

**DAWSON COUNTY BOARD OF COMMISSIONERS  
VOTING SESSION AGENDA - THURSDAY, AUGUST 1, 2019  
DAWSON COUNTY GOVERNMENT CENTER ASSEMBLY ROOM  
25 JUSTICE WAY, DAWSONVILLE, GEORGIA 30534  
6:00 PM**

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**A. ROLL CALL**

**B. INVOCATION**

**C. PLEDGE OF ALLEGIANCE**

**D. ANNOUNCEMENTS**

**E. APPROVAL OF MINUTES**

[Minutes](#) of the Work Session held on July 18, 2019

[Minutes](#) of the Voting Session held on July 18, 2019

**F. APPROVAL OF AGENDA**

**G. PUBLIC COMMENT**

**H. NEW BUSINESS**

1. Consideration of Highway 53 Corridor Overlay from the Long Range Planning Committee
2. Consideration to Move Forward with Public Hearings for Fee Schedule Update
3. Consideration of Board Appointment:
  - a. Library Board**
    - i. David Jordan- *replacing Wendi Bock* (Term: August 2019 through June 2020)

**I. PUBLIC COMMENT**

**J. ADJOURNMENT**

*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.*

**Item Attachment Documents:**

Minutes of the Work Session held on July 18, 2019

**DAWSON COUNTY BOARD OF COMMISSIONERS  
WORK SESSION MINUTES – JULY 18, 2019  
DAWSON COUNTY GOVERNMENT CENTER ASSEMBLY ROOM  
25 JUSTICE WAY, DAWSONVILLE, GEORGIA 30534  
4:00 PM**

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*Those present were Chairman Thurmond; Commissioner Fausett, District 1; Commissioner Gaines, District 2; Commissioner Satterfield, District 3; Commissioner Nix, District 4; County Manager Headley; Interim County Attorney Hamilton; County Clerk Cloud; and interested citizens of Dawson County.*

**NEW BUSINESS**

1. Presentation of Results of FY 2018 External Audit- CPA Kristi Griffin, BatesCarter  
*This item was for information only.*
2. Presentation of Highway 53 Corridor Overlay from the Long Range Planning Committee- Planning & Development Director Jameson Kinley  
*This item will be placed on the August 1, 2019, Voting Session Agenda.*
3. Presentation of Fee Schedule Update- Planning & Development Director Jameson Kinley  
*This item will be placed on the August 1, 2019, Voting Session Agenda for consideration to move forward with public hearings.*
4. Presentation of Board Appointment:
  - a. **Library Board**
    - i. David Jordan- replacing Wendi Bock (Term: August 2019 through June 2020)  
*This item will be placed on the August 1, 2019, Voting Session Agenda.*
5. County Manager Report  
*This item was for information only.*
6. County Attorney Report  
*Interim County Attorney Hamilton had no information to report.*

APPROVE:

ATTEST:

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Billy Thurmond, Chairman

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Kristen Cloud, County Clerk

**Item Attachment Documents:**

Minutes of the Voting Session held on July 18, 2019



**DAWSON COUNTY BOARD OF COMMISSIONERS**  
**VOTING SESSION MINUTES – JULY 18, 2019**  
**DAWSON COUNTY GOVERNMENT CENTER ASSEMBLY ROOM**  
**25 JUSTICE WAY, DAWSONVILLE, GEORGIA 30534**  
**6:00 PM**

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**ROLL CALL:** Those present were Chairman Thurmond; Commissioner Fausett, District 1; Commissioner Gaines, District 2; Commissioner Satterfield, District 3; Commissioner Nix, District 4; County Manager Headley; Interim County Attorney Hamilton; County Clerk Cloud; and interested citizens of Dawson County.

**OPENING PRESENTATION:**

*Proclamation- Recognition of the Dawson County 7&8 Softball Dizzy Dean State Championship Team*

Chairman Thurmond read aloud the Proclamation recognizing the Dawson County 7&8 Softball Dizzy Dean State Championship Team.

**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 July 2, 2019. Gaines/Nix

Motion passed 4-0 to approve the Minutes of the Voting Session held on July 2, 2019. Fausett/Satterfield

**APPROVAL OF AGENDA:**

Motion passed 4-0 to approve the agenda as presented. Nix/Fausett

**PUBLIC COMMENT:**

None

**ZONING:**

*ZA 19-05 – Dawson Village Partners requests rezoning of property located at TMP 112-019, 113-057-002, 112-109, 104-065, 104-028, 104-029 and 112-018 from CHB (Commercial Highway Business), RA (Residential Agriculture), RPC (Residential Planned Community), CPCD (Commercial Planned Community Development) and COI (Commercial Office / Institution) to Mixed Use Village. (Tabled from the June 20, 2019, Voting Session. 2<sup>nd</sup> of 2 public hearings; 1<sup>st</sup> public hearing was held May 16, 2019)*

Chairman Thurmond announced that the applicant of ZA 19-05 submitted a letter requesting to withdraw ZA 19-05.

Jim King of Ensite Civil Consulting in Dawsonville, Georgia, representing the applicant, requested that ZA 19-05 be withdrawn without prejudice.

Motion passed 4-0 to approve the withdrawal of ZA 19-05 without prejudice. Gaines/Satterfield

Chairman Thurmond that, since the withdrawal request of ZA 19-05 was approved, a public hearing for ZA 19-05 was deemed moot.

**NEW BUSINESS:**

*Consideration of Request for Sheriff's Office Compensation*

No action was taken on this item. Chairman Thurmond explained to Sheriff Jeff Johnson that a Request for Sheriff's Office Compensation does not have to come before the Board of Commissioners since the request does not exceed the amount already allocated to the Sheriff's Office budget. Chairman Thurmond told Sheriff Johnson that he has discretion to use funds within his office's allocated FY 2019 budget as he chooses.

*Consideration of Board Appointment:*

- *Library Board*
  - *Carroll L. Turner- replacing Duane Wallace (Term: July 2019 through June 2023)*

Motion passed 4-0 to approve the appointment of Carroll L. Turner to the Library Board for a term of July 2019 through June 2023. Nix/Fausett

**PUBLIC COMMENT:**

None

**ADJOURNMENT:**

APPROVE:

ATTEST:

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

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

**Item Attachment Documents:**

1. Consideration of Highway 53 Corridor Overlay from the Long Range Planning Committee



## DAWSON COUNTY BOARD OF COMMISSIONERS AGENDA FORM

Department: Planning & Development

Work Session: 7/18/2019

Prepared By: Harmony Gee

Voting Session: 8/1/2019

Presenter: Jameson Kinley \_\_\_\_\_

Public Hearing: Yes No

Agenda Item Title: Presentation of Highway 53 Corridor Overlay from the Long Range Planning Committee

**Background Information:**

The Planning & Development office along with the Long Range Planning Committee was tasked by the commissioners to create an Overlay District for the Highway 53 Corridor stretching from the Dawson/Forsyth County line to the city limits. This was originally started in 2016 at the request of a previous director but was never completed.

**Current Information:**

The Planning department, along with the Long Range Planning Committee, has worked for the past several months compiling information needed for the Overlay.

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: 7/11/19

County Manager Authorization: DH

Date: 7/11/19

County Attorney Authorization: \_\_\_\_\_

Date: \_\_\_\_\_

**Comments/Attachments:**

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# 53 OVERLAY DISTRICT

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JULY 10

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**Dawson County  
Planning and Development**



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# 53 Corridor Overlay

## Purpose

The purpose of this overlay is to foster visual unity and elevate design quality as one drives along Highway 53 through Dawson County. The 53 Overlay seeks to highlight three different nodes and tailor site planning, architecture, signage, and lightings standards. The overall goal of this document is to provide a framework to encourage, maintain, and showcase the character of this district.

***“Showcasing the character of the district”***

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Exhibit B – SOW and Methodology .....	
Exhibit C – Visual Preference Survey .....	
Exhibit D – Code Review .....	

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## ***Site Planning***

- A. Relate Design to Site and Surroundings
  - a. The site plan, building design and landscaping of new development should achieve high quality and appearance, which will enhance and be compatible with the character of the surrounding area.
  - b. Site planning and design of projects proposed adjacent to dissimilar land uses should carefully address the potential undesirable impacts on existing uses. These impacts may include traffic, parking, circulation and safety issues, light and glare, noise, odors, dust control and security concerns.
- B. Evaluate, Retain, and Incorporate Natural Features
  - a. Evaluate the proposed development's compatibility with the existing environment to determine the limitations and capabilities of the site for development. Development should be limited to a level that does not exceed the capabilities and requirements of a healthy environment.
  - b. Significant site features such as natural ground forms, large rock outcroppings; water and significant view corridors shall be identified and should be incorporated into development plans.
- C. Encourage inter-parcel access and shared parking
- D. Encourage Building away from road with anticipation of 53 widening
- E. Discourage direct access to Hwy 53
- F. Discourage Parking lots to dominate view by encouraging side and rear parking
- G. Distributed parking along not less than two sides of the building exterior must be provided; parking that fronts the main building entrance(s) shall not exceed fifty (50%) percent of parking total.
- H. Loading areas screened out of right-of-way views
- I. Transitional Buffers are required along property line separating residential and commercial
  - a. Traditional buffer for residential 25feet
  - b. Traditional buffer for commercial 25 feet
  - c. Traditional buffer for industrial 50 feet



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## ***Vehicles Access***

- A. All elements of the site design shall accommodate access requirements of emergency vehicles and services
- B. Need to add language for building arrangement to allow streets in between buildings and pedestrian connection

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## ***Landscape***

- A. Front yards should contain landscaping at least 40' in depth along entire property (except driveway)
- B. Landscaping shall utilize fences (three rail), berms, connecting sidewalks, trees and other plantings

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## ***Architecture***

- A. Large areas of uninterrupted brick work shall be broken up through the uses of trellises, arcades, blind windows, archways, and other patterns
- B. Lakeside 53
  - i. Lake/Boating
  - ii. Craftsman Look
  - iii. Like Reynolds Elements of Design
  - iv. Cedar Shake tin roof
  - v. Stove
  - vi. Chestatee
  - vii. River 53
  - viii. Native Rock
  - ix. Folk Art
  - x. Native Vegetation
  - xi. Appalachian Look
    - 1. Gable Roofs/Porches
    - 2. Fences
    - 3. Tin Rooks
    - 4. Board Batten
    - 5. Clapboard
    - 6. Gateway Porches
    - 7. Side and back Porches
    - 8. Recreational
- C. City
  - i. Brick – historic
  - ii. Tin Roof

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## ***Accessory Structures***

- A. All dumpsters should be enclosed and covered

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## ***Commercial Development***

### A. Prohibited Uses

- a. Adult Entertainment
- b. Junk Yards
- c. Billboard Signs
- d. Parking

### B. Shared Parking:

- a. The Planning Director may approve a reduction of up to 25 percent in the number of parking spaces required for a specific use where inter-parcel access is provided and shared parking analysis deems adequate
- b. Each Parking area of over 50 spaces shall include landscaped parking islands

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## *Industrial Uses*

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## ***Exterior Lighting***

- A. For any commercial use within identified nodes, a freestanding pole light utilizing LED fixtures shall not exceed thirty-five (35) feet in height and shall have a black metal finish. A freestanding pole light utilizing non-LED fixtures shall not exceed twenty-five (25) feet in height and have a black metal finish.
- B. For all residential areas, a freestanding pole light shall not exceed sixteen (16) feet in height and have a black metal finish.
- C. Building-mounted lighting shall highlight architectural features and not illuminate the entire building façade.
- D. All canopy luminaries shall be fully recessed and utilize flat lenses.
- E. All street lighting subject to review by Public Works Department

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## **Signage**

### A. Freestanding Signs

- i. All freestanding signs shall be of a monument style and constructed only of brick or stone materials to match or compliment the principal structure or structures located on the site.
- ii. A monument base shall consist of:
  - i. A solid base or framework, the same width and length of the sign. Said base shall be completely covered in brick or stone facing, or;
- iii. If the sign lists multiple tenants the sign shall be of a uniform background lettering style and color.
- iv. Wall Signs
- v. Signs with interior illumination are prohibited.
- vi. Illuminated wall signs shall be channel-type letters only. Non-internally illuminated box signs or illuminated canopies are allowed.
- vii. Specific dimensional requirements for all signage are governed by the Sign Ordinance
- viii. The Following Signs are Prohibited:

### B. Signs involving motion, rotation, or sound, other than flags or streamers which are blown by the wind.

- i. Flashing, blinking, varying, varying light intensity signs or animated signs, except community information signs.
- ii. Courtesy benches, trash cans, and similar devices on which advertising is displayed.



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## ***Application Requirements***

- A. Site plan review to include element of soils, hydrology, topography, aesthetics, historical significance, and existing Land Use
  - a. Should include everything with 100 feet surrounding property line
  - b. Landscape Plan
  - c. Lighting Plan

## A. SCOPE OF WORK

The intent of the State Route 53 Corridor Overlay District is to protect the scenic and natural qualities of the corridor that are valued by the community, as well as to promote quality development and land use along the corridor. The guidelines are to allow flexibility for the aesthetics of the corridor and to encourage compatibility with the character of the area without stifling the creativity of designers.

The project study area extends northwesterly from the Dawson/Forsyth County line, across GA 400, and ends at Perimeter Road at the City of Dawsonville limits. Total length of the Corridor is approximately 8 miles which crosses commercial, rural, historic, and residential areas. The Consultant shall assist the County in establishing goals, objectives, implementation strategies, design and development guidelines to implement said vision. It is the intent that these documents, through their adoption and implementation, will allow for the establishment of consistent patterns of high-quality, efficient and economically successful development.

The project is anticipated to be phased beginning in 2016 and finalizing in 2018. Dawson County is open to alternative solutions and methodology with regards to phasing, planning and implementation.

The Corridor Plan shall address the following tasks:

- Create a vision for the ultimate physical development of the corridor including illustrated best practices for design standards that establish aesthetic guidelines for corridor development.
- Develop goals, objectives and strategies for implementation of the vision.
- Develop design standards for the corridor based on the adopted Dawson County Comprehensive Plan, adopted Development and Design Guidelines of the GA 400 Corridor, preferences of key stakeholders for corridor aesthetics and best practices within Dawson County.
- Develop a “State Route 53 Corridor Overlay District,” along with necessary amendments to the zoning ordinances and subdivision regulations to carry out the sustainable development vision.
- Develop and build consensus around the development vision with key stakeholders including residents, businesses, property owners, citizens and elected officials.
- Identify opportunities for proposed enhancements to beautify the corridor and improve heritage tourism while providing regulatory measures to protect the historic and scenic qualities of the corridor.

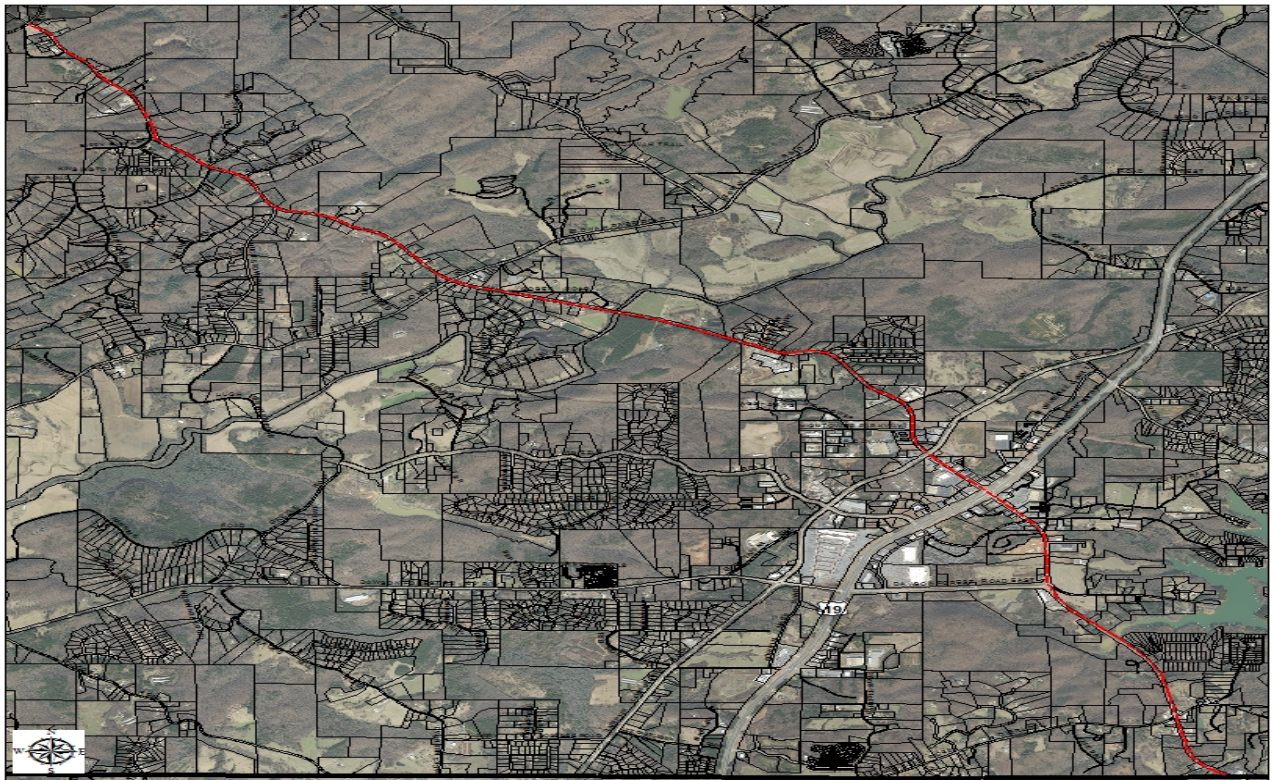
- Ensure compatibility with the Development and Design Guidelines of the GA 400 Corridor and include similar guidelines appropriate for the unique nature of the 53 Corridor.

