

**DAWSON COUNTY BOARD OF COMMISSIONERS
WORK SESSION AGENDA – THURSDAY, MARCH 3, 2022
DAWSON COUNTY GOVERNMENT CENTER ASSEMBLY ROOM
25 JUSTICE WAY, DAWSONVILLE, GEORGIA 30534
4:00 PM**

NEW BUSINESS

1. Presentation of Request to Retire Sheriff's Office K9 Pelle and Transfer Ownership to Original Handler, Chad Mobley- Sheriff Jeff Johnson
2. Presentation of Changes to the Comprehensive Plan- County Planner Robbie Irvin
3. Presentation of a Request to Modify the Subdivision Regulations to Provide for a Family Density Exception- Planning & Development Director Sharon Farrell
4. Presentation of a Resolution in Opposition to HB 1093 and SB 494 Concerning Land Use Decisions- County Attorney Angela Davis
5. County Manager Report
6. County Attorney Report

**A Voting Session meeting will immediately follow the Work 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.



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MEMORANDUM

To: Major Greg Rowan

From: Capt. Ray Goodie

Date: 02-28-2022

Ref: K-9 Pelle

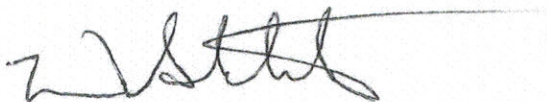
In light of recent events and based on the attached documentation concerning K-9 Pelle's health and effectiveness, I would recommend that he be allowed to retire from duty. I have contacted former officer Chad Mobley, and Pelle's original handler. Chad has advised that he is still willing and able to care for Pelle, and as a result, I would recommend Pelle be turned over to Chad upon his retirement.

CC:
File

To whom it may concern,

Pelle, a 7 year old male neutered Belgian Malinois, has been a patient at Whitmire Animal Hospital since August 2020. Pelle has a medical history of chronic urinary tract infections with prostatitis. He was castrated and placed on long term antibiotics for treatment of his condition. Pelle presented to Whitmire Animal Hospital for evaluation of a mass on his chest and an overall health check as patient has had reported issues with drive during training exercises and active duty. Pelle is approaching the age of a senior dog. In my professional opinion, I feel that consideration should be taken for his retirement due to the patient's usefulness as a working dog for Dawson Country. Please feel free to contact me with any questions.

Sincerely,

A handwritten signature in black ink, appearing to read 'W. Gholston', with a long horizontal line extending to the right.

William H. Gholston, DVM

706-265-1088



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To: Captain R. Goodie

From: Sergeant Z. Smith #387

Date: 01/14/2022

Subject: Canine Pelle

It is my opinion as the Dawson County Sheriff's Office Canine Trainer that Canine Pelle should be retired as soon as possible. Canine Pelle began working for the Dawson County Sheriff's Office in June of 2017, with his first Canine Handler, Corporal C. Mobley. During Corporal Mobley and Canine Pelle's tenure over the course of four (4) years, Canine Pelle located numerous illicit narcotics in North Georgia, as well as tracked and found both wanted individuals and children who were missing. While Canine Pelle and Corporal Mobley were a team, Sergeant Smith noticed that Canine Pelle's drive started to diminish, when he was approximately six (6) years old. Sergeant Smith observed Corporal Mobley would have to work harder to get Canine Pelle to sniff vehicles, or track upon exiting the patrol vehicle. Corporal Mobley also began to voice concern that Canine Pelle was beginning to show signs of older age, and was not as energetic as he once was. While being with Corporal Mobley, Canine Pelle had several medically issues to note. One of the issues being Canine Pelle having chronic urinary tract infections. This issue caused Canine Pelle to have to be castrated, and be placed on long term antibiotics for treatment. Both of these issues can affect a Canine's drive. During this time Canine Pelle was still eager to work, however was notably slower, than he once was.

In August of 2021 Corporal Mobley left the Dawson County Sheriff's Office where Canine Pelle was paired with Deputy T. Breh. Over the course of the last approximately four (4) - five (5) months Sergeant Smith has assisted with the transition of Canine Pelle changing Handler's. During these last several months Canine Pelle has been to the Vet on several occasions, with both new issues and issues related to urinary tract infections. While being paired with Deputy Breh Sergeant Smith attempted to correct training scares that could have some bearing on Canine Pelle's drive. While Deputy Breh trained with Canine Pelle, the diminishing drive continued to show. Sergeant Smith noticed while working in training and on live deployments Deputy Breh would have some issues with getting Canine Pelle to work. Through training, Canine Pelle did show improvement, however at times would revert back to old ways and not want to sniff vehicles, or track. Deputy Breh and Canine Pelle as a team have had success, and have located narcotics inside Dawson County, as well as have tracked several individuals.

With all of the aforementioned issues, with Canine Pelle turning seven (7) in March of 2022, the medical issues, as well as his notable issue with diminishing drive, it is my opinion Canine Pelle should retire. I have attached numerous letters with dates where Canine Pelle has had issues during training. I have also spoken with Veterinarian W. Gholston that is currently the medical provider for Pelle. Dr. Gholston advised that with Canine Pelle being the age his is, and previous medical issues he is not surprised that his drive is



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diminishing. Dr. Gholston's professional opinion is that Canine Pelle be retired, and I have also attached a letter from Dr. Gholston. Thank you for all the consideration in this matter.

Sincerely,

Sergeant Zachary Smith #387



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To: Captain R. Goodie

From: Sergeant Z. Smith #387

Date: 12/08/2021

Subject: Canine Pelle

On Wednesday December 8th, 2021 Deputy Breh and Canine Pelle completed training in Dawson County. While at Canine Training, Deputy Breh and Pelle worked on various detection sets. The Canine Team worked on building, and vehicle detection sets. During the building set, Pelle did well, until he had been searching for approximately five (5) minutes. Pelle then began to look to Deputy Breh for help, not wanting to search on his own. The next set ran was a vehicle set where seven (7) vehicles were to be searched. Pelle again did well until he had been searching for approximately five (5) minutes and began to walk around the vehicles not sniffing. The last several sets were set up to be as practical training. A vehicle would be pulled over, and the Canine Team would deploy just as on a live deployment. During this Deputy Breh and Canine Pelle did search the vehicle with one (1) ounce of Methamphetamine inside. Canine Pelle was ran around the vehicle numerous times, on both cast searches and detail searches, and would not search. Pelle would walk along the car, and even pull away from it, not searching. The odor was changed to one (1) ounce of Marijuana, and again Deputy Breh and Canine Pelle searched the vehicle. Again, Pelle would not search. Sergeant Smith instructed Breh to make the search fun, with no obedience to the vehicle, change his tone of voice, and hype Pelle up before the search. This was conducted several times and again Pelle would not search the vehicle as he should.

