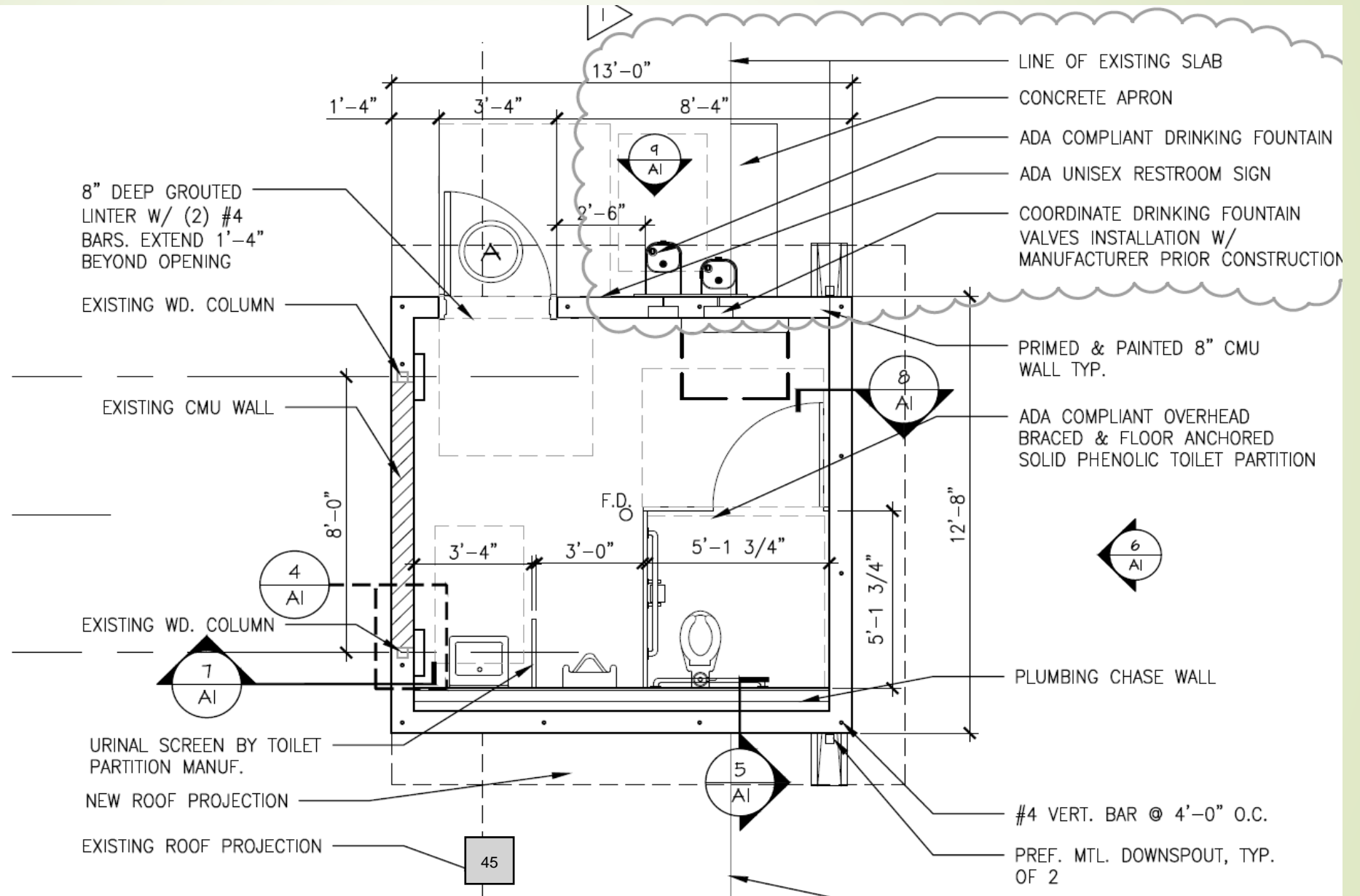


9 ELEVATION
AI SCALE: 3/16" = 1'-0"



6 ELEVATION
AI SCALE: 3/16" = 1'-0"

Scope of Work



Offers Received

CROWN SERVICES CONTRACTORS

ITEM DESCRIPTION	UNIT OF MEASURE	TOTAL COST
SINGLE BATHROOM AT ROCK CREEK PARK SPLASH PAD PAVILION	Lump Sum	\$169,883.00

Staff Recommendation

Staff respectfully requests the Board to accept the bid submitted, to award a contract to Crown Services Contractors, not to exceed the amount of \$169,883.00, utilizing \$129,374.00 of SPLOST VI Funds and \$40,509.00 of Impact Fee Funds.