### **Existing Resources**

There are several resources available to assist potential consultants in completing this project. These resources include the Dawson County Comprehensive Plan, Development and Design Guidelines of the GA 400 Corridor, the Dawson County Land Use Resolution, 2015 aerial photography, GIS data, including zoning and projected land use data and other resources. County staff is available to assist in the collection of existing data and GIS mapping to the extent needed.

#### Existing Resources

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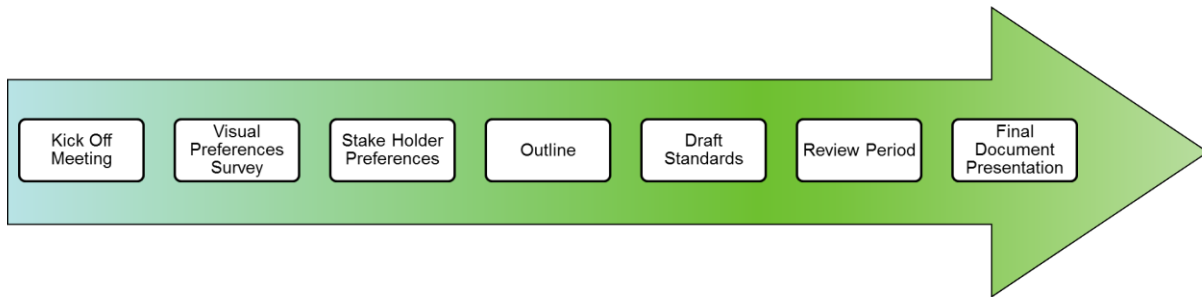


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# APPROACH TO SCOPE OF WORK AND METHODOLOGY

tasks, sub-tasks, meeting dates, and a more detailed schedule, establishing internal and external milestones. Additionally, the scope will be further defined and other procedures such as billing/invoicing, document control and quality control procedures will be developed and included in the overall project management plan.



## Outline of Work

The major steps of the project are the following:

1. Data Gathering
2. Benchmarking
3. Corridor Inventory
4. Assessment and Planning
5. Standards and Planimetrics
6. Project Implementation
7. Revision

The following is a detailed outline of those steps we expect to take place in the development of the district overlay standards in chronological order.

### Step One –Data Gathering

- Kick Off Meeting
- Obtain Staff’s Vision and Goals for Corridor (Program)
- Further Refine Corridor Width and Termini
- Research Corridor and Adjacent Site History
- Review Previous Planning Efforts
- Identify Regulatory Requirements
- Determine Minimum GDOT Design Features and LOS Desired
- Public Outreach
- Visual Preference Surveys
- Stake Holder Input

### Step Two - Benchmarking

- Identify National Examples
- Identify Local and Regional Examples
- Extract and Benchmark Desirable Standards



# APPROACH TO SCOPE OF WORK AND METHODOLOGY

## Step Three – Corridor Inventory

- Identify Environmental Constraints
- Identify Environmental Characteristics
- Identify Trash/Litter/Point and Non-Point Source Pollution
- Determine the Transportation Usage and Traffic Patterns (incl. bike and pedestrian)
- Determine the Corridor Demographics and Usage Trends
- Identify Historic and Cultural Resources
- Determine existing economic activity
- Identify Key nodes and intersections (both vehicular and pedestrian)
- Identify Opportunities
- Identify Development Trends

## Step Four – Assessment and Planning

- Develop Corridor Plan and Vision
- Define the District and Produce Code Compatible Language
- Create Node Plans
- Identify Opportunities for Heritage Tourism
- Development of Goals and Objectives

## Step Five–Standards and Planimetrics

### Draft Corridor Standards

- Corridor Standards (Roads and Streets)
- Site Design Standards
- Site Amenities
- Landscaping
- Lighting
- Signage
- Building Construction Standards
- Sustainable Maintenance Requirements

### Draft Code Language and Zoning Sections

- Definitions
- Downtown Design Review Committee (DDRC)
- Affirmations and Applicability
- Review Process and Application Procedure
- Variance Procedure
- Incentives
- Appeals Procedure
- Interpretation, Violations, Enforcement and Penalty Provisions

### Draft Foundational Economic Development Recommendations

## Step Six – Project Implementation

- Action Plan Summary
- Regulatory Coordination and Review for Compatibility



# APPROACH TO SCOPE OF WORK AND METHODOLOGY

Agency Coordination

Schedule

Evaluation Review of Initial Projects

Security/Stewardship

- Corridor Security and Safety
- Corridor Economic Benefits
- Corridor Maintenance
- Corridor Education
- Corridor Promotion

Step Seven – Revision

Incorporation of pilot project input

Revisions to documents

Amendments to Zoning Documents

Final Publication

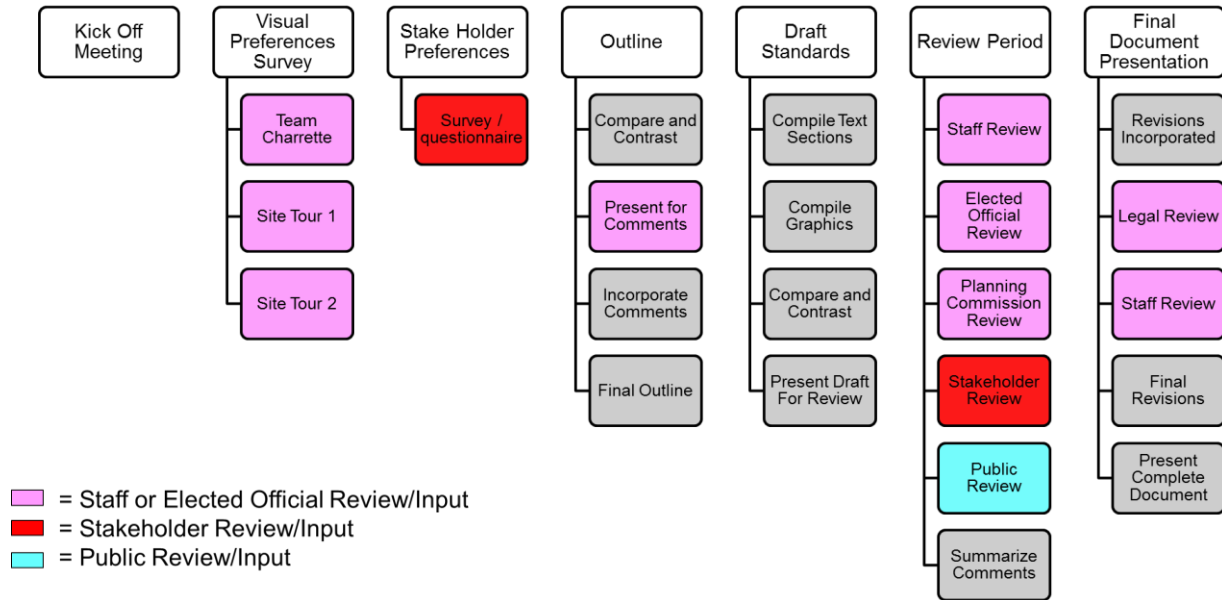
## Timeline and Tasks

This project will be scheduled in four primary phases. The first phase will take place in 2016 and involve steps 1, 2, and 3 from above and equate to the primary site reconnaissance and data gathering phases of the project. The second phase will likely begin in early 2017 and include steps 4 and 5 which make up the lion's share of the production of the project. The third phase is the implementation phase and it will include step 6. This phase includes the initial implementation and evaluation of projects and should begin in the later portion of 2017 or early in 2018. The fourth and final phase is step seven 7 above. The duration and start of the final two phases are of course subject to the speed at which the staff, elected officials, and legal department can adopt and publish the new regulations once they have been drafted and presented by our team. Beyond this the length of the final phases are also driven by the number of evaluated projects, their start dates, size and duration. B+C expects to be involved in at least 3 or more evaluation projects before revising and issuing a final revision to the overlay standard documents.





# APPROACH TO SCOPE OF WORK AND METHODOLOGY



## Phase I Site Reconnaissance and Data Gathering

August – October 2016

- Review the existing zoning and development codes, Development and Design Guidelines for the Georgia 400 Corridor, Dawson County Comprehensive Plan (2013-2033), Dawson County System-Wide Recreation Master Plan (2012-2017), Access Management Plan and Regulations for Georgia 400 Corridor (2005), historic resource documents, and other public documents to determine character and requirements of corridor and surrounding area.
- Survey the entire corridor collecting relevant data and photographing parcels. This will be done by foot and by car.
- Utilize GIS resources to integrate data collection.

September – October 2016

- Develop Visual Preference Survey and best practices presentations to create a vision for the ultimate physical development of the corridor including illustrated best practices for design standards that establish aesthetic guidelines for corridor development.





# APPROACH TO SCOPE OF WORK AND METHODOLOGY

October – December 2016

- Conduct at least 3 stakeholder meetings with County staff, elected officials, business community, developers, residents, visitors, heritage tourism organizations, and other associations to develop and build consensus around the development vision with key stakeholders including residents, businesses, property owners, citizens and elected officials.
  - The first meeting will be with relevant County staff.
  - The second meeting will be with identified stakeholders by the County.
  - The third meeting will be open to the public.

Phase II Production of Overlay District Standards and Draft Documents

January 2017 to March 2017

- During this phase, the guidelines are drafted and will be reviewed to ensure compatibility with the Development and Design Guidelines of the GA 400 Corridor and include similar guidelines appropriate for the unique nature of the State Route 53 Corridor.
  - Draft corridor typologies
  - Draft Design standards
  - Draft zoning amendments
  - Draft tree preservation and replacement code
  - Improve and update the stormwater section of the code to encourage “green infrastructure” elements
  - Address light pollution and glare while conserving electricity
  - Establish “green” maintenance requirements for publicly owned common areas and parks, etc.
  - Include code section focused on property maintenance that protects adjoining property owner’s values from the possibility of neglected landscapes and buildings
  - Identify opportunities for proposed enhancements to beautify the corridor and improve heritage tourism while providing regulatory measures to protect the historic and scenic qualities of the corridor
  - Develop foundational economic development recommendations
  - Develop goals, objectives and strategies for implementation of the vision.

Phase III Implementation

March 2017

- Team meetings with County Staff and workshops to present draft State Route 53 Corridor Overlay District along with necessary amendments to the zoning ordinances and subdivision regulations and implementation strategies to carry out the sustainable development vision.



# APPROACH TO SCOPE OF WORK AND METHODOLOGY

April 2017

- Revise and submit for final approval, design illustrations, example diagrams, photographs, written descriptions and specifications for standard furnishings, finishes and landscapes within the districts.

May – November 2017

- Track development and evaluate development and design guideline issues
- Serve on Design Review Committee
- Work with County staff to revise overlay district, if needed

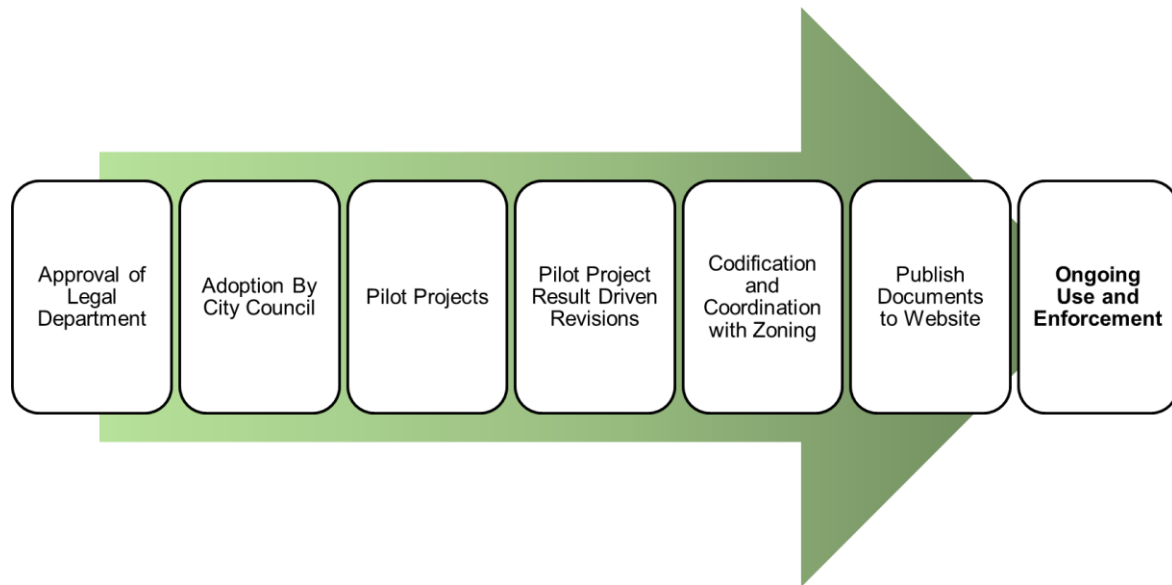
Phase IV Revision

December 2017 –January 2018

- If required, submit revision of overlay district

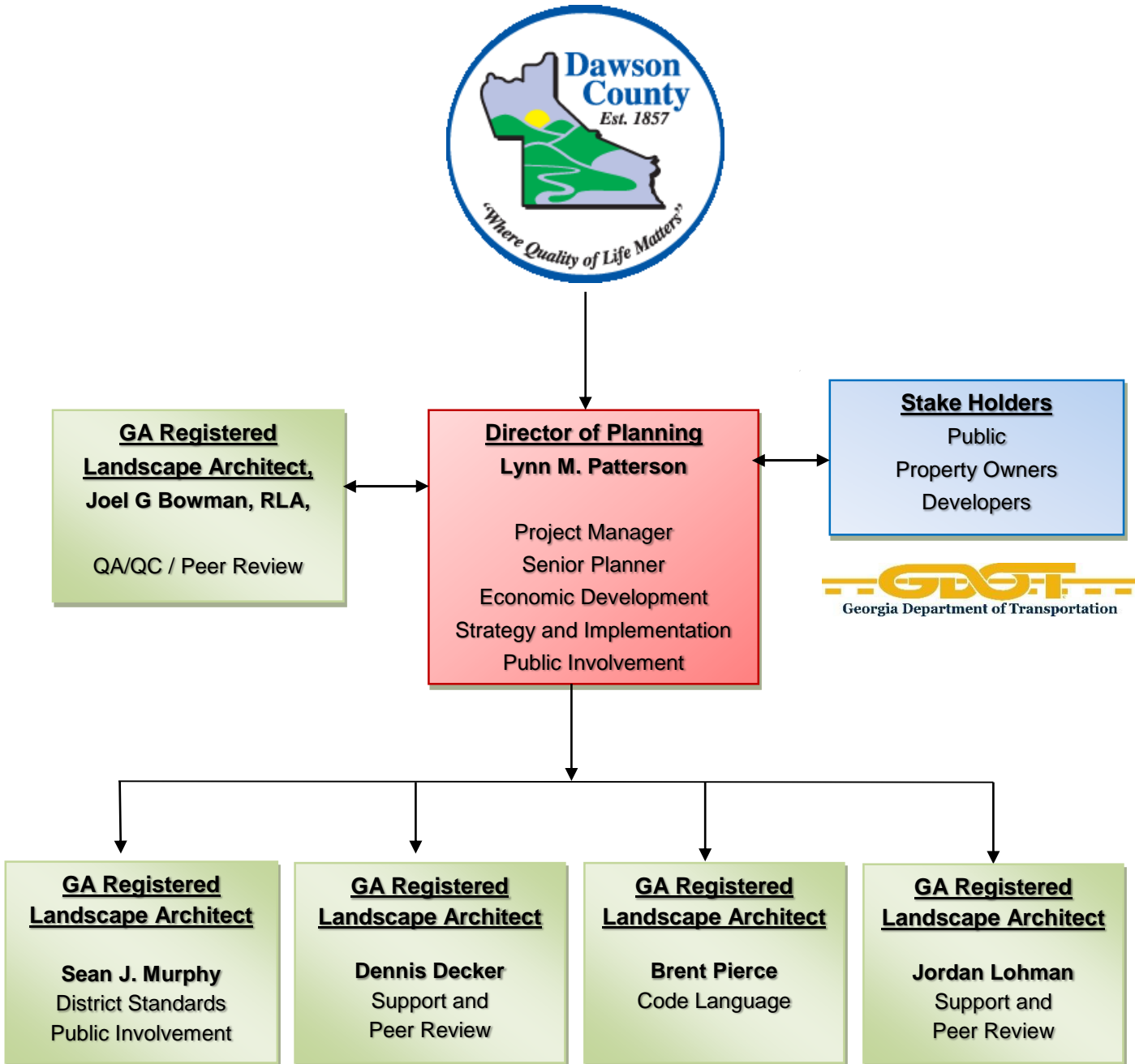
December 2017 – December 2018

- Serve on Design Review Committee
- Track development with County Staff



# APPROACH TO SCOPE OF WORK AND METHODOLOGY

## Project Organization Tree



## APPROACH TO SCOPE OF WORK AND METHODOLOGY



### Project Database

The project's database consists of the available GIS information, previous studies, planning research or previous site plans available for use. Our team will make every effort to determine if any such data is available and to obtain it from the County when appropriate to save time and money.

