

**DAWSON COUNTY BOARD OF COMMISSIONERS  
VOTING SESSION AGENDA – THURSDAY, DECEMBER 19, 2024  
DAWSON COUNTY GOVERNMENT CENTER ASSEMBLY ROOM  
25 JUSTICE WAY, DAWSONVILLE, GEORGIA 30534  
TO IMMEDIATELY FOLLOW THE 4:00 PM WORK SESSION**

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**A. ROLL CALL**

**B. INVOCATION AND PLEDGE OF ALLEGIANCE**

**C. ANNOUNCEMENTS**

**D. APPROVAL OF MINUTES**

1. Minutes of the Work Session held on December 5, 2024
2. Minutes of the Voting Session held on December 5, 2024

**E. APPROVAL OF AGENDA**

**F. PUBLIC COMMENT**

**G. CONSENT AGENDA**

1. Request for Approval of FY 2025 State Public Defender Contract
2. Request for Approval of FY 2025 Public Defender Intergovernmental Agreement Between Dawson and Hall Counties
3. A Resolution for Dawson County Hazard Mitigation Plan Update 2024-2029
4. Keep Dawson County Beautiful Executive Director Appointment: Ehron Ostendorf
5. Board Appointments:
  - a. Development Authority**
    - i. Jere Allen- *reappointment* (Term: January 2025 through December 2028)
    - ii. Tony Passarello- *reappointment* (Term: January 2025 through December 2028)
  - b. Joint Development Authority**
    - i. Jere Allen- *reappointment* (Term: January 2025 through December 2028)

**H. ALCOHOL LICENSE**

1. New Alcohol License (*Retail Package Sale of Malt Beverages and Wine*) – Nelson Food Mart, 25 Beartooth Parkway, Dawsonville, GA 30534

**I. PUBLIC HEARINGS**

1. Amended Development Impact Fee Ordinance (*1st of 2 hearings; 2nd hearing will be held on January 16, 2025*)
2. Text Amendment to Amend the Language of Chapter 129, Sign Ordinance (*1st of 2 hearings; 2nd hearing will be held on January 16, 2025*)

**J. ZONING**

1. ZA 24-11 - Jim King requests a Land Use Amendment to zone 152.44 acres of property currently zoned RA (Residential Agriculture) to RS2 (Residential Suburban 2). This property is located at the southeast corner of Georgia 9 North and Dawson Forest Road, Dawsonville (Parcel ID 098-015).

**K. NEW BUSINESS**

1. Consideration of Variation of Request to Extend and Allocate Additional Funds for Sign-On Bonuses for Full-Time Paramedic Applicants / New Hires
2. Consideration of IFB #460-24 – State Route 136 at Shoal Creek Road Roundabout Award Request
3. Consideration of RFP #459-24 – Construction Services - Styles Park

**L. PUBLIC COMMENT**

**M. ADJOURNMENT**

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

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

**DAWSON COUNTY BOARD OF COMMISSIONERS  
WORK SESSION MINUTES – THURSDAY, DECEMBER 5, 2024  
DAWSON COUNTY GOVERNMENT CENTER ASSEMBLY ROOM  
25 JUSTICE WAY, DAWSONVILLE, GEORGIA 30534  
4:00 PM**

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*Those present were Chairman Billy Thurmond; Commissioner Seth Stowers, District 1; Commissioner Chris Gaines, District 2; Commissioner Alexa Bruce, District 3; Commissioner Emory Dooley, District 4; County Manager Joey Leverette; County Attorney Angela Davis; County Clerk Kristen Cloud; and interested citizens of Dawson County.*

**UNFINISHED BUSINESS**

1. Presentation of Variation of Request to Extend and Allocate Additional Funds for Sign-On Bonuses for Full-Time Paramedic Applicants / New Hires- County Manager Joey Leverette  
*(Last discussed at the November 21, 2024, Work Session)*  
***This item will be placed on the December 19, 2024, Voting Session Agenda.***

**NEW BUSINESS**

1. Presentation of a Memorandum of Understanding for Reimbursement of Juvenile Court Attorney Fees- Juvenile Court Judge Amber Sowers  
***This item will be added to the December 5, 2024, Voting Session Agenda.***
2. Presentation of Request for Approval of FY 2025 State Public Defender Contract- Public Defender Brad Morris / Chief Assistant Public Defender Sarah Willis  
***This item will be placed on the December 19, 2024, Voting Session Agenda.***
3. Presentation of Request for Approval of FY 2025 Public Defender Intergovernmental Agreement Between Dawson and Hall Counties- Public Defender Brad Morris / Chief Assistant Public Defender Sarah Willis  
***This item will be placed on the December 19, 2024, Voting Session Agenda.***
4. Presentation of a Resolution for Dawson County Hazard Mitigation Plan Update 2024-2029- Emergency Services Director Troy Leist  
***This item will be placed on the December 19, 2024, Voting Session Agenda. Additionally, Chief Leist introduced the department's 10 recruits.***
5. Presentation of IFB #460-24 – State Route 136 at Shoal Creek Road Roundabout Award Request- Public Works Director Robert Drewry / Purchasing Manager Melissa Hawk  
***This item will be placed on the December 19, 2024, Voting Session Agenda.***
6. Presentation of RFP #459-24 – Construction Services - Styles Park- Parks & Recreation Director Matt Payne / Purchasing Manager Melissa Hawk  
***This item will be placed on the December 19, 2024, Voting Session Agenda.***
7. Presentation of Keep Dawson County Beautiful Executive Director Appointment- County Manager Joey Leverette  
***This item will be placed on the December 19, 2024, Voting Session Agenda.***

8. Presentation of Board Appointments:
- a. Development Authority**
    - i. Jere Allen- *reappointment* (Term: January 2025 through December 2028)
    - ii. Tony Passarello- *reappointment* (Term: January 2025 through December 2028)
  - b. Joint Development Authority**
    - i. Jere Allen- *reappointment* (Term: January 2025 through December 2028)
- This item will be placed on the December 19, 2024, Voting Session Agenda.*
9. County Manager Report  
*This item was for information only.*
10. County Attorney Report  
*County Attorney Davis had no information to report.*

APPROVE:

ATTEST:

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

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

DRAFT

**DAWSON COUNTY BOARD OF COMMISSIONERS  
VOTING SESSION MINUTES – THURSDAY, DECEMBER 5, 2024  
DAWSON COUNTY GOVERNMENT CENTER ASSEMBLY ROOM  
25 JUSTICE WAY, DAWSONVILLE, GEORGIA 30534  
IMMEDIATELY FOLLOWING THE 4:00 PM WORK SESSION**

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**ROLL CALL:** Those present were Chairman Billy Thurmond; Commissioner Seth Stowers, District 1; Commissioner Chris Gaines, District 2; Commissioner Alexa Bruce, District 3; Commissioner Emory Dooley, District 4; County Manager Joey Leverette; County Attorney Angela Davis; County Clerk Kristen Cloud; and interested citizens of Dawson County.

**OPENING PRESENTATION:**

*Recognition of Dawson County Emergency Services Division Chief of Operations/Training Johnny Irvin with Georgia Firefighter Standards & Training Council's (GFSTC) Certified Fire Chief Certification- GFSTC Executive Director Randy Toms and Safety and Compliance Specialist Bryan Allen*

Georgia Firefighter Standards & Training Council (GFSTC) Executive Director Randy Toms and Safety and Compliance Specialist Bryan Allen presented Dawson County Emergency Services Division Chief of Operations/Training Johnny Irvin with a GFSTC Certified Fire Chief Certification.

**INVOCATION AND PLEDGE OF ALLEGIANCE:** Chairman Thurmond

**ANNOUNCEMENTS:**

None

**APPROVAL OF MINUTES:**

Motion passed 4-0 to approve the Minutes of the Work Session held on November 21, 2024. Stowers/Bruce

Motion passed 4-0 to approve the Minutes of the Voting Session held on November 21, 2024. Bruce/Stowers

**APPROVAL OF AGENDA:**

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

- Addition of No. 5 under New Business:
  - Memorandum of Understanding for Reimbursement of Juvenile Court Attorney Fees

Dooley/Bruce

**PUBLIC COMMENT:**

None

## **PUBLIC HEARING:**

*A County-Initiated Public Hearing for a Text Amendment to Amend the Language of the County Land Use Regulations, Table 3.3 Principal Use Table, and Define Automobile Services (1st of 1 hearing)*

Planning & Development Director Sharon Farrell explained that a zoning application heard a few weeks ago “triggered us to take a look at the language of the Land Use Resolution, and we’re back with a definition for automobile services.” She added, “This was part of our effort to maintain the integrity of the Comprehensive Plan and the character areas...”

Chairman Thurmond opened the hearing by asking if there was anyone present who wished to be heard on a County-Initiated Public Hearing for a Text Amendment to Amend the Language of the County Land Use Regulations, Table 3.3 Principal Use Table, and Define Automobile Services.

The following spoke on a County-Initiated Public Hearing for a Text Amendment to Amend the Language of the County Land Use Regulations, Table 3.3 Principal Use Table, and Define Automobile Services:

- Attorney Sean Courtney of Lipscomb Johnson LLP, Cumming, Georgia, said, “I’m here on behalf of Chad Kimbral. We support this change.”

Chairman Thurmond asked if there was anyone else present who wished to speak on a County-Initiated Public Hearing for a Text Amendment to Amend the Language of the County Land Use Regulations, Table 3.3 Principal Use Table, and Define Automobile Services and, hearing none, closed the hearing.

Motion passed 4-0 to approve a County-Initiated Public Hearing for a Text Amendment to Amend the Language of the County Land Use Regulations, Table 3.3 Principal Use Table, and Define Automobile Services, and add to the definition of automotive services to not exceed 3,500 square feet. Stowers/Dooley

## **ZONING:**

*ZA 24-06 - Sean Courtney, on behalf of Chad Kimbral, requests a Land Use Amendment to zone 2.86 acres of property zoned RSR (Residential Sub-Rural) to a commercial designation (CRB, CCB or CHB) to operate an automotive repair and services business. This property is located east of Georgia Highway 9 near Jewel Slaton Road (Parcel ID 088-108-004). (Tabled from October 17, 2024, at which time a public hearing was held)*

Planning & Development Director Sharon Farrell clarified that the request is to rezone to CRB (Community Rural Business) with conditions. She read aloud proposed stipulations.

Motion passed 4-0 to approve ZA 24-06 with the following stipulations:

1. Rezone the property to CRB (Community Rural Business), consistent with the Comprehensive Plan 2023;
2. Amend the Land Development Code, Table 3.3, Principal Use Table to allow automotive repair in facilities less than 3,500 square feet along state roads within the CRB and CCB districts;
3. Define Automobile services as an indoor establishment with fully enclosed service bay(s) with operable door(s) for performing indoor vehicle repair and maintenance, including but

not limited to brakes, oil changes, lubrication, transmission, engine, belts, hoses, inspections and tire mounting and installation. Towing services shall constitute a permissible accessory use to this establishment, provided no open-storage yard or impound storage occurs on the property; and

4. A landscape strip of 25 feet along State Highway 9 South must be planted. Chain-link fencing is prohibited in the front yard of the business; chain-link visible from the right-of-way shall be coated black.

Dooley/Bruce

**NEW BUSINESS:**

Consideration of RFP #444-24 - Dawson County Library Repurpose Renovations Award Request

Motion passed 4-0 to approve RFP #444-24 - Dawson County Library Repurpose Renovations Award Request; to accept the bid received, award a contract to Emery & Associates in the amount of \$227,366, and a 10 percent county-controlled contingency utilizing both grant and impact fee funds. These funds have already been approved by the Board of Commissioners. A \$25,000 county match will come from impact fee funds. Bruce/Stowers

Consideration of IFB #461-24 - Harbour Ridge Road Paving Project Award Request

Motion passed 4-0 to approve IFB #461-24 - Harbour Ridge Road Paving Project Award Request; to accept the bids received and award a contract to Colditz Trucking Inc. \$164,601 will come from General Fund's fund balance. Gaines/Stowers

Consideration of Recommendation to Decline a Generator Grant Related to Tropical Storm Zeta

Motion passed 4-0 to approve a Recommendation to Decline a Generator Grant Related to Tropical Storm Zeta. Stowers/Bruce

Consideration of Request to Apply for Assistance to Firefighters Grant

Motion passed 4-0 to approve a Request to Apply for Assistance to Firefighters Grant. Gaines/Bruce

Consideration of Memorandum of Understanding for Reimbursement of Juvenile Court Attorney Fees

Motion passed 4-0 to approve a Memorandum of Understanding for Reimbursement of Juvenile Court Attorney Fees. Dooley/Stowers

**PUBLIC COMMENT:**

None

**ADJOURNMENT:**

APPROVE:

ATTEST:

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Billy Thurmond, Chairman

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Kristen Cloud, County Clerk



# DAWSON COUNTY BOARD OF COMMISSIONERS AGENDA FORM

Department: PUBLIC DEFENDER

Work Session:

Prepared By: ISABEL CHAVEZ

Voting Session:

Presenter: BRAD MORRIS/ SARAH WILLIS

Public Hearing: Yes X No \_\_\_\_\_

Agenda Item Title: REQUEST FOR APPROVAL OF FY 2025 STATE PUBLIC DEFENDER CONTRACT

Background Information:

Dawson County has contracted with the GPDC since the Public Defender System's inception (our office started operating in January, 2005) for the GPDC to employ one attorney and one administrative assistant as State employees via a contract. The contract covers the two employees' salaries and cost of employment as set forth in Attachment B to the State Contract, and a 5% management fee.

Current Information:

The expense required to fund this contract has been requested and approved in the 2025 budget. The contract renews the agreement between Dawson County and the Georgia Public Defender Council ("GPDC") for the new Fiscal and Calendar Year 2025.

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

Fund	Dept.	Acct No.	Budget	Balance	Requested	Remaining
	2800	571001-000	\$213,156.00	\$213,156.00	\$213,156.00	0


Recommendation/Motion: Move to approve the 2025 Contract with the GPDC.

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

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

Finance Dept. Authorization: \_\_\_\_\_

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

County Manager Authorization: 

Date: 12/26/24

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

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

Comments/Attachments:

Attachment - INDIGENT DEFENSE SERVICES AGREEMENT BETWEEN THE CIRCUIT PUBLIC DEFENDER OFFICE OF THE NORTHEASTERN JUDICIAL CIRCUIT AND THE GOVERNING AUTHORITY OF DAWSON COUNTY (CY 2025)



**INDIGENT DEFENSE SERVICES AGREEMENT  
BETWEEN THE CIRCUIT PUBLIC DEFENDER OFFICE OF THE  
NORTHEASTERN JUDICIAL CIRCUIT AND THE GOVERNING AUTHORITY OF  
DAWSON COUNTY**

**THIS AGREEMENT** is entered into this \_\_\_\_ day of \_\_\_\_\_, 2024, between the Circuit Public Defender Office of the Northeastern Judicial Circuit (herein referred to as “the Public Defender Office”) and the governing authority of Dawson County, a body politic and a subdivision of the State of Georgia (herein referred to as “the County”) and is effective January 1, 2025.

**WITNESSETH:**

**WHEREAS**, the Public Defender Office and the County enter into this agreement to implement the provisions of the Georgia Indigent Defense Act of 2003, as amended, including the provisions quoted below; and

**WHEREAS**, O.C.G.A. § 17-12-23 (d) provides as follows:

A city or county may contract with the circuit public defender office for the provision of criminal defense for indigent persons accused of violating city or county ordinances or state laws. If a city or county does not contract with the circuit public defender office, the city or county shall be subject to all applicable standards adopted by the council for representation of indigent persons in this state; and

**WHEREAS**, O.C.G.A. § 17-12-25 (b) provides as follows:

The county or counties comprising the judicial circuit may supplement the salary of the circuit public defender in an amount as is or may be authorized by local Act or in an amount as may be determined by the governing authority of the county or counties, whichever is greater; and

**WHEREAS**, O.C.G.A. § 17-12-26 (c) (4) provides as follows:

Neither the circuit public defender nor any personnel compensated by the state pursuant to the provisions of this article shall be reimbursed from state funds for any expenses for which the person has been reimbursed from funds other than state funds; provided, however, that the governing authority of the county or counties comprising the judicial circuit are authorized to provide travel advances or to reimburse expenses which may be incurred by the person in the performance of his or her official duties to the extent the expenses are not reimbursed by the state as provided in this Code section; and

**WHEREAS**, O.C.G.A. § 17-12-30 (c) (6) provides as follows:

The governing authority of the county or counties comprising a judicial circuit may supplement the salary or fringe benefits of any state paid position appointed pursuant to this article; and

**WHEREAS**, O.C.G.A. § 17-12-31 provides in subsections (a) and (b) the following:

- (a) The circuit public defender in each judicial circuit may employ additional assistant circuit public defenders, deputy circuit public defenders, or other attorneys, investigators, paraprofessionals, clerical assistants, and other employees or independent contractors as may be provided for by local law or as may be authorized by the governing authority of the county or counties comprising the judicial circuit. The circuit public defender shall define the duties and fix the title of any attorney or other employee of the office of the circuit public defender.
- (b) Personnel employed by the circuit public defender pursuant to this Code section shall serve at the pleasure of the circuit public defender and shall be compensated by the county or counties comprising the judicial circuit, the manner and amount of compensation to be paid to be fixed either by local Act or by the circuit public defender with the approval of the county or counties comprising the judicial circuit.

**WHEREAS**, O.C.G.A. § 17-12-34 provides as follows:

The governing authority of the county shall provide, in conjunction and cooperation with the other counties in the judicial circuit and in a pro rata share according to the population of each county, appropriate offices, utilities, telephone expenses, materials, and supplies as may be necessary to equip, maintain, and furnish the office or offices of the circuit public defender in an orderly and efficient manner. The provisions of an office, utilities, telephone expenses, materials, and supplies shall be subject to the budget procedures required by Article 1 of Chapter 81 of Title 36; and

**WHEREAS**, O.C.G.A. § 17-12-35 provides as follows:

A circuit public defender office may contract with and may accept funds and grants from any public or private source; and

**WHEREAS**, the County is a body politic, existing and operating under the laws and Constitution of the State of Georgia with full power to enter into contracts and agreements with other political entities; and

**WHEREAS**, the Public Defender Office is existing under the laws of the State of Georgia and operating under the laws and Constitution of the State of Georgia with full power to enter into contracts and agreements with other entities; and

**WHEREAS**, it is the intent of the parties to this agreement to provide for the operation of an indigent defense system to assure that adequate and effective legal representation is provided,

independent of political considerations or private interests, to indigent defendants in criminal cases consistent with the standards adopted by the Georgia Public Defender Council. This system and this agreement include the following:

- (1) The provision by the Public Defender Office of the statutorily required services to the County;
- (2) The payment and provision for additional personnel by the County;
- (3) The provision by the County of its pro rata share of the costs of appropriate offices, utilities, telephone expenses, materials, and supplies as may be necessary to equip, maintain, and furnish the office or offices of the circuit public defender in an orderly and efficient manner;
- (4) Travel advances and reimbursement of expenses;
- (5) Salary supplements; and
- (6) The provision for other matters necessary to carry out this agreement.

**NOW THEREFORE**, in consideration of the mutual covenants and promises contained in the agreement and for Ten Dollars (\$10) and other good and valuable consideration, **IT IS AGREED AS FOLLOWS:**

## **ARTICLE 1**

### **STATUTORY PERSONNEL**

**Section 1.01 Statutory Staffing.** The Public Defender Office agrees to provide for the Northeastern Judicial Circuit full-time staff for a circuit public defender office or offices consisting of a circuit public defender; an assistant public defender for each superior court judge authorized for the circuit, excluding the chief judge and senior judges; an investigator; and 2 additional persons to perform administrative, clerical or paraprofessional services.

**Section 1.02 Statutory Services.** The Public Defender Office agrees to provide representation to indigent defendants in the following cases:

- (1) Cases prosecuted in the Superior Court of Dawson County under the laws of the State of Georgia in which there is a possibility that a sentence of imprisonment or probation or suspension of sentence of imprisonment may be adjudged;
- (2) Hearings in the Superior Court of Dawson County on a revocation of probation;
- (3) Cases prosecuted in the Juvenile Court of Dawson County in which a child may face a disposition in a delinquency case of confinement, commitment or probation; and
- (4) Direct appeals from a decision in cases described in (1), (2), and (3) above.

**Section 1.03 Conflicts.** The Public Defender Office agrees to provide for legal representation by an attorney who is not an employee of the Public Defender Office in cases described in Section 1.02 in which the Public Defender Office has a conflict of interest.

## ARTICLE 2

### ADDITIONAL PERSONNEL AND SERVICES

**Section 2.01 Additional personnel and services.** The Public Defender Office agrees to provide and the County agrees to pay for the services and personnel described in Attachment A. The parties agree to the terms of Attachment A. Attachment A is incorporated into this agreement by reference. The amount to be paid in Attachment A includes a nonrefundable 5% administrative services fee. Any additional personnel employed by the Public Defender Office pursuant to this section are full-time state paid employees of the Public Defender Office in the unclassified service of the State Merit System of Personnel Administration with all the benefits provided by law to employees in the unclassified service. The additional personnel serve at the pleasure of the Northeastern Judicial Circuit Public Defender. The parties agree that the employment of additional personnel employed by the Public Defender Office pursuant to this section may be terminated by the Public Defender Office if the County does not pay for the cost of these personnel in advance in accordance with this agreement.

**Section 2.02 Provision of additional county employees.** The County agrees to pay for 50% of the personnel cost for two of the Hall County employees listed in Attachment B. The County agrees to the payment terms as enumerated in a separate intergovernmental agreement between Hall County and Dawson County. These employees are to remain employees of the Hall County. The County is the employer for these employees for all purposes, including, without limitation, compensation and employee benefits, but the employees are under the supervision of the circuit public defender. The circuit public defender shall define the duties and fix the title of these employees and the employees serve at the pleasure of the circuit public defender subject to any applicable County personnel policies. In the event that an employee listed in Attachment B leaves the employment of the County for any reason, whether voluntarily or involuntarily, the Public Defender Office is authorized to employ a person to replace the departed employee under the same terms and conditions as the departed employee (including salary) was employed, subject to the approval of the County, which approval shall not be unreasonably withheld. Attachment B is incorporated into this agreement by reference.

## ARTICLE 3

### PROVISION BY THE COUNTY OF ITS PRO RATA SHARE OF THE COSTS OF APPROPRIATE OFFICES, UTILITIES, TELEPHONE EXPENSES, MATERIALS, AND SUPPLIES AS MAY BE NECESSARY TO EQUIP, MAINTAIN, AND FURNISH THE OFFICE OR OFFICES OF THE CIRCUIT PUBLIC DEFENDER.

**Section 3.01 Office expenses.** The County agrees to pay its pro rata share of the operating expenditures for appropriate offices, utilities, telephone expenses, materials, and supplies to equip,

maintain, and furnish the office or offices of the Public Defender Office. Pro rata shall be the percentage obtained by using the population of the County by the U.S. decennial census of 2020 count as the numerator and the total population of the counties in the Northeastern Judicial Circuit from the same census population as the denominator.

#### **ARTICLE 4**

#### **TRAVEL AND REIMBURSEMENT OF EXPENSES**

**Section 4.01 Travel and expense reimbursement.** The County agrees to provide travel advances and to reimburse expenses which may be incurred in the performance of the employee's official duties under this agreement by an employee of the Public Defender Office to the extent the expenses are not reimbursed by the state and to the extent the expenses are authorized by the circuit public defender and the County. The County shall provide the Public Defender Office with the information concerning the travel advances and expense reimbursements required by the State Auditor.

#### **ARTICLE 5**

#### **SALARY SUPPLEMENTS**

**Section 5.01 Salary supplements.** The County agrees to supplement the salaries of the state employees of the Public Defender Office listed in Attachment C in the amount indicated in Attachment C. The salary supplement for these state employees is paid directly to the employee by the County and all payroll taxes and benefits associated with the salary supplement are paid by the County. The parties to this agreement agree that a state employee who receives a salary supplement pursuant to this Section is a state employee and is under the supervision of the circuit public defender and not of the county and that a state employee who receives a salary supplement pursuant to this Section is not a county employee. The County shall provide the Public Defender Office with the information concerning the salary supplement required by the State Auditor.

#### **ARTICLE 6**

#### **MISCELLANEOUS**

**Section 6.01 Term.** The term of this agreement is 1 year beginning January 1, 2025 and ending December 31, 2025.

**Section 6.02 Maintenance of effort.** The County agrees that it will continue to fund indigent defense for the term of this agreement, at a minimum, at the level of its most recent budgeted level of funding (calendar year 2020) for indigent defense and as part of this support the county agrees to provide the space, equipment and operating expenses necessary to effectively operate the circuit public defender office.

**Section 6.03 Severability.** Any section, subsection, paragraph, term, condition, provision or other part (hereinafter collectively referred to as “part”) of this agreement that is judged, held, found, or declared to be voidable, void, invalid, illegal or otherwise not fully enforceable shall not affect any other part of this agreement, and the remainder of this agreement shall continue to be of full force and effect. Any agreement of the parties to amend, modify, eliminate, or otherwise change any part of this agreement shall not affect any other part of this agreement, and the remainder of this agreement shall continue to be of full force and effect.

**Section 6.04 Cooperation, dispute resolution and jurisdiction. (a)** The Public Defender Office and the County acknowledge that this agreement may need to be revised periodically to address new or unforeseen matters.

**(b)** Each party to this agreement agrees to cooperate with the other party to effectuate and carry out the intent of this agreement.

**(c)** This agreement, and the rights and obligations of the parties, are governed by, and subject to and interpreted in accordance with the laws of the State of Georgia. The parties acknowledge and agree that by law, the exclusive jurisdiction for contract actions against the state, departments and agencies of the state, and state authorities is the Superior Court of Fulton County, Georgia. The Parties further acknowledge that the Fulton Superior Court has a Court sponsored Arbitration and Mediation Program in which the Parties agree to fully participate.

**Section 6.05 Notice.** A notice to a party to this agreement shall be made in writing and shall be delivered by first class mail or personally to the person and at the address indicated below:

Circuit Public Defender Office of Northeastern  
Judicial Circuit:

\_\_\_\_\_  
Circuit Public Defender

\_\_\_\_\_  
Street

\_\_\_\_\_ GA, \_\_\_\_\_  
City, Zip Code

Governing Authority of Dawson County:

\_\_\_\_\_  
Name

\_\_\_\_\_  
Street

\_\_\_\_\_ GA, \_\_\_\_\_  
City, Zip Code

Georgia Public Defender Council  
Omotayo Alli, Director  
270 Washington Street SW, Suite 6079  
Atlanta, GA 30334

**Section 6.06 Agreement modification.** This agreement, including all attachments hereto, constitutes the entire agreement between the parties with respect to the subject matter of this agreement and may be altered or amended only by a subsequent written agreement of equal dignity; provided, however, that the parties' representatives identified in Section 6.05 may agree in writing by an exchange of letters or emails prior to the budget revision becoming effective to budget revisions which do not increase or decrease the total dollar value of the agreement. This agreement supersedes all prior agreements, negotiations and communications of whatever type, whether written or oral, between the parties hereto with respect to the subject matter of this agreement.

**Section 6.07 Termination. (a) Due to non-availability of funds.** In the event that either of the sources of reimbursement for services under this agreement (appropriations from the General Assembly of the State of Georgia, or appropriations from the governing authority of the County) is reduced during the term of this agreement, the Public Defender Office may make financial and other adjustments to this agreement and notify the County accordingly. An adjustment may be an agreement amendment or may be the termination of the agreement. The certification by the director of the Georgia Public Defender Council of the occurrence of reduction in State funds is conclusive. The certification of the occurrence of the reduction in county funds by the person named in Section 6.05 by the County to receive notices is conclusive. The County shall promptly notify the Public Defender Office in writing on the non-existence or insufficiency of funds and the date of termination. The Public Defender Office shall then immediately cease providing the services required hereunder except for any necessary winding down and transition services required under Section 6.08. In lieu of terminating this agreement, the County and the Public Defender Office may make financial and other adjustments to this agreement by amending it pursuant to Section 6.06.

**(b) For cause.** This agreement may be terminated for cause, in whole or in part, at any time by either party for failure by the other party to substantially perform any of its duties under this agreement. "Cause" means a breach or default of any material obligation hereunder which default is incapable of cure, or which, being capable of cure, has not been cured within 30 days after receipt of notice of such default (or such additional cure period as the non-defaulting party may authorize). Should a party exercise its right to terminate this agreement under this subsection, the termination shall be accomplished in writing and specify the reason and the termination date. In the event of termination under this subsection the Public Defender Office shall submit a final agreement expenditure report containing all charges incurred through and including the termination date to the County no later than 30 days after the effective date of written notice of termination and the County shall pay the amount due within 15 days of the receipt of the final agreement expenditure report. Upon termination of this agreement, the Public Defender Office shall not incur any new obligations after the effective date of the termination, except as required under Section 6.08. The above remedies contained in this subsection are in addition to any other remedies provided by law or the terms of this agreement.

**(c) For Convenience.** This agreement may be cancelled or terminated by either of the parties without cause; however, the party seeking to terminate or cancel this agreement shall give written notice of its intention to do so to the other party at least 60 days prior to the effective date of cancellation or termination.

**(d) Post-termination obligations.** After termination of this agreement pursuant to this Section, the Public Defender Office and the County agree to comply with the provisions of Section 6.08 (a).

**Section 6.08 Cooperation in transition of services. (a) During or at the end of the agreement.**

The Public Defender Office agrees upon termination or expiration of this agreement, in whole or in part, for any reason to cooperate as requested by the County to effectuate the smooth and reasonable transition of services for existing clients. This includes but is not limited to the continuation of representation by Public Defender Office where appropriate or required by law, court rule or the State Bar of Georgia ethical standards or the facilitation of the timely transfer to the County of the client records. The County shall compensate the Public Defender for all post-termination or post-expiration services under this subsection. The Public Defender Office shall submit a monthly expenditure report containing all charges incurred during the preceding month on or before the 5<sup>th</sup> day of each month. The County shall pay the amount due within 15 days of the receipt of the monthly expenditure report. This subsection survives the termination or expiration of the agreement.

**(b) Statutory responsibility continuation.** The Public Defender Office and the County acknowledge that both have responsibilities for indigent defense costs under the Georgia Indigent Defense Act of 2003, as amended and that the termination or expiration of this agreement does not relieve either party of their responsibility under the law.

**Section 6.09 Advance of Funds.** The parties agree that advances of funds cannot remain outstanding following agreement termination or expiration and will be reclaimed. The parties agree that upon termination of this agreement, for any reason, all unexpended and unobligated funds held by the parties revert to the party entitled to the funds. The parties agree to reconcile expenditures against advances of funds within 30 days of termination of this agreement.

**Section 6.10 Rollover of Funds.** The County acknowledges that state agencies have a fiscal year from July 1 to June 30. The County agrees to authorize the Georgia Public Defender Council to roll over remaining county funds from the end of one fiscal year to the start of the new fiscal year.

**Section 6.10 Time.** Time is of the essence.



**IN WITNESS WHEREOF**, the parties have each here unto affixed their signatures the day and year first written above.

ATTEST:

**Dawson County**

\_\_\_\_\_  
BY: \_\_\_\_\_  
Signature  
\_\_\_\_\_  
Title

ATTEST:

**Circuit Public Defender**

\_\_\_\_\_  
BY: \_\_\_\_\_  
Signature  
Circuit Public  
Defender

ATTEST:

Consented to:

**Georgia Public Defender Council**

\_\_\_\_\_  
BY: \_\_\_\_\_  
Signature  
Director

**Northeastern Judicial Circuit**  
**ATTACHMENT A – Personnel Expenditures**  
**Dawson County**

**January 1, 2025 – December 31, 2025**

The County agrees to pay the Public Defender Office **\$213,155.59** in 12 monthly installments of **\$17,762.97**. Installments are due to the Georgia Public Defender Standards Council (GPDSC) on the 15<sup>th</sup> of the preceding month beginning on December 15, 2024. Invoices will be sent to the following address:

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

Installments will be paid directly to GPDSC at the following address:

GPDSC  
Attn: Jason Ring  
270 Washington Street SW  
Suite 6079  
Atlanta, GA 30334

The Public Defender Office agrees to use these funds for the purpose of paying the salary and benefits for county funded public defenders and assistants.



# DAWSON COUNTY BOARD OF COMMISSIONERS AGENDA FORM

Department: PUBLIC DEFENDER

Work Session:

Prepared By: Isabel Chavez

Voting Session:

Presenter: BRAD MORRIS/SARAH WILLIS

Public Hearing: Yes  No

Agenda Item Title: REQUEST FOR APPROVAL OF FY 2025 INTERGOVERNMENTAL AGREEMENT BETWEEN DAWSON AND HALL COUNTIES

Background Information:

Dawson County has contracted with Hall County since the Public Defender Office's commencement of operation on January 1, 2005 to share the cost of two employees equally. The employees are Hall County employees, and pursuant to the Intergovernmental Agreement ("IGA"), Dawson County reimburses Hall County for one-half of the cost of employment as set forth on Attachment A to the IGA

Current Information:

The expense required to fund the IGA has been requested and approved in the 2025 budget. The IGA renews the agreement between Dawson County and Hall County for the new Fiscal and Calendar Year 2025.

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

Fund	Dept.	Acct No.	Budget	Balance	Requested	Remaining
	2800	571000-000	\$108,680.20	\$108,680.20	\$108,680.20	0

Recommendation/Motion: Move to approve the 2025 IGA with Hall County.

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

*Brad Morris Jr.*

Date: 11/22/2024

Finance Dept. Authorization: \_\_\_\_\_

*Sarah Willis*

Date: 11/25/24

County Manager Authorization: \_\_\_\_\_

*J. Pruitt*

Date: 11/26/24

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

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

Comments/Attachments:

**INTERGOVERNMENTAL AGREEMENT  
PUBLIC DEFENDER SERVICES**

This Intergovernmental Agreement is hereby made and entered into by and between the Board of Commissioners of Dawson County, the governing authority of Dawson County, and the Board of Commissioners of Hall County, the governing authority of Hall County, as follows:

WHEREAS, Hall County and Dawson County comprise the Northeastern Judicial Circuit; and

WHEREAS, Dawson County has agreed to pay 50% of the personnel costs for an Assistant Public Defender I and an Investigator listed within "Attachment A" of a certain agreement between Dawson County and the circuit public defender office of the Northeastern Judicial Circuit, which is attached hereto and incorporated herein by reference.

NOW, THEREFORE, the parties hereto hereby agree that Dawson County shall pay to Hall County the sum of \$108,680.20 in four (4) equal quarterly installments of \$27,170.05 beginning March 31, 2025 (for the 1<sup>st</sup> quarter of 2025) and continuing through the end of each quarter of 2025 until one-half of the personnel costs for an Assistant Public Defender and an Investigator are paid.

This \_\_\_\_\_ day of \_\_\_\_\_, 2024.

DAWSON COUNTY, GEORGIA

ATTEST:

BY: \_\_\_\_\_  
Billy Thurmond, Chairman  
Dawson County Board of Commissioners

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

HALL COUNTY, GEORGIA

ATTEST:

BY:  \_\_\_\_\_  
Richard Higgins, Chairman  
Hall County Board of Commissioners

 \_\_\_\_\_  
Jennifer Rivera, County Clerk



ATTACHMENT A TO INTERGOVERNMENTAL AGREEMENT  
 BETWEEN  
 HALL AND DAWSON COUNTIES

	Salaries	Health Ins.	Life Ins.	Retirement	FICA	Workers Comp.	TOTAL
Assst. Public Defender	\$ 99,910.02	\$ 21,063.24	\$ 399.84	\$ 7,992.80	\$ 7,643.12	\$ 1,121.00	\$ 138,130.02
Investigator	\$ 70,863.97	\$ 278.52	\$ 128.52	\$ 1,417.28	\$ 5,421.09	\$ 1,121.00	\$ 79,230.38
<b>TOTAL</b>							<b>\$ 217,360.40</b>
<b>HALF COST FOR DAWSON</b>							<b>\$ 108,680.20</b>

4 quarterly installments :

\$ 27,170.05



## DAWSON COUNTY BOARD OF COMMISSIONERS AGENDA REQUEST FORM

Department: Emergency Services

Work Session: December 5, 2024

Prepared By: T. Leist

Voting Session: December 19, 2024

Presenter: T. Leist

Public Hearing: Yes  No

Agenda Item Title: Hazard Mitigation Plan Resolution

**Background Information:**

A Hazard Mitigation Plan is a community’s plan for evaluating hazards, identifying resources and capabilities, selecting appropriate actions, and developing and implementing the preferred mitigation actions to eliminate or reduce future damage in order to protect the health, safety and welfare of the residents in the community.

**Current Information :**

The Federal Emergency Management Agency (FEMA) requires that the county have a pre-disaster mitigation plan in place to be eligible for funding from the Hazard Mitigation Grant Program. Dawson County’s Multi-Jurisdictional Hazard Mitigation Plan 2024-2029 has been updated in accordance with FEMA requirement 44 CFR 201.6.

**Budget Information:**

Applicable:  Not Applicable:

Budgeted: Yes  No

Fund	Department	Account #	Budget	Balance	Requested	Remaining

\*If this is a personnel-related request, has it been reviewed by Human Resources?

\*If this item is being requested to move to the same day’s voting session for BOC consideration, provide *detailed justification* for the request:

Recommendation/Motion:

Department Head Authorization: TL

Date: 11/22/24

Finance Department Authorization: Vickie Neikirk

Date: 11/25/24

County Manager Authorization: J. Leverette

Date: 11/26/24

Comments/Attachments:



# DAWSON COUNTY MULTI-JURISDICTIONAL HAZARD MITIGATION PLAN

2024 – 2029 UPDATE

**Dawson County  
Emergency Management Agency**



**Dawson County  
Multi-Jurisdictional  
Hazard Mitigation Plan Update 2024**

This document was funded in part by the Hazard Mitigation Planning Grant awarded to the Dawson County Emergency Management Agency by the Georgia Emergency Management Agency to fulfill the requirements of the Federal Disaster Mitigation Act of 2000. Dawson County Hazard Mitigation Plan 2024 was updated by the Dawson County Hazard Mitigation Plan Update Committee and was prepared by iParametrics, LLC. For additional information, please contact Dawson County Emergency Management Agency.

Chief Troy Leist  
Dawson County Emergency Management Agency 393 Memory Lane  
Dawson, Georgia 30534 [tleist@dawsoncountyga.gov](mailto:tleist@dawsoncountyga.gov)  
706.344.3666

Prepared for:  
The Dawson County Board of Commissioners  
25 Justice Way  
Dawsonville, Georgia 30534  
706.344.3501  
[www.Dawsoncounty.org](http://www.Dawsoncounty.org)

The Dawsonville City Council  
415 Highway 53 East, Suite 100  
Dawsonville, Georgia 30534

706.265.3256

<https://www.dawsonville-ga.gov/>



**Resolution – Dawson County, Georgia**

**WHEREAS**, Dawson County and the City of Dawsonville recognize that it is threatened by a number of different natural and man-made hazards that can result in loss of life, property loss, economic hardship and threats to public health and safety; and

**WHEREAS**, the Federal Emergency Management Agency (FEMA) has required that every county and municipality have a pre-disaster mitigation plan in place, and requires the adoption of such plans in order to receive funding from the Hazard Mitigation Grant Program; and

**WHEREAS**, a Hazard Mitigation Plan is a community’s plan for evaluating hazards, identifying resources and capabilities, selecting appropriate actions, and developing and implementing the preferred mitigation actions to eliminate or reduce future damage in order to protect the health, safety and welfare of the residents in the community; and

**WHEREAS**, the Dawson County Multi-Jurisdictional Hazard Mitigation Plan 2024 – 2029 Update has been prepared in accordance with FEMA requirements at 44 CFR 201.6; and

**WHEREAS**, the Plan will be updated every five years;

**NOW, THEREFORE, BE IT RESOLVED**, by the Board of Commissioners of Dawson County, Georgia and the Mayor and Council of the City of Dawsonville each meeting in respective session, that:

1. Dawson County, Georgia, the City of Dawsonville have adopted the Dawson County Multi-Jurisdictional Hazard Mitigation Plan 2024 – 2029 Update; and
2. It is intended that the Plan be a working document and is the first of many steps toward improving rational, long-range mitigation planning and budgeting for Dawson County and the City of Dawsonville.

**PASSED, APPROVED AND ADOPTED** by the Dawson County Board of Commissioners in regular session this \_\_\_\_ day of \_\_\_\_\_, 2024.

\_\_\_\_\_  
Chairperson

\_\_\_\_\_  
County Manager

**Resolution – City of Dawsonville, Georgia**

**WHEREAS**, Dawson County and the City of Dawsonville recognize that it is threatened by a number of different natural and man-made hazards that can result in loss of life, property loss, economic hardship and threats to public health and safety; and

**WHEREAS**, the Federal Emergency Management Agency (FEMA) has required that every county and municipality have a pre-disaster mitigation plan in place, and requires the adoption of such plans in order to receive funding from the Hazard Mitigation Grant Program; and

**WHEREAS**, a Hazard Mitigation Plan is a community’s plan for evaluating hazards, identifying resources and capabilities, selecting appropriate actions, and developing and implementing the preferred mitigation actions to eliminate or reduce future damage in order to protect the health, safety and welfare of the residents in the community; and

**WHEREAS**, the Dawson County Multi-Jurisdictional Hazard Mitigation Plan 2024 – 2029 Update has been prepared in accordance with FEMA requirements at 44 CFR 201.6; and

**WHEREAS**, the Plan will be updated every five years;

**NOW, THEREFORE, BE IT RESOLVED**, by the Board of Commissioners of Dawson County, Georgia and the Mayor and Council of the City of Dawsonville each meeting in respective session, that:

1. Dawson County, Georgia, the City of Dawsonville have adopted the Dawson County Multi-Jurisdictional Hazard Mitigation Plan 2024 – 2029 Update; and
2. It is intended that the Plan be a working document and is the first of many steps toward improving rational, long-range mitigation planning and budgeting for Dawson County and the City of Dawsonville.

**PASSED, APPROVED AND ADOPTED** by the Mayor and Council of the City of Dawsonville, Georgia in regular session this \_\_\_\_\_ day of \_\_\_\_\_, 2024.

\_\_\_\_\_  
John Walden, Mayor

\_\_\_\_\_  
Beverly A. Banister, City Clerk

## **Preface**

### **Mitigation Vision for the Future**

Emergency Managers succeed or fail based on how well they follow the following fundamental principles of emergency management, mitigation, preparedness, response, and recovery. Purposefully, our emergency management forefathers put the word mitigation first as a “means” to prevent or minimize the effects of disasters.

Mitigation is commonly defined as sustained actions taken to reduce or eliminate long- term risk to people and property from hazards and their effects. Hazard mitigation focuses attention and resources on community policies and actions that will produce successive benefits over time. A mitigation plan states the aspirations and specific courses of action that a community intends to follow to reduce vulnerability and exposure to future hazard events. These plans are formulated through a systematic process centered on the participation of citizens, businesses, public officials, and other community stakeholders.

Mitigation forms, or should form, the very foundation of every emergency management agency. For the prevention of disasters in communities, emergency management agencies that adopt mitigation practices to reduce, minimize, or eliminate hazards in their community have found, the vision for the future of emergency management. The Federal Disaster Mitigation Act of 2000 has set the benchmark and outlines the criteria for communities with the vision to implement hazard mitigation practices in their communities.

Dawson County and the City of Dawsonville realize the benefits achieved by the development of mitigation plans and implementation of mitigation strategies in our community. Dawson County’s elected officials, public safety organizations, planners, and many others have proven these benefits by working together towards the development and implementation of this plan and have the vision to implement mitigation practices therefore reducing the loss of life and property in their communities.

The areas covered by this plan include:  
Dawson County  
City of Dawsonville

## **Executive Summary**

### **Overview**

The Dawson County Hazard Mitigation Plan Update aims to affirm the County’s commitment to resilience by identifying, assessing, and reducing risk to life and property from hazard events. The plan outlines how the County will approach mitigation efforts within the boundaries of Dawson County in accordance with Federal Emergency Management Agency (FEMA) guidelines. It identifies hazard mitigation goals, objectives, and recommended mitigation actions for the County that will reduce injury and damage from natural and human-caused hazard incidents. The Federal Disaster Mitigation Act of 2000 requires all municipalities that wish to be eligible to receive FEMA hazard mitigation grants to adopt a local multi-hazard mitigation plan and update the plan every five years. Dawson County’s Hazard Mitigation Plan was approved by FEMA in 2012, and the 2018 Plan Update provided the first five-year update. The City of Dawsonville approved the plan to make it a multi-jurisdictional plan. The City of Dawsonville has been critical in this 2024 update and has sought approval from its City Commission. This approved Hazard Mitigation Plan makes Dawson County and its municipality eligible for FEMA’s Hazard Mitigation Grant Program, Flood Assistance Mitigation Grants, and Pre-Disaster Mitigation Grants.

The scope of the Dawson County Hazard Mitigation Plan Update encompasses all areas of Dawson County, including the City of Dawsonville. The Plan identifies all natural and technological hazards that could threaten life and property in Dawson County. The scope of this Plan includes both short and long-term mitigation strategies with implementation and possible sources of project funding. The Hazard Mitigation Plan Update is organized to incorporate the requirements of Rule 44 CFR 201.6 as well as FEMA Guidance.

### **Planning Overview**

The plan is divided into the following parts to address FEMA requirements for a local Hazard Mitigation Plan:

- **Chapter 1:** Introduction
- **Chapter 2:** Dawson County Profile
- **Chapter 3:** Hazard Profiles
- **Chapter 4:** Hazard Mitigation Strategies
- **Chapter 5:** Plan Implementation and Maintenance

The update of the plan was overseen by the Dawson County Hazard Mitigation Plan Update Committee with the assistance of a contractor, iParametrics. The Committee members were the following:

<b>Agency</b>	<b>Representative</b>
Emergency Management Director	Chief Troy List
Etowah Water and Sewer Authority	Brooke Anderson, PE
Georgia Forestry Commission	Wesley Sisk
Dawson County Sheriff's Office	Greg Rowan
Dawson County Schools	Tony Wooten
Dawson County Commissioner	Emory Dooley
Big Canoe POA	Ricky Jordan
Dawson County Parks and Recreation	Matt Payne
Big Canoe	Lydell Mack

**Dawson County Hazard Mitigation Plan Update 2023  
Executive Summary**

Development Authority of Dawson County	Kevin Herrit
Dawson County Chamber of Commerce	Mandy Power
Dawson County Emergency Services	Johnny Irvin
City of Dawsonville	Bob Bolz
City of Dawsonville Public Works	Trampas Hansard
Dawson County Public Works	Robert Drewry

Monthly committee meetings were held to review all aspects of the Dawson County Hazard Mitigation Plan Update. This process ensures resiliency throughout the County to be prepared for, respond to, and recover from the most common and likely hazardous events to impact the county. It is important that state and local government, public-private partnerships, and community citizens can see the results of these mitigation efforts; therefore, the goals and strategies need to be achievable.

The Dawson County Hazard Mitigation Plan Update Committee identified the following goals during plan development:

- GOAL 1:** Protect the public health and safety.
- GOAL 2:** Harden community assets against the impact of disasters through the development of new mitigation strategies and enforcement of current regulations.
- GOAL 3:** Reduce and where possible, eliminate loss of life and damage to property from disasters especially with repetitive damaged properties.
- GOAL 4:** Maintain continuity of public and private sector operations during and after hazard events.
- GOAL 5:** Respond promptly, appropriately, and efficiently in the event of natural or manmade hazards.

**Hazards**

The planning work resulted in an updated list of hazards that could impact Dawson County’s residential communities, businesses, and infrastructure. The tables below show the hazardous event categories ranked in order of likelihood with a comparison of historic and annual expected loss ratios.

<b>Threat to Buildings</b>					
Annualized Frequency		Historic Loss Ratio		Annual Expected Loss Ratio	
Hazard	Rank	Hazard	Rank	Hazard	Rank
Thunderstorm	1	Wildfire	1	Tornado	1
Drought	2	Earthquake	2	Flooding	2
Extreme Heat	3	Tornado	3	Thunderstorm	3
Extreme Cold	4	Flooding	4	Wildfire	4
Tornado	5	Hurricane	5	Earthquake	5

**Dawson County Hazard Mitigation Plan Update 2023  
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Winter Weather	6	Ice Storm	6	Ice Storm	6
Ice Storm	7	Thunderstorm	7	Extreme Heat	7
Flooding	8	Extreme Cold	8	Hurricane	8
Hurricane	9	Extreme Heat	9	Extreme Cold	9
Earthquake	10	Winter Weather	10	Winter Weather	10
Wildfire	11	Drought	11	Drought	11

<b>Threat to People</b>					
Annualized Frequency		Historic Loss Ratio		Annual Expected Loss Ratio	
Hazard	Rank	Hazard	Rank	Hazard	Rank
Thunderstorm	1	Tornado	1	Tornado	1
Drought	2	Earthquake	2	Extreme Heat	2
Extreme Heat	3	Wildfire	3	Extreme Cold	3
Extreme Cold	4	Flooding	4	Flooding	4
Tornado	5	Extreme Heat	5	Thunderstorm	5
Winter Weather	6	Extreme Cold	6	Winter Weather	6
Ice Storm	7	Thunderstorm	7	Earthquake	7
Flooding	8	Winter Weather	8	Ice Storm	8
Hurricane	9	Hurricane	9	Wildfire	9
Earthquake	10	Ice Storm	10	Hurricane	10
Wildfire	11	Drought	11	Drought	11

Specific impacts were explored for Dawson County and the City of Dawsonville with detailed evaluations conducted across the County. Historical and future predicted impacts, including those due to climate change and population growth were studied and addressed for each hazard. Where data existed, specific data was utilized from agencies and organizations such as:

- National Weather Service
- National Oceanic and Atmospheric Administration
- Centers for Disease Control and Prevention
- Department of Homeland Security
- Federal Emergency Management Agency
- United States Geological Survey
- United States Department of Agriculture
- Federal Bureau of Investigation
- Cybersecurity and Infrastructure Security Agency

**Mitigation Strategy**

It is essential that State and local government, public-private partnerships, and the average citizen can see the results of these mitigation efforts. Therefore, the goals and strategies need to be achievable.