**City of Dawsonville
Planning and Zoning Department**

415 Highway 53 East, Suite 100
Dawsonville, GA 30534
Phone: (706) 265-3256

**Annexation Petition
Application**

ANNEXATION # ANX-C2200143

ZONING AMENDMENT APPLICATION AND FEES RECEIVED? YES NO

Applicant Name(s): Stephen L. Caldwell

Address: 389 Cleve Wright Rd City: Dawsonville State: GA Zip: 30534

E-Mail: _____

Cell Number(s): _____

Property Owner's Name(s): same

Address: _____ City: _____ State: _____ Zip: _____

E-Mail: _____

Property Owner's Telephone Number(s): _____

Address of Property to be Annexed: 389 Cleve Wright Rd

TMP #: 068 053 Acre(s): 3 Survey Recorded in Plat Book # Page #: 29 289

Land Lot #: 90 District #: 115 Section # 4-1 Legal Recorded in Deed Book # Page #: 1286 77

Current Use of Property: Residential - Single home

County Zoning Classification: RA City Zoning Classification: RA

Land Use & Zoning Ordinance, Article VII. General Provisions Sec. 708. Annexation: Any land area subsequently added to the incorporated area of Dawsonville shall automatically be classified R-1 (single-family residential district) until or unless otherwise classified by amendment to the official zoning map.

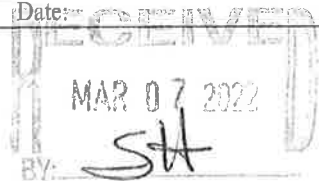
Petition **MUST** include a completed application with signatures and **ALL** attachments.

- An 8 1/2 x 11 copy of the current RECORDED BOUNDARY SURVEY of said property showing the contiguity of said property to the existing corporate limits of the City of Dawsonville, GA.
- A copy of the current metes and bounds LEGAL DESCRIPTION that matches the boundary survey of the property being annexed.
- Survey must be signed and sealed by a Registered Land Surveyor.
- Survey must be signed, stamped recorded by Dawson County Clerk's of the Court office.

FEE SCHEDULE

Annexation Fee	\$300.00
Administrative fee	\$100.00
Public Notice Certified Mail	\$7.33 per adjacent property owner

Office Use Only	
Date Completed Application Rec'd: <u>03.11.2022</u> <u>SA</u>	Amount Paid: \$ _____ CK _____ Cash <u>Fees Waived</u>
Date of Planning Commission Meeting: <u>05.09.2022</u>	Dates Advertised: <u>04.20.2022</u>
Date of City Council Meeting: <u>05.16.2022</u>	Rescheduled for next Meeting: _____
Date of City Council Meeting: <u>06.06.2022</u>	Approved by City Council: YES NO
Approved by Planning Commission: YES NO	Postponed: YES NO Date: _____





City of Dawsonville
Planning and Zoning Department

415 Highway 53 East, Suite 100
Dawsonville, GA 30534
Phone: (706) 265-3256

Annexation Petition
Application

Property Owner(s) Authorization

I / We the undersigned, being the owner(s) of real property of the territory described herein as

Stephen Caldwell (Address/Tax Map Parcel), respectfully request that the Mayor and City Council of the City of Dawsonville, Georgia annex this property into the City and extend the City boundaries to include the same.

Upon signature of this document, I / We the undersigned certify that all the information provided is true and accurate to the best of our knowledge.