NOTE: Although it is not anticipated at the time of the publication of this proposal, when and if a project's work requires the skills of a surveyor, the County will be responsible for either providing this

survey or authorizing B+C Studio to subcontract this additional scope of work. B+C Studio will make every effort to avoid the need for such where possible.

NOTE: When no data is available from the County or other local agencies, B+C Studio may rely on historic data, online mapping services, or complete a very basic on-site field survey to obtain the minimum level of detail necessary to draft a minimal plan. Survey requirements beyond this will fall in to the category of the note above.

The party responsible for compiling the database is B+C Studio and the County representative will have the responsibility of providing any background data to B+C Studio.

### QA/QC – Project Reviews and quality assurance

B+C Studio's business management strategy is aimed at implanting awareness of quality in all of our organizational activities and processes. Total Quality is our goal and we seek to identify the source of defects in our processes to prevent them from entering the final product. It is the responsibility of every employee to ensure the quality of their work and the work of their team.

B+C Studio's *quality assurance* program works to assure the design and production phases of our services meet and exceed our customer requirements. B+C Studio has accepted the concept of "Company Quality", where the focus is on our management of projects and our people. Our company-wide quality approach places an emphasis on three aspects:

- Controls (job management, defined and well managed processes, performance and integrity of criteria and records)
- Competence (knowledge, skills, experience and qualifications of our people)
- Culture (integrity, confidence, motivation, quality relationships)

B+C Studio's *quality control* as it relates to this project will use peer reviews by a B+C Studio employee other than those who managed the work. B+C Studio will have weekly meetings to review and discuss the status of each phase of the project and verify proper coordination with all involved.

## APPROACH TO SCOPE OF WORK AND METHODOLOGY

B+C Studio utilizes Microsoft Project to track and monitor the status of our project schedules jobs. We utilize third party ftp services and online file sharing and collaboration software that allows us to work with others easily and seamlessly. All of our files, schedules, plans etc. will be uploaded and made available to the project team including the County representatives. This way, at any time, a County representative with the appropriate access can download the latest schedule update, drawings, meeting minutes, etc. if they have any questions.

### Project Closeout - Deliverables

Following completion of the project, the project manager will collect copies of the meeting minutes, database, plans, schedules of values, maintenance requirements, invoices, communications, etc and compile them in a three ring notebook and in PDF format and provide them to the County representative. A copy will also be maintained on record at B+C Studio.



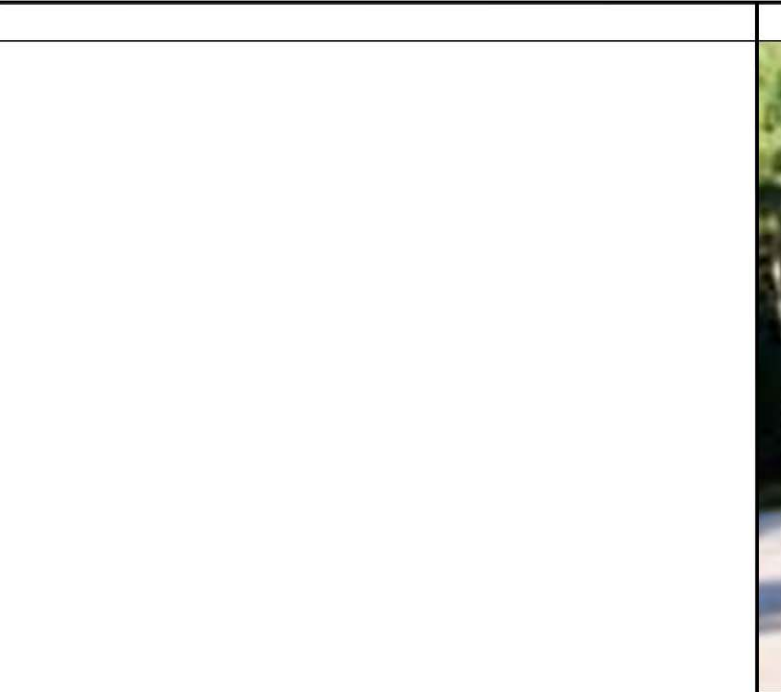






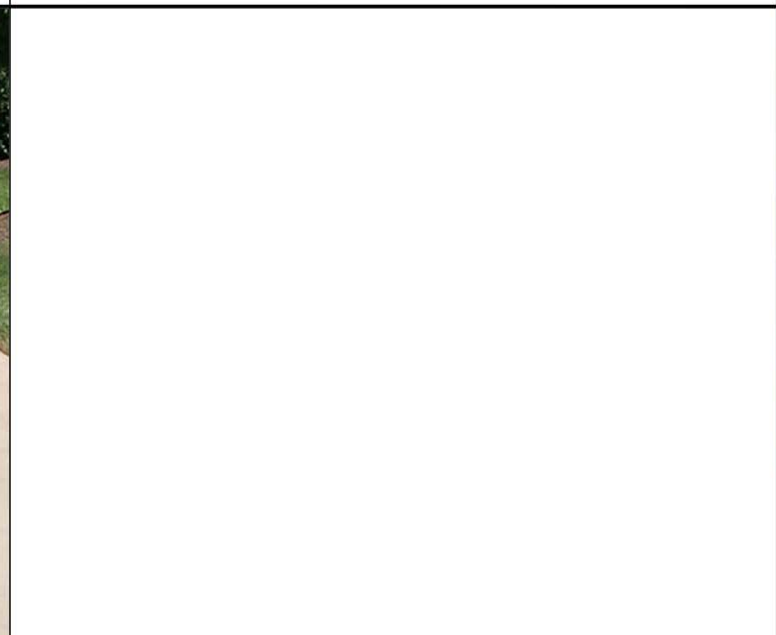

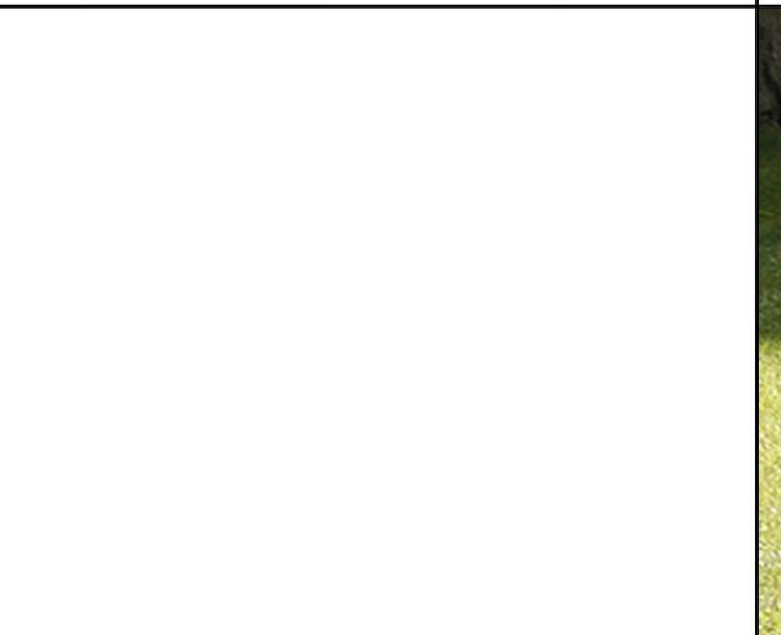


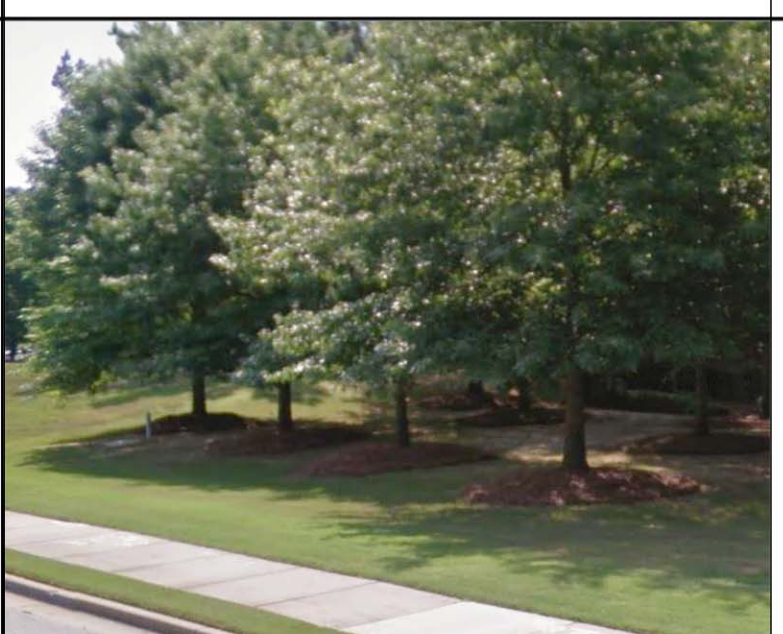
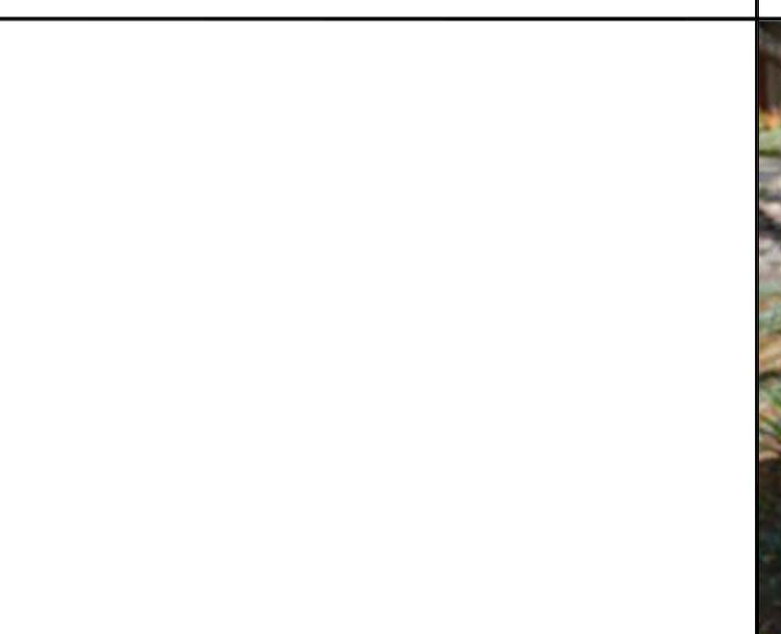

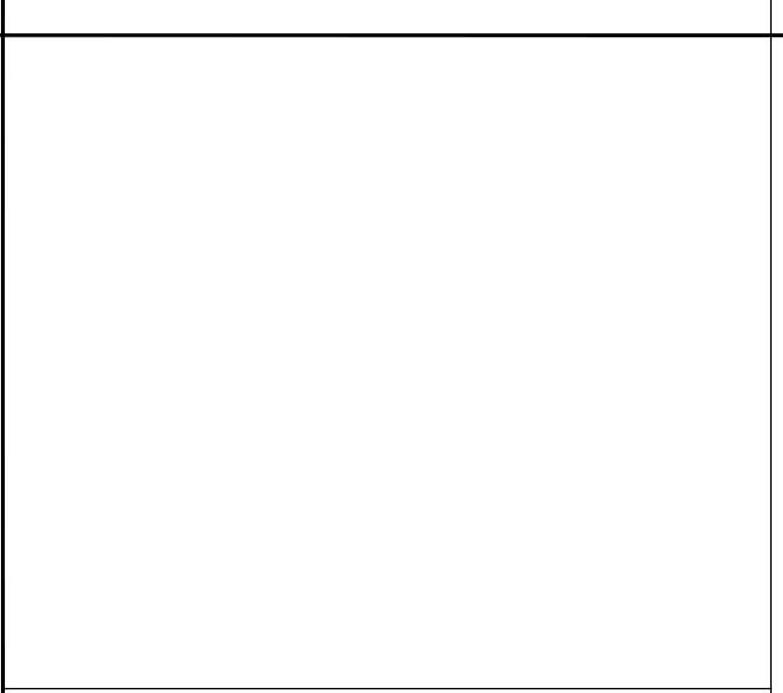



Additional Deliverables include the finished documents; overlay district design standards, zoning amendments, and other related documents, graphics, and maps. These are to be provided in digital formats as required by the county. Hard copies will be included for each delivery phase of the project in the quantities requested. Duplicate hard copies may be made available in the quantities requested at the counties added expense. No markup will be included.