The mitigation goals and objectives form the basis for developing specific mitigation actions. County and municipal officials should consider the listed goals before making community policies, public investment programs, economic development programs, or community

## Dawson County Hazard Mitigation Plan Update 2023 Executive Summary

development decisions for their communities. The goals of Dawson County have changed slightly in the last five years (since 2012) due to specific threat events, such as the snow and ice storms of 2014 and Hurricane Irma in 2017. The 2014 Ice Storms, in particular, led to changes at the State and local levels regarding the importance of winter weather preparedness for the general public and the response-ability of local jurisdictions, including Dawson County. Due to the recent occurrence of natural hazards and the significant damage they have caused, mitigation strategies have become a top priority. There is now more focus on developing new strategies to prevent these events from happening and to minimize their impact when they do occur.

The Dawson County Hazard Mitigation Plan update covers two jurisdictions: Dawson County and the City of Dawsonville. However, these jurisdictions have limited capacity to implement all the mitigation actions described in the plan. This is because these jurisdictions are small in population and tax base, making raising sufficient revenue to pursue many actions difficult. Also, there is a lack of financial strength and staffing to implement all the actions described in the plan. To achieve the goals outlined in the plan, many actions will be pursued through grant programs and by collaborating with public and private organizations that can provide additional resources. For actions where grant funding partnerships are unavailable, Dawson County or municipality revenue streams may be supplemented through Special Purpose Local Option Sales Tax (SPLOST) funds, voted on by the electorate.

- GOAL 1:** Maximize the use of all resources by promoting intergovernmental coordination and partnerships in the public and private sectors.
- GOAL 2:** Harden community assets against the impacts of disasters by developing new mitigation strategies and enforcing current regulations.
- GOAL 3:** Minimize loss of life and property damage from disasters, especially for repetitive damaged properties.
- GOAL 4:** Increase community awareness about potential hazards and the need for preparedness.

These objectives outline specific outcomes that Dawson County aims to achieve over the next five years. Action steps are the necessary steps to reach these objectives. The objectives are not listed in order of importance.

- OBJECTIVE 1:** Our first objective is to reduce loss of life, damage to property, and minimize impacts on local citizens, industry, and infrastructure from identified hazards.
- OBJECTIVE 2:** We aim to provide advanced severe weather warnings to help citizens take precautionary measures and stay safe.
- OBJECTIVE 3:** Our third objective is to provide educational awareness to citizens about the dangers and impacts of the identified hazards.
- OBJECTIVE 4:** We will implement initiatives to protect our water resources and provide wildfire protection.

## Dawson County Hazard Mitigation Plan Update 2023 Executive Summary

- OBJECTIVE 5:** We aim to increase the capacity of Dawson County, the City of Dawsonville, Etowah Water and Sewer, Dawson County Schools, and its citizens to respond to identified hazards.
- OBJECTIVE 6:** We will ensure continuity of critical operations before, during, and after hazard events.
- OBJECTIVE 7:** We will evaluate and implement additional protective measures and capabilities in response to identified hazards, wherever possible.

### Next Steps

To adhere to best practices, state and federal guidelines, and lessons learned, the Dawson County Hazard Mitigation Plan Update Committee has developed a method to ensure the regular review and update of the Plan occurs. Plan maintenance protocols identified during the 2012 Dawson County Hazard Mitigation Plan and 2017 Plan Update were followed to the best of Dawson County's abilities. The Dawson County Hazard Mitigation Plan Update Committee will reconvene annually to monitor and evaluate the progress of the mitigation strategies in the Plan. Dawson County's Emergency Management Director, Troy Leist, will be responsible for implementing this meeting. The Committee will discuss the following questions annually:

- Do the goals address current and expected hazards and conditions?
- Are the goals and objectives still relevant to the County?
- Has the nature or magnitude of risks changed?
- Does the risk assessment portion of the Plan need to be updated or modified?
- Are the goals and objectives meeting changes in state and federal policy?
- Are the current resources appropriate for implementing the Plan?
- Are there local implementation problems, such as technical, political, legal, or coordination issues with other agencies?
- Did the jurisdictions, agencies, and other partners participate in the plan implementation process as proposed?

The responsible parties will provide a report at the annual meeting on their mitigation strategies. The report will address the following topics:

- During the implementation, were there any difficulties encountered?
- How successful was the coordination of efforts?
- Are there any suggestions for revising any mitigation strategies?

Dawson County's Emergency Management Director will send the minutes from this annual meeting to Dawson County Commissioners and City and Town Councils for review. If there are any updates or modifications to the Dawson County Hazard Mitigation Plan, the Emergency Management Director will forward the changes to the Georgia Emergency Management Agency's Hazard Mitigation Officer. The Dawson County Hazard Mitigation Plan's annual reviews will be open to the public. These meetings will be advertised in local newspapers, as well as on signage in the publicly used facility where the meeting is hosted. Additionally, an online platform will be provided for members of the public to join the meetings.



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## Chapter 1. Introduction

### 1.1. Summary of Updates for Chapter 1

The following table provides a description of each section of this chapter and a summary of the changes that have been made to the Dawson County Hazard Mitigation Plan 2018.

Chapter 1 Section	Updates
Introduction	<ul style="list-style-type: none"> <li>• Update of goals</li> </ul>
Authority	<ul style="list-style-type: none"> <li>• No update</li> </ul>
Funding	<ul style="list-style-type: none"> <li>• Update of funding information</li> </ul>
Scope	<ul style="list-style-type: none"> <li>• No update</li> </ul>
Purpose	<ul style="list-style-type: none"> <li>• Updated from 2018 Mitigation Plan</li> </ul>
Consistency with Federal Guidelines	<ul style="list-style-type: none"> <li>• Update of information</li> </ul>
Plan Review	<ul style="list-style-type: none"> <li>• Updated from 2018 Mitigation Plan</li> </ul>
Hazard Mitigation Plan Update Committee	<ul style="list-style-type: none"> <li>• Updated committee list to match the 2024 planning participants</li> </ul>
Public Participation	<ul style="list-style-type: none"> <li>• Updated from 2018 Mitigation Plan</li> </ul>
Multi-Jurisdictional Considerations	<ul style="list-style-type: none"> <li>• Updated with requirement descriptions</li> </ul>
Incorporation of Existing Plans, Studies, and Resources	<ul style="list-style-type: none"> <li>• Updated from 2018 Mitigation Plan</li> </ul>

### 1.2. Introduction

The Dawson County Hazard Mitigation Plan Update is the first phase of a multi-hazard mitigation strategy for the entire community. This Plan encourages cooperation among various organizations and crosses political sub-divisions. As written, this Plan fulfills the requirements of the Federal Disaster Mitigation Act of 2000. The Federal Disaster Mitigation Act of 2000 provides federal assistance to state and local emergency management agencies and other disaster response organizations to reduce damage from disasters. The Act is administered by the Georgia Emergency Management Agency (GEMA) and the Federal Emergency Management Agency (FEMA).

It is important that state and local government, public-private partnerships, and community citizens can see the results of these mitigation efforts; therefore, the goals and strategies need to be achievable. The Dawson County Hazard Mitigation Plan Update Committee identified the following goals during plan development to reflect changes in community priorities:



**DAWSON COUNTY MULTI-JURISDICTIONAL  
HAZARD MITIGATION PLAN, 2024 – 2029 UPDATE  
CHAPTER 1: INTRODUCTION**

- GOAL 1:** Protect the public health and safety.
- GOAL 2:** Harden community assets against the impact of disasters through the development of new mitigation strategies and enforcement of current regulations.
- GOAL 3:** Reduce and where possible, eliminate loss of life and damage to property from disasters especially with repetitive damaged properties.
- GOAL 4:** Maintain continuity of public and private sector operations during and after hazard events.
- GOAL 5:** Respond promptly, appropriately, and efficiently in the event of natural or manmade hazards.

This plan complies with all requirements and scope of work as described in Dawson County’s Hazard Mitigation Grant application.

**1.3. Authority**

In the past, federal legislation has provided funding for disaster relief, recovery, and some hazard mitigation planning. The Disaster Mitigation Act of 2000 is the latest legislation to improve the planning aspect of that process. The Act reinforces the importance of mitigation planning and emphasizes planning for disasters before they occur. The Act establishes a pre-disaster hazard mitigation program and designates new requirements for the national post-disaster Hazard Mitigation Grant Program (HMGP). Section 322 of the Act identifies the new requirements for planning activities and increases the amount of HMGP funds available to states that have developed a comprehensive mitigation plan prior to the disaster.

State and local communities must have an approved mitigation plan in place prior to receiving post-disaster HMGP funds. Local mitigation plans must demonstrate that their proposed mitigation measures are based on a sound planning process that accounts for the risk to and the capabilities of the individual communities. To implement the new DMA 2000 requirements, the Federal Emergency Management Agency (FEMA) prepared an Interim Final Rule, published in the Federal Register on February 26, 2002 at 44 CFR Parts 201 and 206, which establishes planning and funding criteria for states and local communities.

Developed in accordance with current state and federal rules and regulations governing local hazard mitigation plans, Dawson County’s Updated Hazard Mitigation Plan will be brought forth to each participating jurisdiction in Dawson County to be formally adopted. The Plan shall be routinely monitored and revised to maintain compliance with the following provisions, rules, and legislation:

Section 322, Mitigation Planning, of the Robert T. Stafford Disaster Relief and Emergency Assistance Act, as enacted by Section 104 of the Disaster Mitigation Act of 2000 (P.L. 106-390); and

FEMA's Interim Final Rule was published in the Federal Register on February 26, 2002, at 44 CFR Part 201.



#### **1.4. Funding**

The Georgia Emergency Management Agency awarded Dawson County a \$30,000 Hazard Mitigation Planning Grant for the update of Dawson County’s 2012 Hazard Mitigation Plan. The grant requires a 25% match by Dawson County, which was fulfilled by utilizing “in-kind” services. In-kind service documentation is available upon request.

#### **1.5. Scope**

The scope of the Dawson County Hazard Mitigation Plan Update encompasses all areas of Dawson County, including the City of Dawsonville. The Plan identifies all natural and technological hazards that could threaten life and property in Dawson County. The scope of this Plan includes both short and long-term mitigation strategies with implementation and possible sources of project funding.

The Hazard Mitigation Plan Update is organized to incorporate the requirements of Rule 44 CFR 201.6 as well as FEMA Guidance.

Chapter One includes an overview of the Hazard Mitigation Plan Update, the overall goals of the plan, and details of the planning process as required by Rule 44 CFR 201.6©(1) as well as FEMA Guidance.

Chapter Two of the Plan details the Dawson County profile, including the demographics, municipality, and history of Dawson County.

Chapter Three identifies the risk assessment process, past natural hazard events with associated losses, and current natural hazard risks. Potential losses are also analyzed as required by Rule 44 CFR 201.6(c)(2) as well as FEMA Guidance. Additionally, Chapter Three identifies and analyzes potential technological hazards faced by Dawson County.

Chapter Four identifies Dawson County’s hazard mitigation goals and objectives, mitigation strategies and actions, and sources of potential funding for mitigation projects as required by Rule 44 CFR 201.6(c)(3) as well as FEMA Guidance.

Chapter Five identifies the plan maintenance and implementation strategies. The process for evaluation of the hazard mitigation plan implementation progress is also detailed as required by Rule 44 CFR 201.6as well as FEMA Guidance.

#### **1.6. Purpose**

The purpose of the Dawson County Hazard Mitigation Plan Update is to:

- Protect life, promote safety, and preserve property by reducing the potential for future damages and economic losses that result from natural and technological hazards;
- Make communities in Dawson County safer places to live, work, and play;
- Qualify for grant funding in both the pre-disaster and post-disaster environments;
- Speed recovery and redevelopment following future disaster events;
- Demonstrate a firm local commitment to hazard mitigation principles; and
- Comply with state and federal legislative requirements for local multi-jurisdictional hazard mitigation plans.



### **1.7. Consistency with Federal and State Mitigation Policies**

The Plan is intended to enhance and complement state and federal recommendations for the mitigation of natural and technological hazards in the following ways:

- Substantially reduce the risk of life, injuries, and hardship from the destruction of natural and technological disasters on an ongoing basis;
- Create a greater awareness for the public about the need for individual preparedness and for building safer, more disaster-resistant communities;
- Develop strategies for long-term community sustainability during community disasters; and,
- Develop governmental and business continuity plans to continue essential private sector and governmental activities during disasters.

The Federal Emergency Management Agency publishes many guidance documents for local governments for mitigating natural disasters. The updated Dawson County Hazard Mitigation Plan fully recognizes, adopts, incorporates, and endorses the following principles:

- Develop a strategic mitigation plan for Dawson County;
- Enforce current building codes;
- Develop incentives to promote mitigation;
- Incorporate mitigation of natural hazards into land use plans;
- Promote awareness of mitigation opportunities and programs throughout our community continually; and,
- Identify potential funding sources for mitigation projects.

The private sector is often an overlooked segment of the community during disasters. It is vital that this sector of a community is included in mitigation efforts that are consistent with state and federal recommendations, such as the following:

- Encourage the creation of a business continuity plan for the continuance of commerce during disasters; and,
- Partner with businesses to communicate with customers about the hazards in our community and possible solutions.

Individual citizens must be made aware of the hazards they may encounter. Additionally, they must be educated on protecting themselves from the hazards they face. They must be shown that mitigation in their community is an important part of reducing loss of life and property. Their support is critical to the success of any mitigation effort. The updated Dawson County Hazard Mitigation Plan supports the following FEMA recommendations regarding individual citizens:

- Become educated on the hazards that citizens may encounter;
- Become part of the process by supporting and encouraging mitigation programs that reduce vulnerability to disasters; and,
- An individual's responsibility is to safeguard his/her family and themselves prior to a disaster event.

### **1.8. Plan Review**

The contracted planner, iParametrics, LLC, was primarily responsible for collecting updated information and presenting data to the committee. The approved 2018 Hazard Mitigation Plan was provided to each Hazard Mitigation Plan Update Committee member. Each chapter was reviewed with updated hazard, risk, and vulnerability data; updated critical infrastructure



**DAWSON COUNTY MULTI-JURISDICTIONAL  
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CHAPTER 1: INTRODUCTION**

information; and revised mitigation strategies based upon whether the strategy was completed, needed to be modified, is an ongoing strategy, or no longer applies. All meetings were held virtually. Irregularly attending participants were kept informed with emails containing the updated version of the plan.

*Table 1.1 Dawson County Hazard Mitigation Plan Update Meeting Dates*

Tuesday, April 4, 2023	Kick-off meeting, Review of Current Plan, Hazards Currently Listed, Future Concerns of the County
Tuesday, May 2, 2023	Current Existing Plans, County Economy, Disaster Declarations
Thursday, June 8, 2023	Discussion of Goals and Objectives in the Plan, Data Needed for Analysis
Tuesday, July 11, 2023	Review of Mitigation Action Items, Data Analysis
Tuesday, August 8, 2023	Critical Facilities, Data Analysis Progress;
Thursday, Sept.19, 2023	Data Analysis, Plan Update Next Steps, Public Comment Plan
Monday, January 29, 2024	Mitigation Plan Final Draft

Each section of Dawson County’s 2018 Hazard Mitigation Plan has been revised in some manner. Therefore, a summary of those changes will be listed in the first section of each chapter. Major plan changes include the following:

- Addition of Extreme Temperatures, Cyberattack, Hurricanes, and Active Threat/Shooter
- Additional data from previous years
- Additional information regarding Emerging Infectious Disease with insight from the COVID-19 Pandemic

**1.9. Hazard Mitigation Plan Update Committee**

The following members, representing various jurisdictions, city and county departments, and community organizations and businesses, participated in Dawson County’s 2024 Hazard Mitigation Plan update. The list of the Committee from the 2018 update can be found in Appendix B.

Chief Troy List  
Fire Chief and Emergency Management Director  
Dawson County

Brooke Anderson, PE  
General Manager  
Etowah Water and Sewer Authority

Wesley Sisk  
County Chief Ranger  
Georgia Forestry Commission





**DAWSON COUNTY MULTI-JURISDICTIONAL  
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Greg Rowan  
Chief Deputy  
Dawson County Sheriff's Office

Tony Wooten  
Safe Schools Coordinator  
Dawson County Schools

Emory Dooley  
District 4  
Dawson County Commissioner

Ricky Jordan  
Director of Public Safety  
Big Canoe POA

Matt Payne  
Director  
Dawson County Parks and Recreation

Lydell Mack  
Director of Operations  
Big Canoe

Kevin Herrit  
Director of Economic Development  
Development Authority of Dawson County

Mandy Power  
President/CEO  
Dawson County Chamber of Commerce

Johnny Irvin  
Operations Division Chief  
Dawson County Emergency Services

Bob Bolz  
City Manager  
City of Dawsonville

Trampas Hansard  
Operations Manager  
City of Dawsonville Public Works

Robert Drewry  
Public Works Director  
Dawson County

Dawson County convened the Hazard Mitigation Plan Update Committee, which comprises representatives from various participating jurisdictions. The Committee worked with iParametrics,



# DAWSON COUNTY MULTI-JURISDICTIONAL HAZARD MITIGATION PLAN, 2024 – 2029 UPDATE CHAPTER 1: INTRODUCTION

LLC, and provided input at key process stages. Efforts were made to involve municipal, city, and county departments and community organizations that might have a role in implementing the mitigation actions or policies. These efforts included meeting invitations, e-mail updates, and opportunities for input and comment on all draft deliverables. Representative email invitations are included in Appendix B.

In addition to the Dawson County Hazard Mitigation Plan Update Committee, all surrounding counties – Cherokee, Fannin, Forsyth, Gilmer, Hall, Lumpkin, and Pickens – were invited to participate in the planning process and provided a copy of the draft plan for their review. This plan was provided to each County EMA office.

## **1.10. Public and Additional Stakeholder Participation**

Public awareness is a key component of any community’s overall mitigation strategy to protect a home, neighborhood, school, business, or city from the potential effects of natural hazards. As citizens become more involved in decisions that affect their safety, they are more likely to gain a greater appreciation of the natural hazards present in their community and take the steps necessary to reduce their impact.

The Dawson County Hazard Mitigation Plan Update Committee took it upon themselves to ensure the processes undertaken for the development, implementation, and maintenance of the Dawson County Hazard Mitigation Plan Update adequately considered public needs and viewpoints.

A list of public and additional stakeholder outreach initiatives can be found below:

- Between February 2, 2024 and February 28, 2024, the draft Plan was open for public comment, providing the public with the opportunity to review and offer feedback. This period allowed for valuable input to be considered before finalizing the Plan, ensuring that local concerns and suggestions were incorporated into the approach. During the public comment period, the Plan was posted on the main Dawson County website as an information header as well as on the City of Dawsonville website.
- A public meeting was held on February 15, 2024, during the Dawson County Board of Commissioner’s Work Session for the public to comment on the 2024 Dawson County Multi-Jurisdictional Hazard Mitigation Plan. This meeting was advertised on the Dawson County webpage. No public comments were provided.
- A public presentation was held on November 13, 2024 at the Dawson County Library, and an information table was hosted on November 15, 2024 at the Dawson County Senior Center to introduce and answer questions about the 2024 Dawson County Multi-Jurisdictional Hazard Mitigation Plan to interested residents and stakeholders. The meeting and information table aimed at the general public as well as local businesses, organizations, non-profits, community organizations, and vulnerable populations, such as the County’s seniors. The events were advertised via a flyer that was physically posted in the Dawson County Courthouse, Dawsonville City Hall, Dawson County Library, Dawson County Chamber of Commerce, virtually posted on the Dawson County EMA’s and the Dawson County Chamber of Commerce’s social media pages, and included in the Dawson County Chamber of Commerce’s newsletter that gets sent to over 800 recipients. 1 stakeholder attended the meeting at the Library. 15 seniors were at the Senior Center during the information table, but no questions were asked.



# DAWSON COUNTY MULTI-JURISDICTIONAL HAZARD MITIGATION PLAN, 2024 – 2029 UPDATE

## CHAPTER 1: INTRODUCTION

### 1.11. Documentation of Public Meeting Presentation, Agenda, and Notices

#### February 2024 Materials

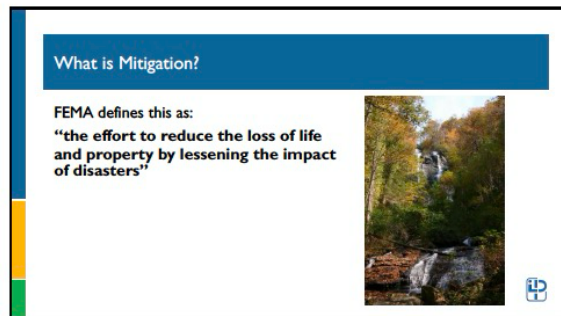
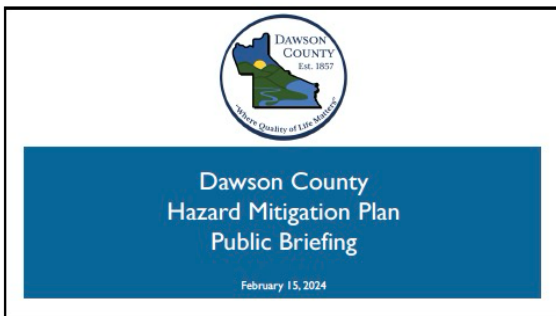
2024 Multi-Jurisdictional Hazard Mitigation Plan; Public Comment Open Until February 28

**Dawson County Georgia**

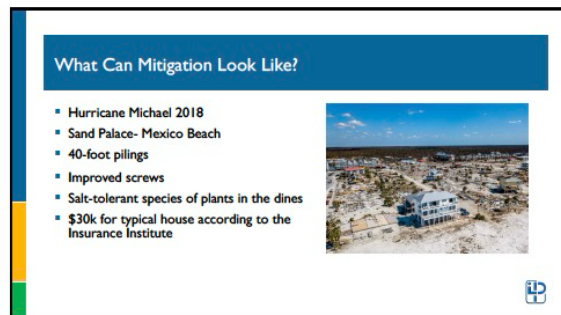
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Agendas & Minutes | Employment Opportunities | Bids & RFPs | Latest News | Subscribe to Newsletter | Forms & Permits | Ordinances



3



4





# DAWSON COUNTY MULTI-JURISDICTIONAL HAZARD MITIGATION PLAN, 2024 – 2029 UPDATE

## CHAPTER 1: INTRODUCTION


### Hazard Mitigation Planning Process

- Hazard Mitigation Committee formed
  - Diverse Committee including the City of Dawsonville and County residents
- Held multiple meetings
- Understood latest development trends, how weather patterns were changing, etc.
- Updated previous mitigation actions
- Identified new mitigation actions
- Now seeking Public Comment

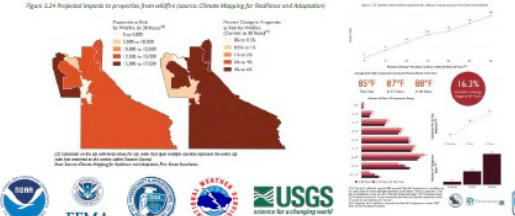
### Hazard List

- Natural Hazards
  - Thunderstorms
  - Winter Storms
  - Flooding
  - Tornado
  - Drought
  - Wildfire
  - Earthquakes
  - Tropical Cyclones
  - Extreme Temperatures
- Technological Hazards
  - Hazardous Materials
  - Dam Failure
  - Transportation Incident
  - Terrorism
  - Communications Failure
  - Emergent Infectious Diseases
  - Cyber Attack
- Human Caused Hazards
  - Active Threat/Shooter




### Using the Latest Data

Figure 1.24 Projected impacts to properties from wildfire (various climate modeling for resilience and adaptation)





USGS, FEMA, and other agencies are cited as data sources.





### Hazard Mitigation Goals

- Protect the public health and safety
- Harden community assets against the impact of disasters through the development of new mitigation strategies and enforcement of current regulations
- Reduce and where possible, eliminate loss of life and damage to property from disasters especially with repetitive damaged properties
- Maintain continuity of public and private sector operations during and after hazard events
- Respond promptly, appropriately, and efficiently in the event of natural or manmade hazards



### Mitigation Actions

- Completed 8 Actions
  - Purchased a wheeled loader to move tree debris
  - Develop a plan for short-term contamination of the raw water supply
- Removed 20 Actions
  - Purchase a brine truck
  - Purchase a Mobile Command Vehicle
- 68 Actions to be Completed
  - Build redundant fiber rings for 911
  - Build a database of pre-scripted mass notifications for various hazard events
  - Build a drought contingency reservoir

### Next Steps

- Complete public comment period
  - Surrounding jurisdiction review
- Approve sending the plan to GEMA
- GEMA reviews and approves
- FEMA Region 4 reviews and approves
- Dawson County and Dawsonville adopt the plan

9

10



**DAWSON COUNTY MULTI-JURISDICTIONAL  
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**DAWSON COUNTY BOARD OF COMMISSIONERS  
AGENDA FORM**

Department: Emergency Services

Work Session: February 15, 2024

Prepared By: Troy Leist

Voting Session: March 7, 2024

Presenter: Jeff Stevens, iParametrics

Public Hearing: Yes  No

Agenda Item Title: Hazard Mitigation Plan Approval and Adoption

**Background Information:**

Every five years the county must update its Hazard Mitigation Plan.

**Current Information:**

Our current Hazard Mitigation Plan is set to expire on March 10, 2024. iParametrics has been contracted since March 10, 2023, to complete the HMP update with the assistance from all stakeholders. We now have the completed plan and request approval and a formal adoption.

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

Fund	Dept.	Acct No.	Budget	Balance	Requested	Remaining

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

Department Head Authorization: Leist

Date: 2-15-2024

Finance Dept. Authorization: Vickie Neikirk

Date: 2/5/24

County Manager Authorization: Joey Leverette

Date: 2-5-24

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

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

**Comments/Attachments:**

3



November 2024 Materials

# Dawson County Multi-Jurisdictional Hazard Mitigation Plan Public Meetings

The Dawson County Emergency Management Agency is pleased to share the 2024 draft Hazard Mitigation Plan. The plan is important because it helps the County plan and receive funding for projects that reduce the risk of injury or damage to property from future hazard events, such as flooding and severe storms.

The Dawson County Emergency Management Agency will hold a public meeting and host an information table on the draft update to the Hazard Mitigation Plan to introduce the Plan to the community, answer any questions, and solicit feedback.

## Public Meeting

Wednesday, November 13, 2024  
3:30 to 4:30 PM

Dawson County Library  
342 Allen Street  
Dawsonville, Georgia 30534

## Information Table

Friday, November 15, 2024  
9:30 to 10:45 AM

Pauline Stephens Ivey Senior Life Center  
237 Recreation Road  
Dawsonville, Georgia 30534

For any questions or additional details:

Ariel Mallett  
Project Consultant  
[ariel.mallett@iparametrics.com](mailto:ariel.mallett@iparametrics.com)





# DAWSON COUNTY MULTI-JURISDICTIONAL HAZARD MITIGATION PLAN, 2024 – 2029 UPDATE

## CHAPTER 1: INTRODUCTION

Search Facebook

**Dawson County Fire and Emergency Services**  
10K followers · 50 following

Posts About Mentions Reviews Followers Photos More

**Intro**

Dawson County Emergency Services is committed to the preservation of life and protection of property of the citizens of Dawson County.

Our page exists for people to keep up to date with news, events and other updates from Dawson County Emergency Services

**Page** · Fire Station

393 Memory Ln, Dawsonville, GA, United States, Georgia  
(706) 344-3666  
emergencyservices@dawsoncountypa.gov  
dawsoncountypa.gov

Always open

94% recommend (37 Reviews)

**Photos** · See all photos

**Posts**

Dawson County Fire and Emergency Services · 18h

### Dawson County Multi-Jurisdictional Hazard Mitigation Plan Public Meetings

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Ariel Mallett  
Project Consultant  
ariel.mallett@parametrics.com

Dawson County Chamber of Commerce

**Intro**  
Leading Catalyst for a Better Dawson County

**Page** · Nonprofit organization

Dawsonville, GA, United States, Georgia  
(706) 265-6278  
info@dawson.org  
dawsonchamber.org  
Open now

**Photos** · See all photos

**Multi-Jurisdictional Hazard Mitigation Plan Public Meetings**

**AFTER HOURS**

**HAPPY VETERANS Day!**

**CHAMBER**

**LET'S GL**

Dawson County Chamber of Commerce · 18h

The Dawson County Emergency Management Agency is holding a public meeting tomorrow, Wednesday, November 13th, from 3:30pm-4:30pm at the Dawson County Library to discuss the draft update on the Hazard Mitigation Plan.

**Dawson County Fire and Emergency Services**

#chambermember #weloveourmembers #voiceofbusiness #dawsonchamber

### Dawson County Multi-Jurisdictional Hazard Mitigation Plan Public Meetings

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Ariel Mallett  
Project Consultant  
ariel.mallett@parametrics.com



# DAWSON COUNTY MULTI-JURISDICTIONAL HAZARD MITIGATION PLAN, 2024 – 2029 UPDATE

## CHAPTER 1: INTRODUCTION

----- Forwarded message -----  
 From: Jessica Grigsby <j.grigsby@dawson.org>  
 Date: Tue, Nov 12, 2024 at 10:30 AM  
 Subject: Chamber News-Join us TONIGHT for Business After Hours with Northside Hospital-Thanksgiving Edition!  
 To: <a.grafen@dawson.org>

[View this email in your web browser](#)



"Cultivating a successful economic environment and a desirable quality of life for our businesses and community."

*Tuesday, November 12th*

### Dawson County Multi-Jurisdictional Hazard Mitigation Plan Public Meetings

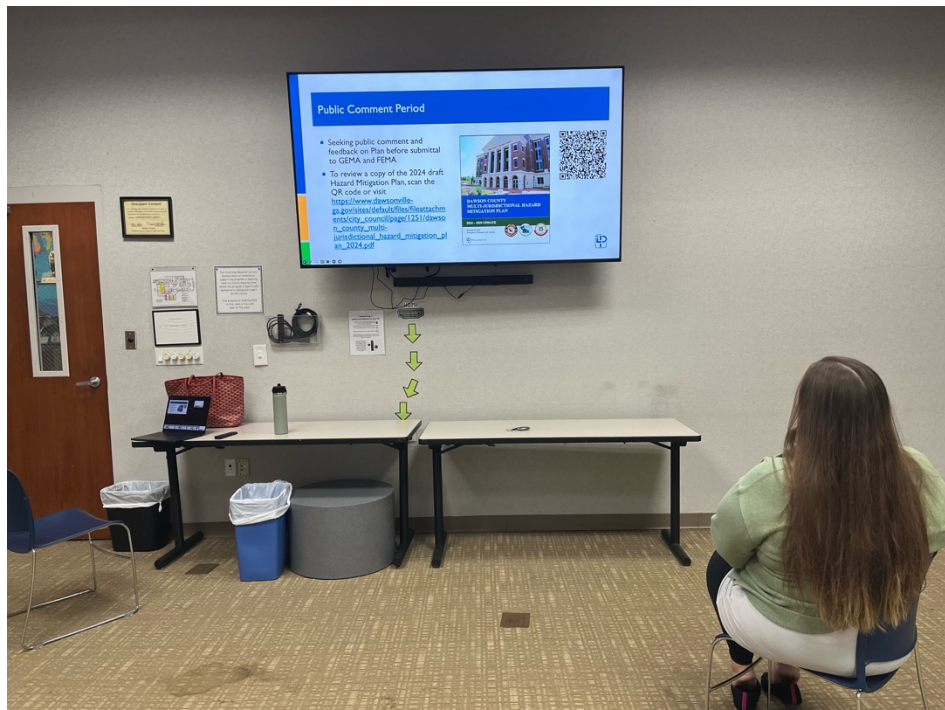
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 Pauline Stephens Ivey Senior Life Center  
 2577 Recreation Road  
 Dawsonville, Georgia 30534

For any questions or additional details:  
 Ariel Mallett  
 Project Consultant  
[ariel.mallett@earthmetrics.com](mailto:ariel.mallett@earthmetrics.com)







**DAWSON COUNTY MULTI-JURISDICTIONAL  
HAZARD MITIGATION PLAN, 2024 – 2029 UPDATE  
CHAPTER 1: INTRODUCTION**





### **1.12. Multi-Jurisdictional Considerations**

While cities are not required by FEMA to adopt hazard mitigation plans, the Federal Disaster Mitigation Act of 2000 requires all municipalities that wish to be eligible to receive FEMA hazard mitigation grants to adopt a local multi-hazard mitigation plan and to update the plan every five years. Dawson County’s Hazard Mitigation Plan was approved by FEMA in 2012, and the 2018 Plan Update provided the first five-year update. The City of Dawsonville approved the Plan to make it a multi-jurisdictional plan. The City of Dawsonville has been critical in this 2024 update and they have sought approval from their City Commission as well. This approved Hazard Mitigation Plan makes Dawson County and its municipality eligible for FEMA’s Hazard Mitigation Grant Program, Flood Assistance Mitigation Grants, and Pre-Disaster Mitigation Grants.

As set forth by Georgia House Bill 489, the Emergency Management Agency is the implementing agency for projects pertaining to hazard mitigation. Dawson County is dedicated to working in the best interests of the County as well as the City of Dawsonville. During the creation and update of this Plan, Dawson County Emergency Management Agency solicited and received participation from the City of Dawsonville. Therefore, the result is a truly multi-jurisdictional plan. A few mitigation action steps identified in this Plan update may apply to selected jurisdictions. These steps are identified in the appropriate sections. Unless specifically noted otherwise, most steps apply equally to all jurisdictions.

### **1.13. Incorporation of Existing Plans, Studies, and Resources**

#### **Existing Plans**

- 2018 Dawson County Multijurisdictional Hazard Mitigation Plan
- 2019 State of Georgia Hazard Mitigation Plan
- Dawson County Local Emergency Operations Plan
- Georgia Forestry Commission’s Dawson Co. Community Wildfire Protection Plan 2013-2033 Dawson County Joint Comprehensive Plan
- 2018 Dawson County HAZUS Report

#### **Studies**

- 2020 United States Census
- 2022 United States Census Estimates
- 2012 United States Department of Agriculture Ag Census
- 2009 Dawson County Flood Insurance Study
- Radeloff, V. C., R. B. Hammer, S. I Stewart, J. S. Fried, S. S. Holcomb, and J. F. McKeefry. 2005. The Wildland Urban Interface in the United States. *Ecological Applications* 15:799-805.

#### **Resources**

- 2014 City of Boston Natural Hazard Mitigation Plan Update
- 2010 Camden County Joint Hazard Mitigation Plan Update
- 2010 Northern Virginia Hazard Mitigation Plan Update National Climactic Data Center
- National Weather Service
- Dawson County Tax Assessor’s Data
- Dawson County Website
- GMIS Database
- City University of New York



**DAWSON COUNTY MULTI-JURISDICTIONAL  
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CHAPTER 1: INTRODUCTION**

- Colorado State University
- United States Geological Survey
- FEMA Flood Insurance Rate Maps National Flood Insurance Program
- United States Coast Guard National Response Center Data
- Georgia Department of Transportation
- Georgia Safe Dams Program

**1.14. Application of Existing Plans and Studies**

<b>Existing Planning Mechanism</b>	<b>Reviewed? (Yes/No)</b>	<b>Incorporation into Mitigation Plan</b>
2018 Dawson County Multi-Jurisdictional Hazard Mitigation Plan	Yes	Baseline for the 2024 Plan; updated mitigation strategies; updated hazards; updated Dawson County information
2019 State of Georgia Hazard Mitigation Plan	Yes	Hazard descriptions; potential hazards; mapping mechanisms; potential mitigation strategies that could be adopted on a local level
Dawson County Local Emergency Operations Plan (LEOP)	Yes	Identification of current resources; identification of current capabilities
Georgia Forestry's Dawson County Community Wildfire Protection Plan (CWPP)	Yes	Mitigation strategies for wildfire and drought; historical data
2012 USDA Agriculture Census	Yes	Agricultural data regarding potential losses for drought and wildfire
2010 United State Census and 2015 United States Census Estimates	Yes	To update Dawson County's profile information
2009 Dawson County Flood Insurance Study	Yes	Identify potential flood prone areas; prioritization of flood-related mitigation strategies
2013-2033 Dawson County Comprehensive Plan	Yes	To identify future development trends; identify mitigation strategies to curb trends in a direction that considers the hazards of the area
2018 Dawson County HAZUS Report	Yes	To assist with risk and vulnerability assessment; Identify potential hazard impacts and damages
Dawson County Flood Mitigation Assistance Plan	No	No such plan exists



## Chapter 2. Dawson County Profile

### 2.1. Summary of Updates for Chapter Two

The following table provides a description of each section of this chapter and a summary of the changes made to the Dawson County Hazard Mitigation Plan 2018.

Chapter 2 Section	Updates
Past Hazards	<ul style="list-style-type: none"> <li>Additional Hazards have been added over the last 5 years</li> </ul>
History	<ul style="list-style-type: none"> <li>Information updated as needed</li> </ul>
Past Events	<ul style="list-style-type: none"> <li>New events that have occurred in the last 5 years have been added</li> </ul>
Demographics	<ul style="list-style-type: none"> <li>Updated data to the 2020 Census information and 2022 Census Estimates</li> </ul>
Economy	<ul style="list-style-type: none"> <li>Relevant information updated from the previous plan</li> </ul>
Government	<ul style="list-style-type: none"> <li>No update needed</li> </ul>
Transportation	<ul style="list-style-type: none"> <li>Relevant information updated</li> </ul>
Climate	<ul style="list-style-type: none"> <li>Average temperature Chart removed</li> </ul>
Utilities	<ul style="list-style-type: none"> <li>No update needed</li> </ul>
NFIP Compliance	<ul style="list-style-type: none"> <li>No update needed</li> </ul>

### 2.2. Past Hazards

Dawson County has faced many hazards in its long history. Severe Thunderstorms have been, perhaps, the most prevalent of these hazards. In the last 50 years, Dawson County has been subjected to 103 documented Severe Thunderstorm events. These events include torrential rainfall, hail, thunderstorm-force winds, and lightning.

Tornadoes, which can sometimes spawn from severe thunderstorms, have also occurred in Dawson County, although with much less frequency. There have been two documented tornadoes in the last fifty years in Dawson County.

Because of heavy rainfall either within or upstream from Dawson County, flooding has occurred in the past as well. Documentation of 13 flooding events exist within the National Climactic Data Center of the National Weather Service for Dawson County.

Winter storms and heavy snowfall have affected Dawson County infrequently in the last 50 years. These events are not a yearly occurrence and typically do not have the pre-planning in place when compared to Northern and Western states who see this type of weather phenomena regularly. The NCDC record 60 documented winter storm or heavy snow events for Dawson County with 13 of those having occurred in the last five years.



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Dawson County has been plagued by other less severe or less frequent hazards in the past. These hazards include, but are not limited to, the following: drought, excessive heat, tropical cyclones, earthquakes, and wildfires.

Dawson County has had 12 Federally Declared disasters. These events include tornadoes (1974), drought (1977), winter storms (1993, 2000, 2014, 2015), Tropical Cyclones (1995, 2004, 2020), Storms/Flooding events (1998, 2009), and the COVID -19 Pandemic (2020).

### 2.3. History

Dawson County was created by a legislative act on December 3, 1857, primarily out of Lumpkin County and smaller parts of Gilmer, Pickens, and Forsyth counties. Georgia's 119th county and the county seat of Dawsonville were named for Judge William C. Dawson, a compiler of the laws of Georgia and commander of a brigade in the Creek Indian War of 1836. Dawson served in both houses of the Georgia state legislature, in Congress from 1836 to 1842, and in the U.S. Senate from 1849 until 1855.

Before the creation of Dawson County, the area enjoyed a rich history. Initially settled by the Cherokee Indians at the time of the American Revolution, the river valleys were dotted with farms, orchards, and numerous modern log structures. Native Americans thrived in the area until the discovery of gold in 1829. By 1832, prospectors had overrun much of the area, and Georgia claimed the region as a new territory. In 1838, those Native Americans who had not voluntarily moved west were forcibly removed to Oklahoma along the Trail of Tears. Although absent as a people from the area for more than 150 years, the legacy of the Cherokee remains in many names found throughout Dawson County: Amicalola, which means "tumbling waters," Etowah, Toto Creek - named for the Cherokee Toter family, and a host of other local names. Throughout the 1830s and 1840s, the area that was to become Dawson County was in the midst of the first gold rush in America. Numerous mines and mining operations - some within the city limits of Dawsonville - were located throughout the area. Remnants of these mines and small mining projects can still be found within the county.

By April 28, 1858, all county officers had the books necessary for the county's records, and these were placed in a log structure built for the temporary use of the court and other officials of the county. James Foster built the log courthouse for the sum of \$30.00 and the benches by James Jackson for an additional \$1.25.

Plans for a permanent courthouse were not long postponed, and by May 1858, plans were accepted to have a building 50 by 30 feet, with four gables, and the window sills and steps were to be made of "good plant." The contract was made to Wesley McGuire, John Hockenull, and Anderson Wilson. In August of 1858, the plans were changed at the recommendation of the grand jury. The new plans for the structure called for an enlarged building of 54 by 38 feet, two gables, the use of good bricks or other materials "such as the [courthouse] in Gainesville," and window sills to be made of granite, soapstone or marble.

Harrison Summerour, John McAfee and R. N. McClure secured a bond for \$9,600.00 to erect the courthouse. As the money came into the county treasurer, the contractors were to be paid, but a difficulty arose, and \$2,500.00 was borrowed from Mr. Summerour to meet the deadline of a contract payment. N. H. Goss made chairs for the new building for \$4.95. The bricks, which were purchased at \$8.00 per thousand, were made by the slaves of John Hockenull on a



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branch on the east side of Old Georgia 19 (now Highway 9), across the highway from the building that housed Standard Telephone Company in Dawsonville. It is thought that other bricks were made at John Hockenull's for "paving and fixing the courthouse outside walls".

In February of 1860, the grand jury commented on the "abused and defaced condition of the building by persons unknown." The damage was repaired and as time passed, the building was kept in good condition through the efforts of the grand jury and its recommendations.

Some of the more interesting recommendations implemented by the grand jury: William Hollingshed ceiled the building, old shingles were removed (and sold for \$5.00) and the building recovered, the lathing was removed, the northwest room (which had been rented for \$10.00 per month) was fitted for the commissioners' office, the windows were glazed (paned with glass), and from time to time the building was painted. A fence was built and painted around the courthouse (no stock law was in effect). A well, which had been dug earlier on the courthouse grounds, was included inside the fencing. Sawdust was kept on the floor until carpeting was installed, printed material was purchased to make curtains for the windows, and shutters were made and added to the windows. In a contract given to H. C. Thompson, the building was plastered, and later, the plaster was removed, and re-plastering was done through a contract awarded to Mr. Finger. Throughout the years the building received many coats of whitewash to keep it "spic-and-span".

The county's original jail was destroyed by fire soon after it was completed during a failed escape attempt. The county was without a jail until 1881 when a new jail was completed. The old jail is located west of the courthouse and, along with the historic courthouse, is listed in the National Register of Historic Places. Both the jail and the courthouse have undergone extensive renovation to restore them to their original appearance. The Dawson County/Dawsonville Welcome Center was previously housed for several years in the historic jail. Today, the facility serves as the home for Ninth District Opportunity.

For the first hundred years of its existence, Dawson County remained primarily an agricultural economy, largely due to the lack of railroads or major highways in the area. Dawson County was, however, a significant source of illegal corn whiskey (known as 'moonshine') for Atlanta during and after the prohibition era. During prohibition, many bootleggers would modify their cars for better speed and handling to evade police when delivering their illegal cargo. Even after prohibition, the trend continued, as bootleggers were on the run from state revenue agents who sought to tax their illicit operations. Eventually, these cars were raced for entertainment (and profit), leading to the birth of modern stock car racing and NASCAR.

Bill Elliott, one of NASCAR's most successful drivers, was born in Dawsonville. "Awesome Bill from Dawsonville" won 44 races on the NASCAR circuit, including two Daytona 500 victories and the 1988 NASCAR Winston Cup championship. Elliott won NASCAR's Most Popular Driver Award a record 16 times between 1984 and 2002.

In 1957, the Appalachian Trail was re-routed to a new endpoint about 8 miles north of Amicalola Falls State Park, establishing the county as a major destination for hikers. At the same time, the flooding of the Chattahoochee River plain to form nearby Lake Lanier was completed, resulting in Georgia's largest lake at 39,000 acres. The lake forms the southern end of Dawson County.

With the construction of the Georgia 400 highway to Atlanta in the 1980s, the county finally had the major highway that it had lacked for a hundred and twenty years. This transportation route,



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combined with Lake Lanier, Amicalola Falls, and the recent development of the North Georgia Premium Outlets, has helped Dawson County transition from a quiet mountain enclave to one of Georgia's fastest-growing communities.