Sergeant Zachary Smith #387



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To: Captain R. Goodie

From: Sergeant Z. Smith #387

Date: 11/07/2022

Subject: Canine Pelle

On Friday January 7th, 2022 Deputy Breh and Canine Pelle were on Shift in Dawson County. During this time Deputy Breh advised Sergeant Smith that again Canine Pelle was not wanting to sniff vehicles. Deputy Breh advised that when the weather turned cold Canine Pelle was visually slower in doing normally daily activities. Deputy Breh advised that during a vehicle sniff, when Canine Pelle was given his command to find narcotics, he would look at Deputy Breh, and not search. Deputy Breh advised he attempted to tease Pelle, and get him more into the search, where Pelle would search approximately half the vehicle. Later on, this date Sergeant Smith asked Deputy Breh to conduct a free air sniff on a vehicle. Deputy Breh and Canine Pelle responded and did conduct the sniff. Canine Pelle was visually slower than normal, and took more interaction from Deputy Breh to want to search, however did search the vehicle, and did alert. Narcotics were located in the vehicle. Deputy Breh, will have to tease Pelle more before searches, and use voice inflection to amp Pelle up before searches. This has seemed to help during training. Some of what Sergeant Smith is seeing, is growing pains as a Canine Team.

Sergeant Zachary Smith #387



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To: Captain R. Goodie

From: Sergeant Z. Smith #387

Date: 11/03/2021

Subject: Canine Pelle

On Wednesday November 3rd, 2021 Deputy Breh and Canine Pelle completed training in Dawson County. While at Canine Training, Deputy Breh and Sergeant Smith spoke about Canine Pelle. Deputy Breh advised that on November 2nd, 2021 he attempted to deploy Canine Pelle on a vehicle search. Deputy Breh advised that Canine Pelle would not search the vehicle, and he attempted several times. Deputy Breh advised that Corporal Pearson and Canine Usvo responded and did run the vehicle and did not show any indications to Narcotic odor. Deputy Breh advised he has had issues with this in the past. Pelle did get winded during the training day, however did search.

Sergeant Zachary Smith #387



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To: Captain R. Goodie

From: Sergeant Z. Smith #387

Date: 10/27/2021

Subject: Canine Pelle

On Wednesday October 27th, 2021 Deputy Breh and Canine Pelle completed training in Dawson County. While at Canine Training, Deputy Breh and Sergeant Smith spoke about Canine Pelle. Deputy Breh advised that he is having issues with Canine Pelle wanting to search vehicles, during deployments early in the morning. Deputy Breh advised that the first couple vehicles he and Canine Pelle deployed on, Pelle did great. Pelle searched the vehicles as he should, however those searches were early in the shift. Deputy Breh advised that the last several vehicles that have been searched Pelle does not want to search. Deputy Breh advised that during the deployment Pelle does not want to sniff the vehicle, and the cast search on the vehicle is non-existent. During the training day, Deputy Breh and Canine Pelle did work on vehicles. The Canine Team did do well on vehicles, however during the search, Breh would have to change his tone to get Pelle to search, during the detail search. Pelle did struggle on the cast search and would pull away from the vehicle, and would have to be given the command to find narcotics numerous times, until the detail search.

Sergeant Zachary Smith #387



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To: Captain R. Goodie

From: Sergeant Z. Smith #387

Date: 10/27/2021

Subject: Canine Pelle

On Wednesday October 27th, 2021 Deputy Breh and Canine Pelle completed training in Dawson County. During this training day the Canine Team ran narcotics for a building search. This building search was a lengthy search lasting approximately thirty minutes. During the beginning of the search Pelle did well searching on his own. After approximately ten minutes Pelle began to not want to search, and looked to Breh for assistance. Breh stayed back, and wanted Pelle to work on his own. Throughout the course of the search Pelle got worse not wanting to search at all. Breh did assist Pelle, however only did so as little as possible. The Canine Team was able to complete the search, however by the end of it Breh was having to detail search the entire room, and Pelle would not search on his own.

Sergeant Zachary Smith #387



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To: Captain R. Goodie

From: Sergeant Z. Smith #387

Date: 10/13/2021

Subject: Canine Pelle

On Wednesday October 13th, 2021 Deputy Breh and Canine Pelle completed training in Dawson County. During this training day the Canine Team attempted to run a track. This track was approximately 0.75 to 1 mile. The weather on this date was not overly hot, and the Canine Team should have been able to complete the track. Canine Pelle has ran similar tracks with his previous Canine Handler, and was able to complete them. On this date during this track, after approximately half of the track, Canine Pelle began to "shade seek" and would not track. Deputy Breh attempted to get Pelle to complete the track, however all he wanted to do was lay in the shade. Deputy Breh was advised to continue to push Canine Pelle in safe measures.

Sergeant Zachary Smith #387



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To: Captain R. Goodie

From: Sergeant Z. Smith #387

Date: 09/27/2021

Subject: Canine Pelle

On Monday September 27, 2021 Deputy Breh and Canine Pelle went to Custom Canine Unlimited to certify. After completing certification Deputy Breh advised that while they did pass as a team Pelle did struggle some. Deputy Breh advised that while running vehicles Pelle struggled jumping into vehicles. Deputy Breh advised that when Pelle would attempt to jump into the vehicle, he would fall short and have to climb into the vehicle. Deputy Breh also advised that after running an approximately six (6) minute track Pelle was showing signs of exhaustion. Deputy Breh advised it was not overly hot, and that the track was not a track that should have taken that type of toll on Pelle.

Sergeant Zachary Smith #387



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To: Captain R. Goodie

From: Sergeant Z. Smith #387

Date: 09/08/2021

Subject: Canine Pelle

On Wednesday September 8th, 2021 Sergeant Smith, Corporal A. Pearson, and Deputy Breh completed Canine training with their respective partners. During this training day Narcotic Detection, Obedience, and Tracking were all training topics. While conducting Obedience training with Canine Pelle, Deputy Breh would work on Pelle outing the toy. Deputy Breh would tell Canine Pelle to go into a sit or down position and then give him the toy. After a few moments, Deputy Breh would tell Canine Pelle to release the toy. After Canine Pelle released the toy, Deputy Breh would let him have the toy back. This was conducted for approximately five (5) to ten (10) minutes. After completing this training set, Canine Pelle was visibly tired, with his tongue hanging out, and he wanted to get back in the patrol vehicle.