# Rural Low Development




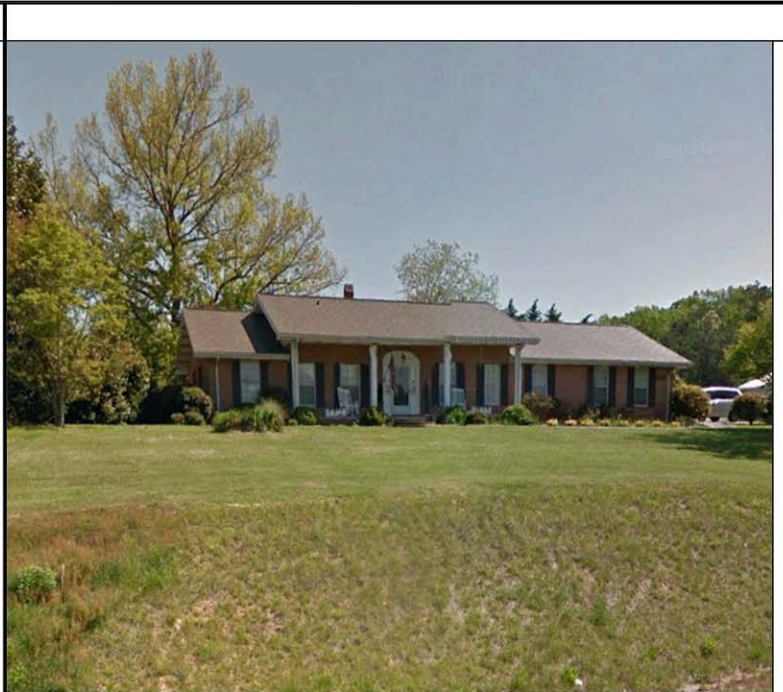
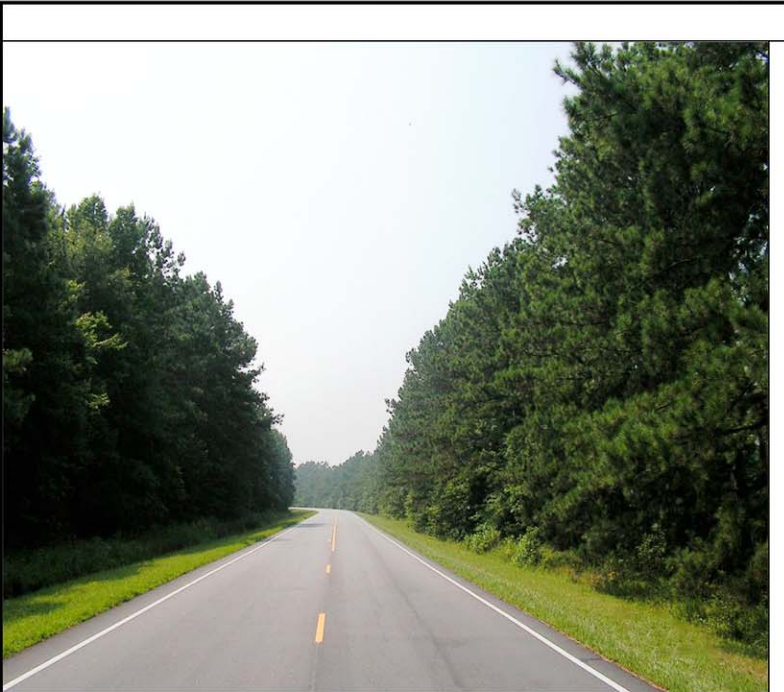






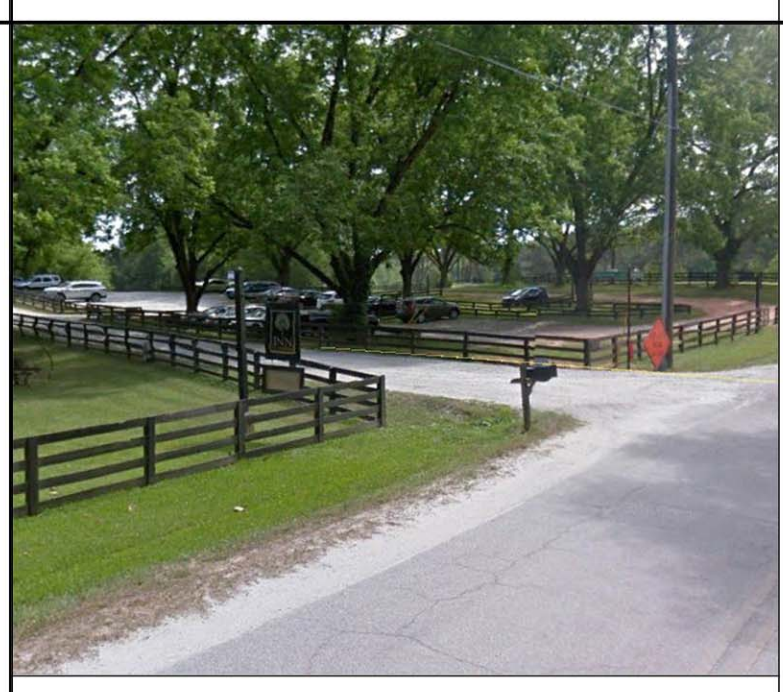



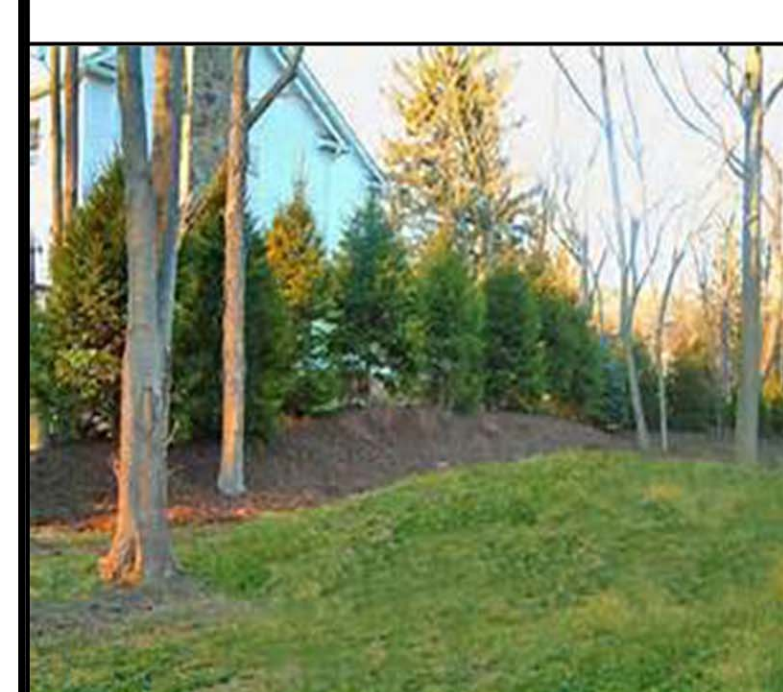

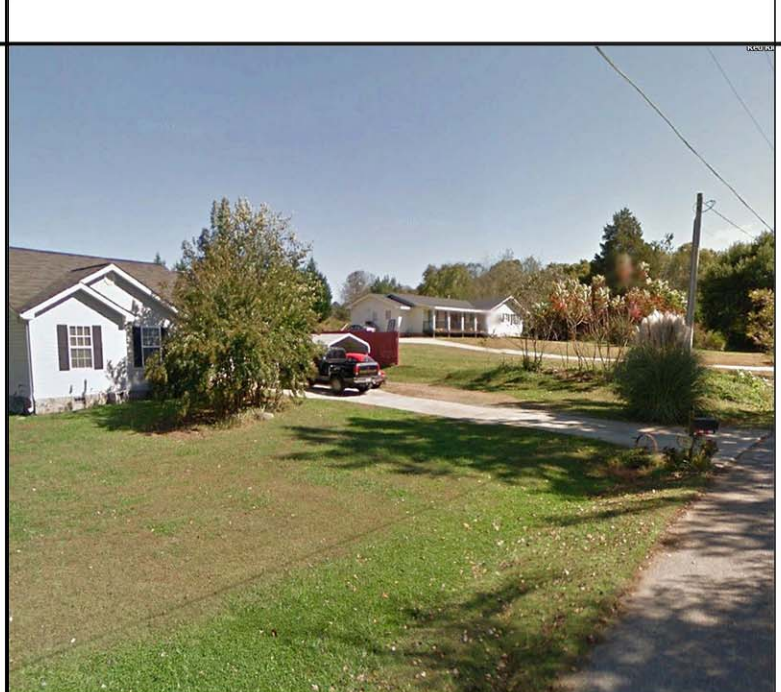


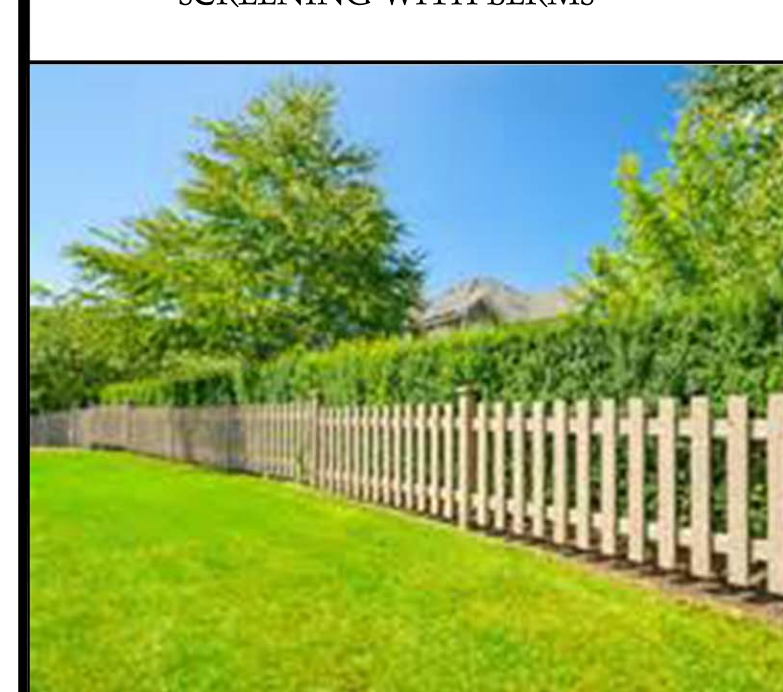

SIDEWALKS	TREES/LANDSCAPE	STREET FURNISHINGS	LIGHTING	PARKING TREATMENT
 <p data-bbox="62 464 350 520">NO SIDEWALKS</p>	 <p data-bbox="350 464 635 520">NO STREET TREES</p>	 <p data-bbox="635 464 923 520">NO STYLE PREFERENCE</p>	 <p data-bbox="923 464 1210 520">NO STREETLIGHTS</p>	 <p data-bbox="1210 464 1498 520">NO PARKING SCREENING</p>
 <p data-bbox="62 751 350 806">SIDEWALK WITH NARROW PLANTING STRIP</p>	 <p data-bbox="350 751 635 806">LINEAR STREET TREES</p>	 <p data-bbox="635 751 923 806">HISTORIC MAILBOX</p>	 <p data-bbox="923 751 1210 806">HISTORIC STREET LIGHTS</p>	 <p data-bbox="1210 751 1498 806">PARKING SCREENED BY TREES</p>
 <p data-bbox="62 1037 350 1092">SIDEWALK WITH WIDE PLANTING STRIP</p>	 <p data-bbox="350 1037 635 1092">STREET TREES WITH RANDOM SPACING</p>	 <p data-bbox="635 1037 923 1092">TRADITIONAL MAILBOX</p>	 <p data-bbox="923 1037 1210 1092">TRADITIONAL STREET LIGHTS</p>	 <p data-bbox="1210 1037 1498 1092">PARKING SCREENED BY TREES AND SHRUBS</p>
 <p data-bbox="62 1323 350 1377">SHARED SIDEWALK &amp; BIKE LANE</p>	 <p data-bbox="350 1323 635 1377">STREET TREES IN CLUSTERS</p>	 <p data-bbox="635 1323 923 1377">MODERN MAILBOX</p>	 <p data-bbox="923 1323 1210 1377">MODERN STREET LIGHTS</p>	 <p data-bbox="1210 1323 1498 1377">PARKING SCREENED BY HORSE FENCE</p>
 <p data-bbox="62 1629 350 1677">MEANDERING SIDEWALK</p>		 <p data-bbox="635 1629 923 1677">ARTISTIC MAILBOX</p>		 <p data-bbox="1210 1629 1498 1677">PARKING SCREENED BY PICKET FENCE</p>

State Route 53 Overlay District  
**VISUAL PREFERENCE SURVEY**  
 DAWSON COUNTY, GA