**2.4. Past Events**

- **2020, Tropical Storm Zeta (Federal Declaration)**
- **2020, COVID-19 Pandemic (Federal Declaration)**
- **2017, Hurricane Irma (Federal Declaration)**
- 2017, Thunderstorm Wind/Hail Event
- 2017, Winter Storm
- 2016, Heavy Rain/Flood Event
- 2015, Winter Storm
- **2015, Ice Storm (Federal Declaration)**
- 2014, Winter Storm
- **2014, Winter Storm/Ice Storm (Federal Declaration)**
- 2013, Heavy Rain/Flood Event (Etowah River Historic Crest)
- 2013, Flood Event
- 2013, Ice Storm
- 2010, Winter Storms (3)
- 2009, Heavy Rain/Flood Event
- **2009, Tropical Storm Ida/Heavy Rain/Flood Event (Federal Declaration)**
- 2008, Thunderstorm Hail Event
- 2008, Winter Storm
- 2005, Winter Storm
- **2004, Hurricane Ivan/Flash Flood Event (Federal Declaration)**
- 2002, Tornado (F2)
- **2000, Ice Storm (Federal Declaration)**
- **1998, Thunderstorms/Flood Event (Federal Declaration)**
- 1997, Thunderstorm Wind Event
- **1995, Hurricane Opal/Thunderstorm Wind Event (Federal Declaration)**
- **1993, Blizzard/Winter Storm (Federal Declaration)**
- **1977, Drought (Federal Declaration)**
- **1974, Tornado (F4) (Federal Declaration)**

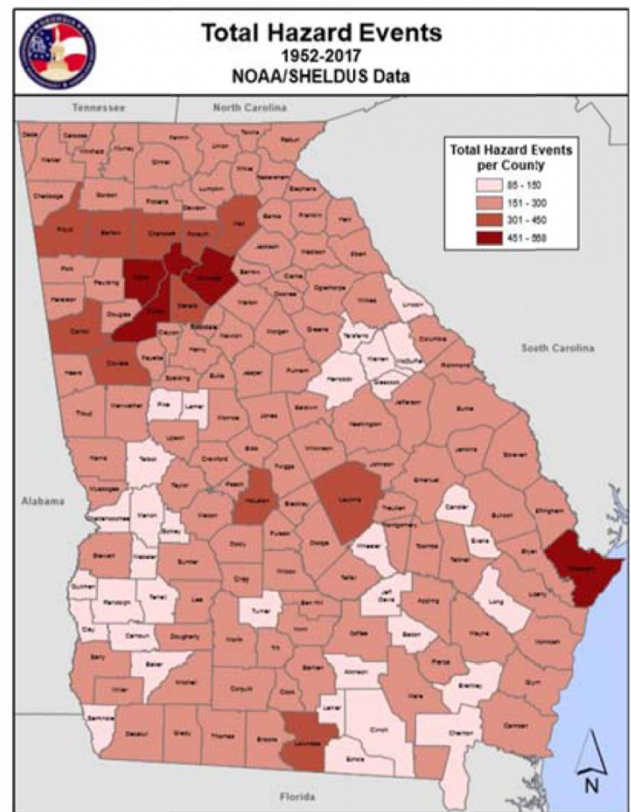


Figure 2.1 Total hazard events per county (Source: 2019 State of Georgia Hazard Mitigation Strategy)



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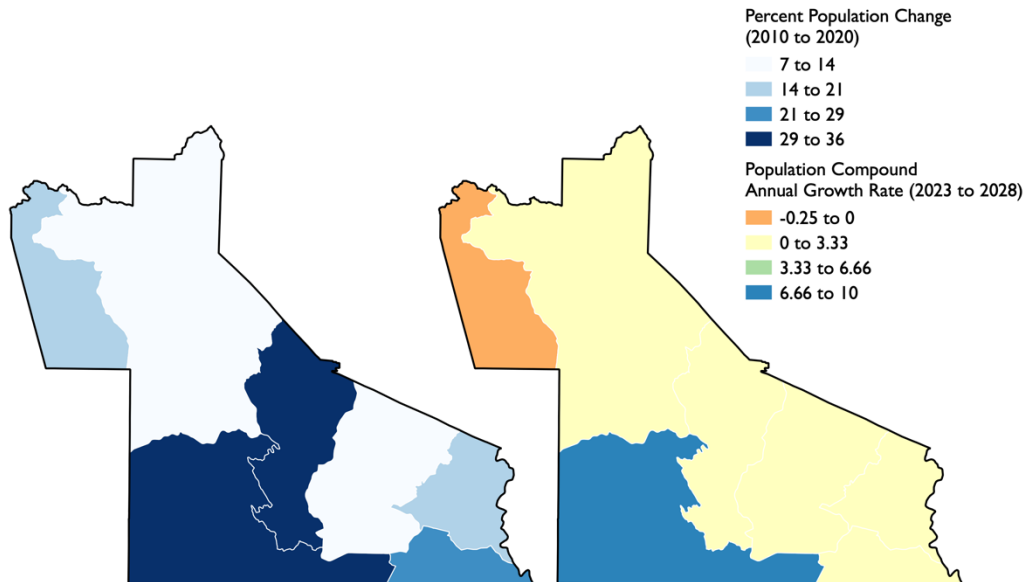
**2.5. Demographics**

*Table 2.1 Demographics for Dawson County and Dawsonville (source: US Census Bureau)*

	<b>2020 Census</b>	<b>July 1, 2022 Estimate</b>
Population	26,798	30,138
White	89%	94.7%
African-American	0.8%	1.7%
Hispanic/Latino	6%	6.8%
Asian	0.9%	1.2%
American Indian	0.3%	0.6%
Native Hawaiian and other	0.1%	
Two or More Races	6.4%	1.8%
Median Age	43.8	----
Median Household Income	\$72,260	----
Person Below Poverty Line	9.5%	----
Homeowners	80.7%	----

	<b>2020 Census</b>	<b>2022 Estimation</b>
<b>Dawsonville</b>	3,720	4,489

*Figure 2.2 Population change (2010 to 2020) and annual growth rate (2023 to 2028)*





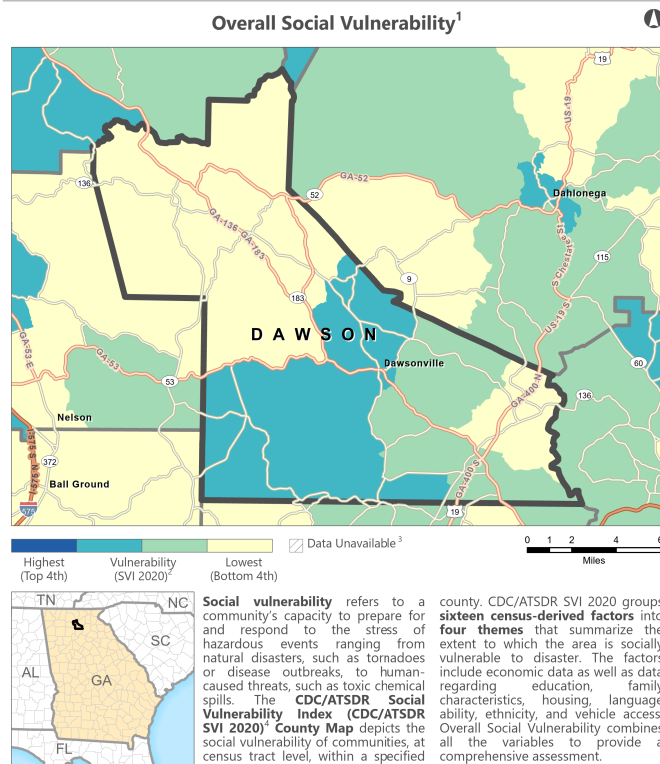


## 2.6. Social Vulnerability

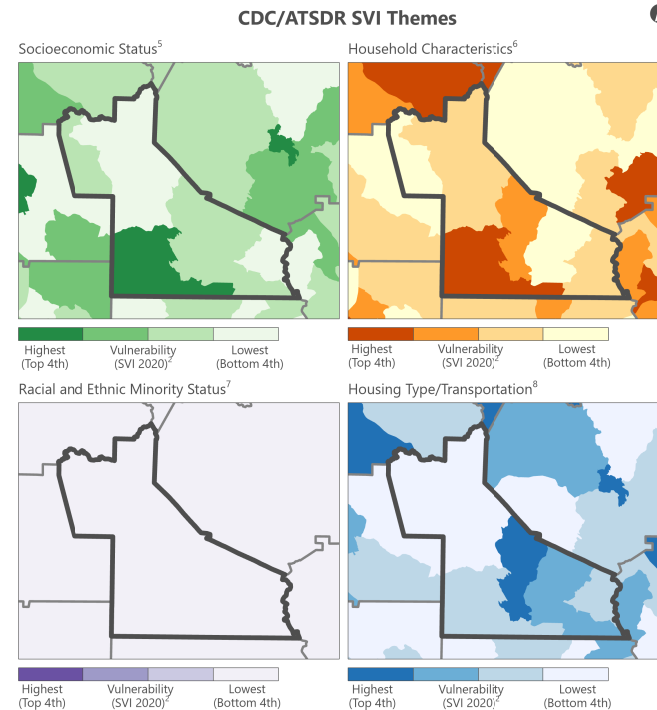
The CDC Social Vulnerability Index (SVI) for Dawson County assesses the county's resilience in the face of disasters by evaluating various factors that affect the community's ability to prepare for, respond to, and recover from emergencies. The index takes into account socioeconomic status, household composition, minority status, language barriers, housing, and transportation. By identifying the most vulnerable populations within Dawson County, the SVI helps public health officials and emergency planners allocate resources more effectively to areas that need them the most.

Figure 2.3 Social vulnerability index (Source: CDC)

### CDC/ATSDR Social Vulnerability Index 2020 DAWSON COUNTY, GEORGIA



### CDC/ATSDR SVI 2020 – DAWSON COUNTY, GEORGIA



**Data Sources:** <sup>1</sup>CDC/ATSDR/GRASP, U.S. Census Bureau, Esri® StreetMap™ Premium.  
<sup>2</sup>Notes: <sup>3</sup>Overall Social Vulnerability: All 16 variables. <sup>4</sup>Census tracts with 0 population. <sup>5</sup>The CDC/ATSDR SVI combines percentile rankings of US Census American Community Survey (ACS) 2016-2020 variables, for the state, at the census tract level. <sup>6</sup>Socioeconomic Status: Below 150% Poverty, Unemployed, Housing Costs Burden, No High School Diploma, No Health Insurance. <sup>7</sup>Household Characteristics: Aged 65 and Older, Aged 17 and Younger, Civilian with a Disability, Single-Parent Household, English Language Proficiency. <sup>8</sup>Race/Ethnicity: Hispanic or Latino (of any race), Black and African American, Not Hispanic or Latino; American Indian and Alaska Native, Not Hispanic or Latino; Asian, Not Hispanic or Latino; Native Hawaiian and Other Pacific Islander, Not Hispanic or Latino; Two or More Races, Not Hispanic or Latino; Other Races, Not Hispanic or Latino. <sup>9</sup>Housing Type/Transportation: Multi-Unit Structures, Mobile Homes, Crowding, No Vehicle, Group Quarters.  
<sup>10</sup>Projection: NAD 1983 Georgia Statewide Lambert.  
<sup>11</sup>References: <sup>12</sup>Janagan, B.E., et al., A Social Vulnerability Index for Disaster Management. *Journal of Homeland Security and Emergency Management*, 2011. 8(1).  
 CDC/ATSDR SVI web page: <https://www.atsdr.cdc.gov/placeandhealth/svi/index.html>



## 2.7. Economy

Dawson County’s economy is primarily agricultural with some light industry. In August 2023, the unemployment rate in Dawson County was 3.3%, which is the same as the State average and below the National average of 3.8%. According to the Census data, Dawson County has a median household income of \$77,620, above the national average of \$76,330 for 2021. Recent economic challenges in Georgia and nationwide have affected these figures.

### **Dawson County’s Largest Private Employers**

North Georgia Premium Outlets = 1322 full-time employees  
 Gold Creek Foods LLC = 292 full-time employees  
 Kroger = 145 full-time employees  
 Wal-Mart = 353 full-time employees  
 BTD Manufacturing = 233 full-time employees  
 Publix = 124 full-time employees  
 Home Depot Inc. = 172 full-time employees  
 Premier Surplus = 125 full-time employees  
 Atlanta Motorsports Park = 49.5 full-time employees  
 Atlanta Gear Works = 45 full-time employees  
 Ingles = 80 full-time employees  
 MESH Engineering = 45 full-time employees  
 Worldwide Manufacturing Inc. = 55 full-time employees  
 Food Lion = 43 full-time employees  
 MCC Labels = 124 full-time employees  
 Chick-Fil-A = 87 full-time employees

*\*All employment numbers were verified in August of 2023. This information is provided by the Dawson County Chamber of Commerce.*

## 2.8. Government

The form of government specified in the County Charter is known as Commission- Administrator form of government, which provides for an elected body of Commissioners, one from each of four geographic districts, who are elected in staggered four-year terms and a Chairman, who is elected by the county at-large. Although each County Commissioner is elected as a representative from their respective districts, they represent the interests of the entire county and all its citizens. The Board of Commissioners appoints a County Manager, who is responsible for the day-to-day administrative operation of the county government.

The main duties of the Board of Commissioners are to pass local laws, known as ordinances, that regulate a variety of things that promote the health, safety, and welfare of the citizens covered by them; to pass a balanced budget each year that funds its own operations as well as to allocate funds to the four Constitutional Officers, other elected officials, the courts and a variety of programs put in place by the State but funded locally; to ensure that necessary services are funded and provided; to set the millage rate for the County government and many other secondary duties.

The Board of Commissioners sets the County millage rate each year to fund a portion of the



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County budget. They also receive the millage rate that the Board of Education sets and an assessment by the State which is submitted to the Georgia Department of Revenue each year.

The Board receives, deliberates, and passes local ordinances yearly and amends many others to reflect the changing times. Both require a public hearing, normally held during the regular Commission meetings. They also pass several resolutions and proclamations throughout the year. Generally, with some exceptions, the Board can pass any local law and ordinance they feel is needed for the County so long as it does not violate the laws of the State or Federal government or the Constitutional rights of any individual. These are researched thoroughly by legal staff before ever being brought to a hearing.

The Board of Commissioners provides many services that citizens expect through the revenues that are raised annually. These include Fire and Ambulance protection, E-911 dispatch services, Zoning and Planning, Inspections, Code Enforcement, Animal Control, Public Library, Parks and Recreation, Public Works, Dawson Transit, and agencies that service all these, such as Building Maintenance and Vehicle Maintenance. The budget also funds state-mandated services such as Law Enforcement and Detention; Superior, Probate, Magistrate, and Juvenile courts; Tax Assessment and Tax Collection services; Elections management; District Attorney (shared with other counties); and some smaller funding for local agencies under the State of Georgia.

The City of Dawsonville has its own government as well. The City of Dawsonville has a Council-Manager form of government. They have a Mayor as well as four Council members who are elected by a City-wide popular vote. These officials serve four year terms. This Council serves as the legislative and policy-making body of the City. They appropriate funds to conduct business within the City and create policies and procedures.

The Dawsonville City Manager runs the operations of Dawsonville. They ensure the day-to-day operations of the City government run efficiently. The City of Dawsonville has four departments: Administration, Planning & Zoning, Public Works, and Utilities. Dawsonville also has various authorities, committees, and commissions that make recommendations to the City Council.

**2.9. Transportation**

Dawson County’s transportation system consists primarily of state highways and county-maintained roads. US Highway 19 (better known as Georgia 400) and State highways 9, 52, 53, 136, and 183 are major transportation routes that carry most passenger and commercial traffic in and out of Dawson County. Congestion in these transportation corridors creates traffic problems, primarily because of population growth. This is particularly true along US Highway 19/ Georgia Highway 400.

In addition to the US and State Routes, Dawson Forest Road, Kelly Bridge Road, and Lumpkin Campground Road are significant county-maintained corridors.

Dawson County currently has one airport, which is privately owned and called Elliott Field. Over the past few years, there have been discussions about the City of Dawsonville potentially purchasing this airport, but no final decisions have been made at the time of this update. It’s also worth noting that there has never been a passenger or freight railroad located within Dawson County.



**2.10. Climate**

Dawson County, like much of Georgia, enjoys a temperate climate. Dawson County experiences four distinct seasons, with warm to hot summers, brisk fall temperatures, relatively brief cool winters, and a warm spring season. This extended growing season is ideal for ornamental and economically significant agricultural plants in Georgia. Due to its proximity to the Atlantic Ocean, Dawson County's climate can differ from other parts of Georgia, resulting in milder winters and warmer, wetter summers.

**2.11. Utilities**

Dawson County's utility needs are met by various public and private entities. Amicalola EMC, Sawnee EMC, and Georgia Power provide electrical power to Dawson County. Propane and natural gas are the primary sources of heating and cooking fuel for Dawson County's residents. This fuel is delivered to residents and businesses by tank truck on an ongoing basis, especially during peak winter months. Atlanta Gas Light provides limited natural gas service in Dawson County. There are many propane distributors with large quantities of propane stored on-site.

**2.12. NFIP Compliance**

*Table 2.2 NFIP compliance status for jurisdictions (Source: Federal Emergency Management Agency)*

<b>Jurisdiction</b>	<b>Participating?</b>	<b>Participation Date</b>
Dawson County	Yes	12/15/1990
Dawsonville	Yes	5/21/1982



## Chapter 3. Hazard Profiles

### 3.1. Summary of Updates for Chapter Three

The following table provides a description of each section of this chapter, and a summary of the changes that have been made since the Dawson County Hazard Mitigation Plan 2018.

Chapter 3 Section	Updates
Risk Assessment	<ul style="list-style-type: none"> <li>Updated the Risk Assessment conducted for the update (restructured and added components to THIRA)</li> </ul>
Natural Hazard Thunderstorms	<ul style="list-style-type: none"> <li>Updated and consolidated hazard profile.</li> <li>Added probability, impacts, impacts from future conditions sections</li> </ul>
Natural Hazard Winter Storms	<ul style="list-style-type: none"> <li>Updated and consolidated hazard profile.</li> <li>Added probability, impacts, impacts from future conditions sections</li> </ul>
Natural Hazard Flooding	<ul style="list-style-type: none"> <li>Updated and consolidated hazard profile.</li> <li>Added probability, impacts, impacts from future conditions sections</li> </ul>
Natural Hazard Tornado	<ul style="list-style-type: none"> <li>Updated and consolidated hazard profile.</li> <li>Added probability, impacts, impacts from future conditions sections</li> </ul>
Natural Hazard Drought	<ul style="list-style-type: none"> <li>Updated and consolidated hazard profile.</li> <li>Added probability, impacts, impacts from future conditions sections</li> </ul>
Natural Hazard Wildfire	<ul style="list-style-type: none"> <li>Updated and consolidated hazard profile.</li> <li>Added probability, impacts, impacts from future conditions sections</li> </ul>
Natural Hazard Earthquake	<ul style="list-style-type: none"> <li>Updated and consolidated hazard profile.</li> <li>Added probability, impacts, impacts from future conditions sections</li> </ul>
Natural Hazard Tropical Cyclone	<ul style="list-style-type: none"> <li>Updated and consolidated hazard profile.</li> <li>Added probability, impacts, impacts from future conditions sections</li> </ul>
Natural Hazard Extreme Temperatures	<ul style="list-style-type: none"> <li>New section – not in 2018 Plan</li> </ul>
Technological Hazard Hazardous Materials	<ul style="list-style-type: none"> <li>Updated and consolidated hazard profile.</li> <li>Added probability, impacts, impacts from future conditions sections</li> </ul>
Technological Hazard Dam Failure	<ul style="list-style-type: none"> <li>Updated and consolidated hazard profile.</li> <li>Added probability, impacts, impacts from future conditions sections</li> </ul>
Technological Hazard Transportation	<ul style="list-style-type: none"> <li>Updated and consolidated hazard profile</li> </ul>



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	<ul style="list-style-type: none"> <li>Added probability, impacts, impacts from future conditions sections</li> </ul>
Technological Hazard Terrorism	<ul style="list-style-type: none"> <li>Updated and consolidated hazard profile.</li> <li>Added probability, impacts, impacts from future conditions sections. Added probability, impacts, impacts from future conditions sections</li> </ul>
Technological Hazard Communications Failure	<ul style="list-style-type: none"> <li>Updated and consolidated hazard profile.</li> <li>Added probability, impacts, impacts from future conditions sections</li> </ul>
Technological Hazard Emergent Infectious Diseases	<ul style="list-style-type: none"> <li>Updated and consolidated hazard profile.</li> <li>Added probability, impacts, impacts from future conditions sections</li> </ul>
Technological Hazard Cyberattack	<ul style="list-style-type: none"> <li>New section – not in 2018 Plan</li> </ul>
Technological Hazard Active Shooter/Threat	<ul style="list-style-type: none"> <li>New section – not in 2018 Plan</li> </ul>
Hazard Assessment	<ul style="list-style-type: none"> <li>New section – not in 2018 Plan</li> </ul>

### 3.2. Risk Assessment

The Dawson County Hazard Mitigation Planning Committee (HMPC) conducted a comprehensive Threat and Hazard Identification and Risk Assessment (THIRA) for Dawson County and the City of Dawsonville. This assessment developed the hazard basis for this plan. The assessment includes the following components for each hazard:

- Hazard Identification:** The HMPC identified nine natural hazards and eight technological hazards for this Hazard Mitigation Plan. This is an increase of one natural hazard (extreme temperatures), two technological hazard (cyberattack and active shooter/threat) compared to the previous plan. The list of hazards is based upon frequency, extent, previous occurrences, probability, and impacts. The HMPC did not identify any hazards that are unique to or vary from those affecting the overall planning area.
- Hazard Description:** Each hazard was described in detail. Many hazard descriptions came from the Georgia Hazard Mitigation Strategy.
- Hazard Profile (Location, Extent, Previous Occurrences):** Each hazard was described based on:
  - Location: The geographic area within the planning area that is affected by the hazard
  - Extent: The expected range of intensity for each hazard
  - Previous Occurrences: The history of hazard events
- Probability:** The probability of each hazard was evaluated using historical data as well as future condition data (e.g. climate change, population change, etc.). In some cases, probability levels were determined using the following scale:
  - Unlikely: Occurring every 50 years or less
  - Somewhat Likely: Occurring every 20 to 50 years
  - Likely: Occurring every 5 to 20 years
  - Highly Likely: Occurring every 1 to 5 years
  - Extremely Likely: Occurring every 1 year or more
- Impacts:** The impacts (to infrastructure, agriculture, and people) were evaluated for each hazard. Example impacts include loss of life, building damage, crop damage, etc.



- **Impacts from Future Conditions:** The changes in impacts from future conditions, including climate change, population change, and land use change, were described for each hazard.
- **Multi-Jurisdictional Considerations:** Each jurisdiction was considered when determining the potential hazard impact.

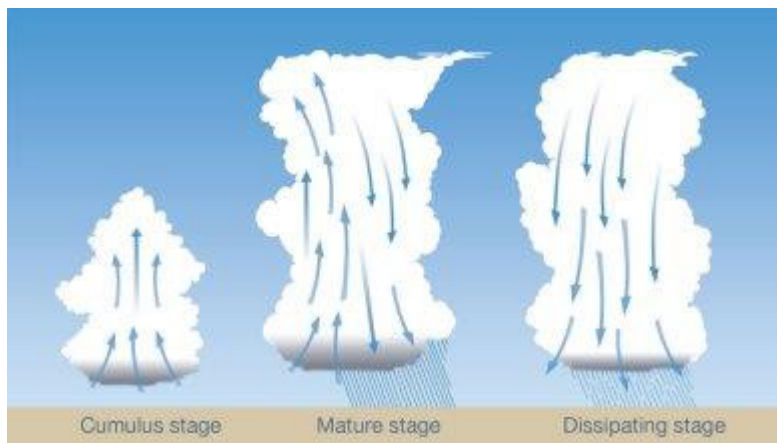
Along with this assessment, GEMA conducted a HAZUS assessment, which is incorporated in this chapter and found in Appendix F.

**3.2.1. Natural Hazard: Thunderstorms  
3.2.1.1 Hazard Description**

**Thunderstorms**

Thunderstorms are formed when moist air near the earth’s surface is forced upward through some catalyst (convection or frontal system). As the moist air rises, the air condenses to form clouds. Because condensation is a warming process, the cloud continues to expand upward. When the initial updraft is halted by the upper troposphere, both the anvil shape and a downdraft form. This system of up-drafting and down-drafting air columns is termed a “cell.”

*Figure 3-1 The sequential development of a thunderstorm cell (Source: Australian Government Bureau of Meteorology)*



As the process of updrafts and downdrafts feeds the cell, the interior particulates of the cloud collide and combine to form rain and hail, which falls when the formations are heavy enough to push through the updraft. The collision of water and ice particles within the cloud creates a large electrical field that must discharge to reduce charge separation. This discharge is the lightning that occurs from cloud to ground or cloud to cloud in the thunderstorm cell. In the final stage of development, the updraft weakens as the downdraft-driven precipitation continues until the cell dies.

Each thunderstorm cell can extend several miles across its base and to reach 40,000 feet in altitude. Thunderstorm cells may compound and move abreast to form a squall line of cells, extending farther than any individual cell’s potential.

In terms of temporal characteristics, thunderstorms exhibit no true seasonality in that occurrences happen throughout the year. Convectively, driven systems dominate the summer while frontal driven systems dominate during the other seasons. The rate of onset is rapid in that a single cell endures only 20 minutes. However, various cells in different stages of



development may form a thunderstorm that lasts up to a few hours as it moves across the surface.

In terms of magnitude, the National Weather Service defines thunderstorms in terms of severity as a severe thunderstorm that produces winds greater than 57 mph and/or hail of at least 1 inch in diameter and/or a tornado. The National Weather Service chose these measures of severity as parameters more capable of producing considerable damage. Therefore, these are measures of magnitude that may project intensity.

**Lightning**

Lightning occurs when the difference between the positive and negative charges of the upper layers of the cloud and the earth’s surface becomes great enough to overcome the resistance of the insulating air. The current flows along the forced conductive path to the surface (in cloud to ground lightning) and reaches up to 100 million volts of electrical potential. In Georgia, lightning strikes peak in July, with June and August being second highest in occurrence.

**Hail**

Hail is a form of precipitation that forms during the updraft and downdraft-driven turbulence within the cloud. The hailstones are formed by layers of accumulated ice (with more layers creating larger hailstones) that can range from the size of a pea to the size of a grapefruit. Hailstones span a variety of shapes but usually take a spherical form. Hailstorms mostly endanger cars but have been known to damage aircraft and structures.

*Figure 3-2 Reference of hailstone size and wind speed*

Hailstone size	Measurement		Updraft Speed	
	in.	cm.	mph	km/h
<b>bb</b>	< 1/4	< 0.64	< 24	< 39
<b>pea</b>	1/4	0.64	24	39
<b>marble</b>	1/2	1.3	35	56
<b>dime</b>	7/10	1.8	38	61
<b>penny</b>	3/4	1.9	40	64
<b>nickel</b>	7/8	2.2	46	74
<b>quarter</b>	1	2.5	49	79
<b>half dollar</b>	1 1/4	3.2	54	87
<b>walnut</b>	1 1/2	3.8	60	97
<b>golf ball</b>	1 3/4	4.4	64	103
<b>hen egg</b>	2	5.1	69	111
<b>tennis ball</b>	2 1/2	6.4	77	124
<b>baseball</b>	2 3/4	7.0	81	130
<b>tea cup</b>	3	7.6	84	135
<b>grapefruit</b>	4	10.1	98	158
<b>softball</b>	4 1/2	11.4	103	166





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**3.2.1.2 Hazard Profile (Location, Extent, Previous Occurrences)**

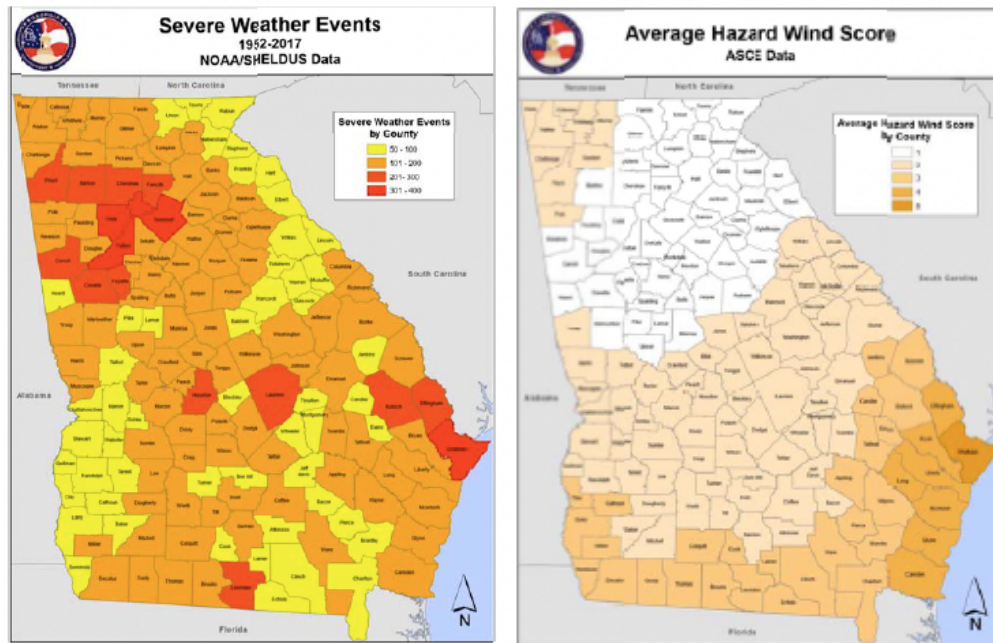
The Dawson County Hazard Mitigation Plan Update Committee utilized data from the National Climatic Data Center, the National Weather Service, numerous weather-related news articles, and the Dawson County LEOP in researching severe thunderstorms and their potential impacts on the County.

Severe thunderstorms, including high winds, hail, and lightning, are a serious threat to the residents and infrastructure of Dawson County. Severe thunderstorms are the most frequently occurring natural hazard in Dawson County. Severe thunderstorms are non-spatial and can occur anywhere in the County. The extent of the storms can include high winds, lightning, and hail. Hail up to 2.75 inches was recorded in Dawson County on several occasions, most recently in 2008.

While there have been dozens of documented thunderstorm events affecting Dawson County over the last 50 years, it is likely that the official number is a low estimate due to poor record keeping in decades past. For example, only 13 thunderstorm events were recorded between 1967 and 1990, likely a vast underestimation of actual events.

Below are two maps that identify the wind risk and the hazard wind score for the State of Georgia, including Dawson County. A legend is included to show the scale used by the Hazard Wind Score map.

*Figure 3-3 Wind risk and hazard wind score for counties (Source: 2019 State of Georgia Hazard Mitigation Strategy)*



Hazard Score	Wind Speeds
1	<90 mph gust
2	91 – 100 mph gust
3	101 – 110 mph gust
4	111 – 120 mph gust
5	>120 mph gust



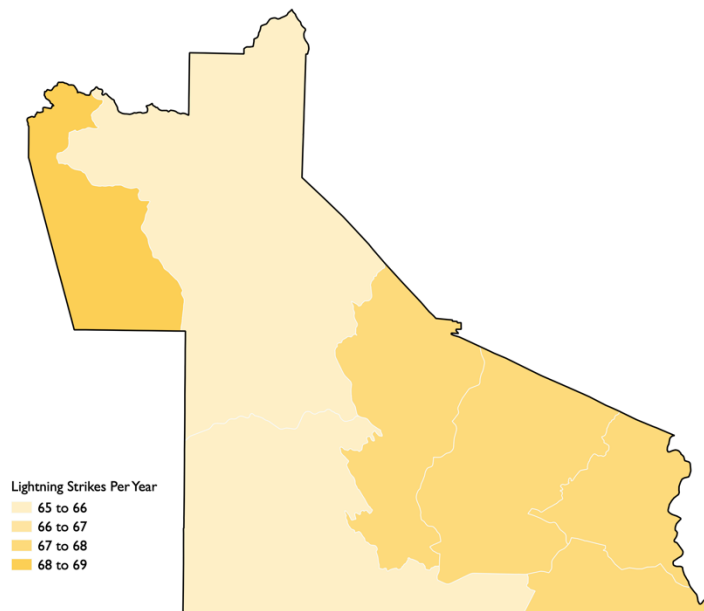
During the last 50 years, 104 thunderstorm events were recorded in Dawson County, with 91 of those occurring in the last 25 years. This number includes 39 hail events and only 8 lightning reports. According to these records, Dawson County has a 0.6% chance daily of a thunderstorm event based upon data from the last 25 years. Due to improved record keeping protocols, the Dawson County Hazard Mitigation Plan Update Committee believes the data from the last ten years provides a more accurate representation of the thunderstorm threat to the county. The Dawson County Hazard Mitigation Plan Update Committee has also determined that the lightning threat is severely under-reported, as shown in the NCEI data numbers. For additional historical data, please see Appendix D.

### 3.2.1.3 Probability

The annualized frequencies of strong wind, hail, and lightning events were calculated as an initial step in determining thunderstorm probability. The annualized frequency of lightning strikes occurring in the County is based on a prototype dataset from NOAA’s NCEI with all recorded cloud-to-ground lightning strikes from 1991 to 2012 made available through FEMA.

NOAA’s Storm Prediction Center provides access to reported hail events since 1986 that can be used to calculate the annualized frequency. The dataset includes events that meet a hail size threshold of 0.75” (before 2010) and a threshold of 1.0” (after 2010).

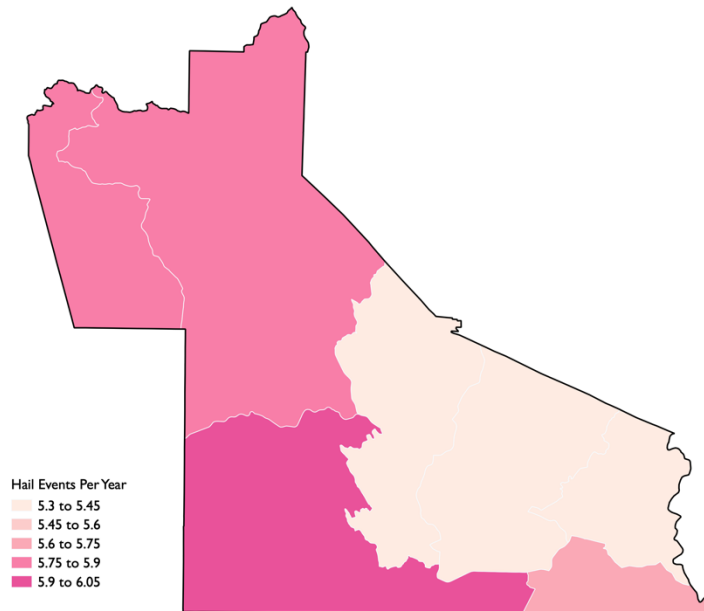
NOAA’s Storm Prediction Center provides access to reported damaging wind events since 1986 that can be used to calculate annualized frequency. The dataset includes events with wind speeds greater than or equal to 50.4 knots (58 mph).



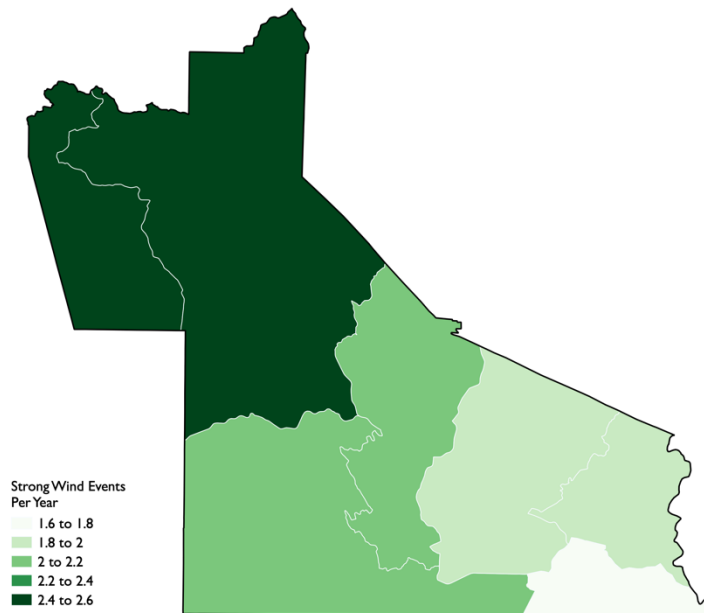
*Figure 3-4: Annualized frequency analysis of lightning events in Dawson County (Source: Federal Emergency Management Agency)*



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*Figure 3-5: Annualized frequency analysis of hail events in Dawson County (Source: National Oceanic and Atmospheric Administration)*



*Figure 3-6 Annualized frequency analysis of strong wind events in Dawson County (Source: National Oceanic and Atmospheric Administration)*

Based on the above annualized frequency analysis, the probability of having a thunderstorm in the County is extremely likely (occurring every 1 year or more). The impact of climate change on the frequency and severity of thunderstorms is not currently well known. According to the 2024 Georgia Hazard Mitigation Strategy, the anticipated frequency and severity will remain close to historical records.



### **3.2.1.4 Impacts**

In evaluating assets that are susceptible to severe thunderstorms, the Dawson County HMPC determined that all public and private property is at threat by severe thunderstorms, including all critical facilities. This is due to the lack of spatial prejudice of severe thunderstorm events.

Estimates of damage for the past events of the last 50 years are over \$3.5 million, or \$70,000 annually. These numbers are thought to be a gross underestimation of actual past damages though as most of the available information relating to severe thunderstorm events in Dawson County fails to describe damage estimates in any detail. With each thunderstorm event, there are likely unreported costs related to infrastructure costs, public safety response costs, utility repair costs, and personal home and business repair costs. Thunderstorms have occurred during all parts of the day and night and in every month in Dawson County.

Thunderstorms in Dawson County often bring strong winds, heavy rainfall, and lightning, which can significantly impact vulnerable populations. The elderly and disabled may have difficulty responding quickly to warnings or evacuating if needed. Low-income households may live in less stable housing, such as mobile homes, which are more susceptible to damage from high winds and lightning strikes. Limited access to reliable communication channels can affect residents with limited English proficiency or those in rural areas, delaying their response to rapidly changing conditions. Additionally, power outages caused by thunderstorms can disrupt vital services for people relying on medical devices or medications that require refrigeration.

### **3.2.1.5 Impacts from Future Conditions**

As described above, impacts from climate change are not well defined yet, but Dawson County could see impacts from land use changes and population growth. More specifically, Dawson County has seen continued and significant population growth (from 2010 to 2020, Dawson County's population increased by 4,731 (21.19%), according to Census Bureau's Population Estimates Program) – this population growth is also related to land use changes as the County becomes more developed to account for the increased population. Even if the frequency and severity of thunderstorms remain constant, damage to life and property will likely increase.

### **3.2.1.6 Multi-Jurisdictional Considerations**

Thunderstorm events have occurred across all areas of Dawson County. Crop damage from thunderstorm events would likely have the greatest impact in the rural areas of Dawson County. However, property damage numbers would be highest in more heavily populated areas, such as the City of Dawsonville and parts of Dawson County along the Georgia Highway 400 corridor, due to greater population density. Thunderstorms have the potential to impact all areas of Dawson County.

### **3.2.1.7 Hazard Summary**

Thunderstorm events pose one of the greatest threats of property damage, injuries, and loss of life in Dawson County. Thunderstorm events are the most frequently occurring weather event that threatens Dawson County. As a result, the Dawson County HMPC recommends that the mitigation measures identified in this plan for thunderstorms should be aggressively pursued due to the frequency of this hazard and the ability for this hazard to affect any part of Dawson County.



### **3.2.2. Natural Hazard: Winter Storms**

#### **3.2.2.1 Hazard Description**

Severe winter storms bring the threat of ice and snow. There are many types of frozen precipitation that create a severe winter weather event. Freezing rain consists of super cooled falling liquid precipitation freezing on contact with the surface when temperatures are below freezing, resulting in an ice glazing on exposed surfaces including buildings, roads, and power lines. Sleet is easily discernable from freezing rain in that the precipitation freezes before hitting the surface. Often this sleet bounces when hitting a surface and does not adhere to the surface, but sleet can compound into sufficient depths to pose threats to motorists and pedestrians.

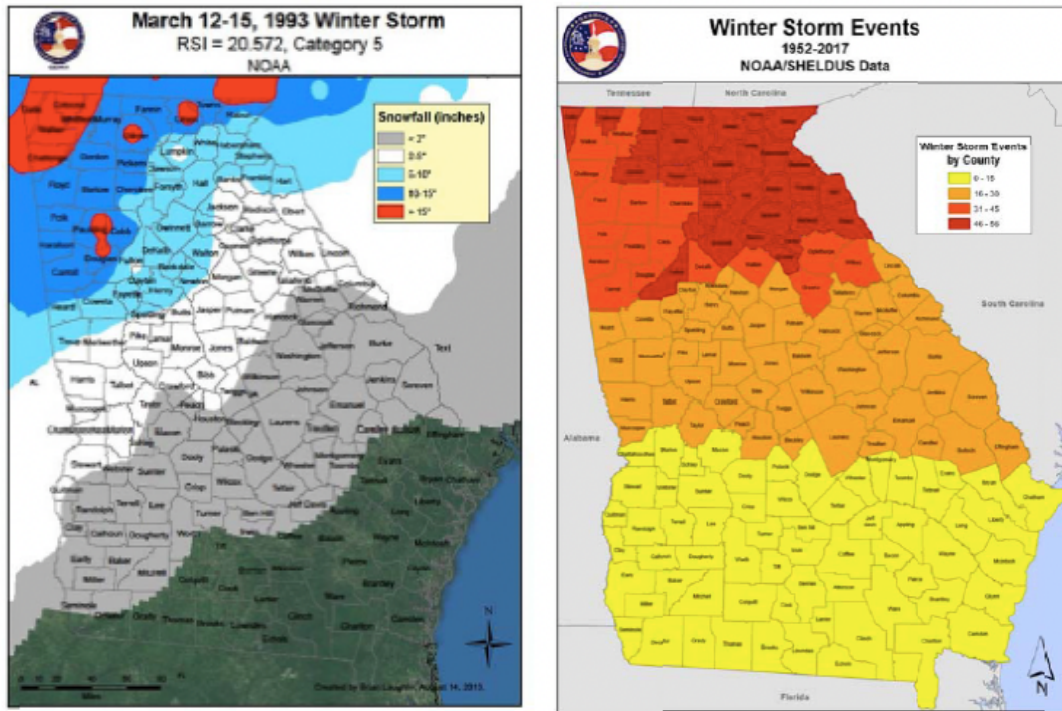
A heavy accumulation of ice, which is often accompanied by high winds, can devastate infrastructure and vegetation. Destructiveness in the southern states is often amplified due to the lack of preparedness and response measures. Also, the infrastructure was not designed to withstand certain severe weather conditions such as weight build-up from snow and ice. Often, sidewalks and streets become extremely dangerous to pedestrians and motorists. Primary industries, such as farming and fishing, suffer losses through winter seasons that produce extreme temperatures and precipitation.

Severe winter weather exhibits seasonal qualities in that most occur within the months of January to March, with the highest probability of occurrence in February. The rate of onset and duration varies from storm to storm, depending on the weather system driving the storm. Severe winter weather rarely frequents the State of Georgia. However, the impacts of the storms substantiate severe winter weather's inclusion in the risk assessment.

#### **3.2.2.2 Hazard Profile (Location, Extent, Previous Occurrences)**

All portions of Dawson County could potentially be impacted by a winter storm. Individual events of winter weather can be drastically different depending on many factors, including the duration of the event, the type of precipitation involved, and the depth of the precipitation. Winter storm events can be a light dusting of snow, ¼ inch of ice, or over a foot of snow. Other factors, such as wind, can influence the strength of these events, as happened with wind-blown snow during the March 1993 Winter Storm event. During this event, over a foot of snow was reported in multiple areas across Dawson County and most areas received at least 6 inches of snow.

The National Weather Service weather forecast offices issue weather warnings when an office has at least an 80% confidence level of an event occurrence (generally within 24 to 36 hours). Warnings related to severe winter weather include blizzard and winter storm warnings. Blizzard warnings are issued when sustained winds or frequent gusts greater than or equal to 35 mph and considerable falling and/or blowing snow frequently reducing visibility for greater than or equal to 3 hours are forecasted to occur. Winter storm warnings are issued when (1) more than one predominant hazard (ie. heavy snow and blowing snow (below blizzard conditions), snow and ice, snow and sleet, sleet and ice, or snow, sleet and ice) meets or exceeds warning criteria for at least one of the precipitation elements (2) at least 6 inches of snow or sleet is forecasted in a 12 hour period or (3) at least 9 inches of snow or sleet is forecasted in a 24 hour period. Previous occurrences of winter weather warnings can be seen in Appendix D.



*Figure 3-7 Historic snowfalls for the March 1993 Winter Storm event and number of total winter storm events (Source: 2019 State of Georgia Hazard Mitigation Strategy)*

**3.2.2.3 Probability**

The annualized frequencies of ice storms and winter weather events were calculated using data from the United States Army Corps of Engineers Cold Regions Research and Engineering Laboratory (CRREL) and archived NWS warnings compiled by Iowa State University’s Iowa Environmental Mesonet.

Based on the annualized frequency analysis, the probability of having a winter storm event in the County is extremely likely (occurring every 1 year or more).

Similar to thunderstorms, the impacts of climate change on winter storms is not entirely understood yet. Referencing the 2019 Georgia Hazard Mitigation Strategy though, winter storms have increased in frequency and intensity since the 1950s, but their tracks have shifted northward over the United States. While the trend in increased frequency will likely continue over the United States, Dawson County can expect similar levels as historical records due to the offset by the northward shift of the tracks.



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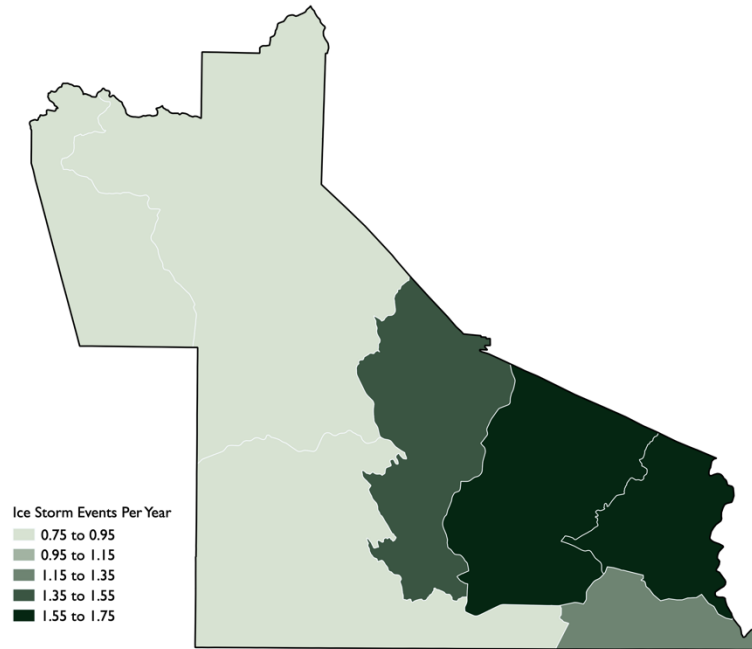


Figure 3-8: Annualized frequency analysis of ice storm events in Dawson County (Source: Federal Emergency Management Agency)

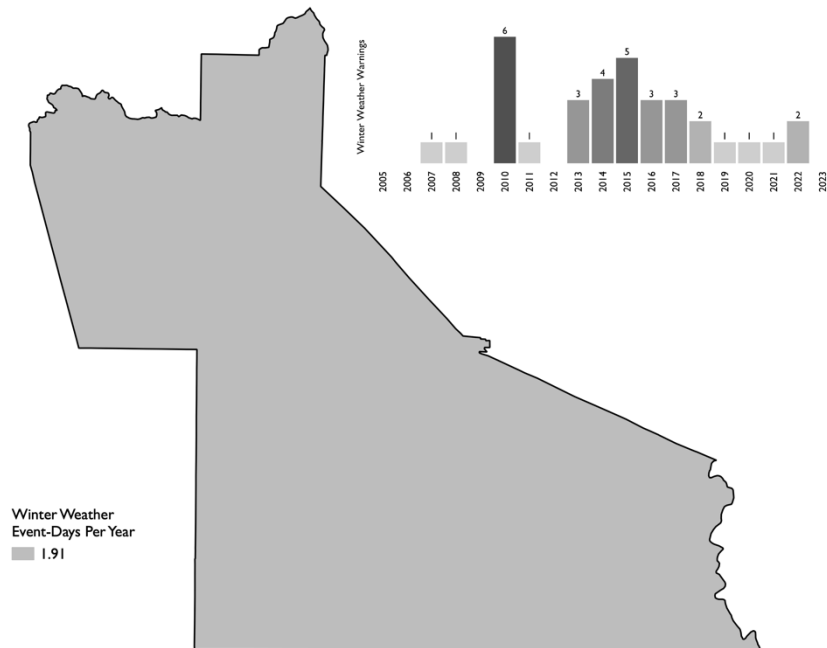


Figure 3-9: Annualized frequency analysis of winter weather events in Dawson County (Source: Iowa State University)

**3.2.2.4 Impacts**

While winter storms are not as frequent of an occurrence in Dawson County as they are in areas in the Northern US, they still have the potential to wreak havoc on the community when they do occur. Winter storms in Dawson County typically cause drastic damage to infrastructure, such as roads, power lines, and bridges. They also can cause damage to private property,



businesses, and trees throughout the county. Due to the county’s elevation changes, many highways have steep grades that can become dangerous during icy conditions. The large number of trees in Dawson County can also become a hazard when the tree limbs become weighed down with snow and ice and begin to break and fall to the ground, potentially damaging private property, public property, or injuring people and animals.

Since winter storms are indiscriminate about location, the Dawson County HMPC determined that all public and private property, including all critical infrastructure, are susceptible to impacts from winter storms.

Total estimated losses for winter storm events of the last 50 years indicate a total of over \$1.2 million in losses. Extrapolated over 50 years, this averages out to \$25,940 per year. However, nearly all the documented winter storms with loss information have occurred over the last 20 years. As such, the average loss per year for the last 20 years is \$64,850 per year. It is estimated that these numbers are a gross underestimation of the impact of past winter storms and caution is expressed when using these figures to make loss determinations for winter storms in Dawson County.

Winter storms, with their potential for snow, ice, and freezing temperatures, present significant challenges for Dawson County’s vulnerable populations. Elderly residents and individuals with disabilities may struggle to stay warm and mobile during such events, especially if they rely on caregivers who may also be affected. Low-income households may lack adequate heating or the financial resources to prepare for prolonged cold periods. Homeless individuals and families living in substandard housing are at greater risk of exposure to the elements. Power outages, common during winter storms, further endanger these groups by limiting access to heat, communication, and medical care.

**3.2.2.5 Impacts from Future Conditions**

Impacts from future conditions for winter weather mirrors the impacts from future conditions for thunderstorms for Dawson County. Climate change is not expected to have a significant impact, but Dawson County could see impacts from land use changes and population growth. Even if the frequency and severity of winter storms remain constant, damage to life and property will likely increase.

**3.2.2.6 Multi-Jurisdictional Considerations**

All portions of Dawson County could potentially be impacted by a winter storm, including freezing rain, sleet, and snow. However, property damage numbers would be highest in more heavily populated areas, such as the City of Dawsonville and parts of Dawson County along the Georgia Highway 400 corridor, due to greater population density. Therefore, all mitigation actions identified regarding winter storms should be pursued on a countywide basis and include the City of Dawsonville.

**3.2.2.7 Hazard Summary**

Winter storms, which can include freezing rain, sleet, or snow, typically afford communities some advance warning, which is different from many other severe weather phenomena. The National Weather Service issues winter storm watches, advisories, and warnings as much as a day before the storm’s impacts begin. Unfortunately, communities in the Southern United States





are not equipped to handle winter storms due to their relative infrequent nature. Oftentimes, communities can face severe impact from these storms. The Dawson County HMPC recognizes the potential threats winter storms could have on the community and have identified specific mitigation actions as a result.