[Handwritten Signature]
Property Owner Signature

Stephen L. Caldwell
Property Owner Printed Name

Property Owner Signature

Property Owner Printed Name

Applicant Signature

Applicant Printed Name

Applicant Signature

Applicant Printed Name

State of Georgia
County of Dawson

Sworn to and subscribed before me this
this 7th day of March 20 22

[Handwritten Signature]
Notary Public, State of Georgia



My Commission Expires: 10/26/2025

Notary Seal

Planning Commission Meeting Date (if rezone): 05.09.2022

Dates Advertised: 04.20.2022

1st City Council Reading Date: 05.09.2022

2nd City Council Reading Date:

Approved: YES NO

Date Certified Mail to: 3/14/22 County Board of Commissioners & Chairman 3/14/22 County Manager 3/14/22 County Attorney

Letter Received from Dawson County Date:



City of Dawsonville
Planning and Zoning Department

415 Highway 53 East, Suite 100
Dawsonville, GA 30534
Phone: (706) 265-3256

Annexation Petition
Application

Application # ANX C2200143 TMP#: 068 053

It is the responsibility of the applicant to provide a list of adjacent property owners. This list must include the name and address of anyone who has property touching your property or who has property directly across the street from your property. (Use additional sheets if necessary)

****Please note**** This information should be obtained at the Planning Office using the Tax Map Parcel Map listing any parcel(s) adjoining or adjacent to parcel where rezone is being requested.

TMP # 068 039 1. Name(s): Wesley H. DOWD
Address: 333 Cleve Wright Rd
Dawsonville, GA 30534

TMP # 068 058 008 2. Name(s): Thomas Evan Baker & Olivia Noland
Address: 4320 Martel Drive
Cumming, GA 30040

TMP # 068 055 3. Name(s): James & Helen Bottoms
Address: 320 Lakeside Trace
Canton, GA 30115

TMP # 068 058 003 4. Name(s): TIRT Power & Danny Buice
Address: 2572 Elliott Family Pkwy
Dawsonville, GA 30534

TMP # _____ 5. Name(s): _____
Address: _____

TMP # _____ 6. Name(s): _____
Address: _____

TMP # _____ 7. Name(s): _____
Address: _____

THE APPLICANT, OR DESIGNED AGENT, **MUST*** ATTEND THE PUBLIC HEARINGS FOR THE CONDITIONAL USE REQUEST TO BE CONSIDERED.

***NOTE:** if the applicant of a petition before the Planning Commission fails to attend the public hearing, then the Planning Commission may deny the subject petition or may require re-advertisement of the subject petition at the expense of the applicant.

N/F ELLIOTT

NOTES:

LEGEND

GEORGIA, DAWSON COUNTY
CLERK'S OFFICE, SUPERIOR COURT
FILED FOR RECORD

(1) THIS SURVEY WAS PREPARED WITHOUT THE
BENEFIT OF A LEGAL TITLE SEARCH AND
IS SUBJECT TO ANY AND ALL DISCLOSURES
PRODUCED BY SAME, INCLUDING EASEMENTS
WHETHER OR NOT SHOWN ON THIS PLAT.

- 1. N.T.S. = NOT TO SCALE
- 2. LL = LAND LOT
- 3. C.T. = CRIMP TOP
- 4. O.T. = OPEN TOP
- 5. R/W = RIGHT OF WAY
- 6. C = CENTER LINE
- 7. L = PROPERTY LINE
- 8. LLL = LAND LOT LINE
- 9. PP = POWER POLE
- 10. N/F = NOW OR FORMERLY
- 11. Δ = IRON PIN FOUND
- 12. ⊙ = IRON PIN SET (1/2" OT)
- 13. R.C.P. = REINF. CONC. PIPE
- 14. C.M.P. = CORRUGATED METAL PIPE
- 15. = POWER LINE
- 16. = WATER LINE
- 17. = GAS LINE
- 18. -X-X- = FENCE
- 19. ⊠ = R/W MONUMENT

of _____ M
Recorded in Book 29 Page 289
this _____ day of _____ 19____

(2) THIS SURVEY WAS PREPARED FOR THE
EXCLUSIVE USE OF THE PERSON OR ENTITY
NAMED HEREON. - EDITING OR REPRODUCTION
WITHOUT THE CONSENT OF THE SURVEYOR
IS PROHIBITED.

CURTIS CHAPPELL CLERK

IN MY OPINION THIS PLAT IS A CORRECT
REPRESENTATION OF THE LAND PLATTED AND
HAS BEEN PREPARED IN CONFORMITY WITH THE
MINIMUM STANDARDS AND REQUIREMENTS OF LAW.