# Rural Low Development


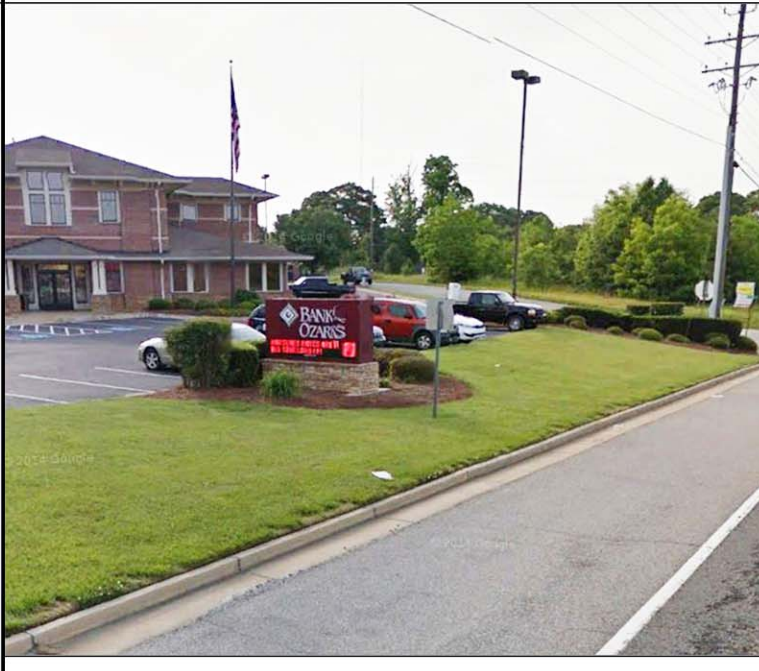




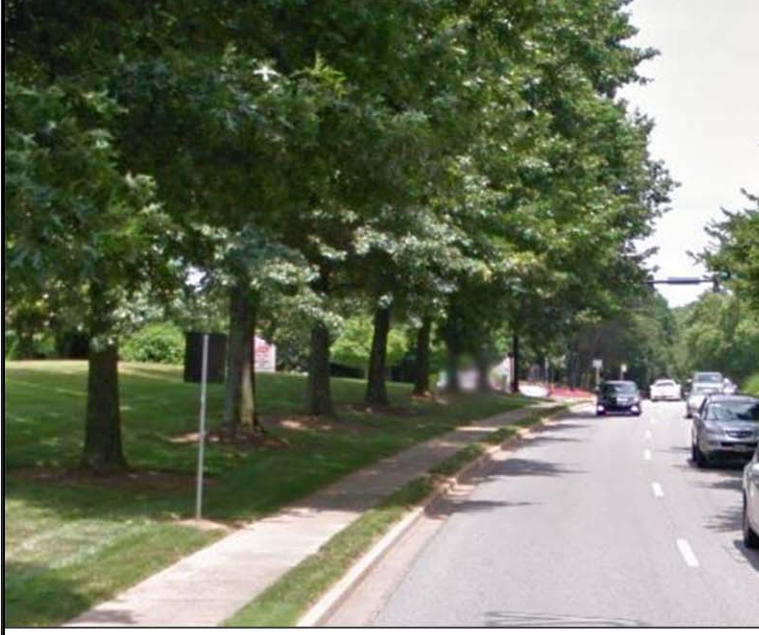






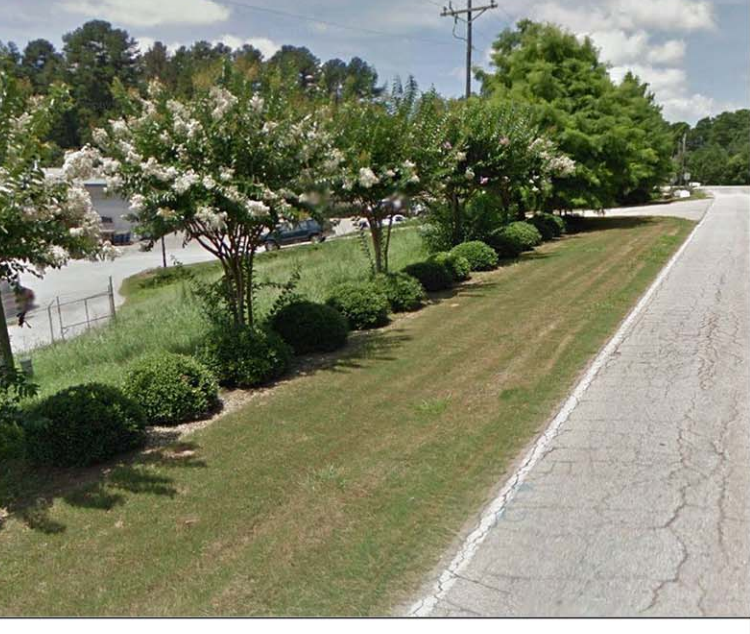

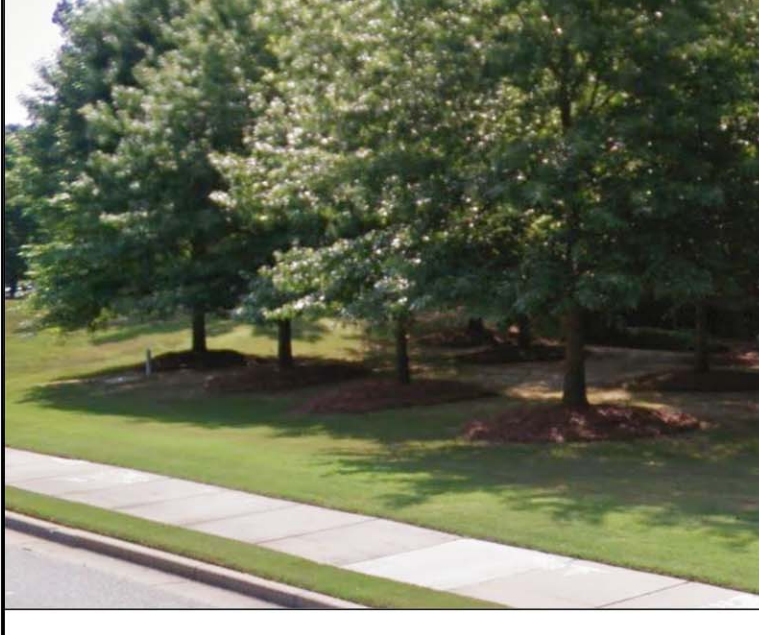






MATERIAL STORAGE TREATMENT	FENCING	SETBACKS	ARCHITECTURE	SIGNAGE
 <p data-bbox="130 478 296 499">NO STORAGE SCREENING</p>	 <p data-bbox="736 478 834 499">PICKET FENCE</p>	 <p data-bbox="1240 478 1445 499">LARGE BUILDING SETBACK (100')</p>	 <p data-bbox="1834 478 1982 499">TRADITIONAL HOUSES</p>	 <p data-bbox="2445 478 2516 499">NO SIGNS</p>
 <p data-bbox="121 768 296 789">SCREENING WITH FENCING</p>	 <p data-bbox="736 768 834 789">SOLID FENCE</p>	 <p data-bbox="1228 768 1457 789">MODERATE BUILDING SETBACK (60')</p>	 <p data-bbox="1852 768 1961 789">MOBILE HOMES</p>	 <p data-bbox="2415 768 2525 789">HANGING SIGNS</p>
 <p data-bbox="100 1062 320 1083">SCREENING WITH PLANT MATERIAL</p>	 <p data-bbox="736 1062 834 1083">HORSE FENCE</p>	 <p data-bbox="1240 1062 1445 1083">LARGE PARKING SETBACK (60')</p>	 <p data-bbox="1852 1062 1961 1083">FARM BUILDINGS</p>	 <p data-bbox="2415 1062 2546 1083">FREESTANDING SIGNS</p>
 <p data-bbox="130 1356 296 1377">SCREENING WITH BERMS</p>	 <p data-bbox="724 1356 851 1377">CHAIN LINK FENCE</p>	 <p data-bbox="1228 1356 1457 1377">MODERATE PARKING SETBACK (40')</p>	 <p data-bbox="1804 1356 2012 1377">SINGLE COMMERCIAL BUILDINGS</p>	 <p data-bbox="2427 1356 2534 1377">CUSTOM SIGNS</p>
 <p data-bbox="100 1629 320 1671">COMBINED STORAGE SCREENING - FENCING AND PLANT MATERIALS</p>				 <p data-bbox="2445 1650 2525 1671">BILLBOARDS</p>

State Route 53 Overlay District  
**VISUAL PREFERENCE SURVEY**  
 DAWSON COUNTY, GA





# Rural Moderate Development








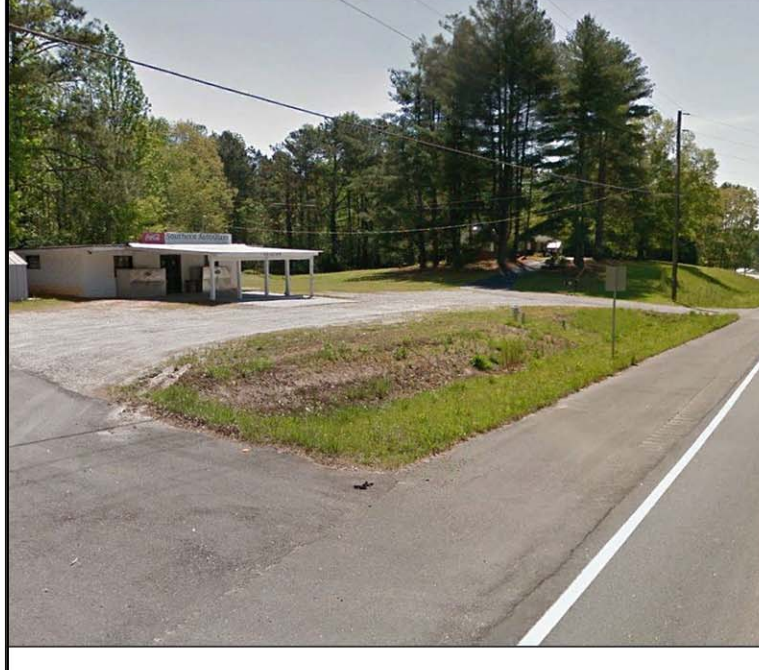



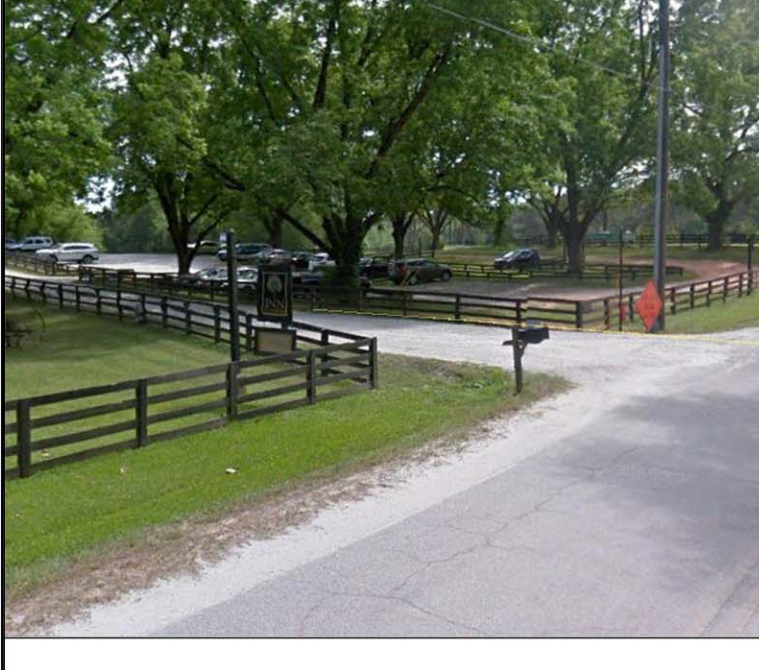



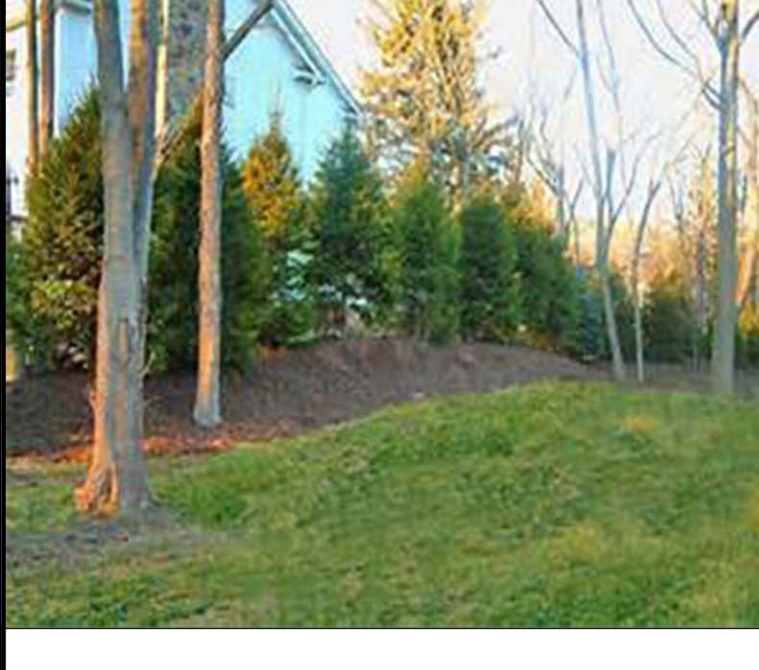





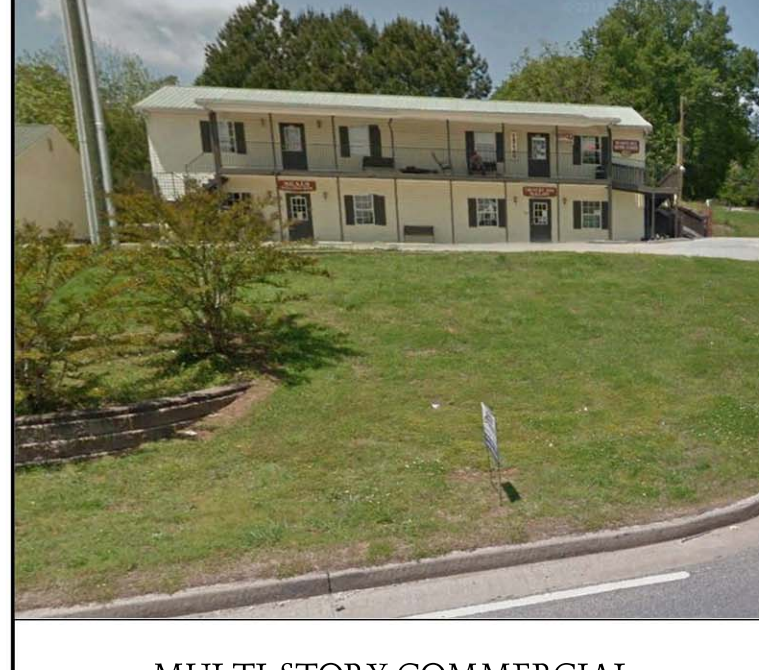

SIDEWALKS	TREES/LANDSCAPE	STREET FURNISHINGS	LIGHTING	PARKING TREATMENT
 <p>NO SIDEWALKS</p>	 <p>NO STREET TREES</p>	 <p>NO STYLE PREFERENCE</p>	 <p>NO STREET LIGHTS</p>	 <p>NO PARKING SCREENING</p>
 <p>SIDEWALK WITH NARROW PLANTING STRIP</p>	 <p>LINEAR STREET TREES</p>	 <p>HISTORIC MAILBOX</p>	 <p>HISTORIC STREET LIGHTS</p>	 <p>PARKING SCREENED WITH TREES</p>
 <p>SIDEWALK WITH WIDE PLANTING STRIP</p>	 <p>STREET TREES WITH RANDOM SPACING</p>	 <p>TRADITIONAL MAILBOX</p>	 <p>TRADITIONAL STREET LIGHTS</p>	 <p>PARKING SCREENED WITH TREES AND SHRUBS</p>
 <p>SHARED SIDEWALK &amp; BIKE LANE</p>	 <p>STREET TREES IN CLUSTERS</p>	 <p>MODERN MAILBOX</p>	 <p>MODERN STREET LIGHTS</p>	 <p>PARKING SCREENED WITH HORSE FENCE</p>
 <p>MEANDERING SIDEWALK</p>		 <p>ARTISTIC MAILBOX</p>		 <p>PARKING SCREENED WITH PICKET FENCE</p>

State Route 53 Overlay District  
**VISUAL PREFERENCE SURVEY**  
 DAWSON COUNTY, GA





# Rural Moderate Development








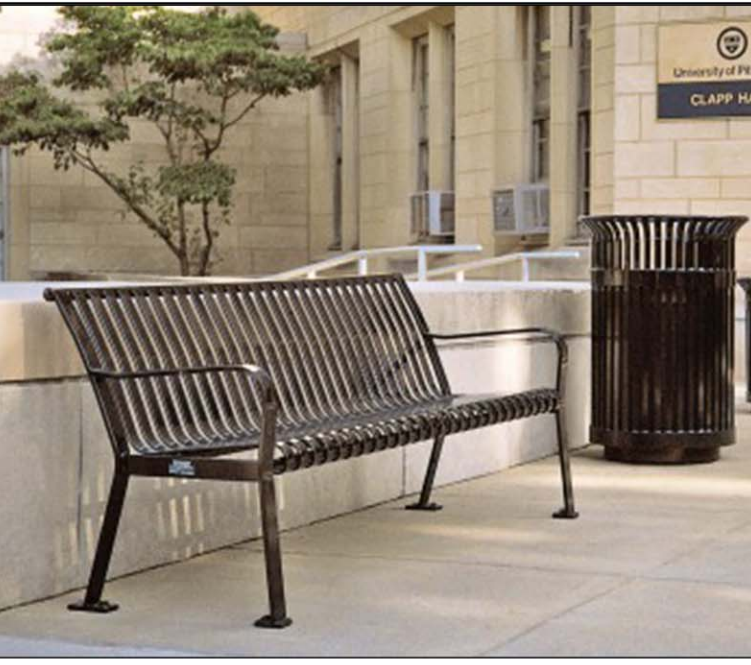












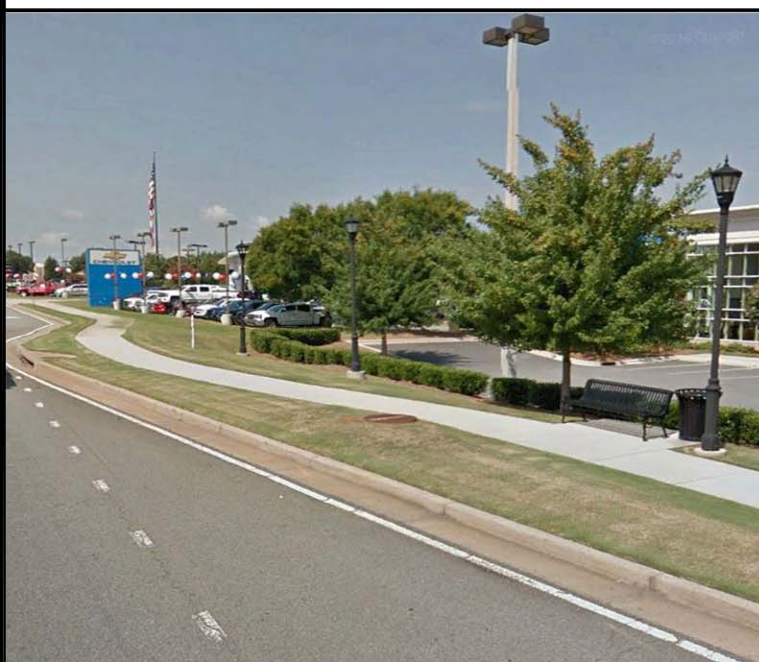

MATERIAL STORAGE TREATMENT	FENCING	SETBACKS	ARCHITECTURE	SIGNAGE
 NO STORAGE SCREENING	 PICKET FENCE	 LARGE BUILDING SETBACK (60')	 TRADITIONAL HOUSES	 HANGING SIGNS
 SCREENING WITH FENCING	 SOLID FENCE	 MODERATE BUILDING SETBACK (40')	 MOBILE HOMES	 FREESTANDING SIGNS
 SCREENING WITH PLANT MATERIAL	 HORSE FENCE	 LARGE PARKING SETBACK (40')	 TOWNHOMES	 CUSTOM SIGNS
 SCREENING WITH BERMS	 CHAIN LINK FENCE	 MODERATE PARKING SETBACK (20')	 SINGLE COMMERCIAL BUILDINGS	 BILLBOARDS
 COMBINED STORAGE SCREENING - FENCING AND PLANT MATERIALS			 MULTI-STORY COMMERCIAL BUILDINGS	 HEIGHT RESTRICTED BUSINESS SIGNS

State Route 53 Overlay District  
**VISUAL PREFERENCE SURVEY**  
 DAWSON COUNTY, GA





# Commercial Cross-Roads Development

SIDEWALKS	TREES/LANDSCAPE	STREET FURNISHINGS	LIGHTING	PARKING TREATMENT
 <p>NO SIDEWALKS</p>	 <p>NO STREET TREES</p>	 <p>HISTORIC STYLE</p>	 <p>NO STREET LIGHTS</p>	 <p>NO PARKING SCREENING</p>
 <p>SIDEWALK WITH NARROW PLANTING STRIP</p>	 <p>LINEAR STREET TREES SPACED 40' OR MORE APART</p>	 <p>TRADITIONAL STYLE</p>	 <p>HISTORIC STREET LIGHTS</p>	 <p>PARKING SCREENED WITH TREES</p>
 <p>SIDEWALK WITH WIDE PLANTING STRIP</p>	 <p>LINEAR STREET TREES SPACED LESS THAN 40' APART</p>	 <p>MODERN STYLE</p>	 <p>TRADITIONAL STREET LIGHTS</p>	 <p>PARKING SCREENED WITH SHRUBS</p>
 <p>SHARED SIDEWALK &amp; BIKE LANE</p>	 <p>STREET TREES IN CLUSTERS</p>	 <p>ARTISTIC STYLE</p>	 <p>MODERN STREET LIGHTS</p>	 <p>PARKING SCREENED WITH TREES AND SHRUBS</p>
 <p>MEANDERING SIDEWALK</p>				 <p>PARKING SCREENED WITH LOW FENCE</p>