### **3.2.3. Natural Hazard: Flooding**

#### **3.2.3.1 Hazard Description**

Flooding is a temporary overflow of water on normally dry lands adjacent to the source of water, such as a river, stream, or lake. The causes of flooding include mass sources of precipitation, such as tropical cyclones, frontal systems, and isolated thunderstorms combined with other environmental variables, such as changes to the physical environment, topography, ground saturation, soil types, basin size, drainage patterns, and vegetative cover. Adverse impacts may include structural damages, temporary backwater effects in sewers and drainage systems, death of livestock, agricultural crop loss, loss of egress and access to critical facilities due to roads being washed-out or over-topped and unsanitary conditions by deposition of materials during recession of the floodwaters.

Floods are loosely classified as either coastal or riverine. Coastal flooding occurs when normally dry, low-lying land is flooded by sea water. Coastal flooding is usually associated with tropical cyclones in Georgia. Riverine flooding occurs from inland water bodies such as streams and rivers. Riverine flooding is often classified based on rate of onset. The first is slow to build, peak, and recede, often allowing sufficient time for evacuations. The other type of riverine flood is referred to as a “flash” flood, which rapidly peaks and recedes, thus giving insufficient time for evacuations. Flash floods are typically considered the most dangerous of these types.

On a broad scale, flooding can occur around any body of water or low-lying surface given enough precipitation or snowmelt. The spatial extent of the flooding event depends on the amount of water overflow but can usually be mapped because of existing floodplains (areas already prone to flooding).

Flooding in Georgia is highly dependent on precipitation amounts and is highly variable. Certain seasons are more prone to flooding to a greater likelihood of excessive precipitation. Typically, the wet seasons are during the winter, early spring, and midsummer. Late spring and fall are usually drier seasons.

#### **3.2.3.2 Hazard Profile (Location, Extent, Previous Occurrences)**

Flood events within Dawson County are typically associated with areas of special flood hazard as identified on Flood Rate Insurance Maps (FIRMs) published by FEMA. The flood maps delineate areas of high, moderate, and low flood risk by indicating areas of inundation under different flooding return periods (e.g. 100-year, 500-year floods). Dawson County is within the 100-year and 500-year floodplains depending on the location.

The HMPC researched flooding information for the last fifty years. The main sources of information used came from the NCDC, the Dawson County Emergency Operations Plan, and news media sources. It was determined that flooding has caused significant damage on a relatively small number of occasions over the last 20 years. One significant flooding event that affected Dawson County occurred in September of 2004. The flash flood event led to two bridges and multiple culverts being washed out, four mobile homes flooded, and one breached



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dam. This event caused nearly \$500,000 in reported damages. While data was collected for the entire 50-year timeframe, little information was available regarding flood events over that period, possibly due to poor record keeping. The Etowah River reaches major flood stage at 21 feet near Dawsonville and 31 feet near Landrum. At these levels, GA Highway 9 floods in low-lying areas and water levels reach the bottom of the GA Highway 136 bridge. Homes along Riverbend Road and Etowah River Road become inundated with 4-10 feet of water (flooding of homes begins at “moderate” flood level near Landrum in unincorporated Dawson County). The highest crest of the Etowah River near Dawsonville (unincorporated Dawson County) is 15.9 feet in 2013, which is just below “moderate” flood stage. For additional historical data, please see Appendix D.

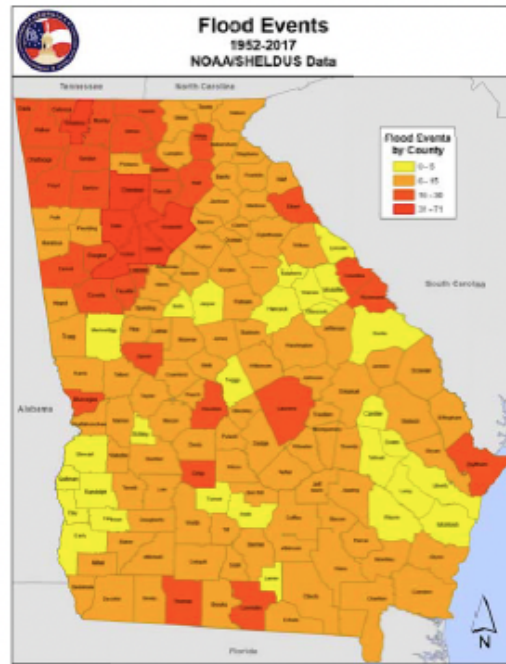


Figure 3-10 Past flood events in Georgia counties (Source: 2019 State of Georgia Hazard Mitigation Strategy)

The extent of flooding within Dawson County can also be presented using depth of flood information. NOAA provides historical crest and flood stage category levels for 6 gauges within the County. The below figures provide this information for the following gauges, all within Dawson County:

- Amicalola Creek
- Etowah River at GA 136
- Russell Creek
- Etowah River 0.2 Miles Downstream GA 53
- Etowah River at GA 9
- Etowah River at Kelly Bridge Road



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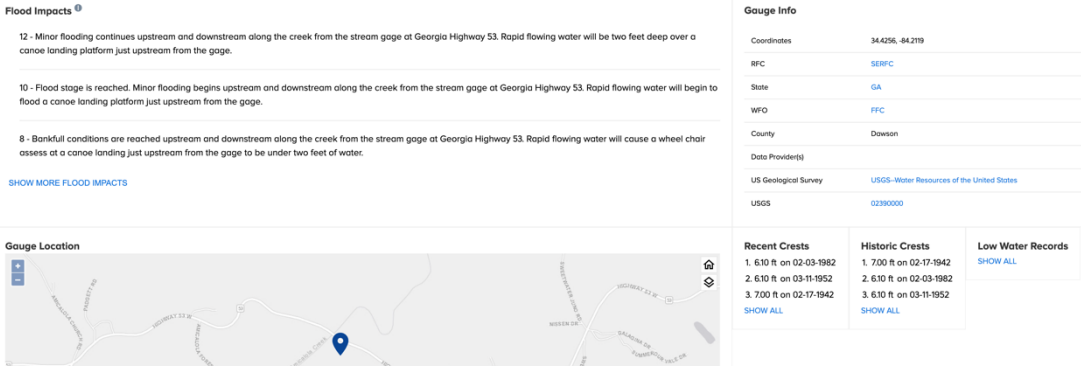
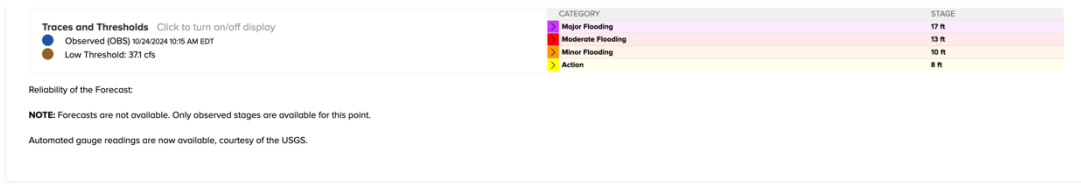


Figure 3-11 Historic crest and flood stage category levels for the Amicalola Creek gauge (NOAA)

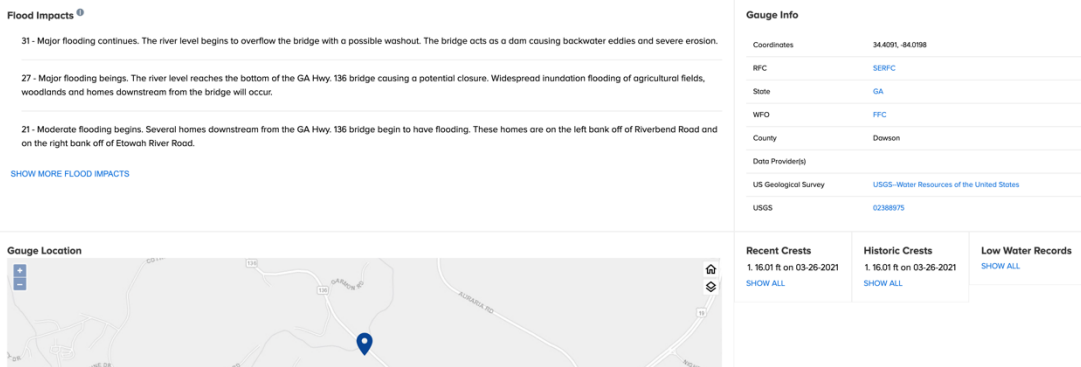
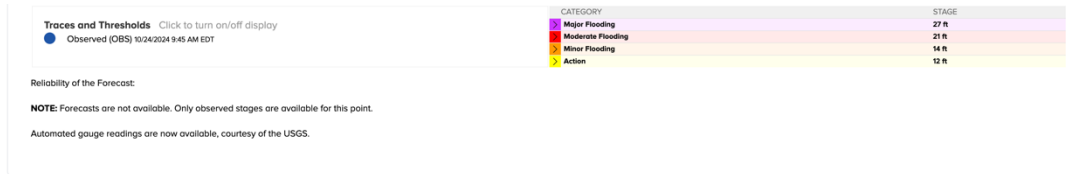


Figure 3-12 Historic crest and flood stage category levels for the Etowah River at GA 136 gauge (NOAA)

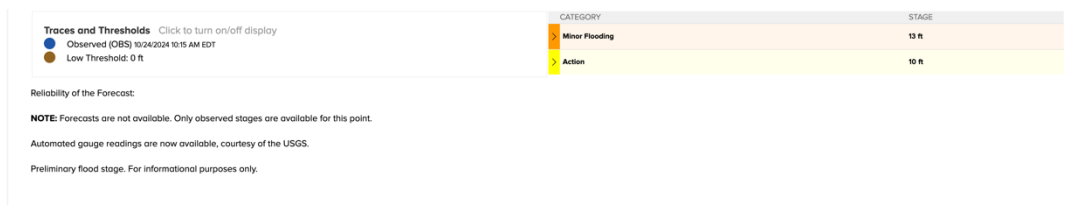


Figure 3-13 Flood stage category levels (historic crest data not available) for the Russell Creek gauge (NOAA)



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**Traces and Thresholds** Click to turn on/off display

- Observed (OBS) 10/24/2024 11:00 AM EDT

CATEGORY	STAGE
Major Flooding	21 ft
Moderate Flooding	19 ft
Minor Flooding	13 ft
Action	17 ft

Reliability of the Forecast:

**NOTE:** Forecasts are not available. Only observed stages are available for this point.

Automated gauge readings are now available, courtesy of the USGS.

**Flood Impacts**

22 - Minor flooding expands into the woodlands and fields along the river upstream and downstream from the gage on Kelly Bridge Road in southwest Dawson county. An outftters parking area near the bridge will be flooded up to 3 feet deep. A portable restroom and shed will begin to flood. Minor flooding continues on portions of Nicholson Road in northwest Forsyth county near Old Federal Road. The water will be around 4 feet deep on Nicholson road.

21 - Minor flooding continues in the woodlands and fields along the river upstream and downstream from the gage on Kelly Bridge Road in southwest Dawson county. An outftters parking area near the bridge will be flooded up to two feet deep. Minor flooding continues on portions of Nicholson Road in northwest Forsyth county near Old Federal Road. The water will be around 3 feet deep on Nicholson road.

19 - Flood stage is reached. Minor flooding begins in the woodlands and fields along the river upstream and downstream from the gage on Kelly Bridge Road in southwest Dawson county. The water will reach the top of a private boat ramp near the bridge next to an outftters parking area. Minor flooding continues on Nicholson Road in northwest Forsyth county. The water will be around one foot deep on portions of the road.

[SHOW MORE FLOOD IMPACTS](#)

**Gauge Info**

Coordinates: 34.3522, -84.2064

RFC: SERFC

State: GA

WFO: FFC

County: Dawson

Data Provider(s): US Geological Survey, USGS-Water Resources of the United States

USGS: 02990050

**Recent Crests**

- 19.11 ft on 01-09-2024
- 18.12 ft on 03-26-2021
- 20.20 ft on 02-06-2020
- 17.20 ft on 01-04-2015

[SHOW ALL](#)

**Historic Crests**

- 20.20 ft on 02-06-2020
- 19.11 ft on 01-09-2024
- 18.12 ft on 03-26-2021
- 17.20 ft on 01-04-2015

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**Low Water Records**

[SHOW ALL](#)

**Gauge Location**

Figure 3-14 Historic crest and flood stage category levels for the Etowah River 0.2 Miles Downstream GA 53 gauge (NOAA)

**Traces and Thresholds** Click to turn on/off display

- Observed (OBS) 10/24/2024 10:00 AM EDT
- Record: 16.2 ft
- Low Threshold: 0 ft

CATEGORY	STAGE
Major Flooding	21 ft
Moderate Flooding	19 ft
Minor Flooding	13 ft
Action	11 ft

Reliability of the Forecast:

**NOTE:** Forecasts are issued as needed during times of high water, but are not routinely available.

Automated gauge readings are now available, courtesy of the USGS.

River forecasts for this location take into account past precipitation and the precipitation amounts expected approximately 48 hours into the future from the forecast issuance time.

**Flood Impacts**

21 - Major flooding occurs. Highway 9 goes underwater in low areas in south Dawson County and Nicholson and Old Federal Roads are closed in northwest Forsyth County to residents.

16 - Moderate flood begins in south Dawson county and continues in northwest Forsyth county. Widespread flooding of pasture land and horse stables occur. Old Federal and Nicholson Roads are closed in northwest Forsyth county.

14 - Moderate flooding begins in northwest Forsyth county. Old Federal Road begins to flood and Nicholson Road is closed off to residents. Minor flooding continues in south Dawson county.

[SHOW MORE FLOOD IMPACTS](#)

**Gauge Info**

Coordinates: 34.3581, -84.1013

RFC: SERFC

State: GA

WFO: FFC

County: Dawson

Data Provider(s): US Geological Survey, USGS-Water Resources of the United States

USGS: 02891950

COE: Website

**Recent Crests**

- 14.12 ft on 01-10-2024
- 14.10 ft on 02-04-2022
- 14.27 ft on 03-27-2021
- 13.26 ft on 10-30-2020
- 14.87 ft on 10-11-2020

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**Historic Crests**

- 16.20 ft on 01-07-1946
- 16.03 ft on 01-16-1954
- 15.90 ft on 05-19-2013
- 15.78 ft on 09-17-2004
- 15.72 ft on 03-11-1952

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**Low Water Records**

[SHOW ALL](#)

**Gauge Location**

Figure 3-15 Historic crest and flood stage category levels for the Etowah River at GA 9 gauge (NOAA)



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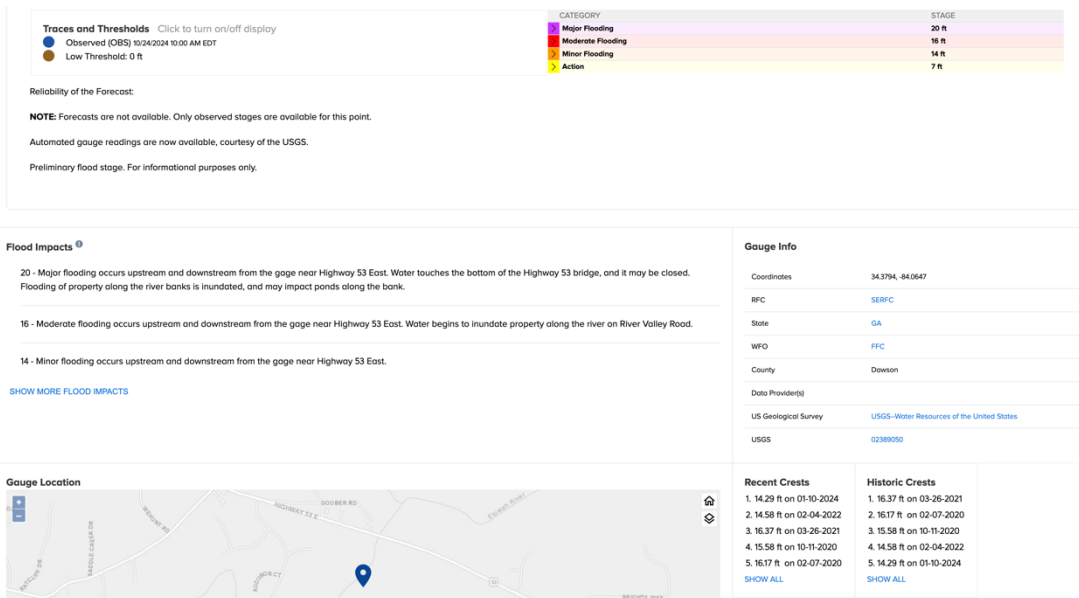


Figure 3-16 Historic crest and flood stage category levels for the Etowah River at Kelly Bridge Road gauge (NOAA)

### 3.2.3.3 Probability

To evaluate the probability of flooding in Dawson County, the HMPC looked at the FEMA flood maps and events in the NCEI Storm Events Database since 1996. The County is within the 100-year and 500-year floodplains depending on the location within the County and had 15 flood event reports over 28 years within the database. According to FEMA, any place with a 1% chance or higher chance of experiencing a flood each year has at least a 25% chance of flooding during a 30-year mortgage. The probability of flooding in Dawson County is highly likely (occurring every 1 to 5 years).

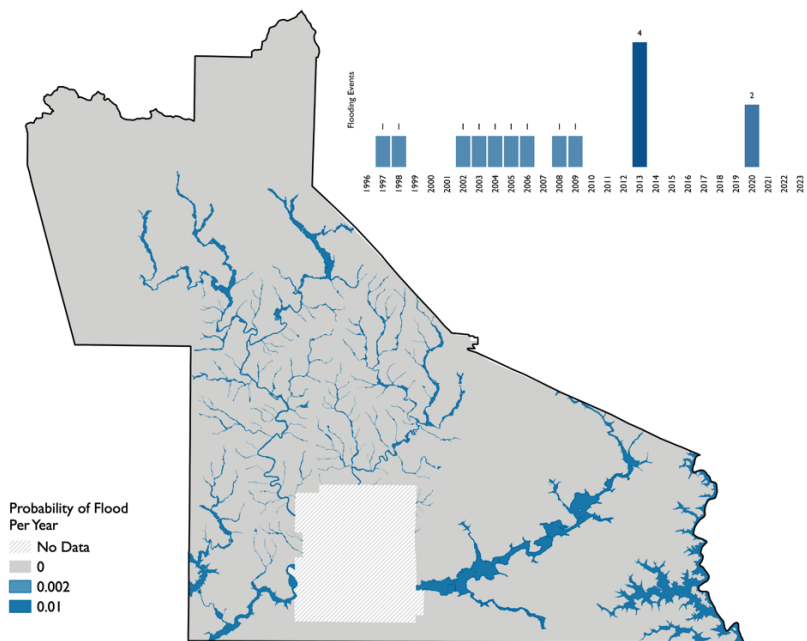


Figure 3-17: FEMA flood zones in Dawson County and counts of historical flooding events (Source: Federal Emergency Management Agency, National Oceanic and Atmospheric Administration)



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Climate change is projected to impact precipitation, and thus the probability of flooding. As shown in Figure 3-21, the County is expected to see an increase of 4-5 inches of precipitation by the end of the century as well as an increase of 3-4 days that have heavy rains.

**3.2.3.4 Impacts**

Relatively little information is available regarding flooding damage estimates. However, with each flooding event, it is likely that significant costs arose related to road repair, infrastructure repair, and public safety response operations. Most of the flood damage in Dawson County’s history appears to be related to roads and culverts washing out because of flood waters.

To evaluate the assets that would potentially be impacted by flooding, the Dawson County HMPC attempted to identify known structures within, or close to, the 100-year floodplain.

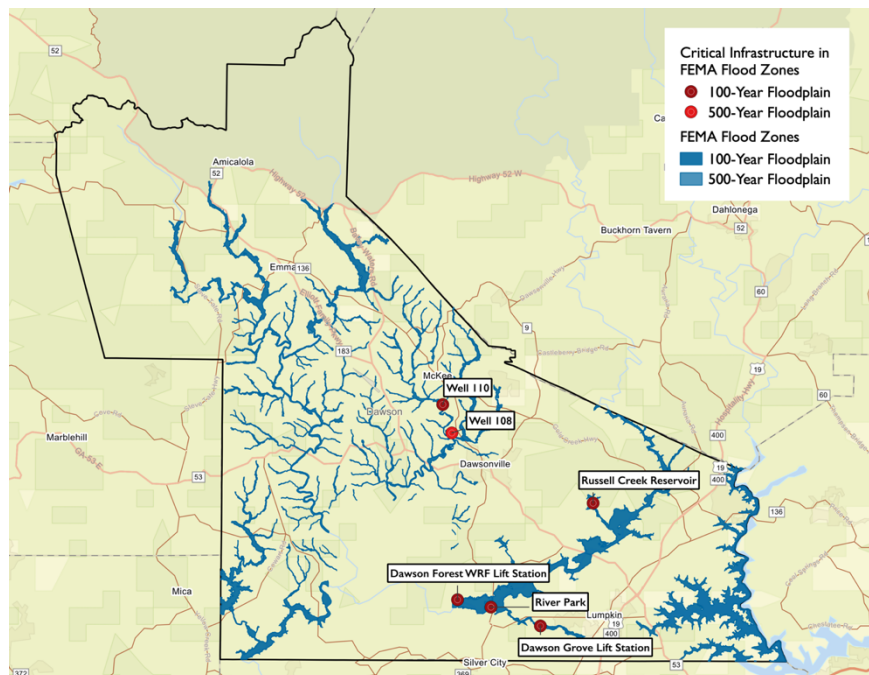


Figure 3-18 Critical infrastructure within flood zones (Source: Federal Emergency Management Agency)

Based upon the 2024 Dawson County HAZUS report, a flood equivalent to the 1% riverine flood levels could result in losses in excess of \$5 million. However, it is possible that some areas may not experience total losses while others may be inundated with flood waters who are not designated in the 1% riverine flood areas. The analysis identified no essential facility that were subject to damage in the Dawson County riverine 1% probability floodplain.



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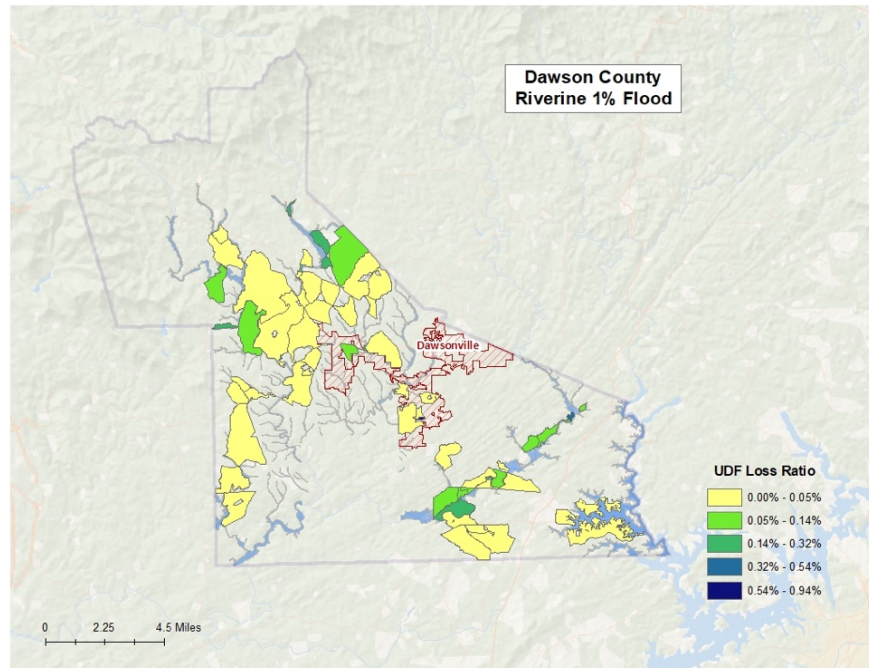


Figure 3-19 Dawson County potential loss ratios of total building exposure to losses sustained to buildings from the 1% riverine flood by 2010 census block (Source: 2024 Dawson County HAZUS Report)

The analysis also estimated the number of households that are expected to be displaced from their homes due to riverine flooding and the associated potential evacuation. The model estimated 281 households might be displaced due to the flood. Displacement includes households evacuated within or very near to the inundated area. Displaced households represent 844 individuals, of which 368 may require short term publicly provided shelter.

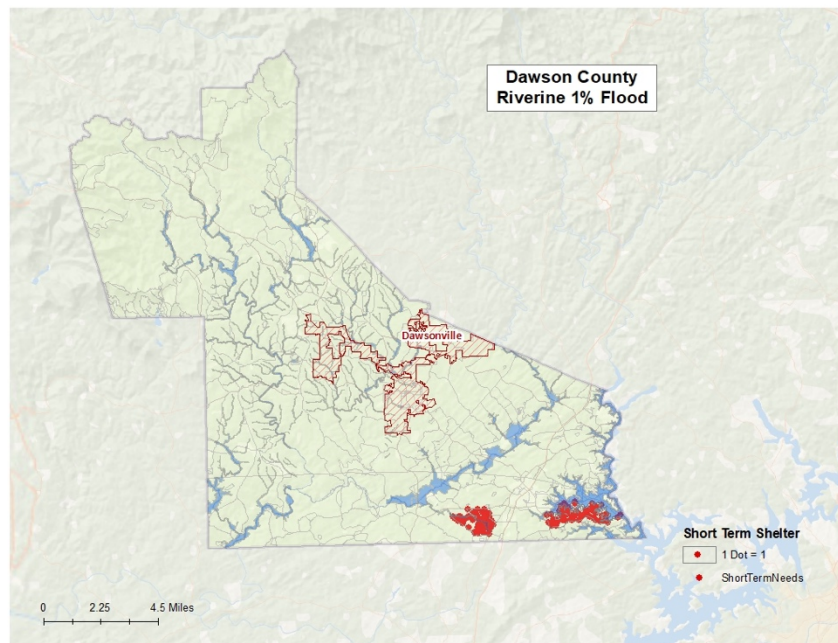


Figure 3-20 Riverine 1% estimated flood shelter requirements (Source: 2024 Dawson County HAZUS Report)



Flooding, which can occur from heavy rains or overflowing rivers, poses a serious threat to vulnerable populations in Dawson County. Elderly and disabled individuals may have difficulty evacuating from flood-prone areas, and those in rural areas could be cut off from emergency services and shelters. Low-income residents are more likely to live in flood-prone areas and may lack the resources to recover from flood damage or afford flood insurance. Additionally, children, especially in low-income families, are at risk due to their dependence on adults for safety. Communication barriers for individuals with limited English proficiency can hinder timely access to emergency information and evacuation orders.

### **3.2.3.5 NFIP Participation**

Dawson County and the City of Dawsonville participate in the National Flood Insurance Program (NFIP) and follows the program's guidelines to ensure future development is carried out in the best interests of the public. The City of Dawsonville (CID No. 130064) first entered the NFIP on May 21, 1982, while Dawson County (CID No. 130304) first entered the NFIP on December 15, 1990. The Planning and Development Department of Dawson County and the Planning and Zoning Department of the City of Dawsonville are responsible for ensuring compliance with NFIP regulation. Both jurisdictions adopted the latest effective Flood Insurance Rate Map (FIRM) dated April 4, 2018. According to the NFIP guidelines, the County has executed a Flood Damage Prevention Ordinance. This ordinance attempts to minimize the loss of human life and health as well as minimize public and private property losses due to flooding. The ordinance requires any potential flood damage be evaluated at the time of initial construction and that certain uses be restricted or prohibited based on this evaluation. The ordinance also requires that potential homebuyers be notified that a property is located in a flood area. In addition, all construction must adhere to the Georgia State Minimum Standard Codes and the International Building Codes. There are no repetitive or severely repetitive loss properties identified in Dawson County. This includes the City of Dawsonville.

The County Code Enforcement Officer serves as the designee that enforces the National Flood Insurance Program requirements for unincorporated Dawson County and the City of Dawsonville's Building Inspector oversees the NFIP requirements and flood prevention within its jurisdiction. Both entities review any permit applications or zoning complaints for their respective jurisdictions. Permits are not approved until signed off as compliant with all building codes and NFIP requirements. As the agencies that implement the addressed commitments and requirements of the NFIP, they also administer and oversee the process of substantial improvement (SI) and substantial damage (SD) regulations post disaster. Assessment of damages after a disaster helps in community resiliency and future mitigation strategies. Implementing existing guidelines and local regulations such as building codes, zoning ordinances, and disaster management plans continues to help these communities recover from natural disasters'. These SI/SD regulations are administered by:

- Performing damage assessments after each hazard event; informing property owners of how to apply for permits for repairs and determining if the damage that has occurred qualifies as substantial damage.
- Reviewing permit applications for buildings located within the special flood hazard area to determine if the work being requested constitutes SI or SD repairs, and ensuring all requirements are addressed.
- Reviewing cost estimates of the proposed work to ensure they are reasonable using current market value of the structure and its characteristics, while excluding land value. Using the market value to determine if the proposed improvements meet SI





requirements or using market value prior to the damage to determine if repairs meet SD requirements.

- Conducting field inspections during construction to ensure it complies with issued permits and work with owners to correct any violations found.
- Retaining all FIRMs and maintaining all SFHA permits. Both accessible by the general public.
- Coordinating with property owners and insurance adjusters on all NFIP flood insurance claims and Increased Cost of Compliance (ICC) coverage.

Assessment of substantial damage after a disaster helps in resilience and mitigation strategies. Implementing existing guidelines and local regulations such as building codes, zoning ordinances, and disaster management plans has helped recover from natural disasters' aftermath.

### **3.2.3.6 Impacts from Future Condition**

Dawson County is projected to see an increase in precipitation leading to an increase in the number of properties that are prone to flooding in 30 years. There is also a projected increase in the percent of properties that are at risk of flooding between now and 30 years from now.

#### **3.2.3.1 Multi-Jurisdictional Considerations**

During a large-scale flood event, many portions of Dawson County would potentially be impacted by flooding. However, the areas most prone to flooding have historically been those areas located within the 100-year floodplain. This is particularly true for areas along the Etowah River, which is in unincorporated areas of Southern Dawson County. The City of Dawsonville would be less likely to see direct impacts from flooding. However, a flood impacting unincorporated areas of the county would still have significant impacts on the City of Dawsonville. All of Dawson County and the City of Dawsonville could potentially be impacted.

#### **3.2.3.2 Hazard Summary**

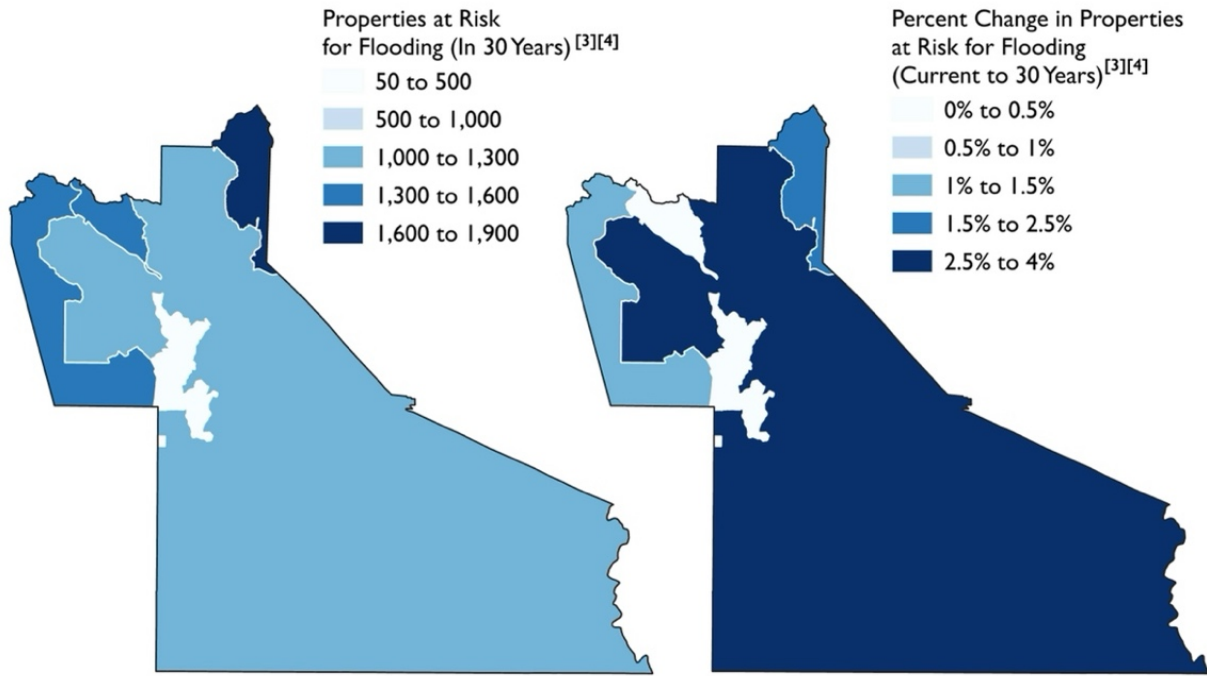
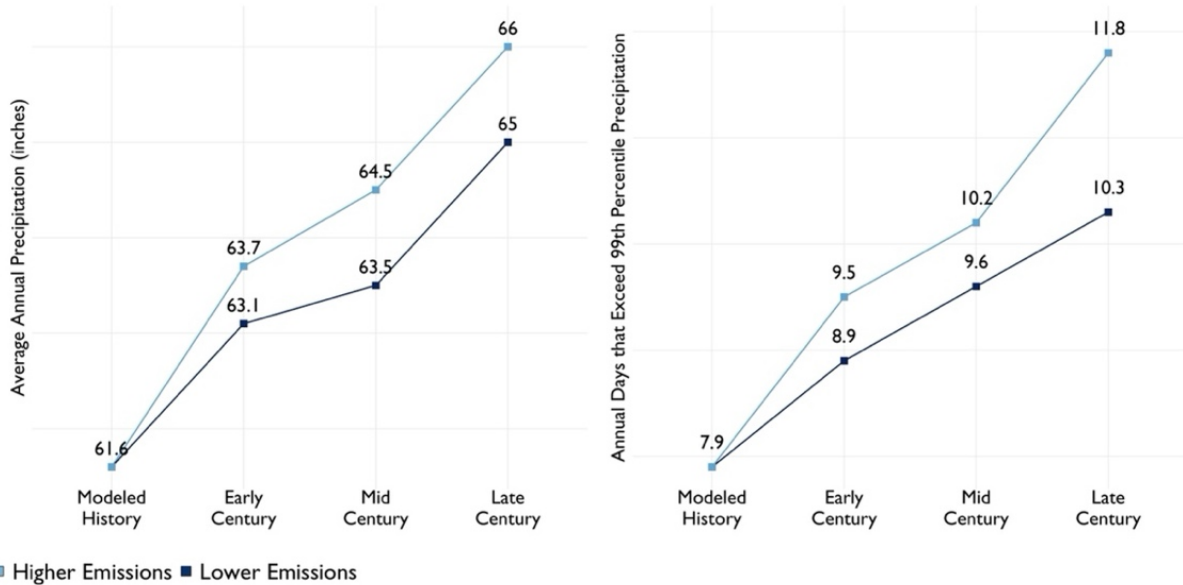
Flooding has the potential to inflict significant damage within Dawson County, particularly along Lake Lanier and its tributaries. Mitigation of flood damage requires the community to be aware of flood-prone areas, including roads, bridges, and critical facilities. The Dawson County HMPC identified flooding as a hazard requiring mitigation measures and identified specific goals, objectives, and action items they deemed necessary to lessen the impact of flooding for their communities. These maps were updated since the previous plan. There are no repetitive loss properties identified in Dawson County.



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Precipitation Projections by Year [1] and Emissions Scenario [2]



[1] Modeled History (1976 to 2005; Early Century (2015 to 2044); Mid Century (2035 to 2064); Late Century (2070 to 2099)  
 [2] Lower Emissions Scenario (RCP 4.5); Higher Emissions Scenario (RCP 8.5)  
 [3] Based on a 1-in-100 year flood event; this event has a 26% chance occurring at least once over 30 years  
 [4] Calculated on the zip code-level; values for zip codes that span multiple counties represent the entire zip code (not restricted to the portion within Dawson County)  
 Data Sources: Climate Mapping for Resilience and Adaptation, First Street Foundation



Figure 3-21 Projected precipitation levels in Dawson County under various emissions scenarios and impacts to property flooding (Source: Climate Mapping for Resilience and Adaptation, First Street Foundation)



**3.2.4. Natural Hazard: Tornado**

**3.2.4.1 Hazard Description**

A tornado is a violently rotating column of air (seen only when containing condensation, dust, or debris) that is in contact with the surface of the ground. Exceptionally large tornadoes may not exhibit the classic “funnel” shape, but may appear as a large, turbulent cloud near the ground or a large rain shaft. Destructive because of strong winds and windborne debris, tornadoes can topple buildings, roll mobile homes, uproot vegetation, and launch objects hundreds of yards.

Most significant tornadoes (excluding some weak tornadoes and waterspouts) stem from the right rear quadrant of large thunderstorm systems where the circulation develops between 15,000 and 30,000 feet. As circulation develops, a funnel cloud, a rotating air column aloft, or tornado descends to the surface. These tornadoes are typically stronger and longer-lived. The weaker, shorter-lived tornadoes can develop along the leading edge of a singular thunderstorm. Although tornadoes can occur in most locations, most of the tornado activity in the United States in the Midwest and Southeast. Tornadoes can occur anywhere within the State of Georgia.

In terms of the continuum of area of impact for hazard events, tornadoes are isolated. Typically ranging from a few hundred to one or two miles across, tornadoes affect far less area than larger meteorological events such as tropical cyclones, winter storms and severe weather events. An exact season does not exist for tornadoes. However, most occur between early spring to mid-summer (February-June). The rate of onset of tornado events is rapid. Typically, the appearance of the first signs of the tornado is the descending funnel cloud. This sign may be only minutes from the peak of the event, giving those in danger minimal sheltering time. However, meteorological warning systems attempt to afford those in danger more time to shelter. The frequency of specific tornado intensities is undetermined because no pattern seems to exist in occurrence. Finally, the duration of tornado events ranges from the few minutes of impact on a certain location to the actual tornado lasting up to a few hours.

Tornadoes are measured after the occurrence using the subjective intensity measures. The Enhanced Fujita Scale describes the damage and then gives estimates of magnitude of peak 3-second gusts in miles per hour.

<b>The Enhanced Fujita Scale</b>	
EF Rating	3 second gust (mph)
0	65-85
1	86-110
2	111-135
3	136-165
4	166-200
5	over 200

*Figure 3-22 Wind gust speed intervals for Enhanced Fujita Scale ratings*

**3.2.4.2 Hazard Profile (Location, Extent, Previous Occurrences)**

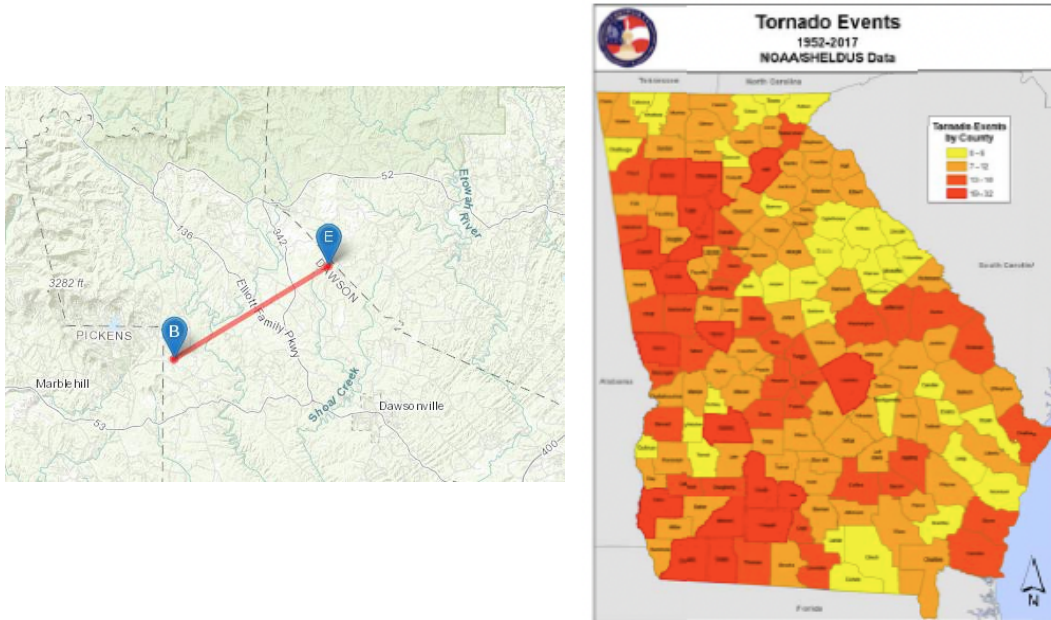
All areas within Dawson County are vulnerable to the threat of a tornado. Due to the indiscriminate and unpredictable nature of tornadoes, there is no reliable method to determine where or when a tornado will strike. There have been only two documented tornadoes in the last



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50 years in Dawson County. It is likely that other tornadoes have occurred within this timeframe, but available records are limited in nature.

Individual tornado events can cause extreme damage to an area. This holds true for Dawson County, as well. The strongest and costliest documented tornado to impact Dawson County was an EF4 in 1974. This storm traveled through the community of Juno. The storm caused \$2.5 million in damages and led to 15 injuries and three deaths in Dawson County. For additional historical data, please see Appendix D.



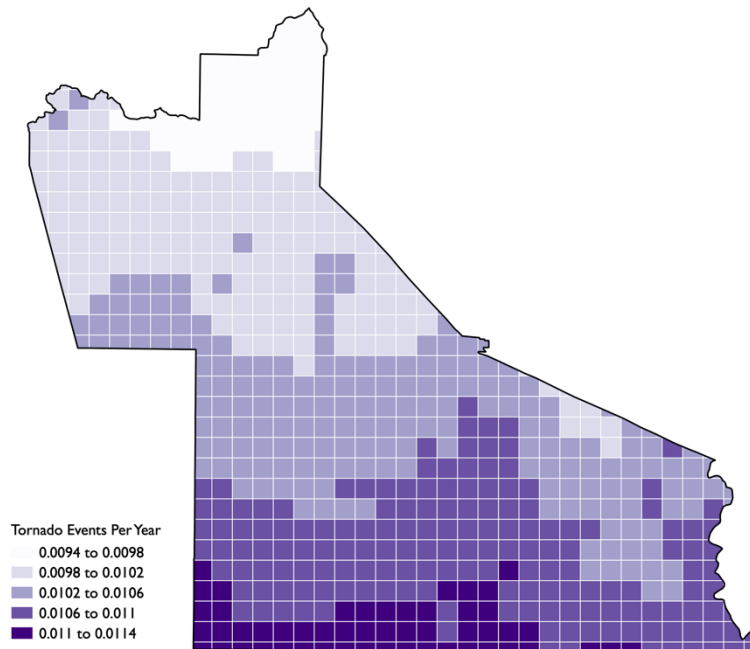
*Figure 3-23 1974 EF4 tornado track and historical tornado events in Georgia counties (Source: National Climatic Data Center, 2019 State of Georgia Hazard Mitigation Strategy)*

**3.2.4.3 Probability**

NOAA’s Storm Prediction Center provides access to reported tornado events since 1986 that can be used to calculate annualized frequency . The dataset includes events with a rating of EF0 to EF5.

The probability of a tornado in Dawson County is somewhat likely (occurring every 20 to 50 years).

The impact of climate change on the frequency and severity of tornadoes is not currently well known. According to the 2019 Georgia Hazard Mitigation Strategy, the anticipated frequency and severity will remain close to historical records.



*Figure 3-24 Annualized frequency analysis of tornado events in Dawson County (Source: National Oceanic and Atmospheric Administration)*

### **3.2.4.4 Impacts**

In evaluating assets that are susceptible to tornadoes, the Dawson County HMPC determined that all public and private property is threatened by tornadoes, including all critical facilities. This is due to the lack of spatial prejudice of tornadoes.

Estimates of damage for the past events of the last 50 years are \$2.7 million, or \$54,000 annually. When only events of the last 25 years are considered, yearly estimations decrease dramatically to \$10,000 annually.

Tornadoes pose a severe and immediate threat to vulnerable populations in Dawson County, as they can strike with little warning and cause widespread destruction. Elderly residents and individuals with disabilities may face difficulties in quickly reaching safe shelter, particularly if they have mobility challenges or depend on caregivers for assistance. Low-income households are more likely to live in mobile homes or older structures that offer less protection against tornadoes, increasing their risk of injury or death. Rural communities may be further from emergency services, prolonging response times and making it difficult to access shelters. Tornado warnings and evacuation instructions may not reach individuals with limited English proficiency in a timely manner, increasing their risk during a rapidly developing emergency. Additionally, power outages and communication disruptions caused by tornadoes can cut off access to life-saving information and services, particularly for those reliant on medical equipment or assistance.

### **3.2.4.5 Impacts from Future Conditions**

Impacts from future conditions for tornados mirrors the impacts from future conditions for other hazards where the effects from climate change are not well known or expected. Even if the



frequency and severity of tornadoes remain constant, damage to life and property will likely increase due to land use and population changes.

### **3.2.4.6 Multi-Jurisdictional Considerations**

All portions of Dawson County could potentially be impacted by a tornado due to the indiscriminate nature of tornadic events. However, property damage numbers would be highest in more heavily populated areas, such as the City of Dawsonville and parts of Dawson County along the Georgia Highway 400 corridor, due to greater population density. Unincorporated areas of the county that have a tourism focus, such as Amicalola Falls State Park, could be particularly impacted by a tornado event. Therefore, all mitigation actions identified regarding tornadoes should be pursued on a countywide basis and include the City of Dawsonville.

### **3.2.4.7 Hazard Summary**

Dawson County remains at risk to potential damage from tornadoes. Should a tornado strike in densely populated areas of the county, significant damage or loss of life could occur. Due to the destructive power of tornadoes, it is essential that the mitigation measures identified in this plan regarding tornado activity receive full consideration.

## **3.2.5. Natural Hazard: Drought**

### **3.2.5.1 Hazard Description**

Drought is a normal, recurrent feature of climate consisting of a deficiency of precipitation over an extended period (usually a season or more). This deficiency results in a water shortage for some social or environmental sector. Drought should be judged relative to some long-term average condition of balance between precipitation and evapotranspiration in a particular area that is considered “normal.” Drought should not be viewed as only a natural hazard because the demand people place on water supply affects perceptions of drought conditions. From limited water supplies in urban areas to insufficient water for farmland, the impacts of drought are vast.

Droughts occur in virtually every climatic zone and on every continent. Because the impacts of drought conditions are largely dependent on the human activity in the area, the spatial extent of droughts can span a few counties to an entire country.

Temporal characteristics of droughts are drastically different from other hazards due to the possibility of extremely lengthy durations as well as a sluggish rate of onset. Drought conditions may endure for years or even decades. This factor implicates drought as having a high potential to cause devastation on a given area. The duration characteristic of droughts is so important that droughts are classified in terms of length of impact. Droughts lasting one to three months are considered short term, while droughts lasting 4 to 6 months are considered intermediate and droughts lasting longer than 6 months are long term. With the slow rate of onset, most populations have some inkling that drought conditions are increasingly present. However, barring drastic response measures, most only must adapt to the changing environment.

Seasonality has no general impact on droughts in terms of calendar seasons. However, “wet” and “dry” seasons obviously determine the severity of drought conditions. In other words, areas are less susceptible to drought conditions if the area is experiencing a wet season. The frequency of droughts is undetermined, because the hazard spans such a long period of time.



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However, climatologists track periods of high and low moisture content similarly to the tracking of cooling and warming periods.

### 3.2.5.2 Hazard Profile (Location, Extent, Previous Occurrences)

All portions of Dawson County could potentially be impacted by a drought, but agricultural areas of the county are potentially more at risk. The Dawson County HMPC reviewed data for the last 50 years regarding drought conditions. Historically, agricultural losses have accounted for the vast number of losses related to drought conditions.

There have been two recent examples of “exceptional” drought events affecting Dawson County. These events occurred in 2007 and 2016. Both events reached the D4 (Exceptional Drought) designation, according to data from the United States Drought Monitor. Below are maps of these two events.