Frederick C. Youngman
FREDERICK C. YOUNGMAN

EQUIPMENT USED FOR MEASUREMENT
TOPCON GTS-2

THIS (PROPERTY) (~~RECORDED 66~~) (IS NOT)
LOCATED WITHIN THE 100 YEAR FLOOD AREA
PER OFFICIAL "FIA FLOOD HAZARD MAPS"

REF. PLAT:

PLAT FOR WALKER

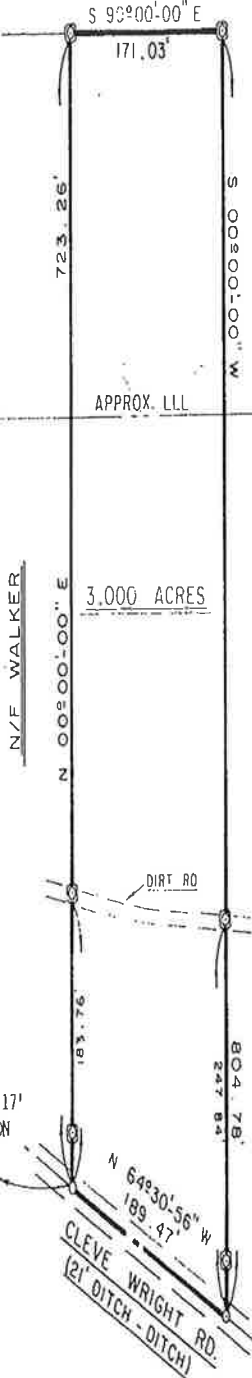
DATED 5/6/87

BY: YOUNGMAN ASS'CS

0' 100' 200' 300'



GRAPHIC SCALE



3.000 ACRES

THIS PLAT HAS BEEN CALCULATED
FOR CLOSURE AND IS FOUND TO
BE ACCURATE WITHIN ONE FOOT
IN 335,709 FEET.

THE FIELD DATA UPON WHICH THIS PLAT
IS BASED HAS A CLOSURE PRECISION OF
ONE FOOT IN 31,858 FEET AND AN
ANGULAR ERROR OF 03' PER ANGLE POINT
AND WAS ADJUSTED USING COMPASS RULE.

S 82°03' 43" E 2605.17'
FROM THE C INTERSECTION
OF HWY. 183 & CLEVE
WRIGHT ROAD.

CLEVE WRIGHT RD.
(21' DITCH - DITCH)



PROFESSIONAL LAND SURVEYOR
DAWSONVILLE, GA 30534
(706) 216-8585



DAVID BRYAN GOBER
AND
STELLA M. GOBER

LAND LOT: 9G, 115 92026

DISTRICT: 4TH SECTION:

COUNTY: DAWSON STATE: GEORGIA

SCALE: 1" = 100' DATE: 4/1/89

Prepared By & Return To:
Southern Venture Title Company, LLC
19 East Main Street
Suite G.
Dahlonega, GA 30533
706-503-4777
File No. 2018-GA-29

STATE OF GEORGIA
COUNTY OF LUMPKIN

QUITCLAIM DEED

THIS INDENTURE, made between Sharon D. Caldwell of the County of Dawson and State of Georgia, hereinafter called "Grantor," and Stephen L. Caldwell, of the County of Dawson and State of Georgia, hereinafter collectively called "Grantee" (the words "Grantor" and "Grantee" to include their respective heirs, successors and assigns where the context requires or permits).

WITNESSETH:

Grantor, for and in consideration of the sum of Ten Dollars (\$10.00) and other valuable considerations in hand paid at and before the sealing and delivery of these presents, the receipt whereof is hereby acknowledged, by these presents do hereby remise, convey and forever quitclaim unto the Grantee all their interest in the following described real estate:

All that tract or parcel of land lying and being in Land Lots 90 and 115 of the 4th District, 1st Section of Dawson County, Georgia, being 3.000 acres, more or less, together with all improvements located thereon, and being more particularly set out on a plat of survey prepared for David Bryan Gober and Stella M. Gober by Frederick C. Youngman, Georgia Registered Land Surveyor. This plat is recorded in Plat Book 29, Page 289, Dawson County Records, and is incorporated herein by reference for a more detailed description.

Less and except any portion of the property lying within the right of way of Cleve Wright Road. This property is conveyed subject to all easements for roads and utilities in use or of record.