## State Route 53 Overlay District VISUAL PREFERENCE SURVEY DAWSON COUNTY, GA



# Commercial Cross-roads Development























MATERIAL STORAGE TREATMENT	FENCING	SETBACKS	ARCHITECTURE	SIGNAGE
 NO SCREENING OF STORAGE MATERIALS	 PICKET FENCE	 LARGE BUILDING SETBACK (60')	 SINGLE COMMERCIAL BUILDING	 FREESTANDING SIGNS
 SCREENING WITH FENCE	 SOLID FENCE	 MODERATE BUILDING SETBACK (30')	 CLUSTER OF COMMERCIAL BUILDINGS	 BILLBOARDS
 SCREENING WITH SHRUBS	 HORSE FENCE	 LARGE PARKING SETBACK (40')	 TOWNHOUSES	 DIGITAL BILLBOARDS
 SCREENING WITH TREES	 CHAIN LINK FENCE	 MODERATE PARKING SETBACK (10')	 MULTI-STORY COMMERCIAL BUILDINGS	 HEIGHT RESTRICTED BUSINESS SIGNS
 SCREENING WITH TREES & SHRUBS				

State Route 53 Overlay District  
**VISUAL PREFERENCE SURVEY**  
 DAWSON COUNTY, GA





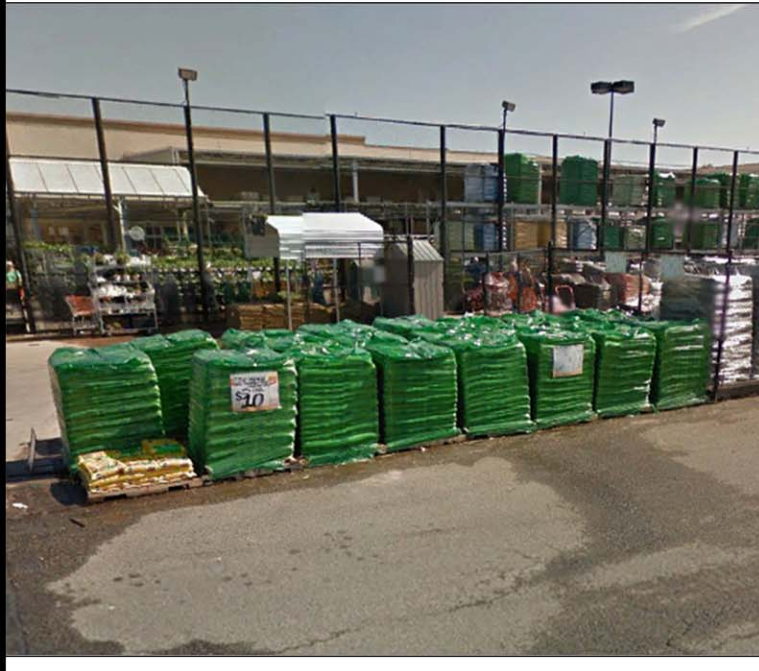

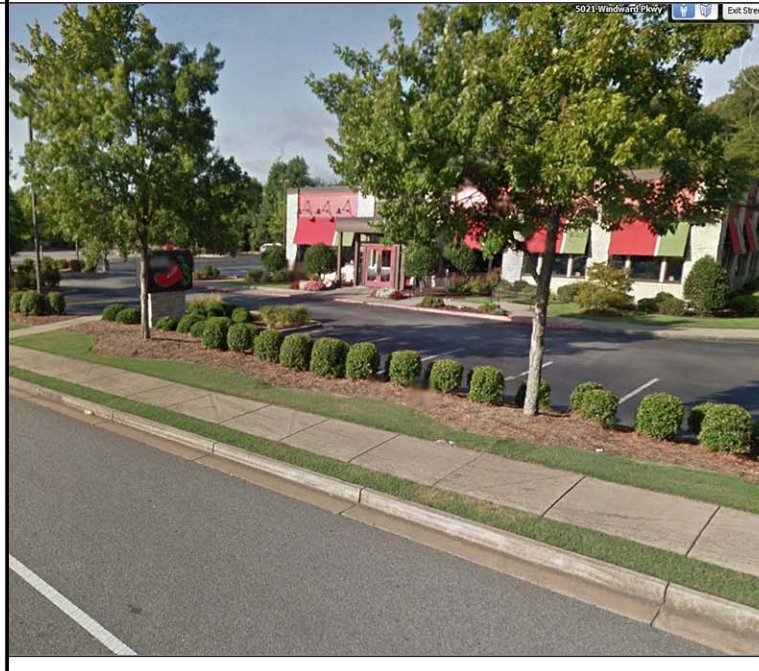

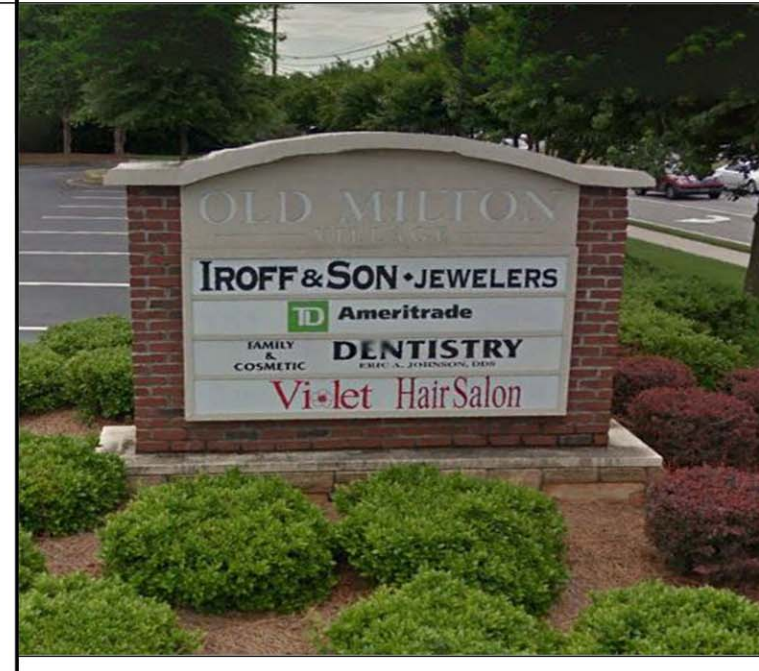







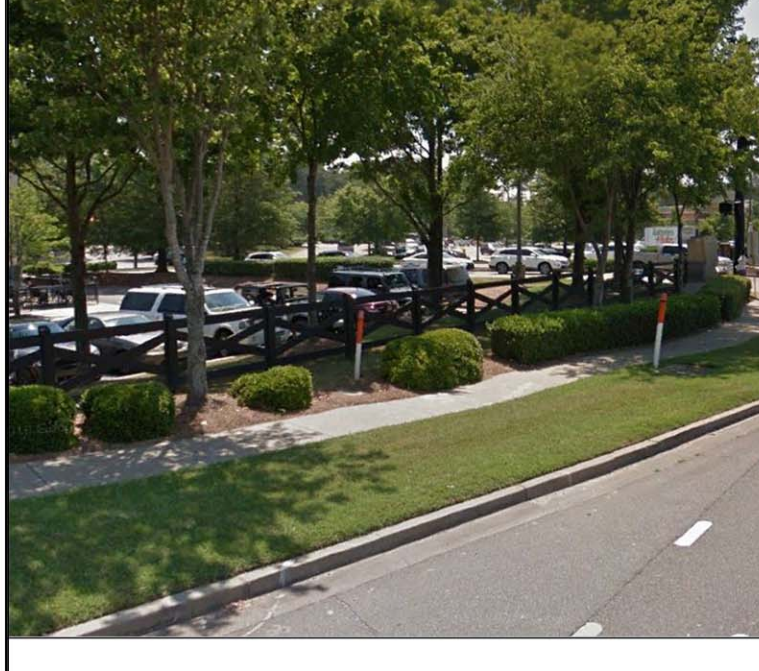









# Commercial Center Development

SIDEWALKS	TREES/LANDSCAPE	STREET FURNISHINGS	LIGHTING	PARKING TREATMENT
 <p>NO SIDEWALKS</p>	 <p>NO STREET TREES</p>	 <p>HISTORIC STYLE</p>	 <p>HISTORIC STREET LIGHTS</p>	 <p>NO PARKING SCREENING</p>
 <p>SIDEWALK WITH NARROW PLANTING STRIP</p>	 <p>LINEAR STREET TREES SPACED 40' OR MORE APART</p>	 <p>TRADITIONAL STYLE</p>	 <p>TRADITIONAL STREET LIGHTS</p>	 <p>PARKING SCREENED BY TREES</p>
 <p>SIDEWALK WITH PAVING BETWEEN STREET TREES</p>	 <p>LINEAR STREET TREES SPACED LESS THAN 40' APART</p>	 <p>MODERN STYLE</p>	 <p>MODERN STREET LIGHTS</p>	 <p>PARKING SCREENED BY SHRUBS</p>
 <p>SHARED SIDEWALK &amp; BIKE LANE</p>	 <p>STREET TREES IN PLANTING STRIP</p>	 <p>ARTISTIC STYLE</p>	 <p>STREET LIGHT BANNERS</p>	 <p>PARKING SCREENED BY TREES AND SHRUBS</p>
 <p>MEANDERING SIDEWALK</p>				 <p>PARKING SCREENED BY LOW FENCE</p>

## State Route 53 Overlay District VISUAL PREFERENCE SURVEY DAWSON COUNTY, GA



# Commercial Center Development

MATERIAL STORAGE TREATMENT	FENCING	SETBACKS	ARCHITECTURE	SIGNAGE
 NO SCREENING OF STORAGE MATERIALS	 PICKET FENCE	 LARGE BUILDING SETBACK (60')	 SINGLE COMMERCIAL BUILDING	 FREESTANDING SIGNS
 SCREENING WITH FENCE	 SOLID FENCE	 MODERATE BUILDING SETBACK (30')	 CLUSTER OF COMMERCIAL BUILDINGS	 BILLBOARDS
 SCREENING WITH SHRUBS	 HORSE FENCE	 LARGE PARKING SETBACK (20')	 COMMERCIAL SHOPPING CENTER	 DIGITAL BILLBOARDS
 SCREENING WITH TREES	 CHAIN LINK FENCE	 MODERATE PARKING SETBACK (10')	 SINGLE LARGE COMMERCIAL BUILDING	 HEIGHT RESTRICTED BUSINESS SIGNS
 SCREENING WITH TREES & SHRUBS			 MULTI-STORY COMMERCIAL	

State Route 53 Overlay District  
**VISUAL PREFERENCE SURVEY**  
 DAWSON COUNTY, GA





# Design Element

# Architecture

Character Area	Code Category	Regulation
Least Developed	RA (Residential Exurban/Agriculture)	50' front setback for major farm buildings; 60' front setback for residences B+B's, farm residence, mobile homes, manufactured homes, agricultural, ag. Storage
	RGR (Residential Sub-Rural)	60' setback for single family residence, church, accessory uses, schools primary and accessory max bldg 35'
	RGRMM (Residential Sub-Rural Manufactured)	60' setback for single family residence, church, accessory uses, mobile homes Primary and accessory max bldg 35'
	RMF (Residential Multi-Family)	20' setback for apartment, duplex, triplex, quadplex, church, school Primary and accessory max bldg 35'
	C-IR (Commercial Industrial, Restricted)	60' setback all buildings; 10' setback from ROW for parking 35' height maximum Screening between business and road may be required by planning commission with vegetation, cement or masonry wall or earth berm
Moderate Development		

	VCR (Vacation Cottage Restricted)	35' building height 60' setback on state highways for single family, mobile homes, schools
Moderate Cross Road	C-CB (Community Business Commercial)	60' setback all buildings; 10' setback from ROW for parking 35' height maximum Screening between business and road may be required by planning commission with vegetation, cement or masonry wall or earth berm
Highway Development	C-HB (Highway Business Commercial)	60' setback all buildings; 10' setback from ROW for parking 35' height maximum Screening between business and road may be required by planning commission with vegetation, cement or masonry wall or earth berm
Tree Ordinance		None
Sign Ordinance		None

**400 Corridor**

Front façades at least 80% brick and stone  
Tertiary materials (wood and metal) are for decorative elements and trim only.  
Material or color changes generally should occur at a change of plane  
Well articulated buildings are encouraged; vary façade in setback with variety of pitched rooflines  
Façade colors should be low reflectance, subtle, neutral, or earth tones  
Base colors- subdued earth tones or brick shades  
Trim color - contrasting lighter or darker shade than base color  
If brick used, don't paint it  
Awnings are encouraged  
Parapets should not be unbroken on front facade for more than 100 lf. If >100 lf break up with indentations and modulations  
Cornices should be provided as appropriate  
Façades in general - entrance to store is a distinct architectural feature  
Encourage shops facing street with awnings and storefront windows to help define streetscape  
True gables add architectural interest  
Discouraged are blank walls  
Pedestrian retail districts: ratio of building height to ROW width not to exceed 1:3  
Multi-family residential building façades articulated by using color, arrangement or change in materials to



# Design Element

Character Area    Code Category

Least Developed	RA (Residential Exurban/Agriculture)
	RGR (Residential Sub-Rural)
Moderate Development	RGRMM (Residential Sub-Rural Manufactured)
	RMF (Residential Multi-Family)
	C-IR (Commercial Industrial, Restricted)

	VCR (Vacation Cottage Restricted)
Moderate Cross Road	C-CB (Community Business Commercial)
Highway Developme	C-HB (Highway Business Commercial)
Tree Ordinance	
Sign Ordinance	

**400 Corridor**

# Landscape

## Regulation

<p>1 tree per 50 lf of street No access easements along line of double frontage lots abutting a major thoroughfare Screening with 6' ht minimum Nothing greater than 10' on center or 4' solid or decorative fence or berm</p>
<p>1 tree per 50 lf of street No access easements along line of double frontage lots abutting a major thoroughfare Screening with 6' ht minimum Nothing greater than 10' on center or 4' solid or decorative fence or berm</p>
<p>1 tree per 50 lf of street No access easements along line of double frontage lots abutting a major thoroughfare Screening with 6' ht minimum Nothing greater than 10' on center or 4' solid or decorative fence or berm</p>
<p>10' buffer around entire exterior perimeter 10' landscape strip</p>
<p>Screen between road and parking with vegetation, cement or masonry wall or earth berm may be required by planning commission.</p>

None

Screen between road and parking with vegetation, cement or masonry wall or earth berm may be required by planning commission.

Screen between road and parking with vegetation, cement or masonry wall or earth berm may be required by planning commission.

1 tree per 25 linear feet; 1 shrub per 5 linear feet  
10' landscape strip adjacent to street ROW (entire property frontage length) and interior or adjacent to off-street parking with >5 off -street parking spaces

None

Proposed shrubs=3 gal minimum

Trees species = select so roots won't damage  
sidewalks

Dense landscape to screen storage areas, trash  
enclosures, transformers, generators, etc.

Landscape strips along entire frontage of all road  
right of ways

RMF - 20'; C\_IR, C-CB, C-HB - 10'

Trees = 1 3" cal. per 30 lf of length in groups or single  
line

Street trees planted in a rhythmic pattern

# Design Element

Character Area	Code Category
Least Developed	RA (Residential Exurban/Agriculture)
	RGR (Residential Sub-Rural)
Moderate Development	RGRMM (Residential Sub-Rural Manufactured)
	RMF (Residential Multi-Family)
	C-IR (Commercial Industrial, Restricted)

	VCR (Vacation Cottage Restricted)
Moderate Cross Road	C-CB (Community Business Commercial)
Highway Developme	C-HB (Highway Business Commercial)
Tree Ordinance	
Sign Ordinance	
400 Corridor	

Notes



**Sign Ordinance**

	Outparcels & Industrial Outside GA 400 Corridor
Type	Ground-mounted
Materials	Base& Sign Brick, stone or similar. Consistent with architecture
Surface Area	48 sf max per side
Maximum Height	10'
Maximum Height With Grade Change	20' max with 1' sign ht added per 1' drop from road grade elevation
Structural Pole Wrap	Wrap columns with brick or stone with at least 4' width on sides of sign intended for viewing
Vehicle Signs	Not permitted and considered temporary
Murals & Wall Sigs	Exterior murals & wall graphics will considered wall signs

# Signage

## Regulation

None

None

None

None

None

None

None

None

None

See Below

Free-standing monument signs are appropriate for office, retail & industrial uses. Monument sign materials reflect the character of its buildings. Bases should be permanent, durable materials, such as concrete or brick.