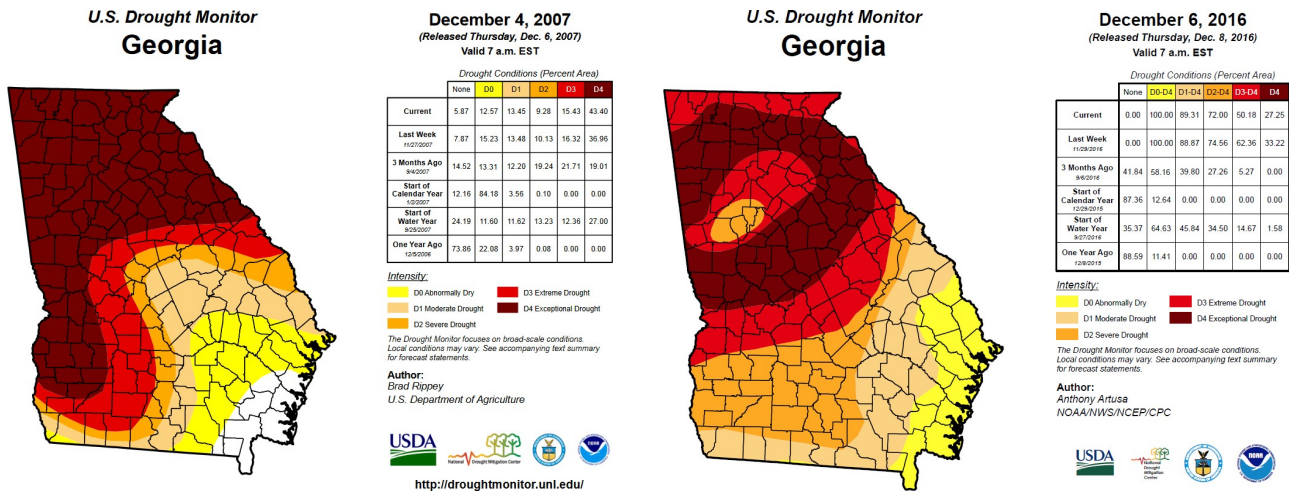


Figure 3-25 Records from 2007 and 2016 exceptional droughts in Dawson County (Source: USDA Drought Monitor – University of Nebraska-Lincoln)



Figure 3-26 Time series graph for drought monitor conditions in Dawson County (Source: USDA Drought Monitor)



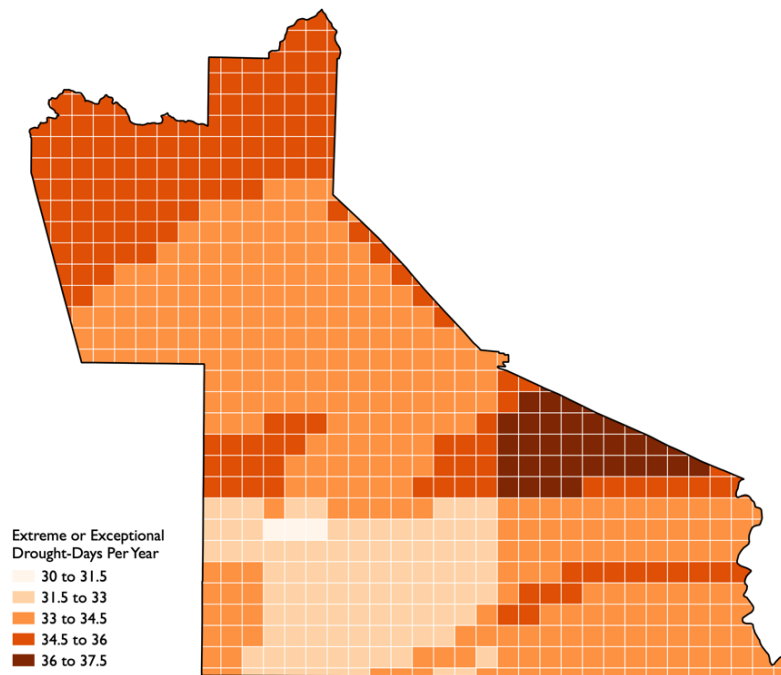
Due to poor record keeping and the unpredictable nature of drought conditions, reliability of historical data for the last 50 years is low. Dawson County has been impacted by 10 drought events in the last 20 years, according to data from the National Climatic Data Center. Further, the United States Drought Monitor provides a time series graph of drought monitor conditions for the County since 2000 (Figure 3-26).

**3.2.5.3 Probability**

The USDA monitors drought conditions based on precipitation, streamflow, reservoir levels, temperature and evaporative demand, soil moisture and vegetation health – historical data can be used to calculate annualized frequency.

The probability of a drought event in Dawson County is highly likely (occurring every 1 to 5 years).

Climate change is going to impact the drought projections for Dawson County. The data projections show that there will be an increase in the number of dry days each year with no precipitation. If the higher emissions projections are correct, then there will be 184 days with no precipitation and if the lower emission projections are correct then there will be roughly 181 days with no precipitation. The projections also show that there will be an increase in the minimum consecutive number of dry days. If the lower emission projections are correct there will be almost 16-day consecutive dry days and 15 days if the higher emission projections are correct. These are demonstrated in the figure below.



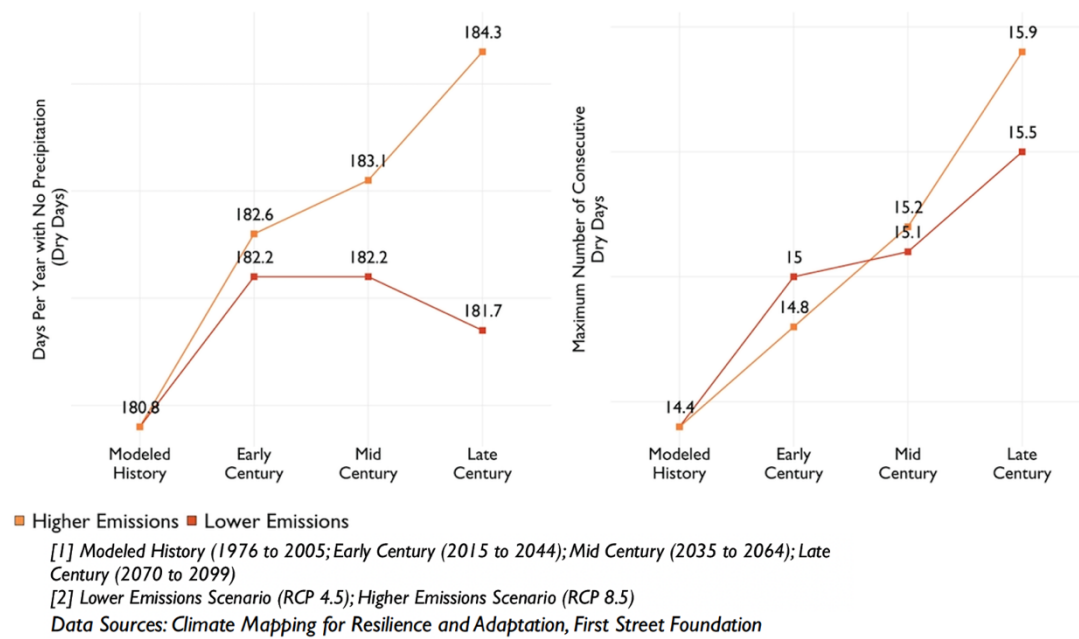
*Figure 3-27 Annualized frequency analysis of drought events in Dawson County (Source: United States Department of Agriculture)*





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Dry Days Projections by Year [1] and Emissions Scenario [2]



*Figure 3-28 Drought-related projections for Dawson County under various emissions scenarios (Source: Climate Mapping for Resilience and Adaptation)*

### 3.2.5.4 Impacts

No damage to structures or critical facilities is expected as a direct result of drought conditions. However, crop damage and subsequent losses can be expected to occur as a result of drought conditions. The degree of losses would depend on the duration of the drought, severity of the drought, temperatures during the drought, season in which the drought occurs, and the specific needs of the involved crops.

According to the 2017 Agriculture Census data, Dawson County’s market value of products sold was \$46,825,000. \$939,000 of that total represented crop sales, accounting for 2% of the total. Livestock, poultry and their product sales accounted for 98%, or \$45,886,000, of the total value.

Water system shortages and need for supply assistance for those systems could also lead to economic losses associated with the drought. Water resources could also become scarce during a drought, a condition that would potentially affect all Dawson County residences and critical facilities.

While drought conditions do not typically pose a direct threat to structures, secondary hazards from drought such as increased wildfire threat, does pose a significant threat to all public and private property in Dawson County, including all critical facilities.

Droughts, though often slower-moving hazards, can deeply affect vulnerable populations in Dawson County, particularly low-income households and rural communities dependent on wells or small water systems. Low-income residents may struggle to afford the increased cost of water during prolonged droughts, and those in agricultural sectors could face economic hardship due to crop or livestock losses. The elderly and those with chronic health conditions



may experience exacerbated health issues due to reduced water availability or poor air quality from dust. Children, who depend on reliable water for hygiene and nutrition, may also suffer from the impacts of drought, especially in low-resource households.

**3.2.5.5 Impacts from Future Conditions**

Combined effects from climate change and population growth can heighten the impacts of drought on Dawson County. Climate change can increase the severity, duration, and frequency of drought events, while population growth can lead to increased reliance on water infrastructure and wells countywide. This increased pull on these resources in Dawson County could quicken or deepen the impacts of a drought for residential, commercial, and industrial areas.

**3.2.5.6 Multi-Jurisdictional Considerations**

All portions of Dawson County could potentially be impacted by a drought, but agricultural areas of the county are potentially more at risk. Crop damage from drought events would likely have the greatest impact in the rural areas of Dawson County. However, the greater population density of the City of Dawsonville and parts of Dawson County along the Georgia Highway 400 corridor could indicate a greater population impact of a significant drought event that threatens water supply needs. Therefore, all mitigation actions identified regarding drought should be pursued on a countywide basis and include the City of Dawsonville.

**3.2.5.7 Hazard Summary**

Drought conditions can cause significant economic stress on the agriculture and forestry interests of Dawson County. The potential negative secondary impacts of drought are numerous. They include increased wildfire threat, decreased water supplies for residential and industrial needs, stream-water quality, and water recreation facilities. The Dawson County HMPC recognizes the potential threats drought conditions could have on the community and have identified specific mitigation actions as a result.

**3.2.6. Natural Hazard: Wildfire**

**3.2.6.1 Hazard Description**

A wildfire is an uncontained fire that spreads through the environment. Wildfires can consume large areas, including infrastructure, property, and resources. When massive fires, or conflagrations, develop near populated areas, evacuations could possibly ensue. Not only do the flames impact the environment, but the massive volumes of smoke spread by certain atmospheric conditions also impact the health of nearby populations.

Wildfires result from the interaction of three crucial elements: fuel, ignition (heat), and oxygen. Natural and manmade forces cause the three crucial elements to coincide in a manner that produces wildfire events. Typically, fuel consists of natural vegetation. However, as the urban and suburban footprint expands, wildfires may utilize other means of fuel, such as buildings. In terms of ignition or source of heat, the primary source is lightning. However, humans are more responsible for wildfires than lightning. Manmade sources vary from the unintentional, such as fireworks, campfires, or machinery, to intentional arson. With these two elements provided, the wildfires may spread if oxygen is present.



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Weather is the most variable factor affecting wildfire behavior. Strong winds propel wildfires quickly across most landscapes unless firebreaks are present. Shifting winds create erratic wildfires, which can complicate fire management efforts. Dry conditions provide faster-burning fuels, either making the area more vulnerable to wildfire or increasing the mobility of preexisting wildfires.

Wildfires are notorious for spawning secondary hazards, such as flash flooding and landslides, long after the original fire is extinguished. Both flash flooding and landslides result from fire consuming the natural vegetation that provides precipitation interception and infiltration as well as slope stability.

All of Georgia is prone to wildfire due to the presence of wildland fuels associated with wildfires. Land cover associated with wildland fuels includes coniferous, deciduous, and mixed forest; shrubland; grassland and herbaceous; transitional; and woody and emergency herbaceous wetlands. The spatial extent of wildfire events greatly depends on both the factors driving the fire as well as the efforts of fire management and containment operations.

In terms of seasonality, wildfires can occur during any season of the year. However, drier seasons, which vary within the State of Georgia, are more vulnerable to severe wildfires because of weather patterns and the abundant quick-burning fuels. In terms of rate of onset and duration, wildfires vary depending on the available fuels and weather patterns. Some wildfires can engulf an area in a matter of minutes from the first signs whereas others may be slower burning and moving. The frequency of wildfires are not typically measured because of the high probability of human ignition being statistically unpredictable. Magnitude and intensity are typically only measured by size of the wildfire and locations of burning.

Three classes of fires include understory, crown, and ground fires. Naturally induced wildfires burn at relatively low intensities, consuming grasses, woody shrubs, and dead trees. These understory fires often play an important role in plant reproduction and wildlife habitat renewal and self-extinguish due to low fuel loads or precipitation. Crown fires, which consist of fires consuming entire living trees, are low probability but high consequence events due to the creation of embers that can be spread by the wind. Crown fires typically match perceptions of wildfires. In areas with high concentrations of organic materials in the soil, ground fires may burn, sometimes persisting undetected for long periods until the surface is ignited.

**3.2.6.2 Hazard Profile (Location, Extent, Previous Occurrences)**

Wildfires pose a serious threat to Dawson County. This is a result of the high amount of forestland and vegetation available to fuel potential wildfires. Also, there is an increasing amount of wildland-urban interface (WUI) in Dawson County, which is defined as areas where structures and other human development meets undeveloped wildland properties. 98% of Dawson County’s population lives within the WUI.



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The Georgia Forestry Commissions has an online wildfire database for the State with data from 2012. From 2012 through June 2023, there were 125 wildfires in Dawson County.

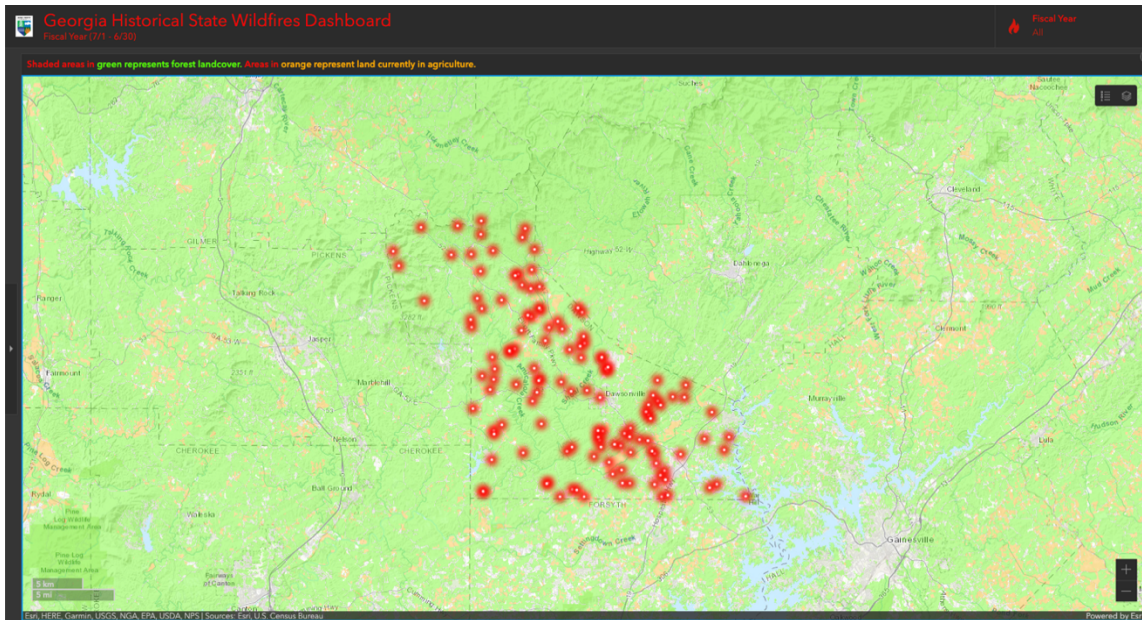


Figure 3-29 Locations of wildfires in Dawson County (2012 through June 2023) (Source: Georgia Forestry Commissions)

The Southern Group of State Foresters also maps the 95<sup>th</sup> percentile fire intensity scale, which represents the "average-worst" 95<sup>th</sup> percentile fire intensity scale at the flaming front of the fire. Average-worst is defined as the average of the worst five percent of weather types. These estimates include the contribution of crown fire spread rate, if applicable.

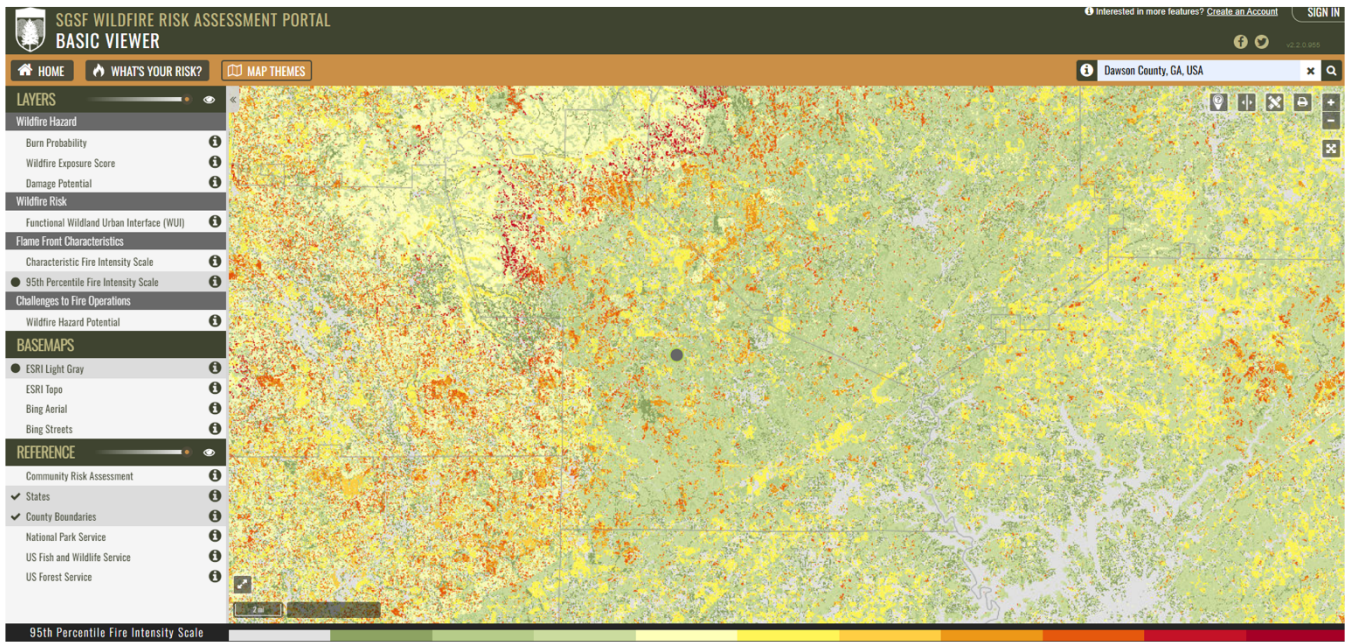
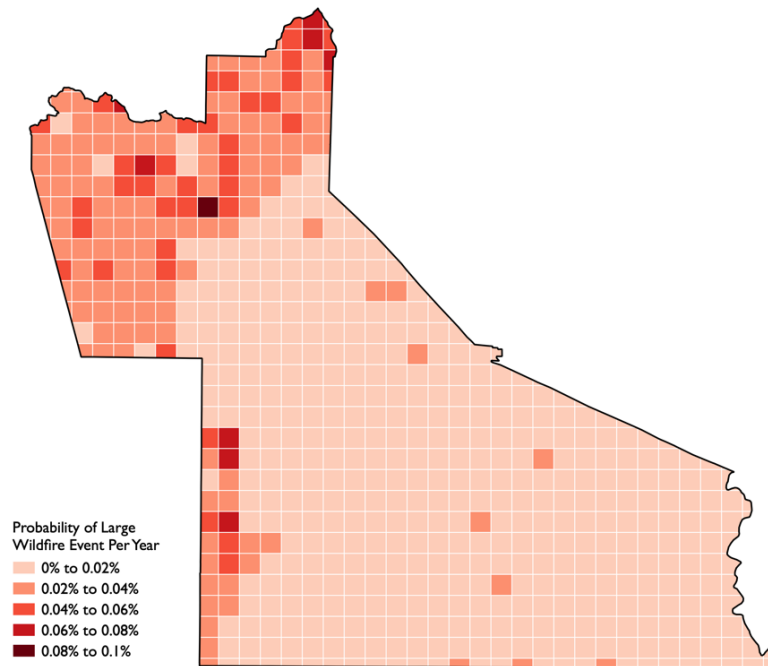


Figure 3-30 95<sup>th</sup> percentile fire intensity scale for Dawson County (Source: Southern Group of State Foresters)



### 3.2.6.3 Probability

The USFS generated a series of spatial datasets representing burn probability through its geospatial Fire Simulation (FSim) system. FSim is designed to simulate the occurrence and growth of wildfires under tens of thousands of hypothetical contemporary fire seasons in order to estimate the probability of a given area burning under current (circa 2014) landscape conditions and fire management practices. Based on the burn probability dataset, the probability of a large wildfire event in Dawson County is unlikely (occurring every 50 years or less).



*Figure 3-31 Burn probability in Dawson County (Source: United States Forest Service)*

The probability of wildfire events in Dawson County may increase though due to climate change. The potential change is attributed to the same reasons described for increase drought probability: the data projections show that there will be an increase in the number of dry days each year with no precipitation and in the minimum consecutive number of dry days.

### 3.2.6.4 Impacts

All public and private property located within the wildland-urban interface (WUI), including critical infrastructures, are susceptible to impacts from wildfires. Due to the large area of wildland area in Dawson County and the large amount of WIU, all public and private property, including critical infrastructures, could be directly or indirectly impacted by the threat of wildfire.

Little information is available regarding damages, in terms of dollars, for wildfire losses in Dawson County. According to the 2017 Agriculture Census by the USDA, Dawson County has \$939,000 in annual crop sales. These areas would potentially be impacted by a wildfire event.

Wildfires in Dawson County present significant risks to vulnerable populations, especially given the speed at which they can spread. Elderly residents and individuals with disabilities may struggle to evacuate quickly due to mobility issues or a dependence on caregivers, increasing

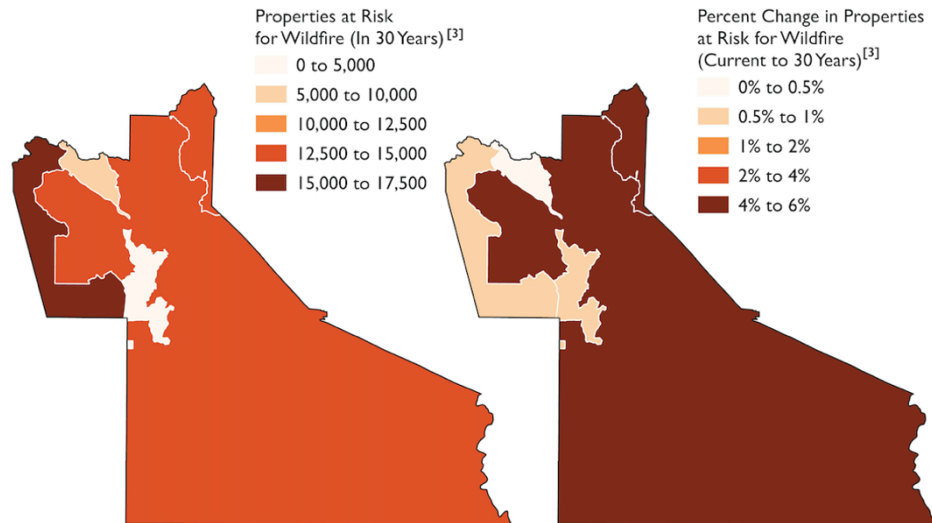


their risk of being trapped in fire-prone areas. Low-income households may live in areas with inadequate fire mitigation measures or may not have the resources to prepare their homes against wildfire hazards. Rural communities are particularly vulnerable, as they may be located in more isolated, forested areas where wildfires are more likely to occur and where emergency response times are slower. Individuals with limited English proficiency may have difficulty receiving or understanding evacuation orders and safety information in a timely manner. Additionally, wildfire smoke can worsen respiratory conditions, disproportionately affecting the elderly, children, and those with pre-existing health conditions like asthma, making the health impacts of wildfires especially dangerous for these groups.

### 3.2.6.5 Impacts from Future Conditions

With the continued increase in population, WUI is increasing in Dawson County. The WUI creates areas where fire can easily move from wildland areas into developed areas and threaten structures and human life. The expansion of the WUI in Dawson County complicated wildland fire management operations and planning initiatives. This development trend is expected to continue in the future.

Climate change is also expected to impact wildfire risk in Dawson County. There is an expected increase in properties that are at risk for wildfire in 30 years especially in the northwestern part of the county. Over the next 30 years there will be potential for up to a 6% increase in the number of properties at risk of wildfires in the County.



[3] Calculated on the zip code-level; values for zip codes that span multiple counties represent the entire zip code (not restricted to the portion within Dawson County)  
Data Sources: Climate Mapping for Resilience and Adaptation, First Street Foundation

Figure 3-32 Projected impacts to properties from wildfire (Source: Climate Mapping for Resilience and Adaptation)

### 3.2.6.6 Multi-Jurisdictional Considerations

All portions of Dawson County, including the City of Dawsonville, could potentially be impacted by a wildfire due to the large amount of WUI, but the less developed areas of the county are more vulnerable. The 2017 Dawson County CWPP performed a risk assessment of Dawson County as five separate geographic zones. Four of these zones were shown to have moderate wildfire risk and one – Big Canoe – was identified as having a high wildfire risk. Unincorporated



areas of the county that have a tourism focus, such as Amicalola Falls State Park, could be particularly impacted by a wildfire event. Therefore, all mitigation actions identified regarding wildfires should be pursued on a countywide basis and include the City of Dawsonville.

### **3.2.6.7 Hazard Summary**

Wildfire is a significant threat to Dawson County due to the increased amount of WUI. The increasing amount of area where structures and other human development meets undeveloped, wildland property is where 98% of Dawson County’s population lives. The mitigation measures identified in this plan should be aggressively pursued based on the high frequency of this hazard and the ability for wildfires to inflict devastation anywhere in Dawson County.

## **3.2.7. Natural Hazard: Earthquakes**

### **3.2.7.1 Hazard Description**

Earthquakes are generally defined as the sudden motion or trembling of the Earth’s surface caused by an abrupt release of slowly accumulated strain. This release typically manifests on the surface as ground shaking, surface faulting, tectonic uplifting and subsidence, or ground failures, and tsunamis. In the United States, earthquake activity east of the Rocky Mountains is relatively low compared to the Western states because it is away from active plate boundaries and the plate interior strain rates are known to be very low.

The physical property of earthquakes that causes most damage within the United States is ground shaking. The vibrations from the seismic waves that propagate outward from the epicenter may cause failure in structures not adequately designed to withstand earthquakes. Because the seismic waves have different frequencies of vibration, the waves disseminate differently through sub-surface materials. For example, high frequency compression and shear waves arrive first, whereas lower frequency Rayleigh and love waves arrive later. Not only are the speeds varied between seismic waves, but also the types of movement. The surface vibration may be horizontal, vertical, or a combination of the two, which causes a wider array of structures to collapse.

Another manifestation of earthquakes is surface faulting. This phenomenon is defined as the offset or tearing of the earth’s surface by a differential movement across a fault. Structures built across active faults tend to sustain damage regularly. There are no active faults within or near Georgia. Distinct inactive faults are known within the state north of the Columbus to Macon to Augusta fall line and running generally northeast- southwest.

The third earthquake phenomenon that causes damage is tectonic uplift and subsidence. Tectonic uplift can cause shallowing of the harbors and waterways while tectonic subsidence can cause permanent or intermittent inundation. Due to the association of tectonic uplift and subsidence with active faults, Georgia is not at risk to these phenomena.

The fourth earthquake damage-causing phenomena are earthquake-induced ground failures, including liquefaction and landslides. During an earthquake, the areas that are rich in sand and silt have groundwater within 30 feet of the surface temporarily behave as viscous fluids during strong ground shaking. Structures built on these materials can settle, topple, or collapse as the ground “liquefies” beneath it. Landslides can also form when earthquake shaking or seismic activity dislodges rock and debris on steep slopes, triggering rock falls, avalanches, and slides.



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Also, unstable, or nearly unstable slopes consisting of clay soils may lose shear strength when disturbed by ground shaking and fail, resulting in a landslide. Georgia is at very low risk of seismic induced liquefaction or landslides.

The last of the earthquake-induced phenomena are tsunamis, which are large, gravity- driven waves triggered by the sudden displacement of a large volume of water. The waves produced travel in all directions from the origin at speeds of up to 600 miles per hour. In deep water, tsunamis normally have small wave heights. However, as the waves reach shallower water near land, the wave speed diminishes, and the amplitude drastically increases. Upon impact with a shoreline, the waves can inundate land rapidly, engulfing everything in its path. Successive wave crests follow, typically arriving minutes to hours later, frequently with later arrivals being more dominant. Frequently, the first tsunami waves are downward, causing dramatic exposure of the beach. Because of this, people are often killed trying to collect newly exposed seashells when the positive waves then arrive.

Although large tsunamis are rare in the eastern coast of the US, the possibility of such events occurring anywhere along the Atlantic and Gulf coast exists.

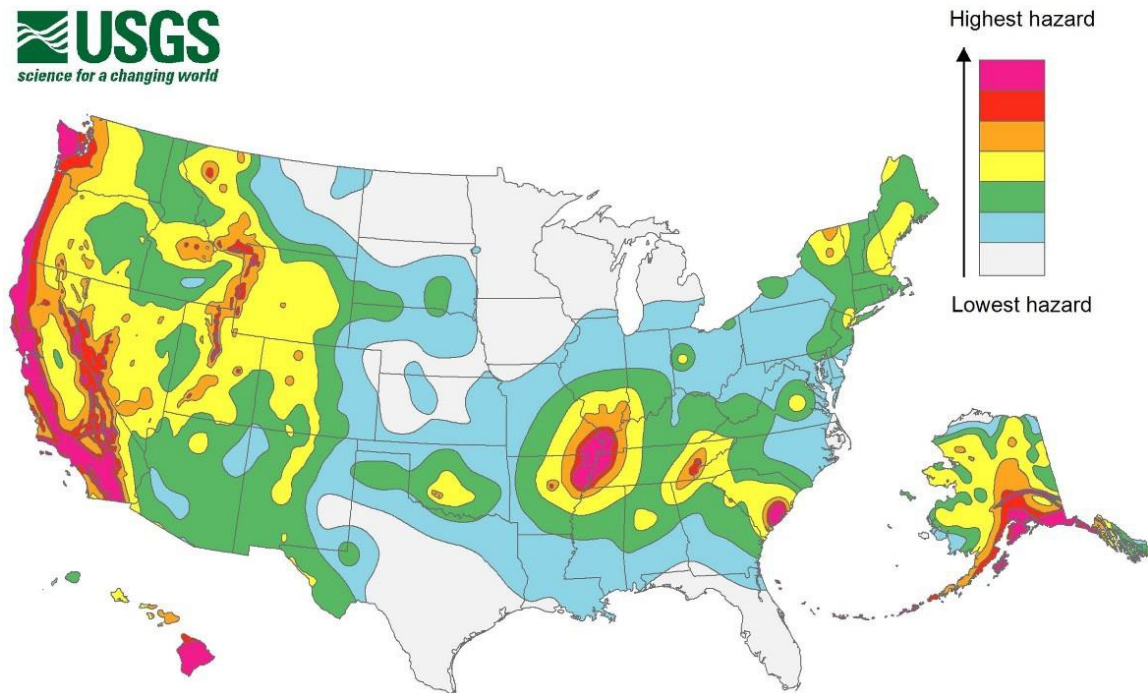


Figure 3-33 2018 long-term national seismic hazard map (Source: United States Geologic Survey)

**3.2.7.2 Hazard Profile (Location, Extent, Previous Occurrences)**

Dawson County is not one of the 37 Georgia counties with the highest earthquake risk, according to the Georgia Emergency Management Agency and Georgia Institute of Technology School of Earth and Atmospheric Sciences. The entire county is at risk of earthquakes.





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Instrumental Intensity	Acceleration (%g)	Velocity (cm/s)	Perceived Shaking	Potential Damage
I	< 0.17	< 0.1	Not Felt	None
II-III	0.17 - 1.4	0.1 - 1.1	Weak	None
IV	1.4 - 3.9	1.1 - 3.4	Light	None
V	3.9 - 9.2	3.4 - 8.1	Moderate	Very light
VI	9.2 - 18	8.1 - 16	Strong	Light
VII	18 - 34	16 - 31	Very Strong	Moderate
VIII	34 - 65	31 - 60	Severe	Moderate to Heavy
IX	65 - 124	60 - 116	Violent	Heavy
X+	> 124	> 116	Extreme	Very Heavy

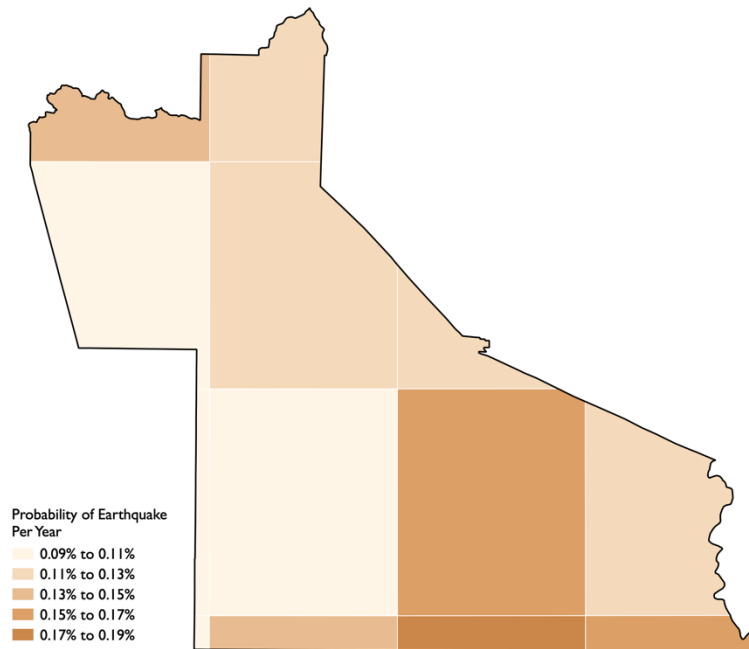
*Figure 3-34 Modified Mercalli scale values*

In reviewing data of the last 50 years, no earthquakes have originated from within Dawson County. However, earthquakes with a magnitude of 2.0 or greater have occurred as close as Cumming, Georgia. The strongest earthquake to occur within this radius was a 3.2M that occurred in North Carolina, just north of McCaysville, Georgia. Historically, the 1886 Charleston, SC earthquake, estimated to be between 6.6M and 7.3M on the modern Richter Scale, likely caused impacts to Dawson County. Although no historical records exist exhibiting any damages, Dawson County was estimated to be in a level VI area of the Modified Mercalli Intensity scale for this event. This would indicate strong shaking felt by everyone inside and outside at the time of the event and characterized by broken windows, movement of heavy furniture, and slight to moderate damage for poorly built buildings. Even with this low number of occurrences, it was determined that if earthquakes occur within or close to the jurisdiction of Dawson County, significant damage could occur. Therefore, the Dawson County HMPC has determined the threat of earthquakes to be higher than the statistics would indicate.

### 3.2.7.3 Probability

The USGS produces National Seismic Hazard Maps to quantify the frequency and severity of earthquakes. The maps compile all known earthquake sources (and proxies for unknown sources), their distance from the site in question, and other seismological and geological information to project potential maximum expected ground motions at a site over a particular period of time. Based on the National Seismic Hazard Maps, Dawson County has a 0.09% to 0.19% probability of experiencing an earthquake of minor-damage shaking each year depending on the location within the County, resulting in an unlikely probability (occurring every 50 years or less).

The probability of an earthquake in Dawson County is unlikely to change with climate change.



*Figure 3-35 Probability of experiencing an earthquake with minor-damage shaking per year (Source: United States Geologic Survey)*

#### **3.2.7.4 Impacts**

The Dawson County HMPC determined that all critical facilities and all public and private property within Dawson County are susceptible to the impacts of an earthquake due to the lower building codes with regards to earthquakes when compared to other parts of the country. This includes the City of Dawsonville.

Though earthquakes are less common in Dawson County, they pose serious risks to vulnerable populations when they occur. Elderly residents and individuals with disabilities may struggle to evacuate or take cover quickly during an earthquake, putting them at higher risk of injury from falling debris or structural collapse. Low-income households may live in older or poorly constructed homes that are more susceptible to damage during an earthquake, and they may lack the financial resources to retrofit their homes or recover from earthquake damage. Rural residents may face delays in emergency response or have difficulty accessing medical services after an earthquake disrupts transportation infrastructure. Communication barriers for individuals with limited English proficiency could delay their ability to understand emergency warnings or instructions for safe behavior during and after an earthquake. Additionally, children, particularly those in low-income families, are at risk as they rely on adults for safety, and schools and childcare facilities must be prepared to respond effectively to protect young populations during such an event.

#### **3.2.7.5 Impacts from Future Changes**

Impacts from future conditions for earthquakes mirrors the impacts from future conditions for other hazards where the effects from climate change are not well known or expected. Even if the frequency and severity of earthquakes remain constant, damage to life and property will likely increase due to land use and population changes.



### **3.2.7.6 Multi-Jurisdictional Considerations**

All of Dawson County, including the City of Dawsonville, potentially could be threatened by earthquakes. However, the greater population density of the City of Dawsonville and parts of Dawson County along the Georgia Highway 400 corridor could see more significant impacts of an earthquake events. These areas also have the greatest density of commercial areas that could be particularly impacted by this type of event. As such, all earthquake mitigation actions should be pursued on a countywide basis and include the City of Dawsonville.

### **3.2.7.7 Hazard Summary**

Even with the infrequency of earthquake impacts in Dawson County, the potential losses and impacts associated with the event would severely damage the infrastructure and economic viability of the County and the City of Dawsonville. The mitigation measures identified in this plan should be pursued based on the high impact potential of this hazard and the ability for earthquakes to inflict widespread devastation anywhere in Dawson County.

## **3.2.8. Natural Hazard: Tropical Cyclone**

### **3.2.8.1 Hazard Description**

The National Weather Service describes tropical cyclones systems in the Atlantic Basin, including the Gulf of Mexico and Caribbean Sea, into four types based on strength.

*Tropical Disturbance:* A discrete tropical weather system of apparently organized thunderstorms – generally 100 to 300 nautical miles in diameter – originating in the tropics or subtropics, and maintaining its identity for 24 hours or more.

*Tropical Depression:* An organized system of clouds and thunderstorms with a defined circulation and maximum sustained winds of 38 mph (33 knots) or less.

*Tropical Storm:* An organized system of strong thunderstorms with a defined circulation and maximum sustained winds of 39 mph to 73 mph (34-63 knots).

*Hurricane:* An intense tropical weather system with a well-defined circulation, producing maximum sustained winds of 74 mph (64 knots) or greater. Hurricane intensity is classified into five categories using the Saffir-Simpson Hurricane scale. Winds in a hurricane range from 74-95 mph for a Category 1 hurricane to greater than 156 mph for a Category 5 hurricane.



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Saffir-Simpson Scale for Hurricane Classification				
Strength	Wind Speed (Kts)	Wind Speed (MPH)	Pressure (Millibars)	Pressure
Category 1	64- 82 kts	74- 95 mph	>980 mb	28.94 "Hg
Category 2	83- 95 kts	96-110 mph	965-979 mb	28.50-28.91 "Hg
Category 3	96-113 kts	111-130 mph	945-964 mb	27.91-28.47 "Hg
Category 4	114-135 kts	131-155 mph	920-944 mb	27.17-27.88 "Hg
Category 5	>135 kts	>155 mph	919 mb	27.16 "Hg
Tropical Cyclone Classification				
Tropical Depression	20-34kts			
Tropical Storm	35-63kts			
Hurricane	64+kts or 74+mph			

Figure 3-36 Saffir-Sampson scale for hurricane classification and wind speed intervals for other tropical cyclone classifications

Tropical cyclones can cause catastrophic damage to coastlines and areas several hundred miles inland. Tropical cyclones can produce sustained high winds and spawn tornadoes and microbursts. Additionally, tropical cyclones can create storm surges along the coast and cause extensive damage from heavy rainfall. Floods and flying debris from the excessive winds are often the deadly and destructive results of these weather events.

Slow moving tropical cyclones traveling into mountainous regions tend to produce especially heavy rain. Excessive rain can trigger landslides or mudslides. Flash flooding can also occur due to intense rainfall.

Each of these hazards present unique characteristics and challenges; therefore, the following have been separated and analyzed as individual hazards: Tropical cyclones, Thunderstorms, Tornadoes, and Flooding. This section will focus on the direct effects of tropical cyclones.

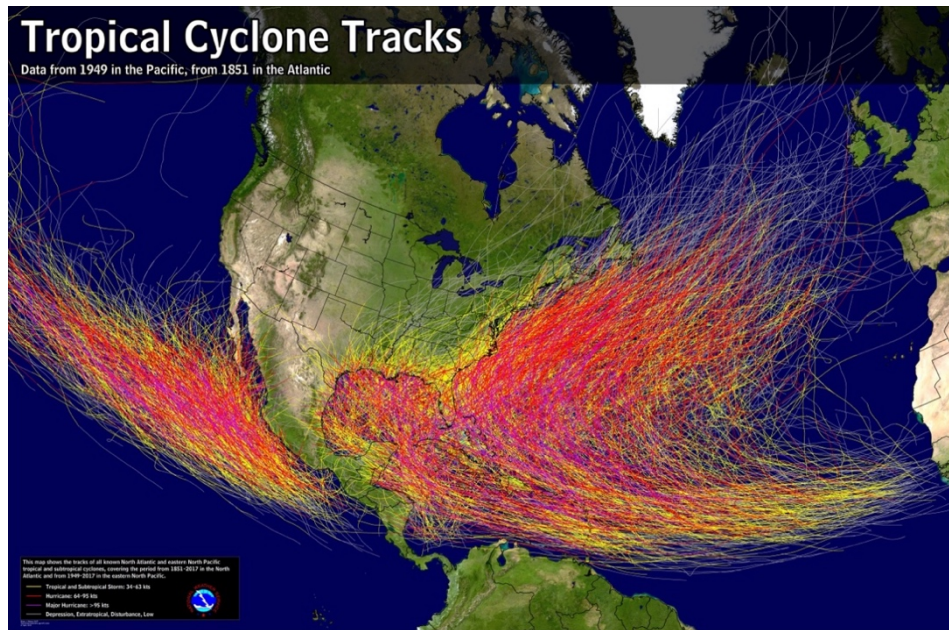


Figure 3-37 Historical tropical cyclone tracks (Source: National Hurricane Center)



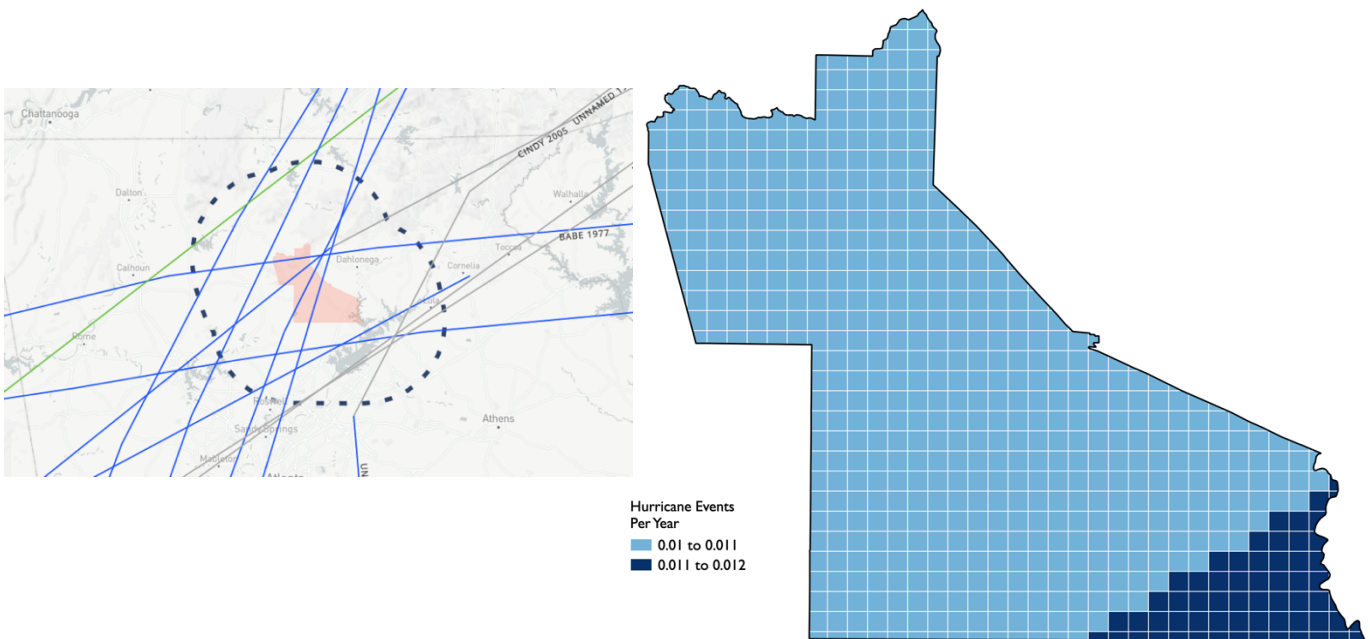
**3.2.8.2 Hazard Profile (Location, Extent, Previous Occurrences)**

Tropical cyclones have directly impacted Dawson County on an infrequent basis over the last 50 years. However, the possibility of a hurricane or tropical storm retaining their wind strength as far inland as Dawson County is possible. There have been fifteen documented impacts from tropical cyclones in Dawson County.

Three tropical cyclones – Hurricane Babe in 1977, Hurricane Cindy in 2005, and Hurricane Frances in 2004 – had a track that directly dissected Dawson County in the last 50 years. All 3 storms were below tropical storm strength at the time they entered Dawson County. Hurricane Frances brought strong winds across north Georgia with sustained speeds of 25 mph in the Dawson County area. In 2020, Hurricane Zeta was a tropical storm when it made its way through Georgia and brought impacts to Dawson County. Dawson County had downed trees and power outages due to the storm. The County received a federal disaster declaration because of the storm.

**3.2.8.3 Probability**

The annualized frequency within Dawson County was determined using historical hurricane track data from NOAA’s HURDAT2. The probability of a hurricane in Dawson County is unlikely (occurring every 50 years or less), but based on previous occurrence data from NOAA, there is a greater probability of tropical cyclone with lower wind speeds – the probability of a tropical cyclone is likely (occurring every 5 to 20 years).

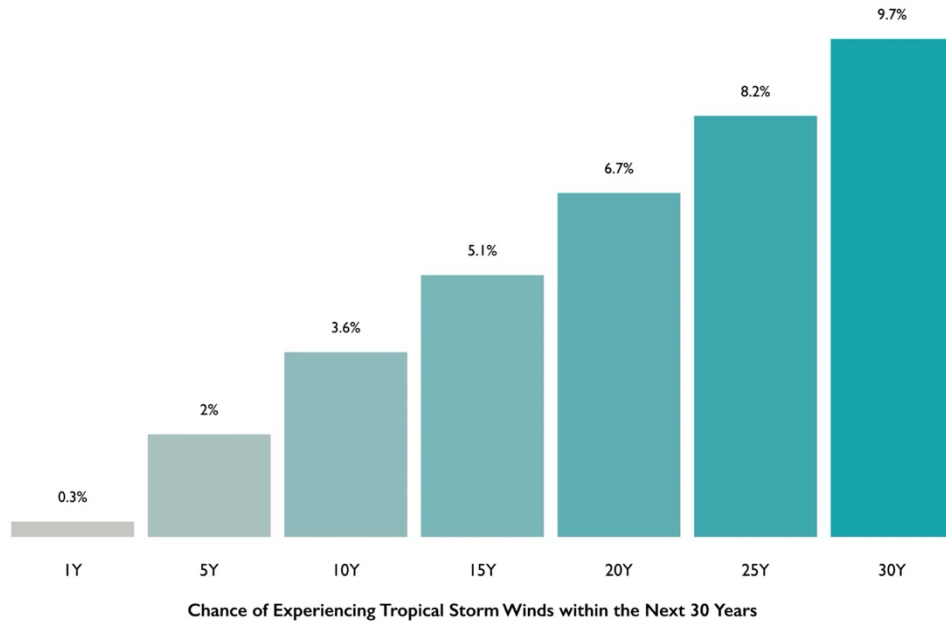


*Figures 3-38 and 3-39 Tropical cyclone tracks in and near Dawson County (Source: Office of Coastal Management) and annualized frequency analysis of hurricane events in Dawson County (Source: National Oceanic and Atmospheric Administration)*

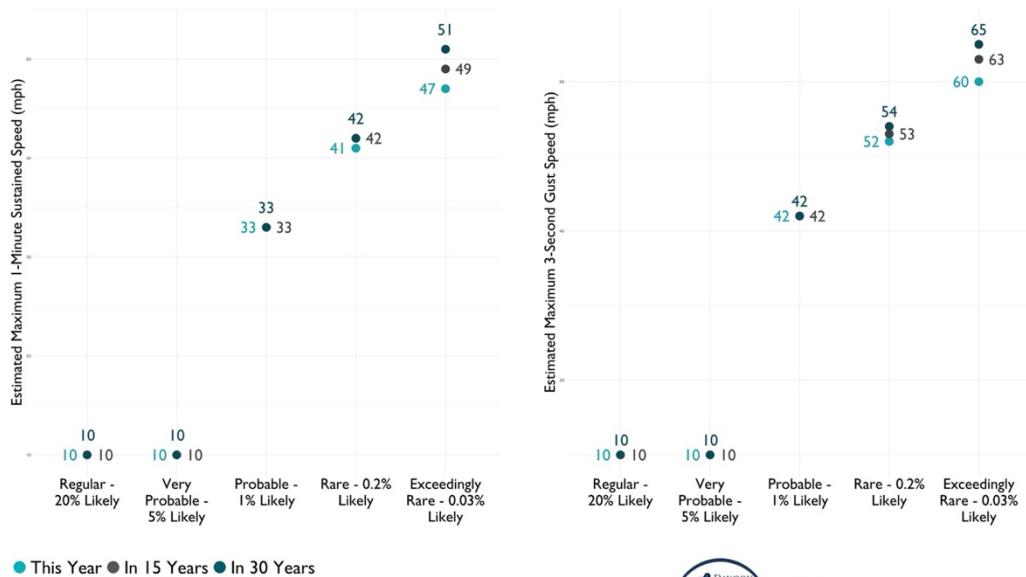


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The chance of experiencing higher wind speeds is projected to increase over the next 30 years with the chance of experiencing tropical storm winds increasing by almost 10%. For wind climate change projections, the data shows that in 30 years, there will be higher gust wind speeds. There will also be higher maximum sustained wind speeds as well. These are demonstrated in the figure below.