TOGETHER WITH any and all the rights, privileges, easements, improvements and appurtenances to the same belonging.

TO HAVE AND TO HOLD the said described premises to Grantee, so that neither Grantor nor any person or persons claiming under Grantor shall at any time, by any means or ways, have, claim or demand any right or title to said premises or appurtenances, or any rights thereof.

BY ACCEPTANCE OF AND/OR FILING OF THIS QUITCLAIM DEED, HEREBY
ACKNOWLEDGE THAT THIS DEED WAS PREPARED FROM INFORMATION
FURNISHED BY THE PARTIES INVOLVED, AND PREPARER MAKES NO
REPRESENTATION AS TO THE STATUS OF TITLE OR ACCURACY OF THE
LEGAL DESCRIPTION HEREIN AND THAT NO TITLE INSURANCE IS BEING
PROVIDED.

Sharon D. Caldwell

IN WITNESS WHEREOF, Grantor have signed and sealed this deed, the 2nd day of
March, 2018.

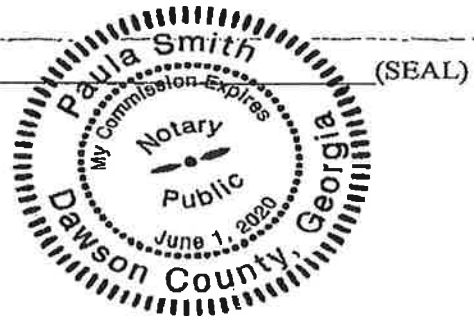
Signed, Sealed and delivered
in the presence of:

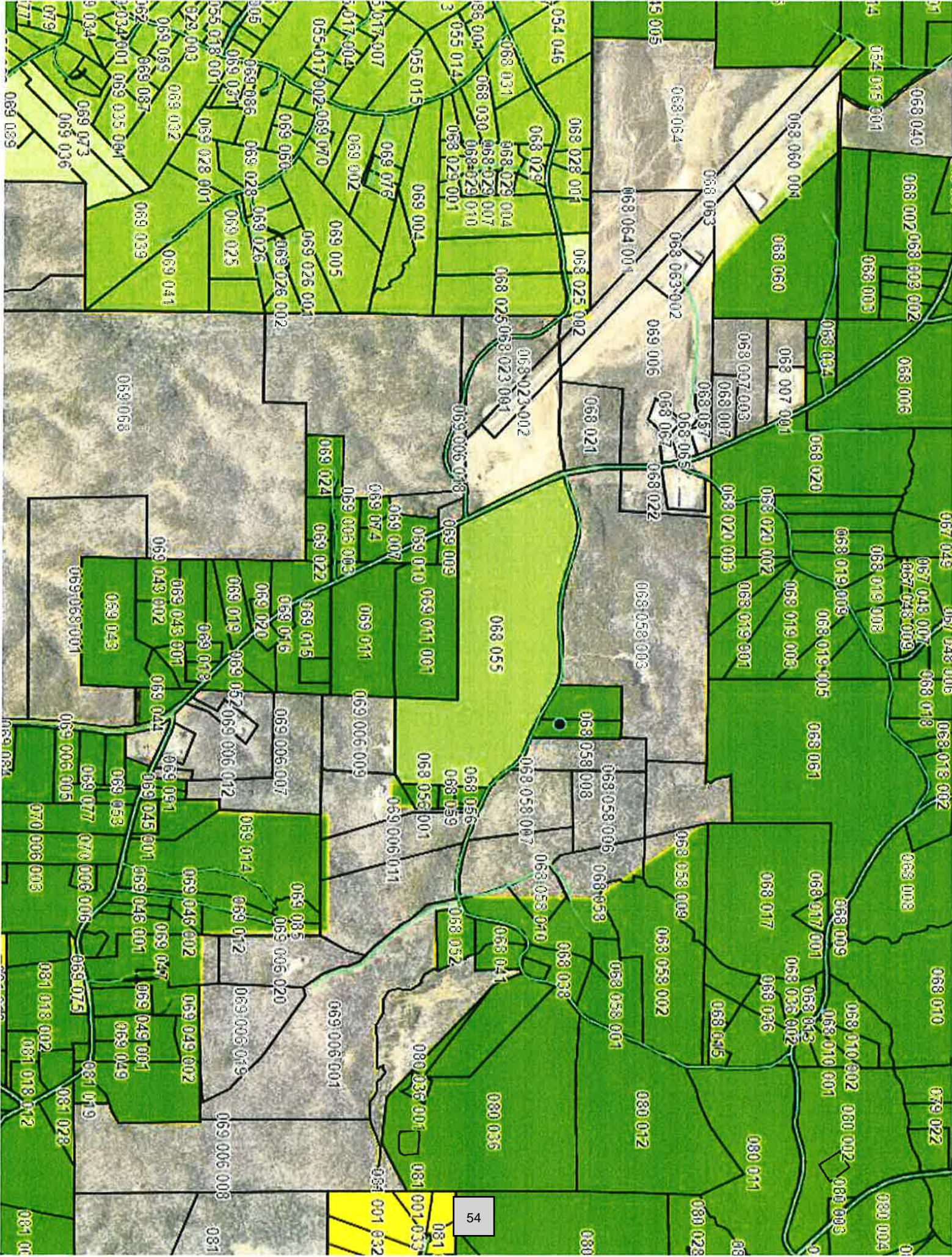
Justin Beary

Witness

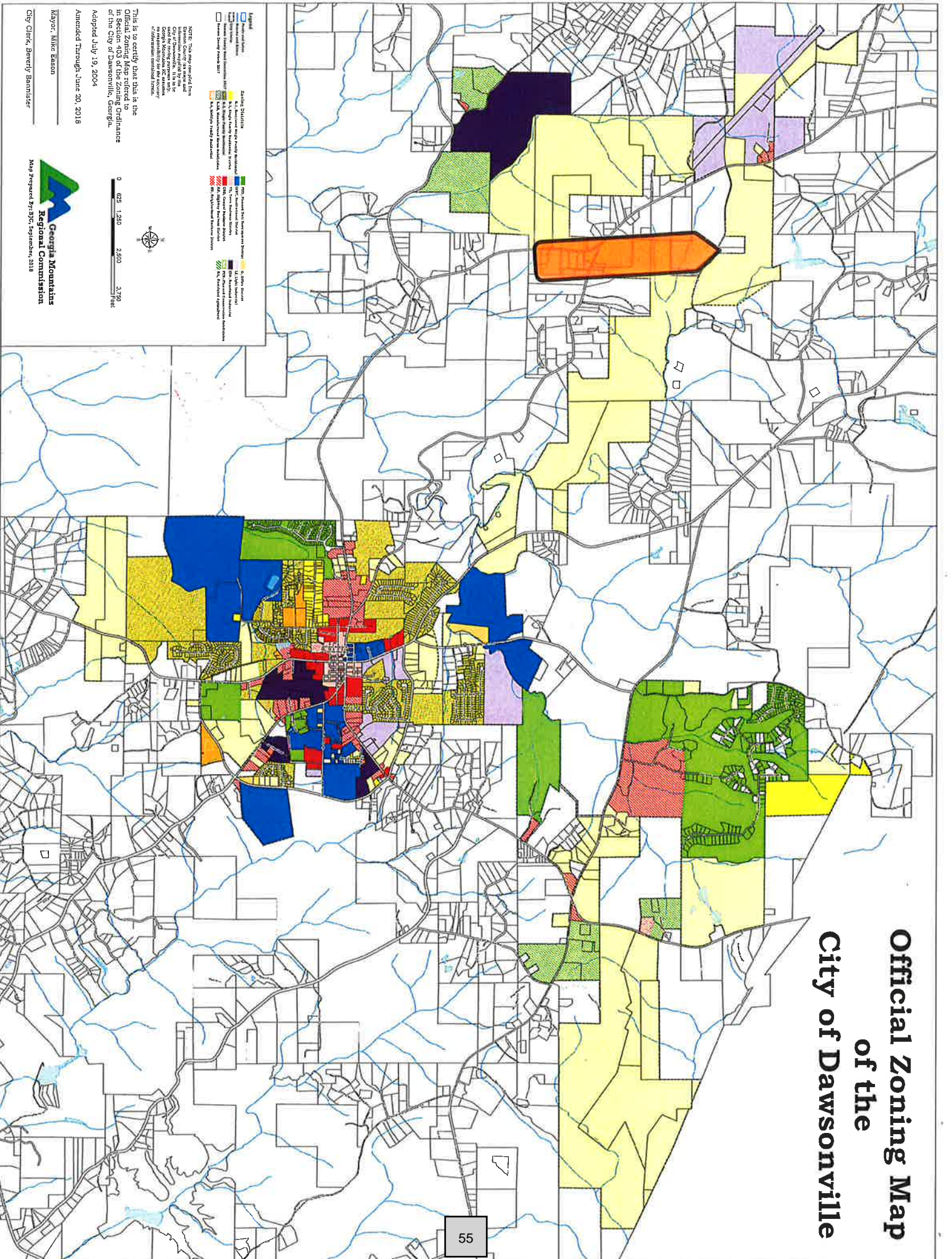
Paula Smith

Notary Public
My Commission expires: JUNE 1, 2020





Official Zoning Map of the City of Dawsonville





Overview



Legend

□ Parcels

Parcel ID: 068 053
Alt ID: 5425
Owner: CALDWELL STEPHEN L
Acres: 3
Assessed Value: \$170570

Date created: 3/9/2022
Last Data Uploaded: 3/8/2022 10:49:02 PM

Developed by  Schneider
GEOSPATIAL


qPublic.net™ Dawson County, GA
Summary

Parcel Number 068 053
 Location Address 389 CLEVE WRIGHT RD
 Legal Description LL 90 115 LD 4-1
 (Note: Not to be used on legal documents)
 Class R4-Residential
 (Note: This is for tax purposes only. Not to be used for zoning.)
 Tax District UNINCORPORATED (District 01)
 Millage Rate 23.663
 Acres 3
 Neighborhood RL-ST - Amicalola (312000)
 Homestead Exemption Yes (X14)
 Landlot/District N/A

[View Map](#)**Owner**

CALDWELL STEPHEN L
 389 CLEVE WRIGHT ROAD
 DAWSONVILLE, GA 30534

Rural Land

Type	Description	Calculation Method	Soil Productivity	Acres
RUR	Small Parcels	Rural	5	3

Residential Improvement Information

Style One Family (Detached)
 Heated Square Feet 1400
 Interior Walls Sheetrock
 Exterior Walls Wood/Cedar
 Foundation Masonry/Crawl
 Attic Square Feet 0
 Basement Square Feet 0
 Year Built 1996
 Roof Type Asphalt Shingles
 Flooring Type Carpet/Vinyl/Linoleum
 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 \$114,500
 Condition Average
 House Address 389 CLEVE WRIGHT RD

Accessory Information

Description	Year Built	Dimensions/Units	Identical Units	Value
Storage Building: Frame	2000	16x18 / 0	0	\$1,800
Storage Building: Frame	2000	10x12 / 0	0	\$770
Homesite Imp: 3 Avg	1996	1x0 / 1	1	\$5,000