Next the Canine Team worked on Narcotic Detection, utilizing the scent wall. During this set after a short time Canine Pelle was again visibly tired, with his tongue out, and did not want to keep working like he was told to do. Deputy Breh had to step in and use voice inflection to get Canine Pelle to work. While assisting Canine Pelle, he did continue to work until the last hole on the wall and was very resilient in working. Canine Pelle would pull toward the kennels and towards the patrol vehicle in an attempt to get into one of the two.

Next the Canine Team worked on Narcotic Detection, utilizing vehicles at the Dawson County lot, located at 25 Justice Way. There was a total of six (6) vehicles to be ran where four five (5) of the vehicles had Narcotic aids either in or on them. Canine Pelle did run all of the vehicles, however by the end of the set, it was visibly noted that Canine Pelle was tired, and was ready to get back in the patrol vehicle.

Next the Canine Team worked on Narcotic Detection, utilizing the Butler Building located again at 25 Justice way. There was a total of six (6) rooms to be searched, where there were four (4) Narcotic aids out to be found. When Deputy Breh and Canine Pelle began to work, Canine Pelle located the first aid with no issues. The team then entered into the Pod and began to search, after searching the Pod room, the Team began to search cells. Every cell that Canine Pelle was given a command to search, he did not want to search. Deputy Breh had to step in, on every cell room, and use voice inflection to get Canine Pelle to search. Canine Pelle did locate all of the aids with Deputy Breh using voice inflection to get him to search.

The last training set that Deputy Breh and Canine Pelle completed was a track. The track was approximately 0.25 miles long, with no drastic terrain changes. The team started the track and established well. Canine Pelle tracked well until just after the second road crossing. After the road crossing Canine Pelle was again visibly tired, with his tongue out. Deputy Breh continued to work, and cut areas attempting



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to reestablish a track. Canine Pelle would sniff for a few seconds, and then go to his head up with him not tracking. Deputy Breh continued to push, and cut the area, working Canine Pelle, until Canine Pelle visually saw the decoy. At this time Canine Pelle was given his toy.

After each training session Canine Pelle was given at least thirty (30) minutes to rest in the patrol vehicle, before being asked to run another set. This time is more than enough time for Canine Pelle to rest and be ready to run the next training session. The weather on this date was not overly hot causing exhaustion. Canine Usvo, and Canine Robby ran all sets that were asked, excluding the track, having the same break time, with no issues to note. It is showing more and more that Canine Pelle does not want to exit the patrol vehicle, and is getting tired during training sets.

Sergeant Zachary Smith #387



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To: Captain R. Goodie

From: Sergeant Z. Smith #387

Date: 09/06/2021

Subject: Canine Pelle

On Monday September 6th, 2021 Sergeant Smith, spoke with Deputy Breh on the phone about the status of Canine Pelle. Sergeant Smith contact Deputy Breh to check in on how Canine Pelle was adapting to being in a new home and having a new handler. Deputy Breh explained that overall Canine Pelle was doing well overcoming all of the new obstacles. Deputy Breh did voice concern that while playing with Canine Pelle in his yard throwing a ball, that after approximately ten (10) to fifteen (15) minutes of playing Canine Pelle would begin to lay down and shade seek. Deputy Breh advised that this was completely different than what he had seen in his last Canine Partner while working with the Forsyth County Sheriff's Office. Deputy Breh advised that Canine Pelle would take some time before he would be willing to play or chase a ball again. Sergeant Smith explained to Deputy Breh that there had been conversations of retiring Canine Pelle in the near future. Sergeant Smith also reiterated that Canine Pelle turns seven (7) years old in March of 2022. Sergeant Smith advised Deputy Breh to continue to play, and work with Canine Pelle, however do not push when he starts to see fatigue in Canine Pelle.

Sergeant Zachary Smith #387

**A RESOLUTION TO RETIRE PELLE,
A DAWSON COUNTY BELGIAN MALINOIS POLICE CANINE**

WHEREAS, O.C.G.A. § 36-9-2 permits the Board of Commissioners of Dawson County, Georgia to exercise control over property belonging to the County; and

WHEREAS, Pelle, a canine, has rendered valuable service for the benefit of the citizens of Dawson County; and

WHEREAS, Pelle has been working with Dawson County Sheriff's Office; and

WHEREAS, the Board of Commissioners of Dawson County declares Pelle retired on the condition that Pelle shall not be used for any law enforcement purposes; and

WHEREAS, the Board of Commissioners of Dawson County directs Sheriff Jeff Johnson to transfer Pelle as the Sheriff deems appropriate.

NOW, THEREFORE, Dawson County declares Pelle retired and that Pelle shall not be used in any law enforcement capacity from and after the date of this Resolution without proper remuneration to Dawson County.

This ___ day of _____, 2022.

Chairman Billy Thurmond
Chairman Dawson County Commissioners

Kristen Cloud
Dawson County Clerk



DAWSON COUNTY BOARD OF COMMISSIONERS AGENDA FORM

Department: Planning & Development

Work Session: 03-03-2022

Prepared By: Robbie Irvin

Voting Session: 03-17-2022

Presenter: Robbie Irvin

Public Hearing: Yes No

Agenda Item Title: Minor Changes to the Comprehensive Plan

Background Information:

The BOC adopted three new zoning districts for the land use resolution in 2020 - those being R-2 (2 units per acre), R-3 (3 units per acre) and C-HI Commercial Highway Intensive, which is the higher intensity C-HB (Commercial Highway Business) uses. The current Comp Plan does not mention these new zoning districts. Two public hearings are required to add them into the FLU tables and narratives .