Estimated Maximum Wind Speeds (1-Minute Sustained and 3-Second Gust) by Year and Likelihood of Event



Data Sources: First Street Foundation



Figure 3-40 Wind speed and tropical storm probability projections for Dawson County (Source: First Street Foundation)



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**3.2.8.4 Impacts**

The HMPC determined that all critical facilities and all public and private property within Dawson County are susceptible to direct and indirect impacts of a tropical cyclone.

Based upon the 2024 Dawson County HAZUS report, a wind damage assessment modeling a tropical storm with maximum winds of 64 mph (1% chance storm event) could result in almost \$380,000 of economic loss with the highest loss ratio occurring in the north.

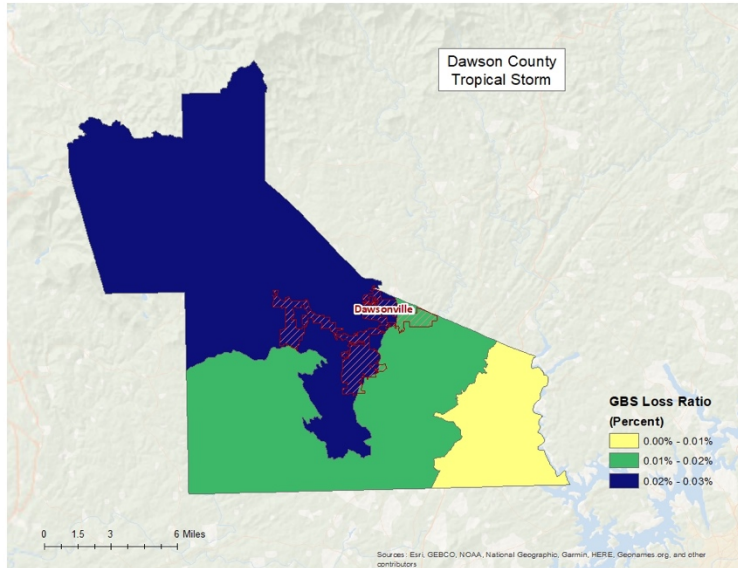


Figure 3-41 Hurricane wind building loss ratios (Source: 2024 Dawson County HAZUS Report)

No essential facilities were damaged in the model, but 22 facilities resulted in expected loss of use. Further, the model resulted in 17 tons of expected debris generated from hurricane wind (classification of brick, wood, and other).

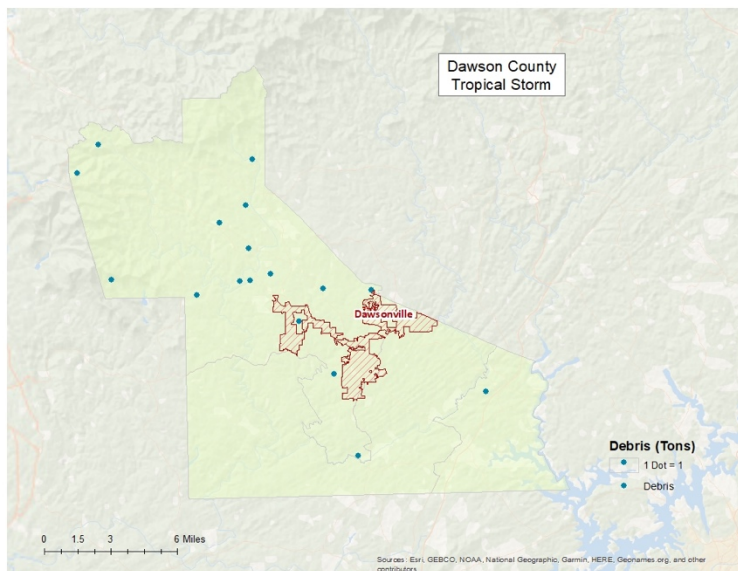


Figure 3-42 Wind-related debris weight (tons) (Source: 2024 Dawson County HAZUS report)



Hurricanes pose a significant threat to vulnerable populations in Dawson County, particularly due to the associated high winds, heavy rainfall, and potential flooding. Elderly residents and individuals with disabilities may find it difficult to evacuate in a timely manner, especially if they rely on mobility aids or caregivers. Low-income households are more likely to live in housing that is less resistant to high winds and may lack the financial resources to prepare adequately, such as by reinforcing windows or purchasing emergency supplies. Rural communities may be more isolated during a hurricane, making it harder for them to access emergency services, shelters, or medical care. Individuals with limited English proficiency may face challenges receiving and understanding critical evacuation orders and weather updates, leaving them more vulnerable to harm. Additionally, hurricanes often result in prolonged power outages, which can be especially dangerous for those who rely on electricity for medical devices or refrigeration of essential medications. Children, particularly in low-income families, may suffer the effects of disrupted services, including access to food, clean water, and shelter.

### **3.2.8.5 Impacts from Future Conditions**

Impacts in the future will likely be heightened due to climate change and population change. Climate change is expected to cause higher and more probable wind speeds, resulting in greater damage to infrastructure and loss of life. Increased population will also result in more development and population density, resulting in increased damage to property and life regardless of increases in wind speeds.

### **3.2.8.6 Multi-Jurisdictional Considerations**

Tropical Cyclone events have impacted all areas of Dawson County. Crop damage from tropical cyclone events would likely have the greatest impact in the rural areas of Dawson County. However, property damage numbers would be highest in more heavily populated areas, such as the City of Dawsonville and parts of Dawson County along the Georgia Highway 400 corridor, due to greater population density. Additionally, any riverine flooding as a result of a tropical cyclone would have the greatest impact on areas along the Etowah River and its tributaries and distributaries. This would most likely impact areas in unincorporated areas of Dawson County. Tropical Cyclones have the potential to impact all areas of Dawson County.

### **3.2.8.7 Hazard Summary**

Even with the relative infrequency of tropical cyclone impacts in Dawson County in the recent past, the potential losses and impacts associated with the event would severely damage the infrastructure and economic viability of the County and the City of Dawsonville. Dawson County’s proximity to the Atlantic coast increases the likelihood of a tropical cyclone impacting the area. The mitigation measures identified in this plan for tropical cyclones should be pursued based on the high impact potential of this hazard and the ability for tropical cyclones to inflict widespread devastation anywhere in Dawson County. Dawson County has had five Federally Declared Disaster related to Tropical Cyclones, most recently in 2020 (Hurricane Zeta).

## **3.2.9. Natural Hazard: Extreme Temperatures**

### **3.2.9.1 Hazard Description**

Extreme temperatures occur on both ends of the spectrum with excessive heat and excessive cold being a concern in the area. Excessive temperatures can impact every person throughout





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the community. It is important to ensure that people are prepared for the extreme heat and extreme cold scenarios as both can have impacts.

The National Weather services has a heat index that is used to determine if the heat is dangerous. The heat index is pictured below. The NWS will issue an alert when the heat index is expected to exceed 105 – 110 degrees Fahrenheit for at least 2 days in a row.

The National Weather Service will issue a Wind Chill warning if dangerous cold wind chill values are expected or are happening currently. The below Wind Chill Chart shows the temperatures and wind speeds where frostbite can happen. The higher the wind speed and the colder the temperature the quicker frostbite will set in.

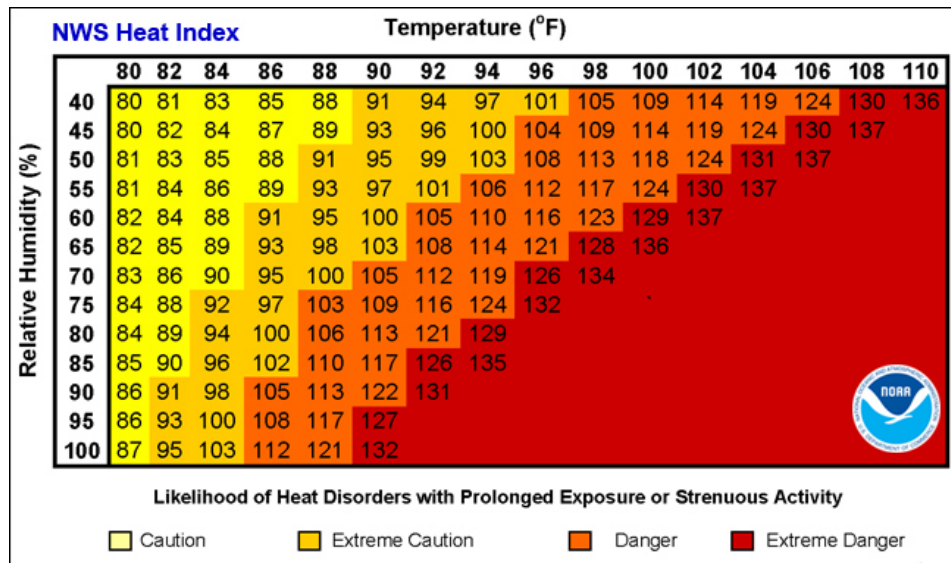


Figure 3-43 Likelihood of heat disorders with varying temperatures and relative humidity values (Source: National Oceanic and Atmospheric Administration)

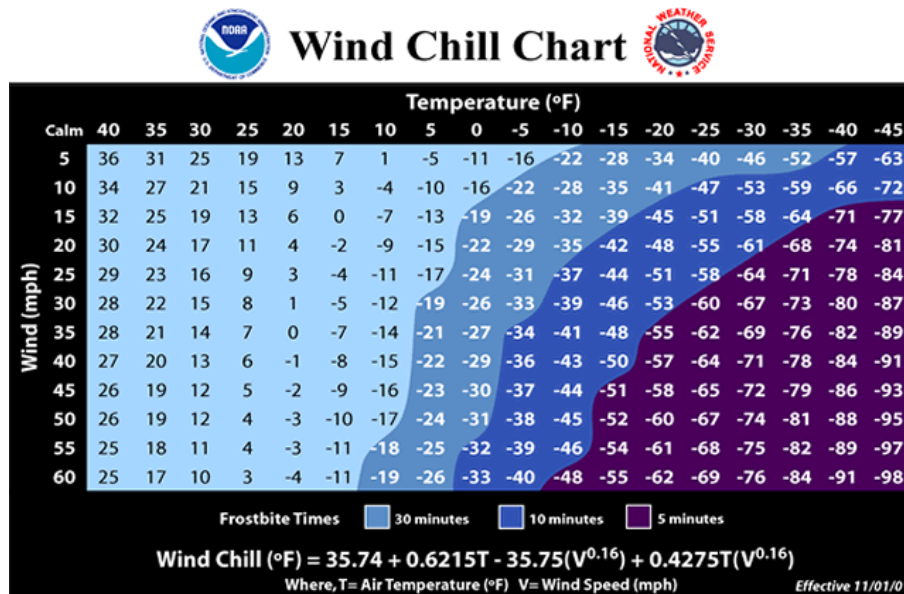


Figure 3-44 Frostbite times with varying temperature and wind values (Source: National Oceanic and Atmospheric Administration)



### 3.2.9.2 Hazard Profile (Location, Extent, Previous Occurrences)

The entire county is at risk of extreme temperatures. Further, in the case of an extreme temperature event, the event will likely affect the entire county as the hazard is typically a regional event as opposed to a localized event.

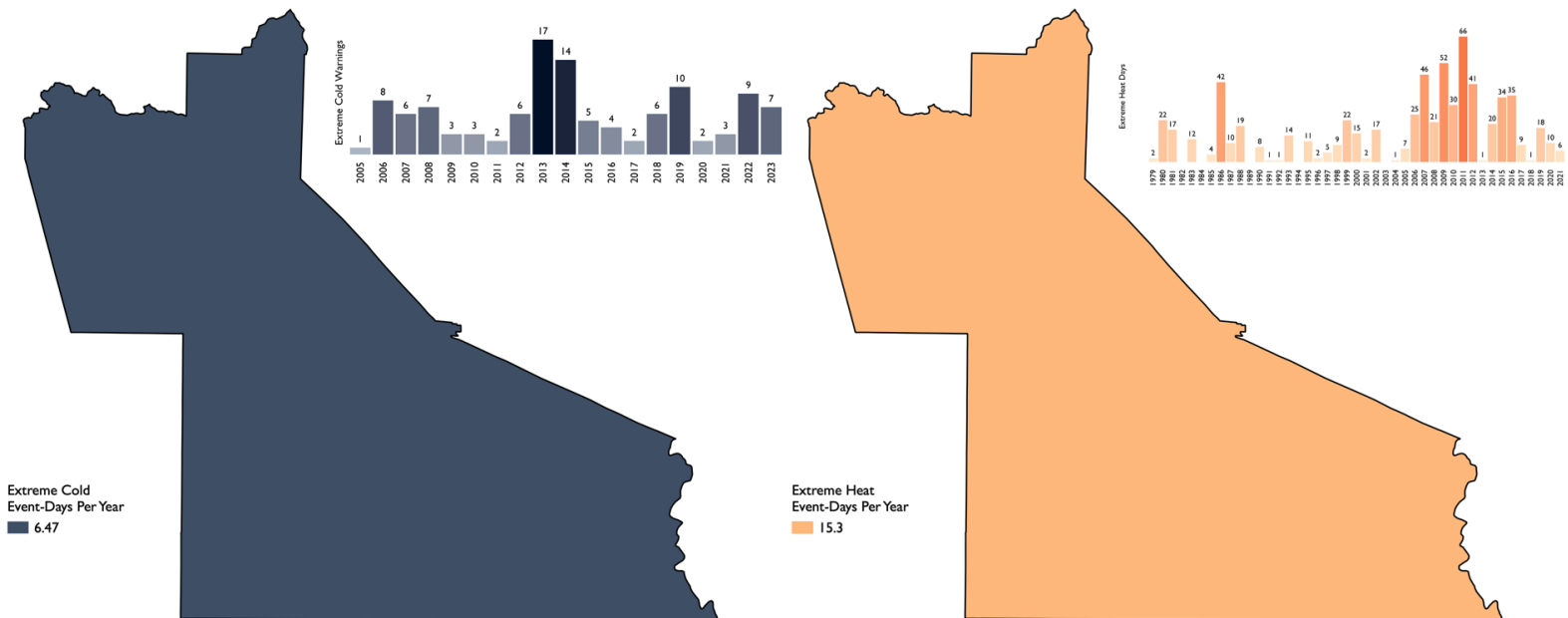
The National Weather Service weather forecast offices issue weather warnings when an office has at least an 80% confidence level of an event occurrence (generally within 24 to 36 hours). Days are considered extreme cold days the forecast office issues a warning for extreme cold or wind chill. From 2005 to 2022, no extreme cold warnings were issued, but wind chill warnings were issued when the wind chill index was less than or equal to 25°F for at least 3 hours using only sustained wind. The forecast office issued warnings on 115 days during this time period.

Extreme heat events are periods in which an absolute or relative threshold is surpassed for a duration of at least 2 or 3 consecutive days. For this analysis, an extreme heat day is based on the 90<sup>th</sup> percentile relative value – for each calendar day, the daily high was determined for the period between 1979 and 2019 (May through September only) and any day above the 90<sup>th</sup> percentile temperature is considered an extreme heat day. There were 658 extreme heat days recorded during this time period.

### 3.2.9.3 Probability

Using the data described above, the annualized frequencies of extreme cold and extreme heat events were determined.

The probabilities of extreme cold and extreme heat days in Dawson County are extremely likely (occurring every 1 year or more).



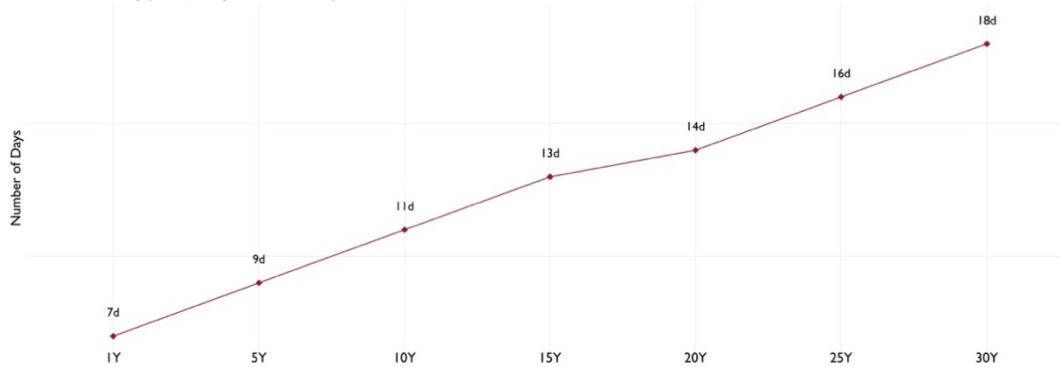
Figures 3-45 and 3-46 Annualized frequency analysis of extreme cold and heat events in Dawson County (Source: Iowa State University, Centers for Disease Control and Prevention)



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For extreme heat the number of annual “Hot Days” is predicted to increase over the next 30 years. In the next year, it is expected that the County will see roughly 7 “Hot Days” but in 30 years the County will see roughly 18 “Hot Days” each year. The average daily high temperature is expected to increase as well. This year, the average daily high temperature during the hottest month of the year is expected to be 85 degrees while in 30 years that number is expected to be 88 degrees. The likelihood of a 3-day heat wave in on the County is expected to rise by almost 30% over the next 30 years. With the increase in temperatures, there is an expected 16.3% increase in energy usage in 30 years.

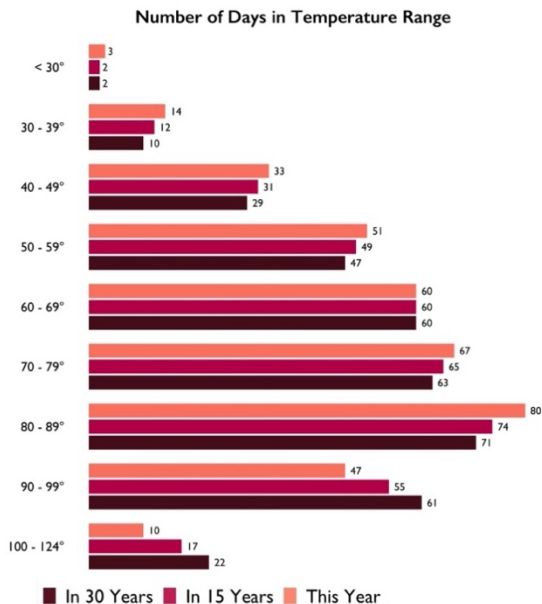


Number of Annual "Hot Days" to Occur within the Next 30 Years [1]

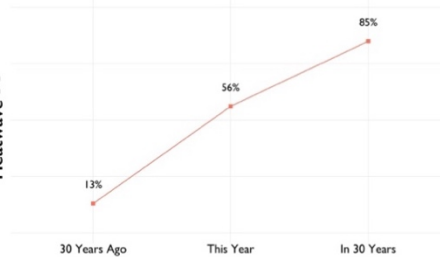
Average Daily High Temperature during the Hottest Month of the Year

**85°F** This Year  
**87°F** In 15 Years  
**88°F** In 30 Years

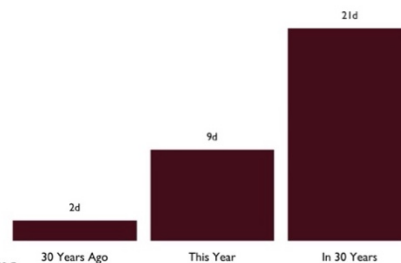
**16.3%**  
 Increase in Energy Usage in 30 Years



Likelihood of a 3+ Day Heatwave [2]



Number of "Dangerous Days" [3]



[1] A "hot day" is defined by using the 98th percentile "feels like" temperature in a specified area, or in other words the lowest daily high temperature on the hottest 7 days in a given year. A "hot day" is considered to be any day with a "feels like" temperature above 101°F in Dawson County  
 [2] A heatwave consists of 3 or more consecutive days where the "feels like" temperature meets or exceeds the local definition of a "hot day"  
 [3] A "dangerous day" is defined as a day when the "feels like" temperature is at least 100°F  
 Data Sources: First Street Foundation



Figure 3-47 Extreme heat-related projections for Dawson County (Source: First Street Foundation)



#### **3.2.9.4 Impacts**

Extreme temperatures can impact all areas of the County. With regards to direct impacts, extreme temperature events can cause crop damages as well as damages to the temperature regulation systems of physical assets (e.g. HVAC and heating) that may be pushed to capacity. Extreme temperatures also impact people and it is important to be aware of vulnerable populations. For extreme heat, the elderly, infants, and children are at risk for health problems if exposed for too long. Extreme heat can cause heat stroke, cramps, and exhaustion. If left untreated these issues can be fatal. The impacts of extreme cold can be felt by people of any age. If left exposed to colder temperatures for too long, people can become hypothermic and get frost bite.

Further, extreme temperatures can lead to other hazard-related impacts when coupled with complementary hazards (e.g. extreme cold coupled with precipitation can lead to winter weather and its impacts, extreme heat and drought can lead to exasperated drought impacts, etc.).

Extreme temperatures, whether heatwaves or cold snaps, disproportionately affect Dawson County's vulnerable populations. Elderly residents and individuals with pre-existing health conditions, especially heart or respiratory issues, are more susceptible to heat-related illnesses or hypothermia. Low-income households may lack adequate heating or cooling systems, putting them at greater risk during temperature extremes. Homeless individuals face direct exposure to dangerous temperatures, while children, particularly in low-income families, are vulnerable to health risks from inadequate protection. Limited English proficiency populations may struggle to receive critical information about cooling or warming centers during extreme weather events.

#### **3.2.9.5 Impacts from Future Conditions**

Extreme heat should be of special concern regarding impacts from future conditions due to the effects of climate change. As described above, extreme heat days are expected to be more frequent and more severe, heightening all impacts from extreme heat listed above.

Further, population growth will increase vulnerable populations, requiring additional resources to combat the impacts from extreme temperature events.

#### **3.2.9.6 Multi-Jurisdictional Considerations**

All portions of Dawson County could potentially be impacted by extreme temperatures. The impacts will be higher in the areas with higher population densities such as the City of Dawsonville and parts of Dawson County along the Georgia Highway 400 corridor because of the larger population density in those areas.

#### **3.2.9.7 Hazard Summary**

Extreme temperatures can be both extreme heat and extreme cold. If a certain threshold is reached, then extreme temperature warnings can be put in place. If people are exposed to either extreme heat or extreme cold for too long, then it could potentially be fatal. It is important to put protocols in place to be prepared for people to be exposed to this hazard.



### **3.2.10. Technological Hazard: Hazardous Materials**

#### **3.2.10.1 Hazard Description**

Hazardous materials, or hazmat, refers to any materials that may pose a real hazard to human health and/or the environment because of its quantity, concentration, and/or physical or chemical characteristics. Hazardous materials include explosives, flammables, combustibles, oxidizers, toxic materials, radioactive substances, and corrosives. Specific federal and state regulations exist regarding the transport and storage of hazardous materials.

A hazardous materials spill or release occurs when a hazardous material gets into the environment in an uncontrolled fashion. Response to a hazmat spill or release depends greatly on the type of material involved and the subsequent physical and chemical characteristics. Major sources of hazardous materials spills include transportation accidents on roadways and railways, pipeline breaches, and spills into rivers and creeks. Jurisdictions with facilities that produce, process, or store hazardous materials are at risk, as are facilities that treat or dispose of hazardous materials.

#### **3.2.10.2 Hazard Profile (Location, Extent, Previous Occurrences)**

Incidents involving hazardous materials may arise at various stages, including production, transportation, usage, and storage, anywhere within Dawson County. Individuals in close proximity to the processing and storage of such materials face potential risks of exposure to toxic fumes, soil contamination, and water contamination. Additionally, communities located at a distance from production or storage facilities are not exempt from risks, as hazardous materials are regularly transported through roadways, railways, pipelines, and waterways. This underscores the fact that all areas within the County are susceptible to potential hazards.

Data from the United States Coast Guard National Response Center (NRC) was reviewed regarding hazardous materials spill history in Dawson County. Data is available from 1982 to 2022 and all available data was reviewed. There were 6 NRC reported hazardous materials spills or releases in Dawson County over a 40-year period. It is anticipated that many more hazardous materials incidents have occurred over the last 40 years but have not been reported.

#### **3.2.10.3 Probability**

Major hazardous materials incidents resulting in mass-casualties are rare and have not occurred historically in Dawson County. Reports of hazardous material spills and releases, however, are increasingly commonplace. Chemical spills of significant magnitude have the potential to happen in facilities engaged in the production, usage, or storage of chemicals. These facilities encompass chemical manifesting plants, laboratories, shipyards, railroad yards, warehouses, and areas designated for chemical disposal. Furthermore, unauthorized dumpsites may emerge in various locations. Accidents related to the transportation of hazardous materials can transpire at any given moment, causing substantial repercussions for the nearby community with one of the greatest areas of concern for the County being along the US Highway 19 corridor that runs through the center of Dawson County. Apart from the risks to human health, such incidents can have far-reaching effects on the environment and the economic sectors linked to aquaculture and agriculture.



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The probability of this hazard in Dawson County is very likely (occurring every 1 to 5 years). The probability will likely increase in the future though for fixed facilities incidents as Dawson County continues to grow its industrial footprint.

### 3.2.10.4 Impacts

The environment is particularly vulnerable to the threat posed by hazardous materials. Waterways are at a high risk for contamination from hazardous materials. Water contamination is of concern to the Dawson County HMPC. Public and private property located near fixed hazardous materials facilities are also a greater risk than the general population of Dawson County.

Estimation of potential losses is difficult regarding hazardous materials due to the vast array of potential types of hazardous materials that could be involved in the incident and unknown costs regarding environmental damages. No recorded information was found regarding the losses associated with hazardous materials incidents in Dawson County. However, a hazardous materials release, whether in transport or at a fixed facility, would incur significant costs regarding emergency response, potential road closures, evacuations, watershed protection measures, expended man-hours, and cleanup materials, equipment, and personnel.

### 3.2.10.5 Impacts from Future Conditions

As hazardous material incidents are man-made incidents, climate change is not expected to directly play a role in impact changes. Indirectly though, hazardous material facilities may be affected by changes in flooding and wildfires leading to accidental releases. For example, increased flooding could inundate tanks and pipelines, leading to damaged pipelines and subsequent releases. Further, wildfires can lead to power outages which may affect the safe operations of hazardous material facilities.

The increase in Dawson County's population and industrial sector may also result in impact changes. The growth of the industrial sector heightens the risk of hazardous material incidents due to increased production and usage, greater transportation volumes, and the potential for human errors and infrastructure limitations. This expansion necessitates a proactive approach to safety measures, training, and emergency response protocols to mitigate the elevated risks associated with hazardous materials in industrial settings.

### 3.2.10.6 Multi-Jurisdictional Considerations

All of Dawson County, including the City of Dawsonville, are vulnerable to both fixed facility and transportation-related hazardous materials releases. However, areas of higher commercial density, such as the City of Dawsonville, and areas of greatest of highest traffic, such as the Georgia Highway 400 corridor, are at the greatest risk.

### 3.2.10.7 Hazard Summary

Hazardous materials incidents pose a significant threat to the citizens, infrastructure, and critical facilities of Dawson County. Unknown quantities of hazardous materials are transported daily through Dawson County and the City of Dawsonville. These materials are transported via highways, with US Highway 19 being of greatest concern. Water contamination as a result of a



hazardous materials spill is of significant concern to the Dawson County HMPC. As a result of the threat posed by hazardous materials, the Dawson County HMPC has identified mitigation actions directly related to this threat.

**3.2.11. Technological Hazard: Dam Failure**

**3.2.11.1 Hazard Description**

Georgia law defines a dam as any artificial barrier, which impounds or diverts water, is 25 feet or more in height from the natural bed of a stream or has an impounding capacity at maximum water storage evaluation of 100 acre-feet or more. Dams are generally constructed to provide a ready supply of water for drinking, irrigation, recreation, and other purposes. Dams can be constructed from earth, rock, masonry, concrete or any combination of these materials.

Dam failure is a term used to describe a significant breach of a dam and the subsequent loss of contained water. Dam failure can cause significant damages downstream to structures, roads, utilities, and crops. Dam failure can also put human and animal lives at risk. National statistics indicate that one-third of all dam failures in the United States are caused by overtopping due to inadequate spillway design, debris blocking spillways, or settlement of the dam crest. Another third of all US dam failures are the result of foundation defects, including settlement and slope instability.

**3.2.11.2 Hazard Profile (Location, Extent, Previous Occurrences)**

There are 7 Category I and 18 Category II dams located within Dawson County. Category I dams are those that would pose a possible threat to human life if a failure were to occur. All Category I dams must be inspected annually according to Georgia’s Safe Dams Act.

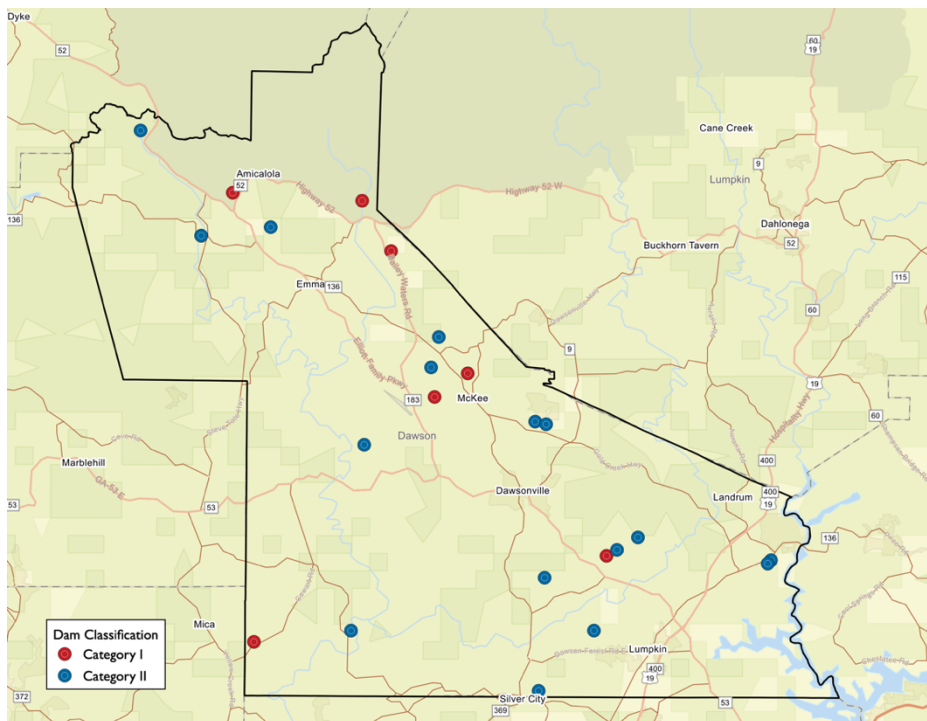


Figure 3-48 Locations of category I and II dams in Dawson County (Source: Georgia’s Safe Dams Act)



There are no reported incidents of previous dam failures in Dawson County.

### **3.2.11.3 Probability**

Significant dam failures are low probability but high consequence events. Given that no previous occurrences have happened in the County, the probability of dam failure is unlikely (occurring every 50 years or less). The probability is likely to be affected though by climate change coupled with the aging status of dams.

### **3.2.11.4 Impacts**

The failure of dams in Dawson County could have severe consequences, leading to widespread flooding and property damage downstream. Such incidents pose a significant threat to public safety, potentially resulting in the displacement of communities, loss of lives, and disruption of essential infrastructure. Moreover, the environmental impact may include soil erosion, water contamination, and the alteration of ecosystems, necessitating comprehensive strategies for dam maintenance and emergency preparedness in the region.

A dam failure in Dawson County would have catastrophic effects, especially for vulnerable populations. The rapid flooding that follows a dam failure could overwhelm elderly residents and individuals with disabilities, who may have difficulty evacuating quickly or reaching higher ground in time. Low-income households are more likely to live in areas downstream of a dam, where housing is less expensive but more prone to flood risk. They may also lack the resources to recover after the disaster, such as flood insurance or savings to rebuild. Rural residents in isolated areas could face challenges accessing emergency services and transportation during the event, further delaying evacuation efforts. Those with limited English proficiency might not receive timely or clear warnings, putting them at greater risk if evacuation instructions are not understood. Children, particularly in low-income households, are also vulnerable, as they depend on adults for safety and may be in schools or daycare centers that could be located in flood-prone areas. The sudden nature of dam failure, combined with the potential for widespread infrastructure damage, heightens the risks for these populations.

### **3.2.11.5 Impacts from Future Conditions**

Dawson County participates in the National Flood Insurance Program (NFIP) and follows the program's guidelines to ensure future development is carried out in the best interests of the public. The County (CID No. 130304) first entered the NFIP on December 15, 1990. According to the NFIP guidelines, the County has executed a Flood Damage Prevention Ordinance. This ordinance attempts to minimize the loss of human life and health as well as minimize public and private property losses due to flooding. The ordinance requires any potential flood damage be evaluated at the time of initial construction and that certain uses be restricted or prohibited based on this evaluation. The ordinance also requires that potential homebuyers be notified that a property is located in a flood area. In addition, all construction must adhere to the Georgia State Minimum Standard Codes and the International Building Codes. Currently, the Dawson County municipality of Dawsonville also participate in NFIP.

Climate change and population growth collectively amplify the potential impacts of dam failures, creating a scenario of heightened vulnerability. As climate change induces more extreme weather events, including intense storms and prolonged periods of rainfall, the strain on dam





structures increases, elevating the risk of failure. Simultaneously, population growth often leads to urbanization and expanded settlements in areas downstream of dams, intensifying the human and economic consequences of a failure. The combination of changing climate patterns and burgeoning populations not only raises the likelihood of dam failure but also exacerbates the scale of devastation.

### **3.2.11.6 Multi-Jurisdictional Considerations**

During a dam failure event, many portions of Dawson County would potentially be impacted by flooding. However, the areas most prone to flooding have historically been those areas located within the 100-year floodplain and downstream from dams.

### **3.2.11.7 Hazard Summary**

Dam failure poses a threat to Dawson County and its citizens, infrastructure, and critical facilities. A dam failure could prove catastrophic for areas downstream of the dam, particularly if the failure were to occur at any of the seven Category I dams located in Dawson County. As a result, mitigation efforts for dam failure should be focused in this potentially affected area.

### **3.2.12. Technological Hazard: Transportation Incident**

#### **3.2.12.1 Hazard Description**

There are many secondary hazards that could be associated with transportation incidents. Injuries or deaths can occur as a result of the impact of a transportation accident, by a hazardous materials release as a result of a transportation incident, or by other related transportations hazards. Transportation can occur via roadways, highways, interstates, railways, air or navigable waterways. Each transportation type poses their own unique hazard issues and consequences.

Roadway hazards are most likely to be caused by a motor vehicle accident involving one or more cars, trucks, vans, or transport vehicles. These incidents can have injuries as a result of the impact of the MVA or a hazardous materials release into the local environment, including waterways. Railway incidents pose many of the same dangers as motor vehicle accidents. However, the threat of a hazardous materials release is greatly increased when railway transportation incidents are considered.

Air accidents can include commercial airplanes, private airplanes, hot air balloons, helicopters, or other forms of air travel. Each of these incidents can cause a significant threat to human life as well as posing a hazardous material threat due to the cargo being transported or the fuel being used. Navigable waterway incidents can create formidable incidents for response organizations. Because of the waterway, technical expertise is needed to carry out rescue operations, especially in swift-moving waterways. Also, any incident in a waterway is likely to have environmental impacts.

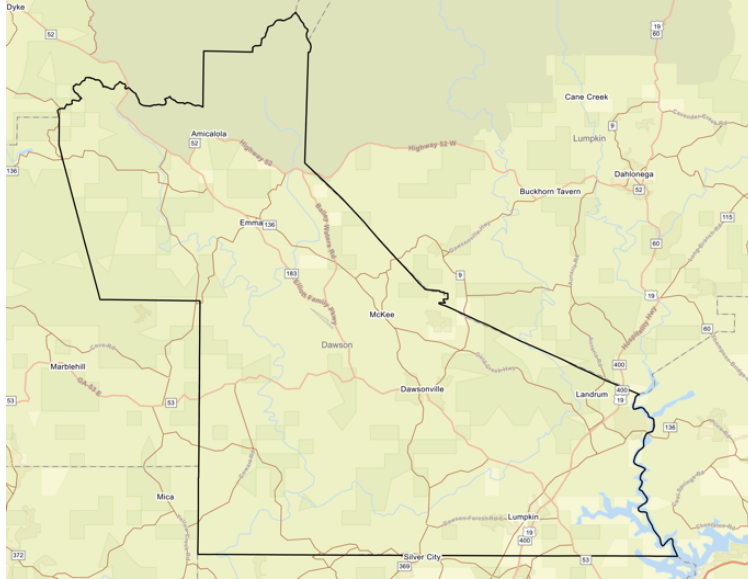
#### **3.2.12.2 Hazard Profile (Location, Extent, Previous Occurrences)**

Transportation incidents are of a significant concern in Dawson County and can happen anywhere in the County. The most heavily traveled roads and pass-through routes include US Highway 19, and Georgia Highways 9, 52, 53, 136, 183, and 400.



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Transportation incidents can range significantly in severity from minor fender-benders to fatal crashes. Due to the high frequency of transportation incidents, all previous occurrences are not listed, but below shows annual summaries from 2017 to 2021.



*Figure 3-49 Transportation map for Dawson County*

**3.2.12.3 Probability**

Transportation incidents are one of the most commonly occurring hazards in Dawson County and nationwide. There is no sure way to predict future transportation incidents as most typically occur without warning. The probability of transportation incidents in Dawson County is extremely high (occurring every 1 year or more).

**3.2.12.4 Impacts**

Transportation incidents, ranging from vehicular accidents to hazardous material spills, can have profound impacts on both property and people. Collisions involving automobiles can result in property damage, vehicle destruction, road closures, and, most critically, injuries or loss of life for those involved. Loss of life from transportation incidents is common – 3 to 7 fatalities occurred annually in Dawson County between 2017 and 2021. Moreover, accidents involving the transportation of hazardous materials pose an additional layer of risk, potentially leading to environmental contamination, property destruction, and long-term health effects for nearby communities.



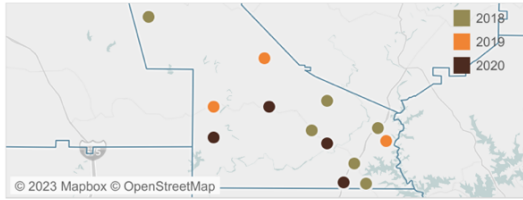
**GEORGIA COUNTY FACT SHEETS**  
2021 Preliminary

# Dawson County

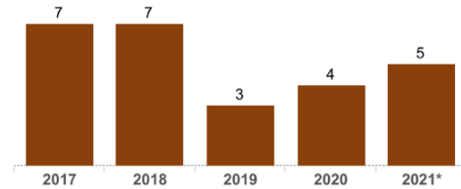
Use the dropdown menu to select a county or counties of interest.

Dawson

Fatal Crashes | 2018-2020



All Traffic Fatalities | 2017-2021\*

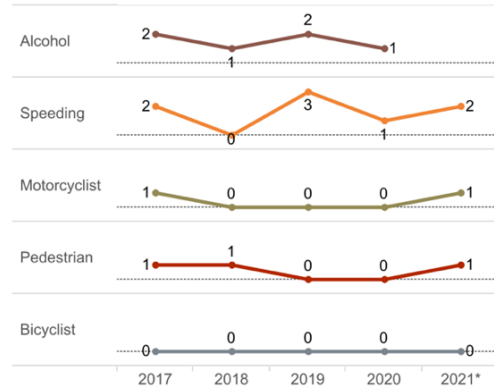


Crashes & Serious Injuries | 2017-2021\*

	2017	2018	2019	2020	2021*
Crashes	734	651	945	939	993
Suspected Serious Injury	97	40	19	26	12

Numbers of crashes and suspected injuries may vary for other sources (i.e., GEARS or Numetrics). Data from 2017-2020 were obtained from GDOT databases revised by Crash Outcomes Data and Evaluation System (CODES). Data for 2021 is preliminary and were extracted from Numetrics on December 21, 2022.

Traffic Fatalities by Type | 2017-2021\*



Note: A single fatality can be categorized more than once. Therefore the SUM of individual cells will not equal the total due to double counting. Alcohol test results are imputed values; therefore, 2021 FARS and state preliminary data or estimates were unavailable a..

Passenger Vehicle Occupant Fatalities Restraint Use

2019 - 2021\*

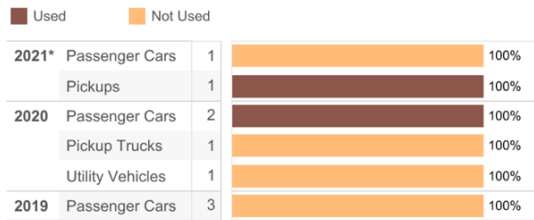


Figure 3-50 Dawson County traffic crash report (Source: Georgia Governor's Office of Highway Safety)

### 3.2.12.5 Impacts from Future Conditions

The greatest contributor to impacts from future changes is population change as an increase in overall population increases the likelihood and potential impact of a transportation incident.

### 3.2.12.6 Multi-Jurisdictional Considerations

Dawson County, as well as the City of Dawsonville, could potentially be impacted by a transportation incident. However, areas along the Georgia Highway 400 corridor are at the greatest risk for this type of incident.

### 3.2.12.7 Hazard Summary

The Dawson County HMPC has determined that transportation incidents pose a high risk to their jurisdictions due to the unpredictable nature and likelihood of the incident. As a result, the Dawson County HMPC has developed mitigation strategies and actions with transportation incidents in mind.



**3.2.13. Technological Hazard: Terrorism**

**3.2.13.1 Hazard Description**

The Federal Bureau of Investigation (FBI) defines terrorism as violent acts or acts dangerous to human life that violate federal or state law, appear to be intended to intimidate or coerce a civilian population, affect the conduct of a government by mass destruction, assassination, or kidnapping, and is calculated to influence or affect the conduct of a government by intimidation or retaliate against government conduct. Terrorism is usually referenced as being premeditated and politically motivated.

Terrorist acts are, by their very nature, designed and carried out with the intention of inflicting mass casualties and extensive property damage. When an act of terrorism is carried out in a jurisdiction, it will likely be necessary to implement multiple aspects of the emergency management system and summon additional resources from local, state, and federal partners.

Terrorism is generally divided into two types: domestic terrorism and international terrorism. Domestic terrorism is defined as terroristic acts focused on facilities and populations without foreign direction. International terrorism involves activities that are foreign-based and/or sponsored by organizations outside of the United States.

Terrorists often use threats to create fear among the public, to convince citizens that government is powerless to prevent terrorism and to get immediate publicity for their causes. Weapons of Mass Destruction (WMDs), including incendiary, explosive, chemical, biological, radiological and nuclear agents, have the capability to cause death or serious bodily injury to a significant number of people, thus posing the threat of a catastrophic incident. Terrorism can also include arson, agro-terrorism, armed attack, intentional hazardous materials release, water or food contamination, and attacks on infrastructure and electronic information systems.

**3.2.13.2 Hazard Profile (Location, Extent, Previous Occurrences)**

It is almost impossible to predict where and when a terrorist attack could occur. The specific motivations of terrorists dictate target selection; therefore, any location within the County has the potential to become a target of terrorism. Terrorism targets have historically been facilities that make a large economic or social impact on the targeted government or jurisdiction. In Dawson County, all critical facilities could be seen as potential targets. It is important to note that terrorism includes a multitude of potential approaches, including agro-terrorism, which is terrorism targeted toward agriculture, so due to the high economic impact of agriculture in Dawson County, agro-terrorism should also be of concern. Additionally, a terrorist contamination of Dawson County’s water supply is of particular concern.

No previous occurrences of terrorism in Dawson County were noted.

**3.2.13.3 Probability**

It is almost impossible to predict where and when a terrorist attack could occur. The probability of a terrorist attack in Dawson County is unlikely (occurring every 50 years or less).

**3.2.13.4 Impacts**

The impacts of terrorism on Dawson County would be profound and multifaceted, extending beyond immediate physical harm to affect the fabric of the community. Acts of terrorism can



instill fear, anxiety, and a pervasive sense of insecurity among residents, eroding the social cohesion that defines a community. Beyond the human toll, there would likely be significant economic repercussions, with disruptions to local businesses, tourism, and overall economic stability. Infrastructure may be compromised, emergency response systems strained, and the long-term psychological effects on individuals and the collective community psyche could endure.

**3.2.13.5 Impacts from Future Conditions**

Population change can significantly affect the impacts of terrorism, with the scale of potential harm often tied to the density and composition of the population. In areas experiencing population growth, the potential consequences of terrorism may be more severe due to increased vulnerability and the higher concentration of people and infrastructure. Larger populations can result in more significant economic losses, disruptions to essential services, and a greater challenge in managing the aftermath of an attack. Additionally, diverse and growing populations may introduce complexities in communication, emergency response, and community resilience

**3.2.13.6 Multi-Jurisdictional Considerations**

All of Dawson County, including the City of Dawsonville, are vulnerable to potential acts of terrorism. However, critical facilities and their surrounding areas are considered to be at the greatest risk. Additionally, areas of tourism, such as Amicalola Falls State Park, are also at greater risk due to these areas being high visibility targets.

**3.2.13.7 Hazard Summary**

Terrorism, while a low-probability hazard, would have devastating effects on Dawson County and the City of Dawsonville. These impacts would be immediate and long- lasting and could be potentially economically crippling. Because of these considerations, the Dawson County HMPC has developed mitigation actions with terrorism in mind.

**3.2.14. Technological Hazard: Communications Failure**

**3.2.14.1 Hazard Description**

A communications failure refers to the breakdown or disruption in the transmission of information through various channels, including but not limited to, telecommunications networks, radio frequencies, internet services, and other means of conveying messages. This breakdown can occur due to technical issues, equipment malfunctions, natural disasters, cyberattacks, or other factors that impede the smooth flow of data and information. While a communications failure would most likely be a secondary hazard of one of the other hazards identified in this plan, a communications failure could be also be an independent incident. Communication failures can have significant consequences, particularly in emergency situations where timely and accurate information is crucial. It can affect public safety, disrupt essential services, and hinder coordination efforts among individuals, organizations, or governmental entities relying on effective communication channels.



A lack of communication with outside sources could lead to public panic, poor emergency response capabilities, and other cascading hazards. These events pose a significant threat to many jurisdictions.

#### **3.2.14.2 Hazard Profile (Location, Extent, Previous Occurrences)**

A communications failure can occur anywhere in Dawson County and would likely affect a significant portion of the County as opposed to a narrow, localized area. The severity of a communications failure can range from a minor outage on the magnitude of minutes or seconds to a county-wide outage ongoing for days to weeks.

#### **3.2.14.3 Probability**

Robust data is unavailable for Dawson County to analyze historical data of communications failure, but using subject matter expertise, the HMPC has evaluated the probability of a major communications failure incident as unlikely (occurring every 50 years or less).

Climate change may elevate the probability of communications failures through intensified and more frequent extreme weather events such as hurricanes, storms, and wildfires. These events can damage or disrupt critical communication infrastructure, including cell towers, power lines, and data centers, leading to widespread outages. Additionally increased flooding, attributed to climate change, can compromise the functionality of underground cables and other communication networks, further amplifying the vulnerability of communication systems to the impacts of a changing climate.

Further, population change can heighten the probability of communications failures as urbanization and increased population density place greater demand on existing communication infrastructure, leading to congestion and potential service disruptions. The expansion of communities and infrastructure can also make it more challenging to maintain and upgrade communication networks efficiently, increasing the risk of failures due to aging or inadequate systems.