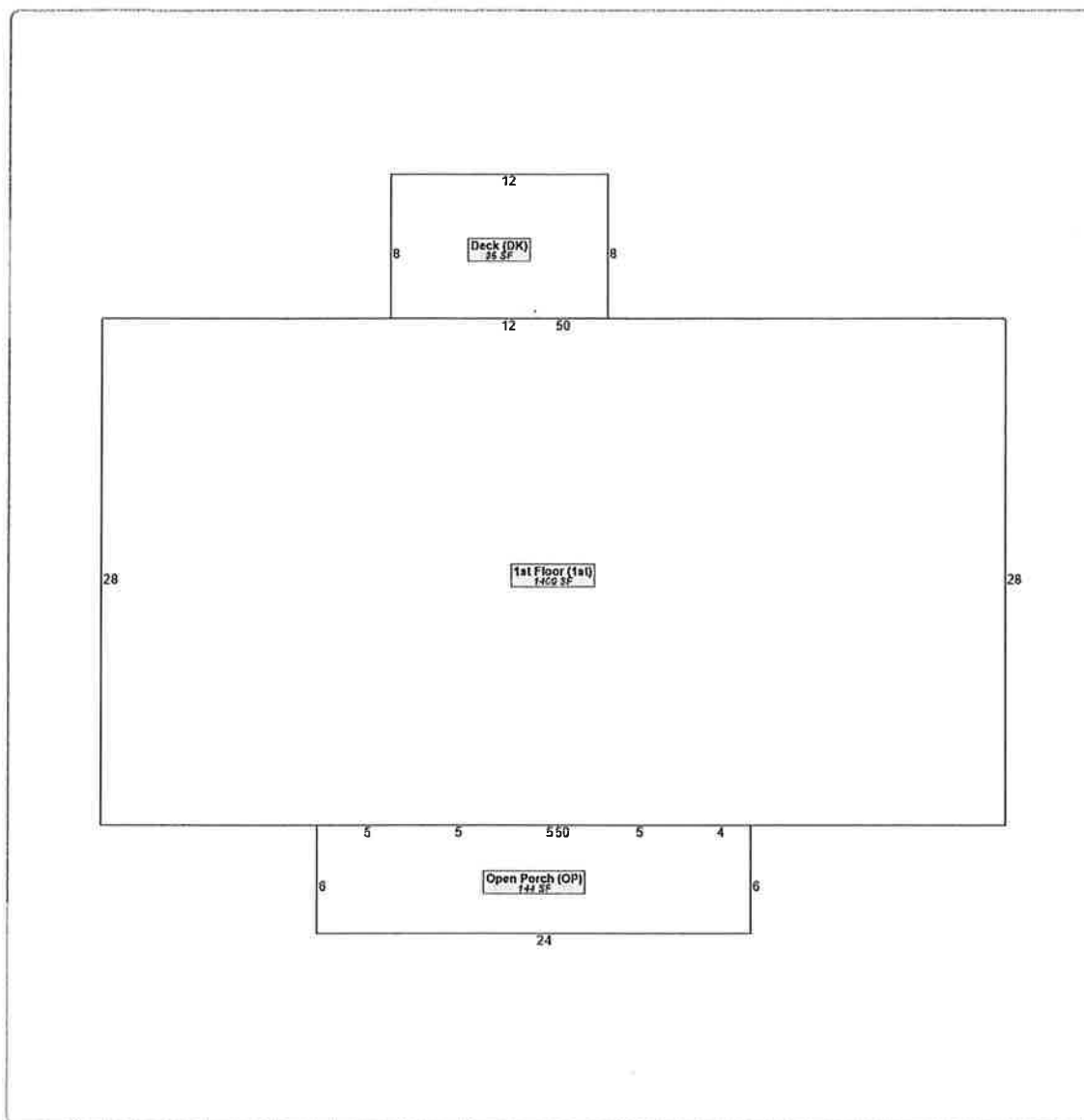
Sales

Sale Date	Deed Book / Page	Plat Book / Page	Sale Price	Reason	Grantor	Grantee
3/19/2018	1286 77	29 289	\$0	Quitclaim (non ALT)	CALDWELL SHARON D	CALDWELL STEPHEN L
5/2/2017	1291 454	70 103	\$306,095	Fair Market Sale (Improved)	BUICE RILEY J	DANNY L BUICE TRUSTEE
3/22/2007	800 1	29 289	\$164,000	Fair Market Sale (Improved)	MONROE JOHN & LISA	CALDWELL SHARON D & STEPHEN L
2/3/2004	576 371	29 289	\$0	Gift	MONROE JOHN	MONROE JOHN & LISA
11/10/1998	288 388	29 289	\$92,500	Fair Market Sale (Improved)	NIBLETT BILLY JOE	MONROE JOHN

Valuation

	2021	2020	2019	2018	2017
Previous Value	\$147,970	\$125,870	\$125,870	\$125,568	\$126,675
Land Value	\$48,500	\$29,100	\$29,100	\$29,100	\$33,431
+ Improvement Value	\$114,500	\$111,300	\$89,200	\$89,200	\$86,696
+ Accessory Value	\$7,570	\$7,570	\$7,570	\$7,570	\$5,441
= Current Value	\$170,570	\$179,970	\$125,870	\$125,870	\$125,568

Sketches



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

The Dawson County Assessor makes every effort to produce the most accurate information possible. No warranties, expressed or implied are provided for the data herein, its use or interpretation. The assessment information is from the last certified tax roll. All other data is subject to change.

[User Privacy Policy](#)
[GDPR Privacy Notice](#)

Developed by
Schneider
GEO SPATIAL

Last Data Upload: 3/8/2022, 10:49:02 PM

Version 2.3.178