Signs for shopping center should consist of 1 monument sign, not individual pole signs for multiple businesses.

It is recommended to landscape around base of signs.

Outparcels & Industrial Within GA 400 Corridor
Ground-mounted
Base& Sign Brick, stone or similar. Consistent with architecture
72 sf max per side
15'
25' max with 1'ht added per 1' drop from road grade elevation
Wrap columns with brick or stone with at least 4' width on sides of sign intended for viewing
Not permitted and considered temporary

# Design Element

Character Area    Code Category

Least Developed	Code Category
Moderate Development	RA (Residential Exurban/Agriculture)
	RGR (Residential Sub-Rural)
	RGRMM (Residential Sub-Rural Manufactured)
	RMF (Residential Multi-Family)
	C-IR (Commercial Industrial, Restricted)

	VCR (Vacation Cottage Restricted)
Moderate Cross Road	C-CB (Community Business Commercial)
Highway Developme	C-HB (Highway Business Commercial)
Tree Ordinance	
Sign Ordinance	
400 Corridor	

# Subdivision Entrance

## Regulation

<p>One Free Standing Monument Sign at each primary entry Not &gt; 36sf, 6' high 10' from ROW OR 2 free standing monument signs not &gt;18sf each, 6' ht max, 10' from ROW</p>
<p>One Free Standing Monument Sign at each primary entry Not &gt; 36sf, 6' high 10' from ROW OR 2 free standing monument signs not &gt;18sf each, 6' ht max, 10' from ROW</p>
<p>One Free Standing Monument Sign at each primary entry Not &gt; 36sf, 6' high 10' from ROW OR 2 free standing monument signs not &gt;18sf each, 6' ht max, 10' from ROW</p>
<p>One Free Standing Monument Sign at each primary entry Not &gt; 36sf, 6' high 10' from ROW OR 2 free standing monument signs not &gt;18sf each, 6' ht max, 10' from ROW</p>
<p>None</p>

1 free standing monument sign on a lot  
sign face not >3 sf  
6'ht max  
base is brick or stone

None

None

None

None

N/A



**Design Element**

**Character Area    Code Category**

Character Area	Code Category
<b>Least Developed</b>	RA (Residential Exurban/Agriculture)
	RGR (Residential Sub-Rural)
	RGRMM (Residential Sub-Rural Manufactured)
	RMF (Residential Multi-Family)
	C-IR (Commercial Industrial, Restricted)

	VCR (Vacation Cottage Restricted)
Moderate Cross Road	C-CB (Community Business Commercial)
Highway Developme	C-HB (Highway Business Commercial)
Tree Ordinance	
Sign Ordinance	
400 Corridor	

# Street Furnishings

## Regulation

None

None

None

None

None

None
None
None
None
None
None
None

# Design Element

Character Area    Code Category

Character Area	Code Category
Least Developed	RA (Residential Exurban/Agriculture)
	RGR (Residential Sub-Rural)
	RGRMM (Residential Sub-Rural Manufactured)
	RMF (Residential Multi-Family)
	C-IR (Commercial Industrial, Restricted)

	VCR (Vacation Cottage Restricted)
Moderate Cross Road	C-CB (Community Business Commercial)
Highway Developme	C-HB (Highway Business Commercial)
Tree Ordinance	
Sign Ordinance	
400 Corridor	

# Material Storage

## Regulation

None

None

None

10' Landscaping Strip

None

None

None

None

None

None

Commercial and Industrial Storage Yards  
Commercial display lots at least 70% screened by  
vegetation, building, berm, solid wood fence or wall



# Design Element

Character Area    Code Category

Character Area	Code Category
Least Developed	RA (Residential Exurban/Agriculture)
	RGR (Residential Sub-Rural)
	RGRMM (Residential Sub-Rural Manufactured)
	RMF (Residential Multi-Family)
	C-IR (Commercial Industrial, Restricted)

	VCR (Vacation Cottage Restricted)
Moderate Cross Road	C-CB (Community Business Commercial)
Highway Developme	C-HB (Highway Business Commercial)
<p>Tree Ordinance</p> <p>Sign Ordinance</p> <p>400 Corridor</p>	

# Parking Treatment

## Regulation

None

None

None

10' Landscaping Strip

10' Landscaping Strip  
2 Street Trees

None

Screening between parking and road may be required  
by planning commission  
10' landscape strip  
2 street trees

Screening between parking and road may be required  
by planning commission  
10' landscape strip  
2 street trees

10' Landscaping Strip  
2 Street Trees

None

Parking - 60' between pavement and edge of parking.  
Parking on public street  
Continuous opaque screen, 2' ht minimum  
Fast Food Restaurants, recommend to landscape  
front yard with grass and shrubs

# Design Element

# Lighting

Character Area	Code Category	Regulation	
Moderate Development	Least Developed	RA (Residential Exurban/Agriculture)	None
		RGR (Residential Sub-Rural)	None
		RGRMM (Residential Sub-Rural Manufactured)	None
		RMF (Residential Multi-Family)	None
		C-IR (Commercial Industrial, Restricted)	Parking Lots No Horizontal Lighting Not >35' Box Type Fixture Only

	VCR (Vacation Cottage Restricted)	None
<b>Moderate Cross Road</b>	C-CB (Community Business Commercial)	Parking Lots No Horizontal Lighting Not >35' Box Type Fixture Only
<b>Highway Development</b>	C-HB (Highway Business Commercial)	Parking Lots No Horizontal Lighting Not >35' Box Type Fixture Only
<b>Tree Ordinance</b>		None
<b>Sign Ordinance</b>		None

<b>400 Corridor</b>	Fully Shielded Fixture Shoebox Style Fixtures Encouraged in Parking Lots Intermediate Level (10'-15') Lighting for Walkways and Storefronts Encouraged Parking Lot & Roadway Lighting (25'-35' Max) Post-Top & Other Decorative Lighting Fixtures Preferred for Streetscape High Pressure Sodium Lighting is Preferred Over Metal House or Other Type of Lighting for Outdoor Parking Lots
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**Design Element Sidewalks**

Location Area: 1000+ Highway Figure: 1000000

All Other Areas 1000+ Highway	All Residential (Agriculture)	None
	RSR (Residential Sub-Rural)	None
	RSMR (Residential Sub-Rural Manufacture)	None
	RMF (Residential Multi-Family)	None
	C-6 (Commercial Industrial, Restricted)	None
	VOR (Vacation Cottage Restricted)	None
None (Commercial)	C-2B (Community Business Commercial)	None
All Other Areas 1000+ Highway	C-4B (Highway Business Commercial)	None
Sign Ordinance	None	None
Sign Ordinance	None	None
ADA Compliance	Pedestrian (with Sidewalk) - Sidewalk 10' Width	Sidewalk

Notes:  
 Access Management Plan for 1000+ Highway  
 Note: Areas  
 Road needs for sidewalks  
 Sidewalk should be on any road without a shoulder  
 Sidewalk for access to schools, parks, shopping areas, transit stops, and along all streets in commercial areas should be on both sides of the street.  
 Sidewalk should be required along all potential pedestrian routes  
 New subdivisions should have pedestrian and bike connections adjacent to schools, community centers, and commercial areas  
 Developments should be required to provide pedestrian connections on private properties to public sidewalks

with Curb & Gutter	2' Wide Planting Strip	2' Wide Planting Strip
Sidewalk on Street without Curb & Gutter	Drainage Swale between Curb & Gutter and Sidewalk	Drainage Swale between Curb & Gutter and Sidewalk
Sidewalk Width	10'	10'
ADA Paths	Minimum Width: 10' If built over ADA, that wider than 10' wide, and provide pull-out of parking area along it	None



# 53 CORRIDOR OVERLAY

PLANNING AND DEVELOPMENT

# HISTORY

- 2016 AWARDED TO B+C STUDIO
  - \$46,000 IN 3 PHASES OVER A 3 YEAR PERIOD
- \$5,520 WAS SPENT UNTIL CONTRACT WAS TERMINATED THAT SAME YEAR.
- 2019 LONG RANGE PLANNING COMMITTEE





TODAY

COMBINATION BLUEPRINTS



## 53 OVERLAY DISTRICT



JULY 10

Dawson County  
Planning and Development



# OPTIONS

WHERE DO WE GO FROM HERE?

**Item Attachment Documents:**

2. Consideration to Move Forward with Public Hearings for Fee Schedule Update



## DAWSON COUNTY BOARD OF COMMISSIONERS AGENDA FORM

Department: Planning & Development

Work Session: 7/18/2019

Prepared By: Harmony Gee

Voting Session: 8/1/2019

Presenter: Jameson Kinley \_\_\_\_\_

Public Hearing: Yes No x

Agenda Item Title: Presentation of Fee Schedule Update

**Background Information:**

The Planning & Development office was tasked by the BOC to compile a spreadsheet of how Dawson County's fees compared to those counties that surround us.

**Current Information:**

The Planning department has compiled the requested information and has 2 options for the fee increases to put us in line with surrounding counties.

Budget Information: Applicable: \_\_\_\_\_ Not Applicable: x Budgeted: Yes \_\_\_\_\_ No \_\_\_\_\_

Fund	Dept.	Acct No.	Budget	Balance	Requested	Remaining

Recommendation/Motion: \_\_\_\_\_

Department Head Authorization: \_\_\_\_\_

Date: \_\_\_\_\_

Finance Dept. Authorization: Vickie Neikirk

Date: 7/11/19

County Manager Authorization: DH

Date: 7/11/19

County Attorney Authorization: \_\_\_\_\_

Date: \_\_\_\_\_

**Comments/Attachments:**



# Dawson County Permit Fee Schedule

Fee Comparison Chart  
Planning Department

County Comparisons	Dawson County	Proposed Proposed Dawson County Fees INCREASE Option 1	Proposed Proposed Dawson County Fees INCREASE Option 2	Lumpkin County	Hall County	White County	Union
<b>Residential Building Permit Fees</b>							
Minimum	\$40.00	\$50.00	\$50.00				
1200 sqft	\$144.00	\$393.00	\$477.00	\$405.00	\$360.00	\$338.00	\$300.00
1800 sqft	\$216.00	\$594.00	\$720.00	\$450.00	\$540.00	\$398.00	\$450.00
2500 sqft	\$300.00	\$825.00	\$1,000.00	\$600.00	\$750.00	\$503.00	\$550.00
3000 sqft	\$360.00	\$990.00	\$1,200.00	\$788.00	\$900.00	\$570.00	\$550.00
3500 sqft	\$420.00	\$1,155.00	\$1,400.00	\$975.00	\$1,050.00	\$630.00	\$800.00
4000 sqft	\$480.00	\$1,320.00	\$1,600.00	\$1,200.00	\$1,200.00	\$690.00	\$800.00
Over 4000 sqft	\$0.12 per sq. ft. plus mechanical fees	\$0.33 per sq. ft. plus mechanicals	\$0.40 per sq. ft. plus mechanicals	\$800.00 plus \$0.15 per sqft over 4000	\$0.30 per sq ft	\$800.00 plus \$0.10 per sq ft over 5000 sqft	\$950 plus \$.020 per sqft
Residential Additions or Alterations	\$0.12 per sqft (\$40 Min)	\$.033 per sq. ft.	\$.40 per sq. ft.	\$0.22 per sqft (\$100 Min)		0.12 sq.ft.	\$150.00
Moved in House (based on 1200 sq. ft.)	Residential sq ft rate plus \$30.00 electrical fee	Residential sq ft rate plus \$40.00 electrical fee = \$436.00	Residential sq ft rate plus \$40.00 electrical fee = \$520.00	Residential sq ft rate plus moving fee			
Moving Fee				\$300.00	\$35.00		
One Time Inspection Fee	\$30.00			\$50.00			
Reinspection Fee	\$30.00	\$50.00	\$50.00	\$50.00	\$35.00	\$30.00	\$50.00
Temp Power	\$30.00	\$40.00	\$40.00	\$50.00	\$35.00	\$45.00	\$25.00
Replacement of Permit Card		\$10.00	\$10.00	\$25.00			
Permit Renew		Full Charge After 18 Months	Full Charge After 18 Months	\$100.00			
Residential Mechanical Fees	\$30.00 up to 1,000 sq. ft., additional \$10.00 for each additional 1,000 sq. ft.	\$40.00 up to 1,000 sq. ft., additional \$10.00 for each additional 1,000 sq. ft.	\$40.00 up to 1,000 sq. ft., additional \$10.00 for each additional 1,000 sq. ft.				
Mobile Home (based on 1200 sq. ft.)	\$0.12 per sq. ft. plus \$30.00 electrical fee = \$174.00	\$0.33 per sq. ft. plus \$40.00 electrical fee = \$436.00	\$0.40 per sq. ft. plus \$40.00 electrical fee = \$520.00	\$225.00	\$195.00	\$325.00	\$260.00
Mobile Home Moving				\$75.00	\$50.00	\$500.00	

County Comparisons	Dawson County	Proposed Proposed Dawson County Fees INCREASE Option 1	Proposed Proposed Dawson County Fees INCREASE Option 2	Lumpkin County	Hall County	White County	Union
Conditional Temp Power				\$50.00			
<b>Land Disturbance Application</b>	\$150.00	\$150.00	\$150.00	\$150.00	\$400.00		\$500.00
<b>Short Term Rental</b>	\$150.00	\$150.00	\$150.00				
<b>Swimming Pool (based on 500 sq. ft.)</b>	\$60.00	\$.033 per sq. ft. = \$165.00	\$.40 per sq. ft. = \$200.00	\$150.00	\$85.00	\$75.00	\$50.00
<b>Commercial Building Permit Fees</b>		\$.40 per sq. ft.	\$.55 per sq. ft.				
1000 sq. ft.	\$120.00	\$400.00	\$550.00	\$525.00	\$240.00	\$120.00	\$350.00
2000 sqft	\$240.00	\$800.00	\$1,100.00	\$750.00	\$480.00	\$200.00	\$500.00
2500 sqft	\$300.00	\$1,000.00	\$1,375.00	\$975.00	\$600.00	\$300.00	\$600.00
4000 sqft	\$480.00	\$1,600.00	\$2,200.00	\$1,200.00	\$960.00	\$480.00	\$850.00
6500 sqft	\$780.00	\$2,600.00	\$3,575.00	\$1,500.00	\$1,560.00	\$780.00	\$1,525.00
10000 sqft	\$1,200.00	\$4,000.00	\$5,500.00	\$1,875.00	\$2,400.00	\$1,200.00	\$3,275.00
<b>Tenant Change</b>	\$150.00	\$250.00	\$250.00				
<b>Non-Commercial Out-Buildings</b>							
	\$0.12 per sqft (\$40 min.) plus plumbing, electrical, mechanical	\$0.40 per sqft (\$50 min.) plus plumbing, electrical, mechanical	\$0.55 per sqft (\$50 min.) plus plumbing, electrical, mechanical	\$0.10 per sqft (\$100 min.) plus \$50.00 each plumbing, electrical, mechanical		\$0.10 per sq ft	
Chicken Houses	\$100	\$400	400	\$500			
Commercial Additions or Alterations	\$0.12 per sq. ft.	\$0.40 per sqft (\$50 min.) plus plumbing, electrical, mechanical	\$0.55 per sqft (\$50 min.) plus plumbing, electrical, mechanical	\$0.25 per sq. ft.			
Commercial Mechanical Fee's	\$40.00 up to 1000 sq. ft. additional \$10.00 for each additional sq. ft.	\$50.00 up to 1000 sq. ft. additional \$10.00 for each additional sq. ft.	\$50.00 up to 1000 sq. ft. additional \$10.00 for each additional sq. ft.				
<b>Plan and Development Fees</b>							
Plat Approval for Recording	\$50.00	\$75.00	\$75.00	\$38.00	\$50.00		
Subdivision Preliminary Plat per Lot	\$10.00 (\$100.00 min.)	\$20.00 (\$100.00 min.)	\$20.00 (\$100.00 min.)	\$75.00			\$150.00
Subdivision Final Plat per Lot	\$5.00 (\$100.00 min.)	\$10.00 (\$100.00 min.)	\$10.00 (\$100.00 min.)	\$15.00 (\$150.00 min.)			\$5.00 per lot
LDA per Disturbed Acre	\$20.00 (\$100.00 min.)	\$50.00 (\$100.00 min)	\$50.00 (\$100.00 min)	\$30.00 (\$150.00 min.)	\$50.00		\$20.00
Stop Work Order Processing	\$100.00	\$200.00	\$200.00	\$150.00			
NOI per Disturbed Acre	\$40.00	\$40.00	\$40.00	\$40.00	\$40.00	\$40.00	\$40.00
<b>Commercial Land Disturbance</b>							
Disturbed Area: less than 5 Acres	\$200.00	\$50.00 (\$100.00 min)	\$50.00 (\$100.00 min)	\$300.00	\$400.00		
5 to 10 Acres	\$300.00	\$50.00 (\$100.00 min)	\$50.00 (\$100.00 min)	\$750.00	plus \$40.00 per acre		
10 to 25 Acres	\$750.00	\$50.00 (\$100.00 min)	\$50.00 (\$100.00 min)	\$1,500.00	plus \$40.00 per acre		
Over 25 Acres	\$30.00 per acre	\$50.00 (\$100.00 min)	\$50.00 (\$100.00 min)	\$1500.00 plus \$150.00 per acre	plus \$40.00 per acre		
<b>Review</b>			84				