#### **3.2.14.4 Impacts**

In case of any failure of a communications infrastructure, general communication difficulties would be exacerbated for both emergency responders and for the general public. The reliance on wireless communications, particularly for the public safety sector, increases the impacts felt by Dawson County's emergency response agencies to a communications failure.

A communications failure in Dawson County could result in critical delays in emergency response efforts, hindering the coordination of first responders and increasing the risk of harm during disasters. Essential services, including public safety announcements, healthcare communication, and utilities coordination, may be severely compromised, impacting the well-being of the community. Additionally, disruptions in communication could impede the dissemination of vital information during extreme weather events, leaving residents uninformed and vulnerable to potential risks.



#### **3.2.14.5 Impacts from Future Conditions**

In the context of climate change, a communications failure in Dawson County may become more frequent and severe due to the increased frequency and intensity of extreme weather events. Rising temperatures, more intense storms, and other climate-related factors could lead to a higher likelihood of damage to communication infrastructure, exacerbating the challenges in emergency response coordination and public communication during crises. Population growth further compounds these challenges as expanding communities place additional stress on communication networks, potentially leading to increased congestion, slower response times, and difficulties in maintaining and upgrading infrastructure to keep pace with the growing demand. The combination of climate change and population growth heightens the vulnerability of Dawson County to the impacts of communications failures, emphasizing the need for adaptive strategies and resilient infrastructure planning.

#### **3.2.14.6 Multi-Jurisdictional Considerations**

Dawson County, as well as the City of Dawsonville, could potentially be impacted by a communications failure. However, areas of greatest population density, such as the City of Dawsonville and areas along the Georgia Highway 400 corridor, are at greatest risk.

#### **3.2.14.7 Hazard Summary**

The Dawson County HMPC has determined that communications failures pose a high risk to their jurisdictions due to the unpredictable nature of the incident. As a result, the Dawson County HMPC has developed mitigation strategies and actions with communications failures in mind.

### **3.2.15. Technological Hazard: Emergent Infectious Diseases**

#### **3.2.15.1 Hazard Description**

Microorganisms, such as bacteria, viruses, parasites, fungi, or prions, surround us within the environment. They can even be found within our own bodies. Most microorganisms are completely harmless, and many are beneficial. However, some of these organisms are pathogenic, meaning they cause or can cause disease. Infectious diseases are caused by these pathogenic organisms and are communicable – meaning they can be spread from person to person either directly or indirectly. Direct transmission of the disease occurs through actual physical contact with an infected person or their bodily fluids. Indirect transmission of a disease occurs when an infected person contaminates a surface by sneezing, coughing, etc., and a non-infected person encounters that infected surface. Another means of indirect transmission includes vectors, such as mosquitos, flies, mites, ticks, fleas, rodents, or dogs, which may carry the pathogenic microorganism and transmit it to people via a bite. Infectious diseases can also impact animal populations, particularly livestock and other farm animals. Even though these diseases may not directly affect humans, the economic impact of these diseases can be just as harmful, if not more so, to the community.

Infectious diseases can occur as primary events or they may occur as a cascading result of another disaster, such as a tornado, flood, or winter weather. Infectious diseases can vary greatly in severity and magnitude. According to the World Health Organization, infectious diseases account for three of the ten leading causes of death worldwide – HIV/AIDS, lower



respiratory infections, and diarrheal disease. These three events, combined with tuberculosis and malaria, account for 20% of deaths globally.

In Western countries, the impact of infectious diseases has diminished greatly over the last 75 years due to improved sanitation, personal hygiene, vaccinations, and the use of antibiotics. In the United States, only two infectious diseases – seasonal influenza and pneumonia – rank in the top ten leading causes of death. Annually, there are 1,500 deaths in the United States from seasonal influenza and another 52,000 from pneumonia. Children and older adults are the greatest at risk for both.

Emergent infectious diseases are those that are appearing in a population for the first time. Re-emergent infectious diseases are those that may have previously existed in a population, but levels had dropped to the point where it was no longer considered a public health problem until levels once again began increasing.

During the last 25 years, emergent and re-emergent infectious diseases have been on the rise.

*Table 3.1 Select contributing factors to the rise of emergent and re-emergent diseases*

<b>Contributing Factors to Increasing Occurrence of Emergent Diseases</b>
<b>Agent-Related Factors</b>
Evolution of pathogenic infectious agents Development of resistance to drugs Resistance of disease carriers to pesticides
<b>Host-Related Factors</b>
Human demographic changes (humans inhabiting new areas) Human behavior (sexual practices and drug use) Human susceptibility to infection
<b>Environment-Related Factors</b>
Economic development and land use patterns International travel and commerce Deterioration of surveillance systems

Due to a lack of ready-made vaccines for these diseases and a lack of immunity in the population, emergent and re-emergent infectious diseases are much more likely to escalate to pandemic levels rapidly.

### **3.2.15.2 Hazard Profile (Location, Extent, Previous Occurrences)**

The entire county could be affected by emergent infectious diseases, which is exemplified through previous occurrences.

Looking at occurrences with cases local to Dawson County, in 2009, the Central Georgia area was impacted by the 2009-2010 H1N1 Swine Flu. There were 1286 cases of H1N1 in Georgia in 2009-2010 and 33 deaths. The majority of registered cases occurred with people between the ages of 5 and 29. This equates to a mortality rate of just over 2.5% - which is slightly lower than the 3% rate of the 1918-1919 Spanish Flu Pandemic.





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In 2020, the COVID-19 Pandemic impacted the entire world and caused a variety of public health protocols to be implemented state-wide. In 2020, Dawson County had over 1,700 cases and there were over 575,000 cases statewide. By the end of 2021, there were over 1.4 million cases statewide and over 4,500 cases in Dawson County since the beginning of the pandemic. Vaccines were made available at the end of 2020. On May 11, 2023, the Public Health Emergency declaration for COVID-19 expired, but there are still COVID-19 cases.

In 2022, an Mpox outbreak occurred in the United States. There were over 30,000 cases nationwide with 2,000 cases and 54 deaths in Georgia as of October 2023. Mpox vaccines are available to prevent infection.

Over the last 25 years, emergent infectious disease outbreaks have occurred in other parts of the country. These include:

- 1993 Cryptosporidium Outbreak (Milwaukee, Wisconsin – 403,000 people ill and 100 deaths)
- 2010 Whooping Cough Outbreak (California – 9,500 people ill and 10 infant deaths)
- 2014 Measles (Nationwide – 334 cases from January to May 2014 – most in 20 years)
- 2015 H5N2 Avian Flu Outbreak (Midwest – over 25 million chickens and turkeys destroyed as a precautionary measure at 83 locations)
- 2016 Zika Virus Disease (224 Cases Florida and Texas of patients that acquired the disease locally)

### **3.2.15.3 Probability**

It is probable that a human health incident will occur in Dawson County in the future. Common human health incidents, like the flu, occur annually and may be perceived as a lower risk by the general population. Outbreaks, like COVID-19, are less frequent, but can have greater impacts to the County.

The probability of this hazard was determined to be likely (occurring every 5 to 20 years). The probability of emergent infectious diseases would increase with continued population growth, especially in densely populated areas.

### **3.2.15.4 Impacts**

The impacts of emergent infectious diseases on Dawson County can be far-reaching and multifaceted. The community's health infrastructure may face substantial challenges in terms of disease surveillance, testing, and healthcare delivery during outbreaks. The potential for increased strain on local healthcare facilities, disruptions to essential services, and economic repercussions due to containment measures and reduced productivity may be significant. Furthermore, emergent infectious diseases can impact social dynamics, affecting community interactions, education, and overall well-being.

Dawson County would also likely see significant economic impacts from an outbreak involving animal populations, such as an Avian Flu, due to the large economic base agriculture provides (over \$50 million in annual sales). The lack of current vaccines and preparatory activities for these diseases has created a situation where the potential impact to Dawson County of a pandemic or epidemic could be catastrophic.



### **3.2.15.5 Impacts from Future Conditions**

With the influence of climate change, the impacts of emergent infectious diseases on Dawson County may intensify. Altered climate patterns can affect the distribution of disease vectors, expand the geographic range of certain illnesses, and contribute to the emergence of new infectious agents. Climate-related factors such as extreme weather events and changing ecological conditions may also disrupt local health systems, making communities more vulnerable to the spread of diseases. Additionally, population growth can exacerbate these impacts, placing greater pressure on healthcare infrastructure, public services, and community resilience. The increased density of populations may facilitate the rapid transmission of infectious diseases, while urbanization and demographic changes may influence the effectiveness of public health interventions. In the context of climate change and population growth, adaptive strategies, robust healthcare systems, and community engagement become even more crucial to mitigate the evolving challenges posed by emergent infectious diseases in Dawson County.

### **3.2.15.6 Multi-Jurisdictional Considerations**

Dawson County, as well as the City of Dawsonville, are vulnerable to emergent infectious diseases. However, places of greater population density, such as the City of Dawsonville and areas along the Georgia Highway 400 corridor, are at greatest risk to this hazard. Additionally, livestock and other farm animals are at greater risk, along with areas with large, concentrated populations, such as schools.

### **3.2.15.7 Hazard Summary**

An emergent infectious disease would have devastating effects on Dawson County and the City of Dawsonville. These impacts would be immediate and long-lasting and could be potentially economically crippling. Of particular concern to the Dawson County HMPC is impacts to Dawson County's large agricultural business population (over \$50 million in annual sales). Because of these considerations, the Dawson County HMPC has developed mitigation actions with emergent infectious diseases in mind.

## **3.2.16. Technological Hazard: Cyberattack**

### **3.2.16.1 Hazard Description**

According to the National Institute of Standards and Technology, a cyberattack is an online attack that is meant to disrupt, disable, destroy, or maliciously control an organization's computing environment/infrastructure or destroying the integrity of the data or stealing controlled information. These attacks can hold organizations hostage for hours or sometimes days or months. The people who are behind these attacks often want financial compensation to release the organization's online infrastructure. These attacks can cost organizations both public and private millions of dollars to recover if targeted.

There are a variety of different types of attacks. Organizations should be aware of malware, phishing, and ransomware. Malware is when software is used to get access to an organizations IT system to steal information, disrupt services, or damage the IT networks. Ransomware is a kind of malware that allows the attacker to hold specific information hostage until a form of payment or ransom is provided. Phishing happens when a user is encouraged to share private



information online using misleading tactics. It is important for organizations to put in protocols to prevent being victims of a cyberattack.

### **3.2.16.2 Hazard Profile (Location, Extent, Previous Occurrences)**

All systems that are online could be a victim of a cyberattack. If a government organization relies on online systems, then they are at risk for a cyberattack. All online document management or transactions are at risk. The severity of cyberattacks can vary widely, ranging from minor incidents like phishing or malware infections to highly sophisticated and destructive campaigns such as nation-state-sponsored attacks targeting critical infrastructure. Factors influencing severity include the attacker's capabilities, the vulnerabilities of the targeted systems, and the potential impact on financial, operational, or national security aspects.

In April 2018, the Dawson County Government was the victim of a cyberattack. The Dawson County Government was the victim of a ransomware attack and government employees were unable to conduct key duties of their jobs. The attack was first noticed when certain employees were unable to save changes to their working files on their computers. As soon as other government offices noticed issues, the IT department began to shut down servers to avoid the issue from spreading. Several components of the County's IT systems were impacted including the exchange server, and phone and internet services were taken offline. A cybersecurity company was called in to assist the County with the issues and services were eventually restored. Up until this point, the County had cyberattack insurance but did not have an emergency plan in place for ransomware.

Just one month prior, the City of Atlanta was the victim of a cyberattack. The City of Atlanta was the victim of a ransomware attack and several of the City's government departments were unable to conduct work on computers. Everything from paying traffic tickets to water bills online and even the free Wi-Fi at the airport were shut down. The attackers wanted \$50,000 in cryptocurrency to release the City's data. The two men who were behind the attack were prosecuted, but the City ultimately paid millions of dollars to get the city back to normal.

### **3.2.16.3 Probability**

As technology advances and industries become more reliant on technology-based infrastructure, the probability of cyber incidents occurring increases every day. It is estimated that every 11 seconds, a business falls victim to a ransomware attack and it is predicted that attacks will cost up to \$20 billion annually. This statistic has changed dramatically since 2016, which estimated a ransomware attack occurred every 40 seconds. In 2020, government was among the top three most cyber attacked industries, increasing from the top five in 2015. The probability of a cyberattack in Dawson County is highly likely (occurring every 1 to 5 years).

### **3.2.16.4 Impacts**

A cyberattack on Dawson County could have significant and multifaceted impacts. At a basic level, it might result in disruptions to local government services, including communication systems and administrative functions. More severe consequences could involve the compromise of sensitive data, potentially exposing residents' personal information, leading to identity theft or financial fraud. In the worst-case scenario, a sophisticated cyberattack could cripple critical infrastructure, disrupt emergency services, and have cascading effects on public safety, economic stability, and the overall well-being of the community.



### **3.2.16.5 Impacts from Future Conditions**

There are no impacts from future conditions that are specific to a cyberattack.

### **3.2.16.6 Multi-Jurisdictional Considerations**

The City of Dawsonville also conducts many processes online. It is important that both the County and the City have protocols in place to be ready for a cyberattack.

### **3.2.16.7 Hazard Summary**

Cyberattacks are a hazard that can shut down online functions of an organization. They can cause organizations to be shut down for days and sometimes longer. These attacks can cost millions of dollars to fix. It is important for protocols to be in place to prevent these attacks from happening.

## **3.2.17. Human Caused Hazard: Active Threat/Shooter**

### **3.2.17.1 Hazard Description**

The FBI defines an active shooter as one or more individuals actively engaged in killing or attempting to kill people in a populated area. Implicit in this definition is the shooter’s use of a firearm. The “active” aspect of the definition inherently implies the ongoing nature of an incident, and thus the potential for the response to affect the outcome. Two types of shootings include school shootings and mass shootings.

School shootings are incidents in which a student at an educational institution shoots and injures or kills at least one other student or faculty member on the grounds of the institution. There have been accounts of rampage school shootings when no single or specific individual is targeted by the shooter. Rampage school shootings involve students who attend (or formerly attended) the school where the attack takes place; occurring on a school-related “public stage”; and involving multiple victims, at least some shot at random or as a symbol.

Mass shootings are defined when the incident occurs in relatively public places, that involve four or more deaths, not including the shooter, and gunmen who select victims somewhat indiscriminately. The violence in these cases is not a means to an end. This means the gunmen does not pursue criminal profit or kill in the name of terrorist ideologies.

The Georgia Emergency Management and Homeland Security Agency says that because these situations are usually over before law enforcement arrive, it is important for individuals to prepare for these events. They recommend that individuals should sign up for active shooter training and if they see something they should report it to the appropriate authorities. They should also plan with their families for these situations. They also say if individuals find themselves in this situation they should run and escapes if they can, hide if they can’t escape, or fight as an absolute last resort.

### **3.2.17.2 Hazard Profile (Location, Extent, Previous Occurrences)**

Active shooter incidents are possible anywhere in the County, but densely populated or high-profile areas, like government buildings, schools, and public spaces, are typically targeted. The severity of active threats can vary widely, ranging from relatively contained incidents with limited



impact to highly dangerous situations involving multiple assailants and high-powered weapons, resulting in significant harm and casualties. Factors such as the assailant's intent, weaponry, tactics, and the effectiveness of law enforcement responses play crucial roles in determining the severity of an active threat. There are no records of active threat/shooter situations in Dawson County.

**3.2.17.3 Probability**

There is no sure way to predict future active threats, as most typically occur without warning. The probability of an active shooter/threat incident in Dawson County is somewhat likely (occurring every 20 to 50 years).

**3.2.17.4 Impacts**

The impacts of active shooter incidents are profound and far-reaching, extending beyond the immediate physical harm to individuals and encompassing broader consequences for communities. The emotional and psychological toll on survivors, witnesses, and the affected community can be long-lasting, leading to post-traumatic stress, anxiety, and a sense of insecurity. Beyond the human cost, these incidents can result in economic repercussions, with businesses and local economies suffering due to temporary closures, decreased consumer confidence, and potential long-term effects on the local workforce. Furthermore, active shooter incidents prompt a reevaluation of security measures, both in public and private spaces, necessitating investments in enhanced safety protocols, emergency response training, and community support systems.

**3.2.17.5 Impacts from Future Conditions**

Population growth can potentially impact the probability of active shooter incidents in various ways. As populations expand, the density of people in public spaces increases, potentially providing more targets for individuals with malicious intent. Larger populations may also lead to higher levels of stress, competition, or societal challenges, which can contribute to the factors influencing violent behavior. Additionally, in densely populated areas, there may be increased anonymity, making it easier for potential perpetrators to plan and execute such incidents without immediate detection. However, it's important to note that the relationship between population growth and the probability of active shooter incidents is complex, and multiple factors, including societal, economic, and mental health considerations, contribute to the overall risk.

**3.2.17.6 Multi-Jurisdictional Considerations**

Heavily populated areas are more likely to see an active threat/shooter situation to unfold. It is important that this is considered in the City of Dawsonville as it is the most populated area of the County.

**3.2.17.7 Hazard Summary**

Active threats/shooters are dangerous situations that can escalate quickly. They involve one or more people with a firearm who are killing to attempting to kill people in an area. These situations are often over before law enforcement can arrive. It is important for communities to be prepared to respond to these situations and to prepare community members if they find themselves in these situations.



### 3.3. Vulnerability Assessment

The goal of profiling the location, extent, previous occurrences, probability, and impacts of each of the above hazards is to be able to summarize the vulnerabilities of Dawson County, including the City of Dawsonville, so the planning team can develop a strategy to increase the County’s resiliency. The below tables rank the natural hazards relevant to Dawson County with higher ranks denoting higher vulnerability. The summary tables are broken into two categories: threats to buildings and threats to people. The County’s vulnerability to each hazard is determined by the annual expected loss ratio, which is the product of the annualized frequency and the historic loss ratio. The annualized frequency component gauges the recurrence rate of each hazard, providing insights into its likelihood of occurrence per year – these values are determined based on the “Probability” sections for each hazard included above. Concurrently, the historic loss ratio quantifies the magnitude of past damages inflicted by each hazard (on people and buildings), serving as a metric of severity, these values are provided by FEMA through its National Risk Index database. After ranking the vulnerabilities by annual expected loss ratio, each hazard was also marked to indicate whether the vulnerability is expected to increase based on climate change (based on the “Impacts from Future Conditions” sections above).

*Table 3.2 Vulnerability assessment (to buildings) for natural hazards for Dawson County*

<b>Threat to Buildings</b>					
Annualized Frequency		Historic Loss Ratio		Annual Expected Loss Ratio	
Hazard	Rank	Hazard	Rank	Hazard	Rank
Thunderstorm	1	Wildfire	1	Tornado	1
Drought	2	Earthquake	2	Flooding	2
Extreme Heat	3	Tornado	3	Thunderstorm	3
Extreme Cold	4	Flooding	4	Wildfire	4
Tornado	5	Hurricane	5	Earthquake	5
Winter Weather	6	Ice Storm	6	Ice Storm	6
Ice Storm	7	Thunderstorm	7	Extreme Heat	7
Flooding	8	Extreme Cold	8	Hurricane	8
Hurricane	9	Extreme Heat	9	Extreme Cold	9
Earthquake	10	Winter Weather	10	Winter Weather	10
Wildfire	11	Drought	11	Drought	11

*Table 3.3 Vulnerability assessment (to people) for natural hazards for Dawson County*

<b>Threat to People</b>					
Annualized Frequency		Historic Loss Ratio		Annual Expected Loss Ratio	
Hazard	Rank	Hazard	Rank	Hazard	Rank
Thunderstorm	1	Tornado	1	Tornado	1
Drought	2	Earthquake	2	Extreme Heat	2
Extreme Heat	3	Wildfire	3	Extreme Cold	3
Extreme Cold	4	Flooding	4	Flooding	4
Tornado	5	Extreme Heat	5	Thunderstorm	5



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Winter Weather	6	Extreme Cold	6	Winter Weather	6
Ice Storm	7	Thunderstorm	7	Earthquake	7
Flooding	8	Winter Weather	8	Ice Storm	8
Hurricane	9	Hurricane	9	Wildfire	9
Earthquake	10	Ice Storm	10	Hurricane	10
Wildfire	11	Drought	11	Drought	11

*Table 3.4 Certainty of future increased risk (against buildings) from climate change for natural hazards*

<b>Threat to Buildings</b>		
Annual Expected Loss Ratio		Future Increased Risk?
Hazard	Rank	Certainty
Tornado	1	Unknown
Flooding	2	Likely
Thunderstorm	3	Unknown
Wildfire	4	Likely
Earthquake	5	Unlikely
Ice Storm	6	Unknown
Extreme Heat	7	Likely, Severe
Hurricane	8	Likely
Extreme Cold	9	Unlikely
Winter Weather	10	Unknown
Drought	11	Likely

*Table 3.5 Certainty of future increased risk (against people) from climate change for natural hazards*

<b>Threat to People</b>		
Annual Expected Loss Ratio		Future Increased Risk?
Hazard	Rank	Certainty
Tornado	1	Unknown
Extreme Heat	2	Likely, Severe
Extreme Cold	3	Unlikely
Flooding	4	Likely
Thunderstorm	5	Unknown
Winter Weather	6	Unknown
Earthquake	7	Unlikely
Ice Storm	8	Unknown
Wildfire	9	Likely
Hurricane	10	Likely
Drought	11	Likely



## Chapter 4. Hazard Mitigation Strategies

### 4.1. Summary of Updates to Chapter Four

The following table provides a description of each section of this chapter and a summary of the changes made to the Dawson County Hazard Mitigation Plan 2018.

Chapter 4 Section	Updates
Goals and Objectives	<ul style="list-style-type: none"> <li>Updated goals to match the needs of Dawson County and the City of Dawsonville</li> </ul>
Identification and Analysis of Mitigation Techniques	<ul style="list-style-type: none"> <li>Mitigation Actions have been updated</li> <li>Chart of complete and deleted mitigation actions has been updated</li> </ul>
Multi-Jurisdictional Considerations	<ul style="list-style-type: none"> <li>Addition of hurricanes, winter storms, and cybersecurity concerns (not included in 2018 Plan)</li> </ul>

### 4.2. Goals and Objectives

It is essential that State and local government, public-private partnerships, and the average citizen can see the results of these mitigation efforts. Therefore, the goals and strategies need to be achievable. The mitigation goals and objectives form the basis for developing specific mitigation actions. County and municipal officials should consider the listed goals before making community policies, public investment programs, economic development programs, or community development decisions for their communities. Due to the recent occurrence of natural hazards and the significant damage they have caused, mitigation strategies have become a top priority. There is now more focus on developing new strategies to prevent these events from happening and to minimize their impact when they do occur.

The Dawson County Hazard Mitigation Plan update covers two jurisdictions: Dawson County and the City of Dawsonville. However, these jurisdictions have limited capacity to implement all the mitigation actions described in the plan. This is because these jurisdictions are small in population and tax base, making raising sufficient revenue to pursue many actions difficult. Also, there is a lack of financial strength and staffing to implement all the actions described in the plan. To achieve the goals outlined in the plan, many actions will be pursued through grant programs and by collaborating with public and private organizations that can provide additional resources. For actions where grant funding or partnerships are unavailable, Dawson County or municipality revenue streams may be supplemented through Special Purpose Local Option Sales Tax (SPLOST) funds, voted on by the electorate.

**GOAL 1:** Maximize the use of all resources by promoting intergovernmental coordination and partnerships in the public and private sectors.

**GOAL 2:** Harden community assets against the impacts of disasters by developing new mitigation strategies and enforcing current regulations.





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**GOAL 3:** Minimize loss of life and property damage from disasters, especially for repetitive damaged properties.

**GOAL 4:** Increase community awareness about potential hazards and the need for preparedness.

These objectives outline specific outcomes that Dawson County aims to achieve over the next five years. Action steps are the necessary steps to reach these objectives. The objectives are not listed in order of importance.

**OBJECTIVE 1:** Our first objective is to reduce loss of life, damage to property, and minimize impacts on local citizens, industry, and infrastructure from identified hazards.

**OBJECTIVE 2:** We aim to provide advanced severe weather warnings to help citizens take precautionary measures and stay safe.

**OBJECTIVE 3:** Our third objective is to provide educational awareness to citizens about the dangers and impacts of the identified hazards.

**OBJECTIVE 4:** We will implement initiatives to protect our water resources and provide wildfire protection.

**OBJECTIVE 5:** We aim to increase the capacity of Dawson County, the City of Dawsonville, Etowah Water and Sewer, Dawson County Schools, and its citizens to respond to identified hazards.

**OBJECTIVE 6:** We will ensure continuity of critical operations before, during, and after hazard events.

**OBJECTIVE 7:** We will evaluate and implement additional protective measures and capabilities in response to identified hazards, wherever possible.

### **4.3. Identification and Analysis of Mitigation Techniques**

In updating Dawson County’s mitigation strategy, various activities were considered to help achieve the mitigation goals and objectives. This includes the following activities as defined by the Emergency Management Accreditation Program (EMAP):

1. The use of applicable building construction standards;
2. Hazard avoidance through appropriate land-use practices;
3. Relocation, retrofitting, or removal of structures at risk;
4. Removal or elimination of the hazard;
5. Reduction or limitation of the amount or size of the hazard;
6. Segregation of the hazard from that which is to be protected;
7. Modification of the basic characteristics of the hazard;
8. Control of the rate of release of the hazard;
9. Provision of protective systems or equipment for both cyber or physical risks;



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- 10. Establishment of hazard warning and communication procedures; and
- 11. Redundancy or duplication of essential personnel, critical systems, equipment, and information materials.

As part of our prioritization process, we assess each item according to the STAPLEE criteria, which stands for Social, Technical, Administrative, Political, Legal, Economic, and Environmental factors. Based on this assessment, we designate each item as High, Medium, or Low priority. For items that require grant funding, we conduct a thorough Cost-Benefit Analysis to determine their actual cost-effectiveness. This analysis informs the grant research and application process.

<b>Strategic Priority</b>	<b>Priority Description</b>	<b>Strategies within this Priority</b>
LOW	Low-priority strategies are those strategies that will have less direct impact on mitigating Dawson County's hazards, are in the early stages of strategy development, or score poorly on a preliminary cost-benefit analysis	1.c; 1.d; 2.f; 5.i; 5.r
MEDIUM	Medium-priority strategies directly mitigate Dawson County's hazards but have less impact than high-priority strategies. They may be in the early stages of development or score lower on a cost-benefit analysis.	1h; 1.i; 1.j; 1.k; 1.l; 1.m; 1.n; 1.o; 1.q; 1.s; 2.b; 2.e; 2.g; 3.a; 3.b; 3.c; 3.d; 3.g; 3.h; 3.k; 3.l; 3.m; 4.a; 4.b; 4.d; 4.f; 4.g; 4.h; 4.i; 5.b; 5.c; 5.d; 5.e; 5.f; 5.g; 5.h; 5.j; 5.k; 5.l; 5.o; 7.a
HIGH	High-priority strategies refer to those strategies that can significantly mitigate the hazards faced by Dawson County. These strategies are usually the most crucial needs of the county and/or the City of Dawsonville. Moreover, they have scored high on a preliminary cost-benefit analysis, making them an essential part of the mitigation plan.	1.a; 1.b; 1.e; 1.f; 1.g; 1.p; 1.s; 2.a; 2.c; 2.d; 2.h; 3.e; 3.f; 3.i; 3.j; 4.c; 4.e; 4.j; 5.a; 5.m; 5.n; 5.p; 5.q; 6.a; 6.b; 6.c; 6.d; 6.e; 7.b

The lead agency listed in the Mitigation Strategy charts will be responsible for the jurisdictional administration and prioritization of the mitigation strategy. Prioritization was determined based on many factors. These include the likelihood of the event, the potential impact of the event, the current readiness posture of Dawson County for the event, the all-hazard impact of the mitigation strategy, and a cost-benefit analysis for the mitigation action. For example, mitigation actions that address high-likelihood, high-impact events with a low cost would rate higher than low-likelihood, high-impact events with a high cost.

All mitigation strategies considered by the Dawson County Hazard Mitigation Plan Update Committee can be classified under one of the following six (6) broad categories of mitigation techniques:



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**4.3.1. Prevention**

Preventative activities are aimed at preventing hazardous issues from exacerbating and are generally implemented through government-run programs or regulatory measures that impact the way land is utilized and buildings are constructed. They are particularly effective in decreasing a community's future vulnerability, especially in areas where development hasn't taken place or capital investments haven't been significant. The updated plan outlines various examples of preventative activities, which are listed in the table below:

<b>Natural Hazards</b>	<b>Mitigation Strategies</b>
Drought	4.c; 4.d
Earthquake	6.a
Extreme Temperatures	4.d
Flood	1.a; 1.b; 1.c; 1.d; 1.e; 1.f; 1.g; 1.h; 1.i; 6.a
Thunderstorms	1.a; 1.i; 6.a
Tornadoes	1.o; 6.a
Tropical Cyclone	1.a; 1.i; 1.o; 6.a
Wildfire	4.c; 6.a
Winter Storms	6.a
<b>Technological Hazards</b>	<b>Mitigation Strategies</b>
Active Threat/Shooter	
Cyberattack	6.e
Communications Failure	
Dam Failure	1.r; 1.s
Emergent Inf. Disease	7.a
Hazardous Materials	7.a
Terrorism	1.r; 1.s; 7.a
Transportation	7.a



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**4.3.2. Property Protection**

The process of safeguarding properties involves making changes to existing buildings and structures to make them more resilient against various hazards. This may also involve relocating the structures from hazardous areas altogether. The updated plan includes a list of examples of property protection measures, which are listed in the table below:

<b>Natural Hazards</b>	<b>Mitigation Strategies</b>
Drought	
Earthquake	
Extreme Temperatures	
Flood	
Thunderstorms	1.m; 1.p; 1.q
Tornadoes	1.m; 1.p; 1.q
Tropical Cyclone	1.p; 1.q
Wildfire	
Winter Storms	
<b>Technological Hazards</b>	<b>Mitigation Strategies</b>
Active Threat/Shooter	
Cyberattack	
Communications Failure	
Dam Failure	
Emergent Inf. Disease	
Hazardous Materials	
Terrorism	
Transportation	



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**4.3.3. Natural Resource Protection**

Natural resource protection activities aim to mitigate the impact of natural hazards by preserving or restoring natural areas such as floodplains, wetlands, steep slopes, and sand dunes, along with their protective functions. These protective measures are often implemented by parks, recreation, or conservation agencies and organizations. The updated plan includes several examples of natural resource protection, which are listed in the following table:

<b>Natural Hazards</b>	<b>Mitigation Strategies</b>
Drought	
Earthquake	4.b
Extreme Temperatures	
Flood	
Thunderstorms	4.b
Tornadoes	4.b
Tropical Cyclone	4.b
Wildfire	4.b
Winter Storms	4.b
<b>Technological Hazards</b>	<b>Mitigation Strategies</b>
Active Threat/Shooter	
Cyberattack	
Communications Failure	
Dam Failure	
Emergent Inf. Disease	
Hazardous Materials	
Terrorism	
Transportation	



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**4.3.4. Structural Projects**

Structural mitigation projects aim to reduce the impact of a hazard by altering the natural progression of the environmental hazard event through construction. These projects are typically designed by engineers and managed or maintained by public works staff. The following table contains examples of structural projects included in the updated plan:

<b>Natural Hazards</b>	<b>Mitigation Strategies</b>
Drought	4.j; 5.l; 6.c; 6.d
Earthquake	5.j; 5.k; 5.l; 6.c; 6.d
Extreme Temperatures	5.l
Flood	1.j; 1.k; 1.l; 4.j
Thunderstorms	1.j; 1.k; 1.l; 1.n; 5.j; 5.k; 5.j; 6.d
Tornadoes	1.n; 5.j; 5.k; 5.l; 6.c; 6.d
Tropical Cyclone	1.j; 1.k; 1.l; 1.n; 5.j; 5.k; 5.l
Wildfire	4.j; 5.j; 5.k; 5.l; 6.c; 6.d
Winter Storms	5.k; 5.k; 5.l
<b>Technological Hazards</b>	<b>Mitigation Strategies</b>
Active Threat/Shooter	
Cyberattack	
Communications Failure	
Dam Failure	
Emergent Inf. Disease	
Hazardous Materials	
Terrorism	
Transportation	



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**4.3.5. Emergency Services**

While emergency services are not usually regarded as a mitigation technique, they can still reduce the impact of a hazardous event on individuals and property. These services are usually implemented just before, during, or after the occurrence of a hazardous event. The updated plan includes a list of emergency services, which are mentioned in the table below:

<b>Natural Hazards</b>	<b>Mitigation Strategies</b>
Drought	4.e; 4.f; 5.b; 5.m; 5.r
Earthquake	5.a; 5.b; 5.d; 5.e; 5.f; 5.g; 5.h; 5.m; 5.n; 5.o; 5.r
Extreme Temperatures	4.e; 5.b; 5.e; 5.f; 5.g; 5.h; 5.m; 5.p; 5.r
Flood	5.b; 5.c; 5.d; 5.e; 5.i; 5.m; 5.n; 5.o; 5.r
Thunderstorms	2.a; 2.b; 2.c; 2.d; 2.e; 2.f; 2.g; 2.h; 5.a; 5.b; 5.c; 5.d; 5.e; 5.f; 5.g; 5.h; 5.i; 5.m; 5.n; 5.o; 5.r; 6.b
Tornadoes	2.a; 2.b; 2.e; 2.g; 2.h; 5.a; 5.b; 5.c; 5.d; 5.e; 5.f; 5.g; 5.h; 5.i; 5.m; 5.n; 5.o; 5.r; 6.b
Tropical Cyclone	2.c; 2.d; 2.f; 2.g; 2.h; 5.a; 5.b; 5.c; 5.e; 5.i; 5.m; 5.n; 5.o; 5.r
Wildfire	2.h; 4.g; 4.h; 4.i; 5.a; 5.b; 5.d; 5.i; 5.m; 5.n; 5.o; 5.r
Winter Storms	2.a; 2.e; 2.f; 2.g; 2.h; 5.a; 5.b; 5.d; 5.e; 5.f; 5.g; 5.h; 5.i; 5.m; 5.n; 5.o; 5.p; 5.r
<b>Technological Hazards</b>	<b>Mitigation Strategies</b>
Active Threat/Shooter	5.q
Cyberattack	
Communications Failure	
Dam Failure	
Emergent Inf. Disease	3.j; 7.b
Hazardous Materials	3.j; 7.b
Terrorism	3.j; 7.b
Transportation	7.b



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**4.3.6. Public Education and Awareness**

The updated plan utilizes public education and awareness activities to inform various groups of people, including residents, elected officials, business owners, potential property buyers, and visitors, about potential hazards, hazardous areas, and techniques they can use to mitigate the risks and protect themselves and their property. The plan includes a list of examples of public education and awareness strategies in the following table:

<b>Natural Hazards</b>	<b>Mitigation Strategies</b>
Drought	3.a; 3.b; 3.c; 3.d; 3.e; 3.f; 3.h; 4.a
Earthquake	3.a; 3.b; 3.c; 3.d; 3.e; 3.f; 3.h
Extreme Temperatures	3.a; 3.b; 3.c; 3.d; 3.e; 3.f; 3.h; 3.l
Flood	3.a; 3.b; 3.c; 3.d; 3.e; 3.f; 3.h
Thunderstorms	3.a; 3.b; 3.c; 3.d; 3.e; 3.f; 3.h
Tornadoes	3.a; 3.b; 3.c; 3.d; 3.e; 3.f; 3.g; 3.h
Tropical Cyclone	3.a; 3.b; 3.c; 3.d; 3.e; 3.f; 3.h
Wildfire	3.a; 3.b; 3.c; 3.d; 3.e; 3.f; 3.h; 4.a
Winter Storms	3.a; 3.b; 3.c; 3.d; 3.e; 3.f; 3.h
<b>Technological Hazards</b>	<b>Mitigation Strategies</b>
Active Threat/Shooter	3.k
Cyberattack	3.k; 3.m
Communications Failure	3.k
Dam Failure	3.k
Emergent Inf. Disease	3.k
Hazardous Materials	3.i; 3.k
Terrorism	3.i; 3.k
Transportation	3.i; 3.k

**4.3.7. Overall**

<b>Mitigation Technique</b>	<b>Percentage</b>
Prevention	22.7%
Property Protection	4.0%
Natural Resource Protection	1.3%
Structural Projects	13.3%
Emergency Services	41.3%
Public Education and Awareness	17.3%





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**4.3.8. Completed Strategies**

Previous Strategy #	Strategy Description	Status
5.i	Purchase ATV for wildland firefighting and search and rescue operations	COMPLETE
6.l	Purchase two electronic signs	COMPLETE
6.r	Purchase a wheeled loader to move tree debris	COMPLETE
7.e	Provide additional interconnection points between the Forsyth County and Etowah Water and Sewer Authority water systems	COMPLETE
8.c	Purchase a snowplow for the front of trucks	The City of Dawsonville - COMPLETE
8.d	Purchase 4- wheel drive for staff vehicles during winter weather hazardous weather response	COMPLETE
10.e	Develop a plan for a short-term contamination of the raw water supply	COMPLETE



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**4.3.9. Deleted Strategies**

Previous Strategy #	Strategy Description	Reason
2.e	Build a safe room in new EOC building that is available to the public	Strategy is no longer a priority
2.g	Consider an ordinance that requires all new construction to include a safe room	Strategy is no longer a priority
2.h	Build a storm shelter as part of any large (50+ residences) residential communities, particularly if locations include slab homes	Strategy is no longer a priority
2.i	Build safe rooms at local fire stations and police stations	Strategy is no longer a priority
3.c	Install outdoor warning siren at Paradise Valley Resort	Strategy removed due to being duplicated in 3.a
3.e	Install lighting detection systems in other areas where large crowds gather for outdoor events	Combined with 3.d
4.g	Promote severe weather awareness to clients of North Georgia Assisted Living Facility	Strategy removed due to rephrasing of other strategies
4.h	Promote severe weather awareness to client of Senior Center	Strategy removed due to rephrasing of other strategies
4.i	Promote severe weather awareness to clients of DFCS	Strategy removed due to rephrasing of other strategies
5.g	Purchase barricades for points of dispensing traffic flow, evacuations, and other activation	Strategy is no longer a priority
6.b	Equip chainsaw strike team with chainsaws necessary for debris removal assistance	Strategy is a duplicate



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<b>6.e</b>	Purchase the most updated landline phone list from Windstream every 2-3 years	Strategy is no longer a priority or relevant
<b>6.j</b>	Purchase portable cooking shelters and portable shower	Strategy is no longer a priority
<b>6.t</b>	Purchase a Mobile Command Vehicle	Strategy is no longer a priority
<b>6.u</b>	Equip Mobile Command Vehicle	Strategy is no longer a priority
<b>7.c</b>	Cross train staff across multiple departments to serve in emergency related positions that would be outside their normal job functions	Strategy is no longer a priority
<b>8.a</b>	Purchase a brine truck	Strategy is no longer a priority
<b>8.b</b>	Purchase spreaders for salt/brine	Strategy is no longer a priority
<b>10.b</b>	Train a Hazmat Response Team to Technician Level	Strategy is no longer a priority
<b>10.c</b>	Equip a HazMat Response Team	Strategy is no longer a priority



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**4.3.10. 2024 Mitigation Actions**

ID	Mitigation Action	2018 ID	Lead Agency or Department Jurisdiction	Hazard(s) Addressed	Funding Source	Estimated Cost	Completion Time Frame	Priority
1.a	Review flood ordinances every 3-5 years to include new flood zones, as necessary, and utilize most updated FEMA Flood Maps	1.a	Planning and Development <i>Dawson County and City of Dawsonville</i>	Flood; Thunderstorm; Tropical Cyclone	Local Budgets (Planning and Development Budget)	Staff Time	3 to 5 Years	High
1.b	Continue to employ the latest in recommended development regulations that manage land disturbances and constructions throughout the community, especially within environmentally sensitive areas	1.b	Planning and Development <i>Dawson County and City of Dawsonville</i>	Flood	Local Budgets (Planning and Development Budget)	Staff Time	12 Months	High
1.c	Adopt building design standards to have residential structures elevated to a certain height above the floodplain	1.c	Planning and Development <i>Dawson County and City of Dawsonville</i>	Flood	Local Budgets (Planning and Development Budget)	Staff Time	36 Months	Low
1.d	Adopt building design standards to have non- residential structures elevated above the floodplain and flood- proofed	1.d	Planning and Development <i>Dawson County and City of Dawsonville</i>	Flood	Local Budgets (Planning and Development Budget)	Staff Time	48 Months	Low
1.e	Maintain NFIP Compliance	1.e	Planning and Zoning <i>City of Dawsonville</i>	Flood	Local Budgets (Planning and Zoning Budget)	Staff Time	12 Months	High
1.f	Maintain NFIP Compliance	1.f	Planning and Development <i>Dawson County</i>	Flood	Local Budgets (Planning and Development Budget)	Staff Time	12 Months	High



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ID	Mitigation Action	2018 ID	Lead Agency or Department <i>Jurisdiction</i>	Hazard(s) Addressed	Funding Source	Estimated Cost	Completion Time Frame	Priority
1.g	Notify owners of structures on the National Historic Registry that are located in flood- prone areas to ensure they are protected from flooding	1.g	EMA and Planning and Development <i>Dawson County and City of Dawsonville</i>	Flood	Local Budgets (EMA Budget, Planning and Development Budget)	Staff Time	18 Months	High
1.h	Participate in NFIP Community Rating System	1.h	Planning and Development <i>Dawson County and City of Dawsonville</i>	Flood	FEMA Flood Mitigation Assistance Grants; Local Budgets (Planning and Development Budget)	Staff Time	36 Months	Medium
1.i	Determine level of risk to Dawson County’s historic resources from flooding and identify viable measures that can be implemented to mitigate those risks	1.i	Dawson County and City of Dawsonville Historic Societies <i>Dawson County and City of Dawsonville</i>	Flood; Thunderstorm; Tropical Cyclone	FEMA Flood Mitigation Assistance Grants; FEMA/GEMA Hazard Mitigation Grants; Local Budgets (General Funds)	\$15,000	48 Months	Medium
1.j	Develop a culvert plan to maintain information on all culverts in the county, including location, size, and type	1.j	Public Works <i>Dawson County and City of Dawsonville</i>	Flood; Thunderstorm; Tropical Cyclone	Local Budgets (Public Works Budget)	Staff Time	60 Months	Medium



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ID	Mitigation Action	2018 ID	Lead Agency or Department <i>Jurisdiction</i>	Hazard(s) Addressed	Funding Source	Estimated Cost	Completion Time Frame	Priority
1.k	Continue to collaborate on a project to expand the data maintained for each culvert in the areas, including age, features, susceptibility to flooding, and improvement schedule	1.k	Public Works and GIS Dawson County and City of Dawsonville	Flood; Thunderstorm; Tropical Cyclone	Local Budgets (Public Works Budget)	Staff Time	60 Months	Medium
1.l	Upgrade and repair culverts in Dawson County and Dawsonville, as necessary	1.l	Public Works Dawson County and City of Dawsonville	Flood; Thunderstorm; Tropical Cyclone	FEMA/GEMA Hazard Mitigation Grants; Local Budgets (Public Works Budget)	TBD after Completion of Action 1.k	60+ Months	Medium
1.m	Create safe rooms within existing structures for vulnerable populations, including the elderly, children, and the sick	2.a	EMA and Facility Owners/Operators <i>Dawson County and City of Dawsonville</i>	Thunderstorm; Tornado	FEMA/GEMA Hazard Mitigation Grants; Private Grants; Local Budgets (Public Safety Budget)	\$5,000,000	60 Months	Medium
1.n	Construct separate storm shelters in areas not conducive to safe rooms for vulnerable populations, including the elderly, children, and the sick	2.b	EMA and Facility Owners/Operators <i>Dawson County and City of Dawsonville</i>	Thunderstorm; Tornado; Tropical Cyclone	FEMA/GEMA Hazard Mitigation Grants; Private Grants; Local Budgets (Public Safety Budget)	\$5,000,000	60 Months	Medium



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ID	Mitigation Action	2018 ID	Lead Agency or Department Jurisdiction	Hazard(s) Addressed	Funding Source	Estimated Cost	Completion Time Frame	Priority
1.o	Continue to adopt the latest revision of building codes and require builders/developers to maintain standards and safe construction practices for the public	2.c	Planning and Development <i>Dawson County and City of Dawsonville</i>	Thunderstorm; Tornado	Local Budgets (Planning and Development Budget)	Staff Time	12 Months	Medium
1.p	Include a safe room into any fire department during rebuilds and new builds	2.d	Fire Department <i>Dawson County and City of Dawsonville</i>	Thunderstorm; Tornado; Tropical Cyclone	FEMA/GEMA Hazard Mitigation Grants; Local Budget (Public Safety Budget)	\$75,000 Each	36 Months	High
1.q	Install a safe room capable of housing at least 25 people in any new government building accessible by the public	2.f	Dawsonville and Dawson County Governments <i>Dawson County and City of Dawsonville</i>	Thunderstorm; Tornado; Tropical Cyclone	FEMA/GEMA Hazard Mitigation Grants; Private Grants; Local Budgets (Public Safety Budget)	\$75,000 Each	48 Months	Medium
1.r	Continue to support participation in the Georgia Safe Dams Program	9.a	EMA and Planning and Development <i>Dawson County and City of Dawsonville</i>	Terrorism; Dam Failure	Local Budgets (Public Safety Budget)	Staff Time	12 Months	High
1.s	Establish a comprehensive inspection, maintenance, and enforcement program for dam structures	9.b	Georgia Department of Natural Resources <i>Dawson County</i>	Terrorism; Dam Failure	Department of Natural Resources; Private Grants; Local Budgets	\$8,000	42 Months	Medium



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ID	Mitigation Action	2018 ID	Lead Agency or Department <i>Jurisdiction</i>	Hazard(s) Addressed	Funding Source	Estimated Cost	Completion Time Frame	Priority
			<i>and City of Dawsonville</i>		(Public Safety Budget)			
2.a	Ensure that all schools, courthouses, jails, fire stations, water plants, elderly living facilities, medical facilities, major employers, and other critical facilities purchase NOAA radios for those areas identified above that do not have one	3.a	EMA Dawson County and City of Dawsonville	Winter Weather; Thunderstorm; Tornado	FEMA/GEMA Hazard Mitigation Grants; Local Budgets (Public Safety Budget)	\$20,000	36 Months	High
2.b	Continue to install weather sirens with the goal of obtaining 100% coverage of highly populated areas in Dawson County	3.b	EMA Dawson County and City of Dawsonville	Thunderstorm; Tornado	FEMA/GEMA Hazard Mitigation Grants; Local Budgets (Public Safety Budget)	\$20,000	48 Months	Medium
2.c	Install lightning detection systems at Veterans Memorial Park, Rock Creek Park, school athletic fields, and Amicalola Falls State Park	3.d	EMA and Property Owners/Operators <i>Dawson County and City of Dawsonville</i>	Thunderstorm; Tropical Cyclone	FEMA/GEMA Hazard Mitigation Grants; Local Budgets (Public Safety Budget, Recreation and Culture Budget)	\$20,000 Each	48 Months	High





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ID	Mitigation Action	2018 ID	Lead Agency or Department Jurisdiction	Hazard(s) Addressed	Funding Source	Estimated Cost	Completion Time Frame	Priority
2.d	Promote weather apps for outdoor event locations without lightning detection systems	3.f	EMA Dawson County and City of Dawsonville	Thunderstorm; Tropical Cyclone	Local Budgets (Public Safety Budget)	Staff Time	12 Months	High
2.e	Purchase and distribute NOAA Weather Radios at county and municipal critical facilities	3.g	EMA Dawson County and City of Dawsonville	Winter Weather; Thunderstorm; Tornado	FEMA/GEMA Hazard Mitigation Grants; Local Budgets (Public Safety Budget)	\$5,000	24 Months	Medium
2.f	Continue to check senior’s NOAA weather radios annually to ensure correct FIPS Codes and working batteries	3.h	Senior Services Dawson County and City of Dawsonville	Winter Weather; Thunderstorm; Tornado; Tropical Cyclone	Local Budgets (Health and Welfare Budget)	Staff Time	18 Months	Low
2.g	Create a replacement plan for outdoor warning sirens and update, as necessary	3.i	EMA Dawson County and City of Dawsonville	Winter Weather; Thunderstorm; Tornado; Tropical Cyclone	Local Budgets (Public Safety Budget)	Staff Time	18 Months	Medium
2.h	Continue to encourage citizens to sign up for Swift 911 utilizing their mobile phone numbers	3.j	EMA Dawson County and City of Dawsonville	Winter Weather; Thunderstorm; Tornado; Tropical Cyclone; Wildfire	Local Budgets (Public Safety Budget)	\$2,000	12 Months	High
3.a	Encourage all Dawson County Schools personnel to take the online FEMA Multi- Hazard Emergency Planning for Schools course	4.a	EMA and Dawson County Schools Dawson County and the City of Dawsonville	All Hazards	Local Budgets (Public Safety Budget, Dawson County Schools Budget)	Staff Time	30 Months	Medium