Current Information:

See attached

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: 2/23/22

County Manager Authorization: David Headley

Date: 2-23-2022

County Attorney Authorization: _____

Date: _____

Comments/Attachments:

17



DAWSON COUNTY BOARD OF COMMISSIONERS Planning and Development

February 11, 2022

Planning

Zoning

Code Enforcement

GIS

Building Permits
and
Inspections

Business Licenses

Alcohol Licenses

911 Mapping

Animal Control

Mr. Adam Hazell, AICP
Planning Director
Georgia Mountains Regional Commission
1310 W Ridge Rd
Gainesville, GA 30501

Re: Minor Comprehensive Plan Update

Mr. Hazell,

Dawson County adopted three new zoning districts in 2020. These new districts were Residential Suburban 2 (R-2) which has a total density of two units per acre, Residential Suburban 3 (R-3) which has a total density of three units per acre. Additionally, Commercial Highway Intensive (C-HI) was created which removes some uses from the Commercial Highway Business district which by their nature warrant additional planning and management. We would like to do a minor change and these districts to the appropriate sections of our current Comprehensive Plan. Sections of the Comprehensive Plan affected will be; Sub-Rural Residential, Residential Town, Lakeside Residential, Suburban Residential, and Commercial Highway. Dawson County will hold the appropriate public hearings for these changes. I have attached copies of the pertinent pages of both the Land Use Resolution and the Comprehensive Plan for your review.

Thank you.

Sincerely,

Robbie Irvin
County Planner

Dawsonville County
Government Center
25 Justice Way
Suite 2322
Dawsonville, GA 30534
Phone 706-344-3604
Fax 706-344-3652

Sec. 121-62. - RS-2 Residential Suburban.

RS-2 residential suburban districts are areas where low density single-family residential growth with access to public sewer occurs in the southeastern portion of Dawson County. These areas are typified by conventional subdivision development and suburban style, single-family, on-site construction. Uses that will devalue investment and undermine environmental quality are prohibited. Conservation subdivisions are welcome in this district. However, buffers shall be provided from more intensive or commercial development.

(1) *Permitted uses.*

- a. Principal uses that are allowed by right or by special use approval are listed on Table 3.1 at the end of this article.
- b. Restrictions that apply to particular uses allowed by right or special use approval are referenced on Table 3.1 and are contained in section 121-74 of this article.
- c. Allowed accessory uses include private garages, swimming pools, home workshops, tennis courts, children's play houses, small gardens, non-commercial greenhouses, and home offices that meet the requirements of this section and article VI, section 121-181.
 1. Accessory uses must be located on a parcel that is currently occupied by a principal residential structure.
 2. Accessory structures shall be no larger than the footprint of the primary structure or one-half the gross square footage, whichever is greater, with the exception that when the lot size is three acres or greater, the size of the accessory structure shall not be regulated in size but shall meet all setback requirements.
 3. The use of an accessory building for a home occupation is prohibited.
 4. Minimum setbacks for accessory structures:
Front yard - 40 feet;

Side yard - 5 feet; and

Rear yard - 10 feet.

(2) *Prohibited uses.*

- a. Any principal use not shown on Table 3.1 as allowed in a zoning district, whether by right or with approval as a special use, is specifically prohibited.
- b. In addition, animals that individually or in numbers, create a nuisance by noise, smell, unsanitary or visual effects are prohibited. Horses are prohibited. Kennels for the breeding of any animal for sale are prohibited. Pet fowl or birds may be kept in cages. Swine are prohibited.

(3) *Building requirements.* The minimum area, yard, principal building setback, and building requirements in the RS-2 Land Use District are as set forth on Table 3.2, unless a variance is approved.

(Ord. of 8-6-2020(3), § 1(Exh. A, § 304))

Sec. 121-63. - RS-3 Residential Suburban.

RS-3 residential suburban districts are areas where moderate density single-family residential growth with access to public sewer occurs in the southeastern portion of Dawson County. These areas are typified by conventional subdivision development and suburban style, single-family, on-site construction. Uses that will devalue investment and undermine environmental quality are prohibited. Conservation subdivisions are welcome in this district. However, buffers shall be provided from more intensive or commercial development.

(1) *Permitted uses.*

- a. Principal uses that are allowed by right or by special use approval are listed on Table 3.1 at the end of this article.
- b. Restrictions that apply to particular uses allowed by right or special use approval are referenced on Table 3.1 and are contained in section 121-74 of this article.
- c. Allowed accessory uses include private garages, swimming pools, home workshops, tennis courts, children's play houses, small gardens, non-commercial greenhouses, and home offices that meet the requirements of this section and article VI, section 121-181.
 1. Accessory uses must be located on a parcel that is currently occupied by a principal residential structure.
 2. Accessory structures shall be no larger than the footprint of the primary structure or one-half the gross square footage, whichever is greater, with the exception that when the lot size is three acres or greater, the size of the accessory structure shall not be regulated in size but shall meet all setback requirements.
 3. The use of an accessory building for a home occupation is prohibited.
 4. Minimum setbacks for accessory structures:
 - Front yard - 40 feet;
 - Side yard - 5 feet; and
 - Rear yard - 0 feet.

(2) *Prohibited uses.*

- a. Any principal use not shown on Table 3.1 as allowed in a zoning district, whether by right or with approval as a special use, is specifically prohibited.
- b. In addition, animals that individually or in numbers, create a nuisance by noise, smell, unsanitary or visual effects are prohibited. Horses are prohibited. Kennels for the breeding of any animal for sale are prohibited. Pet fowl or birds may be kept in cages. Swine are prohibited.

(3) *Building requirements.* The minimum area, yard, principal building setback, and building requirements in the RS-3 Land Use District are as set forth on Table 3.2, unless a variance is approved.

(Ord. of 8-6-2020(3), § 1(Exh. A, § 305))

Sec. 121-103. - C-HI Highway Business Intensive Commercial District.

- (a) Highway business intensive commercial districts are areas along major thoroughfares or major arterial roadways that provide services to transient customers, or serve a wide area, or depend upon the highway to transport materials or customers. The C-HI District is also suitable for larger-scale commercial uses that require ample

outdoor space for the display and storage of goods that are for sale.

(b) *Permitted principal uses.* The following uses are allowed within this district:

- (1) Principal uses that are allowed by right or by special use approval are listed on Table 3.3 in this article.
- (2) Restrictions that apply to particular uses allowed by right or special use approval are referenced on Table 3.3 and are contained in section 121-108 of this article.

(c) *Prohibited uses.* Uses not listed as permitted uses on Table 3.3 are prohibited in this district. In addition, the following uses are specifically not allowed within this district:

- (1) Those uses and activities generating sound, odor, or visual effects, which are objectionable and noticeable beyond property boundaries.