County Comparisons	Dawson County	Proposed Proposed Dawson County Fees INCREASE Option 1	Proposed Proposed Dawson County Fees INCREASE Option 2	Lumpkin County	Hall County	White County	Union
Commercial	\$200.00 up to 5000 sq. ft. add additional \$10.00 per 1000 sq. ft.	\$200.00 up to 5000 sq. ft. add additional \$10.00 per 1000 sq. ft.	\$200.00 up to 5000 sq. ft. add additional \$10.00 per 1000 sq. ft.				
Land Disturbance	\$200.00	\$200.00	\$200.00				
2nd Review		\$300.00 up to 5000 sq. ft. add additional \$10.00 per 1000 sq. ft.	\$300.00 up to 5000 sq. ft. add additional \$10.00 per 1000 sq. ft.				
3rd Review		\$500.00 up to 5000 sq. ft. add additional \$10.00 per 1000 sq. ft.	\$500.00 up to 5000 sq. ft. add additional \$10.00 per 1000 sq. ft.				
4th Review		\$750.00 up to 5000 sq. ft. add additional \$10.00 per 1000 sq. ft.	\$750.00 up to 5000 sq. ft. add additional \$10.00 per 1000 sq. ft.				
<b>Residential Plan Review</b>				\$40.00			
<b>Cell Tower Permit</b>							
Plan Review	\$300.00	No longer allowed per state	No longer allowed per state	\$2,250.00	\$100.00		\$1,500.00
New Tower Building	\$500.00	\$500.00 state cap	\$500.00 state cap	\$750.00	\$60.00		\$500.00
Co-Location	\$500.00	\$500.00 state cap	\$500.00 state cap	\$1,125.00		\$1,000.00	
<b>Land Use</b>							
Variance or Appeal	\$300.00	\$400.00	\$400.00	\$225.00	\$350.00	\$100.00	\$200.00
Appeal of Administrative Decision	\$225.00	\$350.00	\$350.00	\$225.00		\$50.00	
Special Land Use Permit (SLUP)	\$150.00 per acre			\$150.00 per acre	\$300.00 0-5 acres \$350 5-10 acres.		
Rezoning - RA,RRE	\$150.00	\$250.00	\$250.00				
Rezoning - RT, RL, RS, RSR,RSRMM	\$250.00	\$350.00	\$350.00				
Rezoning - RMHP	\$300.00	\$400.00	\$400.00				
Rezoning - RMF	\$350.00	\$500.00	\$500.00				
Rezoning - RPC, CRB, CCB	\$500.00	\$750.00	\$750.00				
Rezoning - CHB,CPCD,COI,CIR, MUV	\$2,500.00	\$4,000.00	\$4,000.00				
Rezoning - CPDP required section 404.I	\$400.00	\$400.00	\$400.00				
Special Use Permits (based on current zoning district)		Same as Current	Same as Current				
<b>Signs</b>							
Review	\$50.00	\$75.00	\$75.00				
Signs per sq.ft.	\$5.00 per \$1000.00 value (\$50.00 minimum)	\$10.00 per \$1000.00 value (\$75.00 minimum)	\$10.00 per \$1000.00 value (\$75.00 minimum)	\$3.00 per \$1000.00 value	\$50.00 - \$95.00		\$25.00
<b>Business License</b>							

County Comparisons	Dawson County	Proposed Proposed Dawson County Fees INCREASE Option 1	Proposed Proposed Dawson County Fees INCREASE Option 2	Lumpkin County	Hall County	White County	Union
Administrative Fee	\$25.00	\$50.00	\$50.00				
Home Office/Home Occupation	\$50.00	\$50.00	\$50.00	\$75.00	\$150.00	\$100.00	\$75.00
Number of Employees							
1	\$75.00	\$75.00	\$75.00	\$113.00	\$150.00	\$100.00	\$75.00
2-9	\$150.00	\$200.00	\$200.00	\$225.00	\$577.00	\$200.00	\$125.00
10-19	\$150.00 + \$12.50 per employee	\$200.00 + \$14.50 per employee	\$200.00 + \$14.50 per employee	\$200.00 + \$6.00 per employee	\$889.00	\$300.00	\$175.00
20-99	\$150.00 + \$12.50 per employee	\$200.00 + \$14.50 per employee	\$200.00 + \$14.50 per employee	\$275.00 + \$4.00 per employee	\$840.00	\$600.00	\$325.00
100 or more	\$150.00 + \$11.50 per employee	\$200.00 + \$13.50 per employee	\$200.00 + \$13.50 per employee	\$760.00 + \$2.00 per employee	\$2,360.00		\$425.00
Late Fee's	Per OCGA 48-13-21	Per OCGA 48-13-21	Per OCGA 48-13-21				
<b>Advertising &amp; Variance</b>							
Advertising	\$40.00	\$50.00	\$50.00	\$30.00			
<b>Special Event Permit</b>	\$100.00	\$200.00	\$200.00	\$225.00	\$25.00		

156618			% rev		% exp
	rev				
	350				
	179035				
tax	1200	180585	46.1%		0%
bus lic	45,000.00		11.5%	\$ 45,000.00	10%
	<u>1,000.00</u>				
	12,000.00				
permit fees	135,000.00	157,200.00	40.1%	\$ 157,200.00	75%
	800				
	5,400.00				
	<u>3,000.00</u>				
mis	7,000.00				
	750.00		2.2%	\$ 8,750.00	10%
	1,000.00				
		210,950.00			
		391535	100.0%		
				\$ 202,200.00	
		\$ 1.39			
		293651.25	75.0%		

	25%	50%	75%
all permits	\$ 263,687.50	\$ 316,425.00	\$ 369,162.50
	\$ 106,487.50	\$ 159,225.00	\$ 211,962.50

\$ 39,153.50

\$ 293,651.25

\$ 39,153.50

# Fee Schedule

Planning and Development

# Proposal

## Option 1

- ▶ INCREASE
  - ▶ \$518,133.00

## Option 2

- ▶ INCREASE
  - ▶ \$681,963.00

County Comparisons	Dawson County	Proposed Dawson County Fees INCREASE Option 1	Proposed Dawson County Fees INCREASE Option 2	Lumpkin County	Hall County	White County	Union	Pickens	Cherokee	Forsyth
<b>Business License</b>										
Administrative Fee	\$25.00	\$50.00	\$50.00						\$25.00	\$25.00
Home Office/Home Occupation	\$50.00	\$50.00	\$50.00	\$75.00	\$150.00	\$100.00	\$75.00	\$100.00	\$30.00 per employee	\$300.00 initial then \$30.00 per year
Number of Employees										
1	\$75.00	\$75.00	\$75.00	\$113.00	\$150.00	\$100.00	\$75.00	\$100.00	\$30.00 per employee	\$75.00
2-9	\$150.00	\$200.00	\$200.00	\$225.00	\$577.00	\$200.00	\$125.00	\$100.00	\$270.00	\$225.00
10-19	\$150.00 + \$12.50 per employee	\$200.00 + \$14.50 per employee	\$200.00 + \$14.50 per employee	\$200.00 + \$6.00 per employee	\$889.00	\$300.00	\$175.00	\$100.00	\$570.00	\$237.50 + \$12.50 over 9
20-99	\$150.00 + \$12.50 per employee	\$200.00 + \$14.50 per employee	\$200.00 + \$14.50 per employee	\$275.00 + \$4.00 per employee	\$840.00	\$600.00	\$325.00	\$100.00	\$2,970.00	\$237.50 + \$12.50 over 9
100 or more	\$150.00 + \$11.50 per employee	\$200.00 + \$13.50 per employee	\$200.00 + \$13.50 per employee	\$760.00 + \$2.00 per employee	\$2,360.00		\$425.00	\$100.00	\$30.00 per employee	\$1587.50 + \$17.50 over 99
Late Fee's	Per OCGA 48-13-21	Per OCGA 48-13-21	Per OCGA 48-13-21							

# Business Licenses

County Comparisons	Dawson County	Proposed Proposed Dawson County Fees INCREASE Option 1	Proposed Proposed Dawson County Fees INCREASE Option 2
<b>Review Fees</b>			
Commercial Building Review	\$200.00 up to 5000 sq. ft. add additional \$10.00 per 1000 sq. ft.	\$200.00 up to 5000 sq. ft. add additional \$10.00 per 1000 sq. ft.	\$200.00 up to 5000 sq. ft. add additional \$10.00 per 1000 sq. ft.
2nd Review		\$300.00 up to 5000 sq. ft. add additional \$10.00 per 1000 sq. ft.	\$300.00 up to 5000 sq. ft. add additional \$10.00 per 1000 sq. ft.
3rd Review		\$500.00 up to 5000 sq. ft. add additional \$10.00 per 1000 sq. ft.	\$500.00 up to 5000 sq. ft. add additional \$10.00 per 1000 sq. ft.
4th Review		\$750.00 up to 5000 sq. ft. add additional \$10.00 per 1000 sq. ft.	\$750.00 up to 5000 sq. ft. add additional \$10.00 per 1000 sq. ft.
Commercial Land Disturbance	\$200.00	\$200.00	\$200.00
2nd Review		\$300.00	\$300.00
3rd Review		\$500.00	\$500.00
4th Review		\$750.00	\$750.00

# Review Fees



# Penalties

County Comparisons	Dawson County	Proposed Proposed Dawson County Fees INCREASE Option 1	Proposed Proposed Dawson County Fees INCREASE Option 2	Lumpkin County	Hall County	White County	Union	Pickens	Cherokee	Forsyth
Reinspection Fee	\$30.00	\$50.00	\$50.00	\$50.00	\$35.00	\$30.00	\$50.00	\$50.00	\$100.00	\$75.00
Stop Work Order Processing	\$100.00	\$200.00	\$200.00	\$150.00						

# Permit Fees

County Comparisons	Dawson County	Proposed Proposed Dawson County Fees INCREASE Option 1	Proposed Proposed Dawson County Fees INCREASE Option 2	Lumpkin County	Hall County	White County	Union	Pickens	Cherokee	Forsyth
<b>Residential Building Permit Fees</b>										
<b>Administrative Fee</b>	\$25.00	\$50.00	\$50.00							
Minimum	\$40.00	\$50.00	\$50.00						\$50.00	
1200 sqft	\$144.00	\$393.00	\$477.00	\$405.00	\$360.00	\$338.00	\$300.00	\$205.00	\$529.00	\$613.00
1800 sqft	\$216.00	\$594.00	\$720.00	\$450.00	\$540.00	\$398.00	\$450.00	\$420.00	\$794.00	\$841.00
2500 sqft	\$300.00	\$825.00	\$1,000.00	\$600.00	\$750.00	\$503.00	\$550.00	\$550.00	\$1,103.00	\$1,105.00
3000 sqft	\$360.00	\$990.00	\$1,200.00	\$788.00	\$900.00	\$570.00	\$550.00	\$650.00	\$1,323.00	\$1,294.00
3500 sqft	\$420.00	\$1,155.00	\$1,400.00	\$975.00	\$1,050.00	\$630.00	\$800.00	\$775.00	\$1,544.00	\$1,483.00
4000 sqft	\$480.00	\$1,320.00	\$1,600.00	\$1,200.00	\$1,200.00	\$690.00	\$800.00	\$875.00	\$1,764.00	\$1,668.00
Over 4000 sqft	\$0.12 per sq. ft. plus mechanical fees	\$0.33 per sq. ft. plus mechanicals	\$0.40 per sq. ft. plus mechanicals	\$800.00 plus \$0.15 per sqft over 4000	\$0.30 per sq ft	\$800.00 plus \$0.10 per sq ft over 5000 sqft	\$950 plus \$0.20 per sqft	\$0.15 per Sq. Ft. plus \$300.00 certificate of occupancy fee	sq. ft. x construction cost x .0035	Based on value of the home, \$1660 first \$500000 plus \$2 for each additional thousand or fraction of
Residential Additions or Alterations	\$0.12 per sqft (\$40 Min)	\$.033 per sq. ft.	\$.40 per sq. ft.	\$0.22 per sqft (\$100 Min)		0.12 sq.ft.	\$150.00	\$0.15 per sq. ft.	Value of work x .0035	Based on value of construction by \$40.00 plus sliding scale
Moved in House (based on 1200 sq. ft.)	Residential sq ft rate plus \$30.00 electrical fee = \$436.00	Residential sq ft rate plus \$40.00 electrical fee = \$436.00	Residential sq ft rate plus \$40.00 electrical fee = \$520.00	Residential sq ft rate plus moving fee					\$529.00	
Moving Fee				\$300.00	\$35.00			\$0.15 per sq. ft.		
One Time Inspection Fee	\$30.00			\$50.00				\$100.00	\$50.00	
Reinspection Fee	\$30.00	\$50.00	\$50.00	\$50.00	\$35.00	\$30.00	\$50.00	\$50.00	\$100.00	\$75.00
Temp Power	\$30.00	\$40.00	\$40.00	\$50.00	\$35.00	\$45.00	\$25.00	\$50.00		
Replacement of Permit Card		\$10.00	\$10.00	\$25.00						
Permit Renew		Full Charge After 18 Months	Full Charge After 18 Months	\$100.00				\$100.00		\$100.00
Residential Mechanical Fees	\$30.00 up to 1,000 sq. ft., additional \$10.00 for each additional 1,000 sq. ft.	\$40.00 up to 1,000 sq. ft., additional \$10.00 for each additional 1,000 sq. ft.	\$40.00 up to 1,000 sq. ft., additional \$10.00 for each additional 1,000 sq. ft.	94					\$50.00	\$30.00 up to 1000 sq. ft. additional \$10.00 for each additional 1000

# Conclusion

- ▶ 2001 - last time fees were updates
  - ▶ Home Business went from \$25 to \$75
  - ▶ Building Permit went from \$.08 to \$.12 per square foot
- ▶ Moving Forward
  - ▶ Updating Fee Schedule Document
  - ▶ Updating Business License Ordinance
  - ▶ Updating Land Use Resolution

**Item Attachment Documents:**

3. Consideration of Board Appointment:

**a. Library Board**

- i. David Jordan- *replacing Wendi Bock* (Term: August 2019 through June 2020)

DAWSON COUNTY BOARD OF COMMISSIONERS  
APPLICATION FOR APPOINTMENT TO COUNTY  
BOARDS AND AUTHORITIES



The Dawson County Board of Commissioners accepts applications for appointments. Interested parties should submit this form and supporting documentation to the County Clerk.

**Board or Authority Applied for** Library

**Name** David Jordan

**Home Address** 170 Bryndemere Dr.

**City, State, Zip** Dawsonville, GA 30534

**Mailing Address (if different)** \_\_\_\_\_

**City, State, Zip** \_\_\_\_\_

**Telephone Number** \_\_\_\_\_ **Alternate Number** \_\_\_\_\_

**Fax Telephone Number** \_\_\_\_\_

**E-Mail Address** \_\_\_\_\_

**Additional information you would like to provide:**

\_\_\_\_\_  
\_\_\_\_\_  
\_\_\_\_\_  
\_\_\_\_\_

**Signature** *David Jordan* **Date** July 2, 2019

**Please note: Submission of this application does not guarantee an appointment.**

**Return to:** Dawson County Board of Commissioners  
Attn: County Clerk  
25 Justice Way, Suite 2313  
Dawsonville, GA 30533  
(706) 344-3501 FAX: (706) 344-3889