(d) *Building requirements.* The minimum area, yard, setback, and building requirements in the C-HI District are as follows:

- (1) *Minimum lot size:* 43,560 square feet (one acre) except that where contiguous to a commercial district the minimum lot size will be that necessary to meet health department requirements concerning water supply and sewage disposal if required.

- (2) *Minimum setbacks:* See section 121-99(1), side yard - 25 feet; rear yard - 25 feet.

a. *Exceptions:* No side or rear setback may be required when the adjacent property is commercial and there is no fire hazard created by lack of setback. Rear setback when abutting a residential district is 50 feet. Where the commercial district abuts a residential district, an additional ten feet setback may be required in order to provide a ten-foot wide screen or buffer at the discretion of the planning commission or board of commissioners to reduce or eliminate noise factors, visual effects or the possibility of noxious odors that may negatively impact the adjacent residential area.

- (3) *Maximum building height:* Buildings designed for human occupancy shall not be higher than 35 feet unless adequate fireproofing construction materials are used, an adequate sprinkler system is provided, and a fire escape system approved by the county fire marshal is installed. Non-occupied buildings, and water towers, smokestacks, radio antennas, etc. may be permitted if no hazard or other adverse effect is created for adjacent properties as determined by the planning commission after public notice and hearing.

- (4) *Screens or buffers:* Where noise, visual effects, or distracting activity is determined by the planning commission or board of commissioners to affect adjacent property or roadway, a vegetative screen, cement or masonry wall, or earth berm may be required by the planning commission or board of commissioners to reduce the undesirable effects.

(e) *Full disclosure.* Commercial or industrial uses shall, as part of application, provide full disclosure of all hazardous or dangerous products used in their commercial or industrial processes together with an explanation of safety measures, disposal measures and emergency medical and evacuation procedures. Changes in processing or manufacturing after initial approval relative to this requirement must be reported to the planning director within 15 days. Information provided herein shall be provided to the emergency medical service, the fire department and the sheriff's department.

(Ord. of 8-6-2020(3), § 1(Exh. A, § 404))



Sub-Rural Residential

The primary area of unincorporated Dawson County designed as Sub-Rural Residential is bounded by the forest belt and Dawson Forest on the west, Lumpkin County line on the north, and the agricultural belt to the south and east. In the southern part of this area, there is extensive residential development, but the northern part of this area is mostly undeveloped.

Though this area may receive new development at gross densities of up to 0.67 unit per acre (1.0 acre with public water), it is not targeted for major development. Public water service may be extended into much of this area, particularly the southern half, during the planning horizon (year 2028). It is desirable that conservation subdivision principles be followed in this area in order to encourage the permanent protections of open space or retention of farm and forest lands.

There is a second area designated as Sub-rural Residential by the future land use plan map, east of Georgia 400 and lakefront residential uses along Lake Lanier. Development in this area must be sensitive to the Lake Lanier watershed, and as a result, densities are proposed to be kept low (0.67 unit per acre) in this area. The desired development pattern should seek to:

- Permit rural cluster or conservation subdivision design that incorporates significant amount of open space
- Limit extension of public utilities in these areas
- Limit parking in front of properties
- Connect to regional network of greenspace and trails, available to pedestrians, bicyclists, and equestrians for both tourism and recreational purposes
- Consider the use of drainage swales on paved roads in lieu of curb and gutter
- Ensure safe and direct access to major thoroughfares
- Provide at least one access point from a County road for a minimum number of homes
- Allow unpaved roads and shared driveways that provide access for up to six residences
- Support and encourage agricultural industries

<i>Land Uses</i>	<i>Zoning Districts</i>
<ul style="list-style-type: none"> • Rural Residential • Sub-rural Residential • Parks, Recreation and Conservation • Forestry • Agriculture 	<ul style="list-style-type: none"> • RSR (for Sub-Rural Residential with 1.5 acre lot minimum on septic and well; one acre on septic and public water) • RRE (lot min. of 1.5 acres or three acres in sbdv.) • Residential Agriculture

Strategies

- Develop Greenspace Master Plan
- Develop Bike/Pedestrian/Greenways Master Plan
- Adopt conservation subdivision regulations
- Adopt Best Management Practices (BMP) for stormwater run-off
- Update development regulations to address drainage and impervious surface requirements



Residential Town– 17,424 square feet (0.40 Acre)

This category is assigned to the unincorporated lands surrounding the City of Dawsonville that are expected to be served by sanitary sewer (generally around Perimeter Road). It is targeted for suburban development patterns conducive to municipal-scale densities and for the potential mix of residential types that exist or are planned for the city.

Residential – Town will accommodate variants of multi-family housing and single-family detached housing that can feature densities of under 1-acre lots. The County will seek to guide design standards that ensure the caliber of structures is compatible with the surrounding area both in the City and in the unincorporated County. There will also be an emphasis by the County to ensure these developments also feature the type of amenities and elements conducive to successful urban living, such as:

- Sidewalks and trails connecting properties and with any nearby City network
- Passive or active use parks and pocket parks
- Ancillary amenity areas such as neighborhood pools or playgrounds

<i>Land Uses</i>	<i>Zoning Districts</i>
<ul style="list-style-type: none"> • <i>Multi-family housing</i> • <i>Townhomes/ Attached single family</i> • <i>Single family residential</i> • <i>Neighborhood parks</i> 	<ul style="list-style-type: none"> • Residential Town
<i>Strategies</i>	
<ul style="list-style-type: none"> • Maintain existing development regulations • Routinely review development trends with Dawsonville staff 	





Lakeside Residential

The development in these areas consists of suburban residential subdivision development surrounding Lake Lanier. Stormwater runoff becomes an issue in this area because it drains into the lake that provides drinking water for Metropolitan Atlanta and supports the habitat of a variety of species. The desired development pattern should seek to:

- Employ stringent requirements for water quality enhancement measures on individual sites
- Incorporate regional (i.e., serving multiple sites) water quality enhancement areas to intercept stormwater and improve water quality as it flows from development areas into the lake. These regional facilities would be located along the tributaries between Georgia 400 and the lake's shoreline and would likely consist of wetlands, retention ponds, biofiltration swales, and other best management practices for water quality protection
- Set aside land for a network of greenways/trails for use by non-motorized users that link to similar areas
- Connect to regional network of greenspace and trails, available to pedestrians, bicyclists, and equestrians for both tourism and recreational purposes
- Encourage strong connectivity and continuity between each master planned development
- Develop vehicular and pedestrian/bike connections to retail/commercial serves (where possible) as well as internal street connectivity, connectivity to adjacent
- properties/subdivisions and multiple site access points
- Promote street design that fosters traffic calming such as narrower residential streets, on- street parking and addition of bicycle and pedestrian facilities
- Minimize impervious surfaces in environmentally sensitive areas
- Encourage County/GDOT to follow best management practices for erosion and sedimentation, as defined in the Georgia Erosion and Sedimentation Act
- Encourage use of pervious materials for driveways and other hard surface areas
- Reduce or eliminate parking space requirements; encourage pervious surfaces where possible
- Set acceptable environmental and fiscal impacts for extension of streets and utilities

<i>Land Uses</i>	<i>Zoning Districts</i>
<ul style="list-style-type: none"> • Suburban and Lakeside Residential 	<ul style="list-style-type: none"> • RL (Min. lot sizes: 1.5 acres on well; .75 acres public water)

Strategies

- Adopt Best Mgmt Practices to protect water quality from stormwater runoff and sedimentation
- Update development regulations to address drainage and impervious surface requirements
- Develop Bike/Pedestrian/Greenways Master Plan
- Investigate establishing a local government stormwater utility
- Implement strategies, studies, and plans that call for water quality protection on a regional basis (i.e., all counties in the Lake Lanier basin)
- Set specific time frames for adding additional staff (e.g., water quality engineer) to
- Implement water quality enhancement projects and enforce water quality standards during the development plans review process



Commercial Highway

Development in this area includes developed or undeveloped land on both sides of lands designated along Georgia 9 and 400. This area includes retail centers, office and employment areas usually located on large tracts of land with campus or unified development, mixed use activity centers, multi-family development, light industrial and other associated uses. The desired development pattern should seek to:

- Locate employment centers in areas with ample sewer capacity, with direct access to major arterials
- Provide suitable transitions to surrounding residential uses
- Establish a grid pattern of public streets with block lengths between 300 and 600 feet
- Locate employment centers on land that has good access to GA 400 and other high-capacity highways, utilities and infrastructure
- Emphasize connectivity with adjacent subdivisions and/or commercial developments in the layout of new developments
- Create a network of interconnected streets and parking lots
- Provide safe facilities for pedestrians, school buses, and bicyclists using the road right-of-way
- Create safe, convenient pedestrian and bicycle connections to neighborhoods and subdivisions that are adjacent to the commercial corridors
- Incorporate sidewalks, crosswalks and bike paths
- Require dedicated right-of-way
- Limit driveway spacing along the highway frontage and align driveways where needed to improve traffic flow
- Encourage shared driveways and inter-parcel access for adjacent commercial uses
- Require residential subdivisions accessing the highway to be interconnected and to provide at least two entrances
- Encourage shared parking lots between uses
- Relate road alignment to topography
- Ensure environmental protection

<i>Land Uses</i>	<i>Zoning Districts</i>
<ul style="list-style-type: none"> • Parks, Recreation and Conservation • Urban Residential • Multi-family Residential • Office Professional • Commercial Highway • Light Industrial • Campus-style Business Park • Urban Activity Center 	<ul style="list-style-type: none"> • RMF (multi-family residential 6 units per acre density neutral) • C-OI (Office Professional) • C-HB; C-PCD (Commercial) • C-IR (Light Industrial) • Georgia 400 Corridor Design Overlay • New district needed for Campus Style Business Park • MUV (2.8 Units per acre overall density neutral) • New overlay needed for Georgia 53 corridor RT (1.5 Acre lot minimum on septic and well; .75 acres on septic and public water; .40 acre on public water and public sewer)
<i>Strategies</i>	



- Adopt ordinance for shared parking, inter-parcel access and driveway requirements
- Adopt Campus Style Business Park zoning district
- Adopt Urban Activity Center zoning district
- Adopt Georgia 53 overlay zoning district
- Create an access management and driveway control master plan for corridors that allow signalized intersections every 600 to 1,200 feet without intervening curb cuts





Light Industrial

Industrial districts are established where some light industrial operations such as warehousing and low-intensity manufacturing can occur without objectionable impacts such as noise, vibration, smoke, dust, gas, fumes, odors, and radiation and that do not create fire or explosion hazards or other objectionable conditions. They are to be located in areas with close proximity to arterial highways and/or adjacent access roads, with particular attention paid to traffic patterns and schedules for any heavy freight vehicles. Where possible, these uses should include compatible passive use greenspaces and possible pedestrian connections to adjacent development if appropriate. The desired development pattern should seek to:

- Locate employment centers in areas with ample sewer capacity, with direct access to major arterials
- Provide suitable transitions to surrounding residential uses
- Locate employment centers on land that has good access to GA 400 and other high-capacity highways, utilities and infrastructure
- Create a network of interconnected streets and parking lots
- Incorporate sidewalks, crosswalks and bike paths as appropriate
- Require dedicated right-of-way
- Limit driveway spacing along the highway frontage and align driveways where needed to improve traffic flow
- Encourage shared driveways and inter-parcel access for adjacent commercial uses
- Encourage shared parking lots between uses
- Ensure environmental protection

<i>Land Uses</i>	<i>Zoning Districts</i>
<ul style="list-style-type: none"> • Light Industrial • Warehousing • Research & Development Centers 	<ul style="list-style-type: none"> • Industrial • Warehouse

Strategies

- Adopt ordinance for shared parking, inter-parcel access and driveway requirements
- Adopt Campus Style Business Park zoning district
- Adopt Georgia 53 overlay zoning district
- Create an access management and driveway control master plan for corridors that allow signalized intersections every 600 to 1,200 feet without intervening curb cuts



DAWSON COUNTY BOARD OF COMMISSIONERS AGENDA FORM

Department: Planning & Development

Work Session: March 03, 2022

Prepared by: Sharon O. Farrell, Director

Voting Session: March 17, 2022

Presenter: Sharon O. Farrell

Public Hearing: Yes _____ No

Agenda Item Title: Presentation of a request to modify the subdivision regulations to provide for a family density exception.

As opposed to a formal variance process, the land use code could allow for the County Manager or designee to grant a Family Density Exception for the creation of not more than five (5) total lots (including the parent tract) for a bonafide intra-family transfer such that adherence to the minimum lot dimensions for the land use category or zoning district where the lots are located is not required.

Current Information:

Staff requests consideration to move forward to a public hearing with an ordinance that provides families the ability to gift property to family members exempt from the minimum land use lot size of five acres.

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

Fund	Dept.	Acct No.	Budget	Balance	Requested	Remaining

Recommendation/Motion: Approval to place on public hearing agenda

Department Head Authorization: SOFarrell

Date: 02/22/2022

Finance Dept. Authorization: Vickie Neikirk

Date: 2/22/22

County Manager Authorization: David Headley

Date: 2-22-2022

County Attorney Authorization: _____

Date: _____

Comments/Attachments:

Draft language: Sec 133-331. Edits to Variance procedures.
Sec. 133-337. Family Density Exception Variance.

ARTICLE XI. - VARIANCES (from Chapter 133 Subdivisions)

Sec. 133-328. - Purpose.

The purpose of a variance is to provide relief when a strict application of the subdivision regulations would impose unusual practical difficulties or unnecessary physical hardships on the applicant. Practical difficulties and unnecessary hardships may result from the size, shape or dimensions of a site or the location of existing structures thereon; from geographic, topographic, or other conditions on the site or in the immediate vicinity. No variance shall be granted to allow the use of property for a purpose not authorized or in a manner not authorized by the subdivision regulations.

Sec. 133-329. - Conditions.

Reasonable conditions may be imposed in connection with a variance as deemed necessary to protect the best interests of the surrounding property or neighborhood, and otherwise secure the purpose and requirements of this article and the subdivision regulations. Guarantees and evidence may be required to show compliance.

- (a) The planning commission is responsible for considering and making recommendations or decisions (as applicable) on applications for variances, per chapter 121, article ~~VIII~~ and Section 121-340(2).
- (b) The variance request shall specify which requirements are to be varied and shall specify alternative standards and requirements to be met.

Sec. 133-330. - Criteria for granting variances.

~~(a)~~ Variances may be granted only if, on the basis of the application, investigation, and evidence submitted by the applicant, all four expressly written findings below are made:

- ~~(a)~~
 - ~~(1)~~ That a strict or literal interpretation and enforcement of the specified standard; or
 - ~~(2)~~ (1) Requirement would result in practical difficulty or unnecessary hardship; and
 - ~~(3)~~ That ~~there~~ are exceptional or extraordinary circumstances or conditions;
 - ~~a~~
 - ~~(4)~~ (4) Applicable to the property involved or to the intended use of the property which do not apply generally to other properties; and
 - ~~(2)~~
 - ~~(5)~~ (5) That the granting of the variance will not be detrimental to the public health, safety, or welfare; and
 - ~~(3)~~
 - ~~(4)~~ (6) That the granting of the variance would support the general objectives contained within this chapter.

(b) Variances in accordance with this article should not ordinarily be granted if the special circumstances on which ~~the~~ applicant relies are a result of the actions of the applicant or owner or previous owners.

(c) A variance may be granted only for dimensional standards, excluding standards establishing minimum lot size, except as permitted by the Family Density Exception Variance set forth in Section 133-337.

(d) No variance may be granted for the development of a major subdivision that is applicable to more than thirty- five percent (35%) of the proposed lots.

Sec. 133-331. - Variance procedures.

The following procedures apply:

- (1) Application for variance shall be filed with the planning commission on the form prescribed by the county, by any person with a legal interest in the property. The application shall specify the requirement(s) from which the applicant seeks a variance, the reasons said variance is necessary, and the plans, and other information required by the application in order to aid the decision makers.
- (2) Before the planning commission may act on a variance; it shall give notice of a public hearing in the manner prescribed in Chapter 121, article XII, section 121-373.
- (3) The planning commission shall review the application and investigation report at the public hearing. The planning commission shall determine whether the evidence supports a finding that the required criteria have been met and ~~recommend approval~~ approve with conditions (if applicable), or ~~denial~~ of the application accordingly. If the planning commission fails to take action within 30 days after the public hearing, the request shall be deemed to have been approved.
- (4) Decisions on variance requests shall be the responsibility of the planning commission and shall become final after an elapsed period of 30 days from the date of decision.
- (5) The planning commission's decision, with findings, shall be sent by mail to the applicant within five working days of the date of action.
- ~~(2)~~(6) From time to time the planning commission may find it necessary to require a variance request to also meet approval of the Dawson County Board of Commissioners. In doing so the variance request must follow the public hearing procedures prescribed in Chapter 121, article XII, section 121-373. An application of a variance which is not acted upon by the board of commissioners within 90 days from the receipt of application may be deemed denied.
- ~~(3)~~(7) Appeals may be processed in accordance with sections 133-407 and 133-408 of this chapter.

Sec. 133-332. - Compliance with conditions approval.

Compliance with conditions imposed in the variance, and adherence to the submitted plans, as approved, is required. Any departure from these conditions of approval and approved plans constitutes a violation of this chapter or ordinance, whichever is applicable.

Sec. 133-333. - Vested interest in approved variances.

A valid variance supersedes conflicting provisions of or amendments to this chapter unless specifically provided otherwise by the provisions of this article or the conditions of approval to the variance.

Sec. 133-334. - Investigations and reports.

The planning development director shall make or cause to be made an investigation to provide necessary information to insure that the action on each application is consistent with the variance criteria. Any report of such investigation shall be included in the application file.

Sec. 133-335. - Revocation.

Variances shall be automatically revoked if not exercised within one year of the date of approval unless an extension is sought and obtained from the planning commission.

Sec. 133-336. - Limitations of reapplication.

Applications for which a substantially similar application has been denied shall be heard by the planning commission only after a period of 12 months has elapsed from the date of denial.

Sec. 133-337. Family Density Exception Variance. ~~Variances for bona fide intra-family transfers.~~

- (a) Upon application, ~~the planning commission~~ the County Manager or his or her designee may grant a Family Density Exception Variance for the creation of not more than five (5) total lots (including the parent tract) for a bona fide intra-family transfer such that adherence to the minimum lot dimensions for the land use category or zoning district where the lots are located is not required. For example, a Family Density Exception Variance may be granted such that a five (5) acre parcel, zoned RA Residential Exurban, may be subdivided into a three (3) acre lot and a two (2) acre lot for a bona fide intra-family transfer.
- (b) ~~(b)~~ Bona fide intra-family transfer is hereby defined as follows:
- ~~(1)~~ (1) Conveyance of property by warranty or quit claim deed with consideration recited in the deed as "love and affection," and
 - (1)
 - (2) The grantee is eighteen (18) years of age or older; and
 - (3) ~~(2)~~ The grantor and grantee are related as follows: a:
 - (a) Parent and child; or
 - (b) Brother and brother, sister and sister and/or brother and sister; or
 - (c) Grandparent and grandchild; or
 - ~~(a)~~ (d) Aunt/uncle and niece/nephew; and
 - ~~(2)~~ (4) The conveyance meets all other applicable criteria for a variance under this resolution; and
 - (5) The purpose of the conveyance is not to subdivide property for sale, resale, or rental to persons not listed in subsection (b)(2) of this section or otherwise circumvent the provisions of this resolution and the applicant so states by sworn verification.
- (c) Documentation satisfactory to the County Manager, or his or her designee, reflecting the relationship between the grantor and any grantee(s) of any bona fide intra-family transfer, as well as the age of any such grantees, shall be provided upon application for a Family Density Exception Variance.

- (d) A Family Density Exception Variance shall not be approved within a platted subdivision when such approval would increase the density within the subdivision beyond the density otherwise permitted for the subdivision.
- (e) The County Manager or his or her designee shall approve a Family Density Exception Variance if the proposed bona fide intra-family transfer meets the requirements of this subsection and otherwise complies with all applicable laws and ordinances.
- (e)(f) Upon approval of a Family Density Exception Variance, no subsequent approval for a Family Density Exception Variance may be granted for further division of any portion of the property (including newly created lots or the parent tract).
- (g) The subdivision of property pursuant to a Family Density Exception Variance shall conform to the following standards:
 - (1) Any lots created shall be conveyed as part of a bona fide intra-family transfer and no more lots may be created than are approved in accordance with the Family Density Exception Variance.
 - (2) Each lot shall be a minimum of one (1) acre of uplands.
 - (3) The creation of a lot wholly within the regulatory 100-year floodplain is prohibited.
 - (4) If any lot abuts a publicly maintained road that does not conform to the right-of-way specifications provided or adopted by reference in these regulations, the owner may be required to dedicate the right-of-way width necessary to meet the minimum design standards as a condition of approval.
 - (5) Buffer zones of at least 50- feet in width along all perennial and intermittent streams shall be required.
 - (6) Each lot shall front on a paved private road, a publicly maintained road, or an easement. If an easement is utilized:
 - (a) The easement shall connect to a publicly maintained road and have a minimum width of forty (40) feet; and
 - (b) Road name signs for the easement shall be installed in accordance with applicable County regulations; and
 - (c) The easement shall comply with the Federal Emergency Management Agency (FEMA) regulations and County floodplain management regulations
 - (d) The following notation shall be included on the plat: Dawson County is not obligated to maintain the easement.
 - (7) For a period of five (5) years following the creation of a lot, no County permits shall be issued except to the grantee pursuant to the bona fide-intra family transfer of the property. This shall not apply to institutional lenders who obtain ownership as a result of foreclosure or deed in lieu of foreclosure, or their successors or assigns.
 - (8) All other requirements of the Code of Dawson County and the Dawson County Comprehensive Plan shall apply.

A RESOLUTION DAWSON COUNTY GEORGIA OPPOSING HB 1093 AND SB 494 AND OPPOSING LIMITATIONS ON A COUNTY'S AUTHORITY TO MAKE HOUSING, LAND USE AND ZONING DECISIONS WITHIN A LOCAL GOVERNMENT'S GEOGRAPHICAL BOUNDARIES

WHEREAS, the Dawson County Board of Commissioners (“Board”) has reviewed HB 1093 and SB 494 (“Bills”), currently being considered in the Georgia General Assembly; and

WHEREAS, the Bills would prohibit local governments from addressing newly developed corporate rental subdivisions through any regulation, restriction or condition that is not the same for single-family residential areas; and

WHEREAS, the Bills are aimed at allowing unlimited access for corporations to develop “build to rent” subdivisions which vary greatly in price, quality, management and tenant protections; and

WHEREAS, the Board opposes the Bills for a number of reasons, including the fact that the Georgia Constitution recognizes zoning and land use decisions are core functions of local governments, and housing is a large component of those decisions; and

WHEREAS, local elected officials are responsible for ensuring affordable, predictable housing options within their respective communities; and

WHEREAS, such housing and land use decisions are best made at the local level through comprehensive planning and citizen input; and

WHEREAS, to ensure vibrant and sustainable communities, local governments require flexibility to decide what is appropriate for their community’s neighborhoods; and

WHEREAS, home ownership is a financial asset that historically has been affordable to all economic levels; and

WHEREAS, rising costs in construction, land and materials are pushing the reality of home ownership further from the reach of more and more Americans, particularly young families; and

WHEREAS, home ownership and the growing equity value it provides is a source of capital for families to start businesses, send children to college, build retirement nest eggs, provide financial resources during financial emergencies, offer an asset to provide services such as assisted living or nursing care or cover a myriad other financial and economic resources to weather life challenges; and

WHEREAS, these and other benefits are why preserving opportunities for homeownership has long been a high priority of public policy in the United States; and

WHEREAS, good public policy requires a balance of housing options to meet individual needs; however, the Bills remove local decision making from the type and mix of housing available; and

WHEREAS, the superiority of local determination of the type of housing available in a community is one reason why local governmental control of zoning and land use is enshrined in Georgia’s State Constitution; and

WHEREAS, the removal of local oversight and the negating of local policy goals inherent in the Bills allows outside forces to determine the type of housing available in a community with no need to work with existing community stakeholders wishing to have a voice in the process; and

WHEREAS, protecting property rights is an important component of good public policy, but good public policy also takes into consideration the property rights, property values and the neighborhood characteristics that purchasers relied on when investing their lifesavings in their current home;

NOW, THEREFORE, BE IT HEREBY RESOLVED BY THE Board of Commissioners of Dawson County, Georgia, that this governing body hereby objects to and opposes any legislation or act limiting a local government’s authority to make land-use and zoning decisions within its geographical boundaries; and

BE IT FURTHER HEREBY RESOLVED that a copy of this Resolution be delivered to each member of the Georgia House of Representatives and Senate representing Dawson County, and made available for distribution to the public and the press.

ADOPTED, this ____ day of March, 2022.

Approved:

Chair, Dawson County Board of Commissioners

Attest:

Clerk

(SEAL)