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ID	Mitigation Action	2018 ID	Lead Agency or Department Jurisdiction	Hazard(s) Addressed	Funding Source	Estimated Cost	Completion Time Frame	Priority
3.b	Encourage non-emergency employees of Dawson County and Dawsonville to participate in FIRST Program	4.b	EMA Dawson County and City of Dawsonville	All Hazards	Local Budgets (Public Safety Budget)	Staff Time	24 Months	Medium
3.c	Encourage all elected officials and department heads to take ICS 100, 200, 700, and 800 courses	4.c	EMA Dawson County and City of Dawsonville	All Hazards	Local Budgets (Public Safety Budget)	Staff Time	36 Months	Medium
3.d	Encourage all elected officials to take ICS 402 course	4.d	EMA Dawson County and City of Dawsonville	All Hazards	Local Budgets (Public Safety Budget)	Staff Time	24 Months	Medium
3.e	Implement a public awareness campaign, in conjunction with Dawson County’s StormReady efforts and the American Red Cross, including public service announcements, community forums, flyers, mailers, and social media	4.e	EMA Dawson County and City of Dawsonville	All Hazards	FEMA/GEMA Hazard Mitigation Grants; Local Budgets (Public Safety Budget)	\$25,000	24 Months	High
3.f	Promote severe weather awareness vial social media, the county website, and newsletter, including the promotion of NOAA radio usage	4.f	EMA Dawson County and City of Dawsonville	All Hazards	Local Budgets (Public Safety Budget)	Staff Time	18 Months	High
3.g	Utilize social media to ensure sirens are working each month by asking citizens to report whether they heard the sirens or not	4.j	EMA Dawson County and City of Dawsonville	Tornado	Local Budgets (Public Safety Budget)	Staff Time	12 Months	Medium



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ID	Mitigation Action	2018 ID	Lead Agency or Department Jurisdiction	Hazard(s) Addressed	Funding Source	Estimated Cost	Completion Time Frame	Priority
3.h	Participate in National PrepareAthon/ National Preparedness Month	4.k	EMA Dawson County and City of Dawsonville	All Hazards	Local Budgets (Public Safety Budget)	\$5,000	12 Months	Medium
3.i	Encourage employers to communicate the hazards of workplace chemicals and ensure that workers receive proper training, in accordance with the Right to Know Act	11.a	Fire Department and EMA Dawson County and City of Dawsonville	Hazardous Materials; Terrorism; Transportation	Local Budgets (Public Safety Budget)	Staff Time	12 Months	High
3.j	Ensure the labeling and placarding for identifying the types of hazardous materials at fixed facilities	11.b	Fire Department and EMA Dawson County and City of Dawsonville	Emergent Infectious Disease; Hazardous Materials; Terrorism	Local Budgets (Public Safety Budget)	Staff Time	12 Months	High
3.k	Establish a Local Emergency Planning Committee (LEPC)	11.c	EMA Dawson County and City of Dawsonville	Active Threat/Shooter; Cyberattack; Communications Failure; Emergent Infectious Disease; Hazardous Materials; Terrorism; Dam Failure; Transportation	FEMA/GEMA Hazard Mitigation Grants; Local Budgets (Public Safety Budget)	\$5,000	24 Months	Medium



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ID	Mitigation Action	2018 ID	Lead Agency or Department Jurisdiction	Hazard(s) Addressed	Funding Source	Estimated Cost	Completion Time Frame	Priority
3.l	Implement a public education campaign on the health risks associated with extreme temperatures, focusing on vulnerable populations (elderly, children, outdoor workers)	-	EMA Dawson County and City of Dawsonville	Extreme Temperatures	Local Budgets (Public Safety Budget, Health and Welfare Budget)	Staff Time	12 Months	Medium
3.m	Implement mandatory cybersecurity training for all government employees, focusing on identifying phishing attacks and secure data handling	-	IT Dawson County and City of Dawsonville	Cyberattack	Local and State Budgets (Information Technology Budget)	\$25,000	12 Months	Medium
4.a	Promote FireWise Community information in communities with a large number of residences in the Wildland-Urban Interface (WUI)	5.a	Fire Department Dawson County and City of Dawsonville	Drought; Wildfire	Local and State Budgets (Public Safety Budget)	Staff Time	12 Months	Medium
4.b	Perform proper tree maintenance around power lines to prevent power outages	5.b	Local Power Companies and Georgia Forestry Commission <i>Dawson County and City of Dawsonville</i>	Winter Weather; Thunderstorm; Tornado; Tropical Cyclone; Drought; Wildfire	Private and State Budgets	\$100,000	36 Months	Medium
4.c	Continue to follow state water use ordinances for time of drought and consider stricter guidelines, when necessary	5.c	Planning and Development <i>Dawson County and City of Dawsonville</i>	Drought; Wildfire	Local Budgets (Planning and Development Budget)	Staff Time	18 Months	High
4.d	Routinely review and update the Water Conservation Plan, as needed	5.d	Etowah WSA and Planning and Development Dawson County	Drought; Extreme Temperatures	Local Budgets (Planning and Development Budget)	Staff Time	36 Months	Medium



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ID	Mitigation Action	2018 ID	Lead Agency or Department <i>Jurisdiction</i>	Hazard(s) Addressed	Funding Source	Estimated Cost	Completion Time Frame	Priority
			and City of Dawsonville					
4.e	Exercise and review components of the Water Conservation Plan, including water points of dispensing, annually	5.e	EMA Dawson County and City of Dawsonville	Drought; Extreme Temperatures	FEMA/GEMA Hazard Mitigation Grants; Local Budgets (Public Safety Budget, Public Works Budget)	\$5,000	12 Months	High
4.f	Purchase portable electronic signage and pallet jack for point of dispensing	5.f	EMA Dawson County and City of Dawsonville	Drought	FEMA/GEMA Hazard Mitigation Grants; Local Budgets (Public Safety Budget)	\$12,000	30 Months	Medium
4.g	Purchase brush trucks	5.h	Fire Department Dawson County and City of Dawsonville	Wildfire	FEMA/GEMA Hazard Mitigation Grants; USFS; Local Budgets (Public Safety Budget)	\$62,500	48 Months	Medium
4.h	Purchase wildland firefighting gear	5.j	Fire Department Dawson County and City of Dawsonville	Wildfire	FEMA/GEMA Hazard Mitigation Grants; USFS; Local Budgets	\$8,000	18 Months	Medium



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					(Public Safety Budget)			
4.i	Perform wildland firefighting training for personnel	5.k	Fire Department Dawson County and City of Dawsonville	Wildfire	FEMA/GEMA Hazard Mitigation Grants; USFS; Local Budgets (Public Safety Budget)	\$5,000	18 Months	Medium
4.j	Build a drought contingency reservoir (e.g. Russell Creek Reservoir)	5.l	Etowah WSA Dawson County and City of Dawsonville	Drought; Wildfire	FEMA/GEMA Hazard Mitigation Grants; Private Grants; Local Budgets (Etowah WSA Budget)	\$4,000,000	60 Months	High
5.a	Create chainsaw strike teams by equipping and training personnel	6.a	EMA and Public Works Dawson County and City of Dawsonville	Winter Weather; Thunderstorm; Tornado; Tropical Cyclone; Wildfire; Earthquake	FEMA/GEMA Hazard Mitigation Grants; USFS; Local Budgets (Public Safety Budget, Public Works Budget)	\$10,000	36 Months	High
5.b	Hold annual exercise with Dawson County Schools to test school safety plan	6.c	EMA and Dawson County Schools Dawson County and the City of Dawsonville	All Hazards	Local Budgets (Public Safety Budget, Dawson County	\$2,500	12 Months	Medium



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					Schools Budget)			
5.c	Train and equip a Swift Water Rescue Team	6.d	Fire Department and EMA Dawson County and City of Dawsonville	Flood; Thunderstorm; Tornado; Tropical Cyclone	FEMA/GEMA Hazard Mitigation Grants; USFS; Local Budgets (Public Safety Budget)	\$50,000	48 Months	Medium
5.d	Build a database of pre-recorded and pre-written mass notification messages for hazard events	6.f	EMA and 911 Dawson County and City of Dawsonville	Flood; Winter Weather; Thunderstorm; Tornado; Wildfire; Earthquake	Local Budgets (Public Safety Budget)	Staff Time	24 Months	Medium
5.e	Maintain an accurate accounting of existing generators and make recommendations for adding generators to critical facilities	6.g	EMA and Critical Facility Operators Dawson County and City of Dawsonville	Flood; Winter Weather; Thunderstorm; Tornado; Earthquake; Extreme Temperatures	Local Budgets (Public Safety Budget)	Staff Time	24 Months	Medium
5.f	Increase the number of American Red Cross identified and approved shelters	6.h	American Red Cross Dawson County and City of Dawsonville	Winter Weather; Thunderstorm; Tornado; Earthquake; Extreme Temperatures	Private Grants	Staff Time	24 Months	Medium



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5.g	Purchase cots, trailers, mats, household products, and hygiene products for shelter operations	6.i	EMA Dawson County and City of Dawsonville	Winter Weather; Thunderstorm; Tornado; Earthquake; Extreme Temperatures	FEMA/GEMA Hazard Mitigation Grants; Private Grants; Local Budgets (Public Safety Budget)	\$70,000	60 Months	Medium
5.h	Identify local Good Samaritan shelter locations	6.k	EMA and American Red Cross <i>Dawson County and City of Dawsonville</i>	Winter Weather; Thunderstorm; Tornado; Earthquake; Extreme Temperatures	Private Grants; Local Budgets (Public Safety Budget)	Staff Time	18 Months	Medium
5.i	Purchase equipment for an alternate 911 Center	6.m	911 <i>Dawson County and City of Dawsonville</i>	Flood; Winter Weather; Thunderstorm; Tornado; Tropical Cyclone; Wildfire; Earthquake	FEMA/GEMA Hazard Mitigation Grants; Private Grants; Local Budgets (Public Safety Budget)	\$100,000	60 Months	Low
5.j	Build an EOC and 911 Center in a hardened building for Dawson County and Dawsonville	6.n	EMA and 911 <i>Dawson County and City of Dawsonville</i>	Winter Weather; Thunderstorm; Tornado; Tropical Cyclone; Wildfire; Earthquake	FEMA/GEMA Hazard Mitigation Grants; Private Grants; Local Budgets (Public Safety Budget)	\$2,500,000	60 Months	Medium





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ID	Mitigation Action	2018 ID	Lead Agency or Department Jurisdiction	Hazard(s) Addressed	Funding Source	Estimated Cost	Completion Time Frame	Priority
5.k	Build an alternate EOC and 911 with a safe room (or underground location)	6.o	EMA and 911 <i>Dawson County and City of Dawsonville</i>	Winter Weather; Thunderstorm; Tornado; Tropical Cyclone; Wildfire; Earthquake	FEMA/GEMA Hazard Mitigation Grants; Private Grants; Local Budgets (Public Safety Budget)	\$1,000,000	60 Months	Medium
5.l	Build redundant fiber rings for 911 lines in conjunction with surrounding jurisdictions	6.p	911 and Surrounding Jurisdictions <i>Dawson County and City of Dawsonville</i>	All Hazards	FEMA/GEMA Hazard Mitigation Grants; Private Grants; Local Budgets (Public Safety Budget, Public Works Budget)	\$5,000,000	60 Months	Medium
5.m	Acquire VoIP at 911 to ensure lines can continue to be answered	6.q	911 <i>Dawson County and City of Dawsonville</i>	All Hazards	FEMA/GEMA Hazard Mitigation Grants; Private Grants; Local Budgets (Public Safety Budget)	\$100,000	30 Months	High
5.n	Replace county radio system	6.s	EMA, 911, and All Public Safety Agencies <i>Dawson County and City of Dawsonville</i>	Flood; Winter Weather; Thunderstorm; Tornado; Tropical Cyclone;	FEMA/GEMA Hazard Mitigation Grants; Local Budgets (Public Safety Budget)	\$8,000,000	60 Months	High



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				Wildfire; Earthquake				
5.o	Purchase mobile light units/lighting system for disaster sites and large events	6.v	EMA Dawson County and City of Dawsonville	Flood; Winter Weather; Thunderstorm; Tornado; Tropical Cyclone; Wildfire; Earthquake	FEMA/GEMA Hazard Mitigation Grants; Local Budgets (Public Safety Budget)	\$30,000	30 Months	Medium
5.p	Identify existing facilities and new facilities, if needed, in vulnerable areas that can serve as public cooling and warming centers	-	EMA Dawson County and City of Dawsonville	Winter Weather; Extreme Temperatures	FEMA/GEMA Hazard Mitigation Grants; Local Budgets (Public Safety Budget, Health and Welfare Budget)	\$50,000	24 Months	High
5.q	Conduct regular active threat drills and tabletop exercises with local law enforcement, emergency services, and public schools	-	EMA, Law Enforcement Agencies, and Dawson County Schools <i>Dawson County and City of Dawsonville</i>	Active Threat/Shooter	FEMA/GEMA Hazard Mitigation Grants; Local Budgets (Public Safety Budget, Dawson County)	\$30,000	12 Months	High



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					Schools Budget)			
5.r	Provide multi-lingual support for all mass notification messages and public outreach resources	-	EMA Dawson County and City of Dawsonville	All Hazards	Local Budgets (Public Safety Budget, Health and Welfare Budget)	\$20,000	24 Months	Low
6.a	Inventory Dawson County's historic resources and archive them on backup servers	7.a	Dawson County Administration Dawson County	Flood; Winter Weather; Thunderstorm; Tornado; Tropical Cyclone; Wildfire; Earthquake	Local Budgets (General Fund)	\$8,000	30 Months	High
6.b	Purchase a digital system to continuously monitor sirens to ensure proper functioning	7.b	EMA Dawson County and City of Dawsonville	Thunderstorm; Tornado	FEMA/GEMA Hazard Mitigation Grants; Local Budgets (Public Safety Budget)	\$50,000	30 Months	High
6.c	Provide additional interconnection points between the City of Dawsonville and Etowah Water and Sewer Authority water systems	7.d	Etowah WSA and City of Dawsonville <i>Dawson County and City of Dawsonville</i>	Thunderstorm; Tornado; Drought; Wildfire; Earthquake	FEMA/GEMA Hazard Mitigation Grants; Private Grants; Local Budgets	\$150,000	36 Months	High



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CHAPTER 4: HAZARD MITIGATION STRATEGIES**

ID	Mitigation Action	2018 ID	Lead Agency or Department Jurisdiction	Hazard(s) Addressed	Funding Source	Estimated Cost	Completion Time Frame	Priority
					(Public Safety Budget, Public Works Budget, Etowah WSA Budget)			
6.d	Provide interconnection points between the City of Gainesville and Etowah Water and Sewer Authority water systems	7.f	Etowah WSA and City of Gainesville <i>Dawson County and City of Dawsonville</i>	Thunderstorm; Tornado; Drought; Wildfire; Earthquake	Private Grants; Local Budgets (Public Safety Budget, Public Works Budget, Etowah WSA Budget)	\$1,750,000	60 Months	High
6.e	Establish a cybersecurity task force to assess vulnerabilities in local government systems and develop a response plan for cyber threats	-	EMA and IT <i>Dawson County and City of Dawsonville</i>	Cyberattack	Private Grants; Local Budgets (Information Technology Budget)	\$50,000	24 Months	High
7.a	Continue to enforce zoning ordinances that create separation and buffering between industrial areas and other land uses, including schools, nursing facilities, hospitals, and other facilities with large, vulnerable populations	10.a	Planning and Development <i>Dawson County and City of Dawsonville</i>	Emerging Infectious Disease; Hazardous Materials; Terrorism; Transportation	Local Budgets (Planning and Development Budget)	Staff Time	12 Months	Medium
7.b	Hold an annual refresher HazMat training session for all Fire, EMS, and law enforcement personnel	10.d	Fire Department, EMA, EMS, and Law Enforcement Agencies <i>Dawson County</i>	Emerging Infectious Disease; Hazardous Materials; Terrorism; Transportation	Local Budgets (Public Safety Budget)	Staff Time	12 Months	High



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CHAPTER 4: HAZARD MITIGATION STRATEGIES**

ID	Mitigation Action	2018 ID	Lead Agency or Department <i>Jurisdiction</i>	Hazard(s) Addressed	Funding Source	Estimated Cost	Completion Time Frame	Priority
			and City of Dawsonville					



## Chapter 5. Plan Implementation and Maintenance

### 5.1. Summary of Updates for Chapter Five

The following table provides a description of each section of this chapter, and a summary of the changes that have been made to the Dawson County Hazard Mitigation Plan 2018.

Chapter 5 Section	Updates
Maintenance	<ul style="list-style-type: none"> <li>• Content revised as needed</li> </ul>
Plan Distribution	<ul style="list-style-type: none"> <li>• Content revised as needed</li> </ul>
Implementation	<ul style="list-style-type: none"> <li>• Content revised as needed</li> </ul>
Evaluation	<ul style="list-style-type: none"> <li>• Content revised as needed</li> </ul>
Peer Review	<ul style="list-style-type: none"> <li>• Content revised as needed</li> </ul>
Plan Update	<ul style="list-style-type: none"> <li>• Content revised as needed</li> </ul>
Conclusion	<ul style="list-style-type: none"> <li>• Content revised as needed</li> </ul>

### 5.2. Maintenance

To adhere to best practices, state and federal guidelines, and lessons learned, the Dawson County Hazard Mitigation Plan Update Committee has developed a method to ensure the regular review and update of the Plan occurs. Plan maintenance protocols identified during the 2012 Dawson County Hazard Mitigation Plan and 2017 Plan Update were followed to the best of Dawson County's abilities. The Dawson County Hazard Mitigation Plan Update Committee will reconvene annually to monitor and evaluate the progress of the mitigation strategies in the Plan. Dawson County's Emergency Management Director, Troy Leist, will be responsible for implementing this meeting. The Committee will discuss the following questions annually:

- Do the goals address current and expected hazards and conditions?
- Are the goals and objectives still relevant to the County?
- Has the nature or magnitude of risks changed?
- Does the risk assessment portion of the Plan need to be updated or modified?
- Are the goals and objectives meeting changes in state and federal policy?
- Are the current resources appropriate for implementing the Plan?
- Are there local implementation problems, such as technical, political, legal, or coordination issues with other agencies?
- Did the jurisdictions, agencies, and other partners participate in the plan implementation process as proposed?

The responsible parties will provide a report at the annual meeting on their mitigation strategies. The report will address the following topics:



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- During the implementation, were there any difficulties encountered?
- How successful was the coordination of efforts?
- Are there any suggestions for revising any mitigation strategies?

Dawson County’s Emergency Management Director will send the minutes from this annual meeting to Dawson County Commissioners and City and Town Councils for review. If there are any updates or modifications to the Dawson County Hazard Mitigation Plan, the Emergency Management Director will forward the changes to the Georgia Emergency Management Agency’s Hazard Mitigation Officer. The Dawson County Hazard Mitigation Plan’s annual reviews will be open to the public. These meetings will be advertised in local newspapers, as well as on signage in the publicly-used facility where the meeting is hosted. Additionally, an online platform will be provided for members of the public to join the meeting.

**Maintenance Log**

Revision Date	Revised Section	Reason for Revision	Revised By



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**5.3. Plan Distribution**

This plan will be distributed to various departments and organizations within Dawson County, including but not limited to:

- Dawson County Board of Commissioners
- Dawson County Fire Department
- Dawson County Emergency Management Agency
- Dawson County Sheriff's Office
- Dawson County Public Works
- Dawson County Planning and Development
- Dawson County Board of Education
- City of Dawsonville

A printed copy of the approved Plan will be available for viewing at the Dawson County Emergency Management Agency located at 393 Memory Lane, Dawsonville, GA 30534. A printed copy of the approved Plan will also be available for viewing at the Chestatee Regional Public Library located at 342 Allen Street in Dawsonville. The existence and location of these copies will be publicized in the County's local newspaper, the Dawson County News.

All comments, questions, concerns, and opinions about the Plan will be directed to Director Troy Leist of the Dawson County Emergency Management Agency for follow-up.

**5.4. Implementation**

The Dawson County Hazard Mitigation Plan requires each jurisdiction to carry out certain mitigation actions as laid out in the plan. To ensure the proposed strategies are implemented successfully, every department or agency responsible for a strategy is identified in the Mitigation Strategies section. This allocation of responsibility increases accountability and the likelihood of successful implementation.

It is common to have a local lead department or agency assigned for a particular strategy. Additionally, there may be secondary or assisting departments or agencies listed to share responsibility and coordinate efforts for some strategies that cross departmental lines. A completion date is assigned to monitor whether the identified mitigation strategies are being implemented in a timely manner.

Dawson County and the City of Dawsonville will look for external sources of funding to carry out prevention projects both before and after a disaster. Potential funding sources have been identified for the actions listed in the mitigation strategies. Each participating jurisdiction will be responsible for deciding on additional implementation procedures beyond those outlined in the Dawson County Hazard Mitigation Plan.

This plan, as a joint effort between Dawson County and the City of Dawsonville, will serve as a comprehensive mitigation plan. The mitigation strategies, hazard identification, and other information identified in this plan will be integrated into all comprehensive Dawson County plans, as well as all municipality plans in the future. Incorporation of these strategies will occur, as necessary, throughout this planning cycle covered by this Hazard Mitigation Plan Update. Aspects of this plan will be integrated into the Dawson County Comprehensive Plan during the





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next planning cycle. This comprehensive plan is a joint, multi-jurisdictional plan that covers both unincorporated Dawson County and the City of Dawsonville. The City of Dawsonville will additionally incorporate mitigation strategies into their future land use zoning and planning ordinances, development regulations, and the Dawsonville Downtown Master Plan.

Identified hazards and mitigation strategies of the 2018 Dawson County Hazard Mitigation plan were integrated into the Local Emergency Operations Plan, multiple County and City SOPs and SOGs, and future planning and zoning plans. Dawson County will integrate mitigation strategies identified in this plan into the Dawson County Comprehensive Plan, Community Wildfire Protection Plan, Continuity of Operations Plan, and other future plans. Strategies identified in the previous plan were applied to grant applications, building and zoning requirements, and development planning considerations for Dawson County and the City of Dawsonville. Many of these strategies will be applied using previously identified policies and ordinances, including the NFIP compliance ordinances and water-use ordinances, which have now been applied countywide. All jurisdictions have the authority to adopt locally-binding ordinances and policies to enhance the mitigation strategies in their jurisdiction.

The Legal and Regulatory Capability survey lists the authorities and enabling legislation that are available at the state level to support local hazard mitigation planning efforts. This survey also identifies the planning and land management tools that are typically used by states and local jurisdictions to implement hazard mitigation activities.

<b>Regulatory Tools/Plans</b>	<b>Regulatory Type: Ordinance, Resolution, Codes, Plans, Etc.</b>	<b>Local Authority</b>	<b>State Prohibited</b>	<b>Higher Authority</b>
Building Codes	County/Municipal Code	Yes	No	No
Capital Improvements Plan	2008-2028 Dawson County Comprehensive Plan	Yes	No	No
Comprehensive Plan	2008-2028 Dawson County Comprehensive Plan	Yes	No	No
Economic Development Plan	2008-2028 Dawson County Comprehensive Plan	Yes	No	Yes
Emergency Management Accreditation Program		No	No	Yes
Emergency Response Plan	Dawson County Local Emergency Operations Plan (LEOP)	Yes	No	Yes



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Flood Management Plan	Dawson County Code Chapter 38, Article V (Flood Damage Prevention)	Yes	No	No
Historic Preservation		Yes	No	No
National Flood Insurance Program Participation	Dawson County Code Chapter 38, Article V, Division 2, Section 38-506	Yes	No	Yes
Continuity of Government/ Operations Plan		No	No	No
Post-Disaster Ordinance	Dawson County Code Chapter 22, Article III	Yes	No	No
Zoning Ordinances	County and Municipal Codes	Yes	No	No

The City of Dawsonville provides a range of administrative and technical services to its community. Its departments include Administrative, Public Works, Utilities, and Planning and Zoning. For public safety services, such as police, fire suppression, and emergency medical response, the City of Dawsonville relies on Dawson County. Over the past two decades, the City of Dawsonville has annexed portions of Dawson County, particularly areas to the north of the core commercial area of Dawsonville. These annexations have expanded the City of Dawsonville's jurisdiction and created greater homogeneity of population between the City of Dawsonville and Dawson County.

The Dawson County Hazard Mitigation Planning Committee aims to identify more opportunities to integrate the requirements of this plan into other local planning mechanisms. While there are many potential benefits to integrating components of this plan into other local planning mechanisms, the committee believes that the development and maintenance of this stand-alone Hazard Mitigation Plan is currently the most effective and appropriate way to implement local hazard mitigation actions.

While Dawson County and the City of Dawsonville have significant capabilities in developing their mitigation strategies, there are several ways in which they can further expand and improve these abilities to address evolving threats and vulnerabilities in the future:

- **Expanding Financial Resources:** Both jurisdictions can explore new avenues for securing mitigation funding by developing partnerships with private entities and non-governmental organizations that focus on disaster resilience. Additionally, the pursuit of competitive federal and state grants, such as those provided by FEMA and GEMA can provide supplemental resources to expand large-scale mitigation projects like infrastructure hardening and floodplain management.
- **Improving Interagency Collaboration and Communication:** The jurisdictions can enhance their ability to coordinate efforts through the development of joint training programs, exercises, and tabletop simulations that bring together multiple agencies, including emergency services, public works, and public health departments. This can improve the speed and efficiency of interagency communication and resource sharing, especially during large-scale disaster events. Additionally, improving communication technology



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through the adoption of a unified, interoperable communication platform will streamline collaboration between city, county, and state agencies.

- **Building Human Capital through Training and Certification:** The expansion of training programs focused on disaster resilience and hazard mitigation can bolster the administrative and technical skills of city and county employees. Future efforts could include providing certification programs for public employees in emergency management and disaster preparedness.
- **Encouraging Public-Private Partnerships:** To bolster future mitigation efforts, Dawson County and the City of Dawsonville can actively foster partnerships with the private sector, including utility companies, real estate developers, and business associations. By collaborating on projects, the public and private sectors can share the burden of implementing cost-intensive mitigation strategies. These partnerships can also provide opportunities for innovative, tech-driven solutions, particularly in areas such as smart city infrastructure and energy resilience.
- **Increasing Community Engagement and Education:** A future priority for both jurisdictions can be the expansion of public education and outreach programs to ensure the community is fully aware of mitigation strategies and disaster preparedness practices. Leveraging digital platforms and social media to communicate mitigation initiatives and hazard alerts will increase public participation. Additionally, engaging local schools, businesses, and civic organizations in resilience-building activities can ensure a more comprehensive and community-driven approach to future mitigation efforts.
- **Legal and Regulatory Advancements:** As state and federal regulations evolve, Dawson County and the City of Dawsonville should continuously update their ordinances and policies to ensure alignment with the latest hazard mitigation guidelines. The jurisdictions can adopt more robust land-use policies that discourage development in high-risk areas and promote the use of green infrastructure to mitigate flooding and erosion risks. Regularly updating zoning laws and development codes to reflect changes in climate risks will ensure long-term sustainability and safety.

### 5.5. Evaluation

Periodic revisions and updates of the Dawson County Hazard Mitigation Plan may be required to ensure that the goals of this plan are kept current with federal, state, and local regulations. These revisions should also consider any potential changes in the hazard vulnerability and mitigation priorities of Dawson County.

The Dawson County Hazard Mitigation Plan Update Committee will meet annually to review the Dawson County Hazard Mitigation Plan. During this annual review, mitigation strategies will be reviewed to evaluate the progress that has occurred for each identified mitigation strategy. The Dawson County Hazard Mitigation Plan Update Committee will also meet following any disaster event to review the identified mitigation strategies for that hazard event and determine if timelines should be adjusted or additional mitigation strategies should be identified and added to the plan. These steps will ensure that the Dawson County Hazard Mitigation Plan is continuously updated to allow for changes in hazard vulnerabilities and identified mitigation strategies.

The Dawson County Hazard Mitigation Plan Update Committee will complete all evaluations of the Dawson County Hazard Mitigation Plan.



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**5.6. Peer Review**

Representatives from neighboring emergency management agencies conducted a peer review of the Dawson County Hazard Mitigation Plan Update. The purpose of the review was to maintain quality standards, improve performance, and provide credibility to the plan. This peer review process is a form of self-regulation and accountability, and it provides new insights from qualified professionals who face similar natural and man-made hazards in their own communities.

**5.7. Continued Public Involvement**

Dawson County and the City of Dawsonville will encourage public participation during the next 5-year planning cycle. Dawson County will have the plan posted on the county website with an email address for those who may want to add comments or ask questions regarding the plan and its contents. In addition, as updates and a review of the plan are conducted by the HMPC, these will be placed on the jurisdictions' websites, and any meetings of the HMPC will be publicly noticed in accordance with the city and state policies. The posting will include a mechanism for citizen feedback such as an email address to send comments.

**5.8. Plan Update**

The Hazard Mitigation Plan needs to be updated at least once every five years as required by the Federal Disaster Mitigation Act of 2000. It is the responsibility of the Dawson County Emergency Management Agency to ensure that this requirement is met. The Dawson County Hazard Mitigation Plan Update Committee will assist the department in the process and ensure that all jurisdictions contribute to the planning. The public will be invited to participate in the planning process through public hearings held during major updates and annual review meetings. The current plan will expire in the first quarter of 2029, so the next plan update must be approved and adopted before that time.

In the second quarter of 2028, Dawson County will initiate the fifth Hazard Mitigation Plan Update process. This update will involve meetings to achieve the objectives of the Dawson County Hazard Mitigation Plan. The Dawson County Emergency Management Agency will lead this planning process, while the Dawson County Hazard Mitigation Planning Committee will follow a similar approach as the previous cycle to fulfill all FEMA and GEMA requirements for the Hazard Mitigation Plan Update. The committee aims to complete this process by the fourth quarter of 2028 to meet all identified planning deadlines.

**5.9. Conclusion**

Through the hazard mitigation planning process, Dawson County, the City of Dawsonville, and other participating organizations have gained a wealth of information and knowledge about the county's history of disasters, natural and technological hazards, vulnerabilities, and potential strategies to reduce the effects of these hazards.

During the Hazard Mitigation Planning Committee meeting, it was identified that it is difficult to pinpoint the vulnerable geographic locations for most hazards due to their widespread potential effects and random impact areas. This is especially true for natural hazards. To tackle this



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issue, the Dawson County Hazard Mitigation Plan Update Committee decided to create mitigation goals, objectives, and strategies that are both general and specific in nature. These strategies will help the committee to adopt the most effective measures that will benefit the maximum number of people in the area. The Dawson County Hazard Mitigation Planning Committee adopted strategies in all six of the major mitigation categories: Prevention, Property Protection, Natural Resource Protection, Structural Projects, Emergency Services, and Public Education and Awareness.



**DAWSON COUNTY MULTI-JURISDICTIONAL  
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APPENDIX A: DAWSON COUNTY  
INVENTORY OF DAMS**

## Appendix A. Dawson County Inventory of Dams

### Dawson County Category I Dams

Name	Latitude	Longitude	Height (feet)	Storage (acres)
Amicalola Creek Watershed Structure # 1	34.546389	-84.264280	44.00	349.00
Amicalola Creek Watershed Structure # 3	34.543056	-84.198611	56.00	1294.00
Etowah River Reach Sub Watershed Structure # 12	34.393980	-84.074620	63.00	1047.00
Etowah River Reach Watershed Structure # 22	34.460650	-84.161840	43.00	307.00
Etowah River Reach Watershed Structure # 23	34.470570	-84.145030	29.00	225.00
Yellow Creek Reservoir Dam	34.357778	-84.253333	114.00	13587.00

### Dawson County Category II Dams

Name	Latitude	Longitude	Height (feet)	Storage (acres)
Amicalola Creek Watershed Structure # 2	34.531944	-84.245000	65.00	941.00
Amicalola Creek Watershed Structure # 4	34.521944	-84.183889	48.00	592.00
Etowah River Watershed Structure # 10	34.384722	-84.106111	54.00	521.00
Etowah River Watershed Structure # 13	34.401620	-84.058800	51.00	654.00
Etowah River Watershed Structure # 24	34.485833	-84.159722	32.00	167.00
Etowah River Watershed Structure # 9	34.362500	-84.081111	31.00	427.00
Fausett Lake Dam	34.528333	-84.280278	31.00	576.00
Gilleland Lake Dam	34.473056	-84.163611	24.00	124.00
Gold Creek Golf Club Lake Dam # 2	34.450278	-84.110833	43.00	350.00
Gold Creek Golf Club Lake Dam #1	34.449167	-84.105278	38.00	464.00
Howington Lake Dam	34.396389	-84.069444	32.00	64.00
Rainbow Lake Dam	34.440556	-84.197500	32.00	250.00
Running Pine Lake Dam	34.362500	-84.204167	29.00	33.00
Strickland Lake Dam	34.396111	-84.219722	26.00	6.00
Thomas Lake Dam	34.337222	-84.109167	30.00	66.00
Toto Estates Lake Dam (Lower)	34.391944	-83.991389	31.00	36.00
Toto Estates Lake Dam (Upper)	34.390556	-83.993056	29.40	36.00
Wood Lake Dam (East)	34.572500	-84.311111	31.00	33.00



## Appendix B. Committee Lists

### 2024 Committee Meeting Attendance List

Name	4/4/23	5/2/23	6/8/23	7/11/23	8/8/23	9/19/23
Chief Troy Leist		X	X	X		X
Brooke Anderson, PE	X	X	X	X		X
Wesley Sisk						
Greg Rowan						
Tony Wooten	X		X	X	X	
Emory Dooley						X
Ricky Jordan					X	
Matt Payne						
Lydell Mack						
Kevin Herrit						
Mandy Power						
Johnny Irvin						
Bob Bolz		X	X	X		X
Trampas Hansard		X		X		X
Robert Drewry	X					

### 2018 Committee List

Brooke Anderson  
*General Manager*  
Etowah Water and Sewer Authority

Jason Dooley  
*Battalion Chief*  
Dawson County Emergency Services

Kristan Bean  
*911 Assistant Director*  
Dawson County Sheriff's Office

Sharon R. Fausett  
*County Commissioner – District One*  
Dawson County Board of Commissioners

Bob Bolz  
*City Manager*  
City of Dawsonville

Kevin Gibbs  
*Park Manager*  
Amicalola Falls State Park  
Trampas Hansard  
*Operations Manager*  
City of Dawsonville Public Works  
David Headley  
*County Manager*  
Dawson County Public Administration

Kenneth W. Brooks  
*Ranger II*  
Georgia Forestry Commission

Rickey Dean Brown  
*Chief Operations Officer*  
Dawson County School System

Lisa Hensa  
*Director*  
Dawson County Parks and Recreation

Jason Brownell  
*Director of Operations*  
Big Canoe Property Owners Association



**DAWSON COUNTY MULTI-JURISDICTIONAL  
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APPENDIX B: COMMITTEE LISTS**

Richard Jordan  
*Public Safety Director*  
Big Canoe Property Owners Association

Jim Rich  
*Director of Transportation*  
Dawson County Board of Education

Tim Joy  
*Chief Ranger*  
Georgia Forestry Commission

Robin Roland  
*IT Coordinator*  
Dawson County Information Technology  
Department

Dorothy Jubon  
*Lead – External Affairs*  
American Red Cross – Northeast Georgia Chapter

Greg Rowan  
*Chief Deputy*  
Dawson County Sheriff's Office

Clark MacAllister  
*Extension Coordinator*  
University of Georgia Extension

Aleisha Rucker-Wright  
*Director*  
Dawson County E-911

Stephen Maddox  
*Lieutenant/Assistant Patrol Commander*  
Dawson County Sheriff's Office

Tim Satterfield  
*Deputy Chief (Former - Retired)*  
Dawson County Emergency Services

Casey Majewski  
*Planning Director*  
City of Dawsonville Planning and Zoning

Danny Speaks  
*Division Chief of Operations and Training*  
Dawson County Emergency Services

David McKee  
*Director*  
Dawson County Public Works

Jason Streetman  
*Planning Director*  
Dawson County Planning and Development

Dick McNeill  
*Business Consultant*  
Citizen Representative

Lanier Swafford  
*Fire Chief; Director (Former - Retired)*  
Dawson County Emergency Services; Dawson  
County Emergency Management

Julie Hughes Nix  
*Commissioner, District 4*  
Dawson County Board of Commissioners

Kurt Tangel  
*Chief Appraiser (Former)*  
Dawson County Tax Assessors Office

Dave Palmer  
*Public Information Officer*  
Georgia Department of Public Health, District 2

Billy Thurmond  
*Chairman*  
Dawson County Board of Commissioners

Dawn Pruett  
*Director*  
Dawson County Senior Services

Ricky Rexroat  
*Deputy Chief/Deputy EMA Director (Former -  
Retired)*  
Dawson County Emergency Services





## Sample Email Invitations Sent for Planning Participation

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### Troy Leist

**From:** Troy Leist  
**Sent:** Tuesday, March 21, 2023 9:29 AM  
**To:** Tony Wooten  
**Subject:** Hazard Mitigation Plan Update

We are starting the process for the Counties Hazard Mitigation Plan update. Would you like to be part of the planning team, or is there someone else in the school district?

Troy Leist  
 Fire Chief/EMA Director  
 Dawson County Fire & Emergency Services  
 (Office) 706-344-3666  
 (Cell) 831-998-0360  
[tleist@dawsoncountyga.gov](mailto:tleist@dawsoncountyga.gov)

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### Troy Leist

**From:** Troy Leist  
**Sent:** Wednesday, March 22, 2023 9:57 AM  
**To:** Matt Payne  
**Subject:** Hazard Mitigation Plan Update

Matt,  
 The county is in the process of updating our hazard mitigation plan. Would you like to be part of the planning team? This would require a few meetings that will most likely be remote. If you would like to participate, I will add you to the list and you should hear something about the first meeting within a few weeks. Thanks

Troy Leist  
 Fire Chief/EMA Director  
 Dawson County Fire & Emergency Services  
 (Office) 706-344-3666  
 (Cell) 831-998-0360  
[tleist@dawsoncountyga.gov](mailto:tleist@dawsoncountyga.gov)

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### Troy Leist

**From:** Troy Leist  
**Sent:** Tuesday, March 21, 2023 10:46 AM  
**To:** Billy Thurmond  
**Subject:** Hazard Mitigation Plan Update

Good Morning,

As you know the county is in the process of updating the hazard mitigation plan. I'm looking for one representative from the Commissioners to be on the planning team. Do you have a preference on who serves on the team? It would involve a few meetings that will most likely be remote. Thanks Billy, have a great day.

Troy Leist  
 Fire Chief/EMA Director  
 Dawson County Fire & Emergency Services  
 (Office) 706-344-3666  
 (Cell) 831-998-0360  
[tleist@dawsoncountyga.gov](mailto:tleist@dawsoncountyga.gov)





**DAWSON COUNTY MULTI-JURISDICTIONAL  
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APPENDIX C: CRITICAL FACILITIES**

## Appendix C. Critical Facilities

Facility	Jurisdiction	Facility Type
ACCG Fire Dept Headquarters	Dawson County	Emergency Services, Fire
ACCG Rock Creek Park	Dawson County	Government
Ettowah Water and Sewer Authority Administration Building	Dawson County	Government, Water/Sewer
Amicalola Creek W/S Str #1	Dawson County	Government, Water/Sewer
Amicalola Creek W/S Str #2	Dawson County	Government, Water/Sewer
Amicalola Creek W/S Str #3	Dawson County	Government, Water/Sewer
Amicalola Creek W/S Str #4	Dawson County	Government, Water/Sewer
Amicalola Regional Farmers Market	Dawsonville	NGO
Amicalola Water Storage Tank	Dawson County	Government, Water/Sewer
Annex&Public Works	Dawson County	Government, Water/Sewer
Auraria Water Storage Tank	Dawson County	Government, Water/Sewer
Big Canoe Fire Dept 2	Dawson County	Emergency Services, Fire
Black's Mill Elementary School	Dawson County	Education, K-12
Black's Mill Lift Station	Dawson County	Government, Water/Sewer
Black's Mill School Lift Station	Dawson County	Government, Water/Sewer
Blueridge Overlook Water Storage Tank & Pump Station	Dawson County	Government, Water/Sewer
Bottom Treatment Pond/Treatment Pond 1	Dawsonville	Government, Water/Sewer
Burt Creek Lift Station	Dawsonville	Government, Water/Sewer
Burt Creek Pump Station	Dawson County	Government, Water/Sewer
Burt Creek Water Storage Tank	Dawson County	Government, Water/Sewer
Burts Crossing Lift Station	Dawsonville	Government, Water/Sewer
Chamber Lift Station	Dawson County	Government, Water/Sewer
Chestatee Emergency Center	Dawson County	Medical
City of Dawsonville Public works/ Utilities office	Dawsonville	Government
Creekstone Lift Station	Dawsonville	Government, Water/Sewer
Crown Point Lift Station	Dawsonville	Government, Water/Sewer
Crystal Falls Water Reclamation Facility	Dawson County	Government, Water/Sewer
DAWSON CO-SHOAL HOLE RD (SL)	Dawson County	Government
Dawson County Courthouse	Dawson County	Government



**DAWSON COUNTY MULTI-JURISDICTIONAL  
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APPENDIX C: CRITICAL FACILITIES**

<b>Facility</b>	<b>Jurisdiction</b>	<b>Facility Type</b>
Dawson County Fire Department Station 02	Dawson County	Emergency Services, Fire
Dawson County Fire Department Station 03	Dawson County	Emergency Services, Fire
Dawson County Fire Department Station 04	Dawson County	Emergency Services, Fire
Dawson County Fire Department Station 05	Dawson County	Emergency Services, Fire
Dawson County Fire Department Station 8	Dawson County	Emergency Services, Fire
Dawson County Fleet Maintenance	Dawson County	Government, Transportation
Dawson County Headquarters Fire/Rescue Department Station 01	Dawson County	Emergency Services, Fire
Dawson County High School & Agriculture Building	Dawson County	Education, K-12
Dawson County Historic Courthouse	Dawson County	Government
Dawson County Jail	Dawson County	Law Enforcement, Jail Services
Dawson County Junior High School	Dawson County	Education, K-12
Dawson County Magistrate	Dawson County	Government
Dawson County Middle School	Dawson County	Education, K-12
Dawson County Public Library	Dawson County	Government
Dawson County Public Works Bldg.	Dawson County	Government
Dawson County Sheriff's Office	Dawson County	Law Enforcement
Dawson Forest Road Lift Station	Dawson County	Government, Water/Sewer
Dawson Forest Water Reclamation Facility	Dawson County	Government, Water/Sewer
Dawson Pointe Lift Station	Dawson County	Government, Water/Sewer
Dawsonville City Hall	Dawsonville	Government
Dawsonville Pond	Dawson County	Government, Water/Sewer
Downtown Lift Station	Dawsonville	Government, Water/Sewer
Etowah River Reach Sub W/S Str #12	Dawson County	Government, Water/Sewer
Etowah River Reach W/S Str #22	Dawson County	Government, Water/Sewer
Etowah River Reach W/S Str #23	Dawson County	Government, Water/Sewer
Etowah River W/S Str #13	Dawson County	Government, Water/Sewer
Etowah River W/S Str #24	Dawson County	Government, Water/Sewer



**DAWSON COUNTY MULTI-JURISDICTIONAL  
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<b>Facility</b>	<b>Jurisdiction</b>	<b>Facility Type</b>
Etowah River W/S Str #9	Dawson County	Government, Water/Sewer
Etowah W/S Str #10	Dawson County	Government, Water/Sewer
Farmington Woods Lift Station	Dawsonville	Government, Water/Sewer
Fausett Lake Dam	Dawson County	Government, Water/Sewer
Flat Creek Lift Station	Dawsonville	Government, Water/Sewer
Gilleland Lake Dam	Dawson County	Government, Water/Sewer
Gold Creek Golf Club Lake Dam # 2	Dawson County	Government, Water/Sewer
Gold Creek Golf Club Lake Dam #1	Dawson County	Government, Water/Sewer
Gold Creek Lift Station	Dawsonville	Government, Water/Sewer
Goshen Family Medicine	Dawson County	Medical
Hightower Water Treatment Facility	Dawson County	Government, Water/Sewer
Hightower WTF Water Storage Tank	Dawson County	Government, Water/Sewer
Hightower WTF Water Storage Tank	Dawson County	Government, Water/Sewer
Holding Pond	Dawsonville	Government, Water/Sewer
Howington Lake Dam	Dawson County	Government, Water/Sewer
Hwy 53 Water Storage Tank & Pump Station	Dawson County	Government, Water/Sewer
Hwy 9 North/Townley Water Storage Tank & Pump Station	Dawson County	Government, Water/Sewer
Kilough Elementary School	Dawson County	Education, K-12
Maintenance Shop/sprayfields	Dawsonville	Government
Northeast Georgia Urgent Care	Dawson County	Medical
Northside Urgent Care	Dawson County	Medical
Oakmont Lift Station	Dawson County	Government, Water/Sewer
Rainbow Lake Dam	Dawson County	Government, Water/Sewer
Rental Residence	Dawsonville	Government
Riverview Elementary School	Dawson County	Education, K-12
Riverview Lift Station	Dawson County	Government, Water/Sewer
Robinson Elementary School	Dawson County	Education, K-12
Running Pine Lake Dam	Dawson County	Government, Water/Sewer
Scott Lake Dam	Dawson County	Government, Water/Sewer
Shoal Creek Lift Station	Dawsonville	Government, Water/Sewer
Southmark Dam	Dawson County	Government, Water/Sewer
Spring 105	Dawsonville	Government, Water/Sewer
Tank 1	Dawsonville	Government, Water/Sewer
Tank 2	Dawsonville	Government, Water/Sewer



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<b>Facility</b>	<b>Jurisdiction</b>	<b>Facility Type</b>
Technology Building	Dawson County	Education
Tel Tek Lift Station	Dawson County	Government, Water/Sewer
Thomas Lake Dam	Dawson County	Government, Water/Sewer
Thompson Creek Lift Station	Dawson County	Government, Water/Sewer
Thunder Ridge Lift Station	Dawson County	Government, Water/Sewer
Toto Estates (lower)	Dawson County	Government, Water/Sewer
Toto Estates (upper)	Dawson County	Government, Water/Sewer
Transportation Building	Dawson County	Government, Transportation
Treatment Pond 2	Dawsonville	Government, Water/Sewer
Well 106	Dawsonville	Government, Water/Sewer
Well 108	Dawsonville	Government, Water/Sewer
Well 109	Dawsonville	Government, Water/Sewer
Well 110	Dawsonville	Government, Water/Sewer
Well 111	Dawsonville	Government, Water/Sewer
Wood Lake Dam (East)	Dawson County	Government, Water/Sewer
Yellow Creek Reservoir Dam	Dawson County	Government, Water/Sewer



**DAWSON COUNTY MULTI-JURISDICTIONAL  
HAZARD MITIGATION PLAN, 2024 – 2029 UPDATE  
APPENDIX D: HAZARD DATA TABLES**

## Appendix D. Hazard Data Tables

### Thunderstorms

EVENT_ID	CZ_NAME_STR	BEGIN_LOCATION	BEGIN_DATE	BEGIN_TIME	EVENT_TYPE	DEATHS_DIRECT	INJURIES_DIRECT	DAMAGE_PROPERTY_NUM	DAMAGE_CROPS_NUM
9993534	DAWSON CO.		04/01/1974	2350	Thunderstorm Wind	0	0	0	0
9993556	DAWSON CO.		04/08/1974	1330	Thunderstorm Wind	0	0	0	0
9994470	DAWSON CO.		09/13/1979	1630	Thunderstorm Wind	0	0	0	0
9993740	DAWSON CO.		07/01/1983	1325	Thunderstorm Wind	0	0	0	0
9996021	DAWSON CO.		03/28/1984	1240	Thunderstorm Wind	0	0	0	0
9996062	DAWSON CO.		05/07/1984	2045	Thunderstorm Wind	0	0	0	0
9997820	DAWSON CO.		04/05/1985	1920	Thunderstorm Wind	0	0	0	0
9994735	DAWSON CO.		06/06/1985	1644	Thunderstorm Wind	0	0	0	0
9997027	DAWSON CO.		05/26/1986	2300	Thunderstorm Wind	0	0	0	0
9997028	DAWSON CO.		05/26/1986	2330	Thunderstorm Wind	0	0	0	0
9996221	DAWSON CO.		04/15/1987	145	Thunderstorm Wind	0	0	0	0
9994111	DAWSON CO.		04/04/1989	1410	Thunderstorm Wind	0	0	0	0
9997703	DAWSON CO.		04/28/1990	1250	Thunderstorm Wind	0	0	0	0
10010237	DAWSON CO.		04/29/1991	1130	Thunderstorm Wind	0	0	0	0
10007223	DAWSON CO.		07/02/1992	700	Thunderstorm Wind	0	0	0	0
10319208	DAWSON CO.	Dawsonville	04/15/1993	1955	Thunderstorm Wind	0	0	500	0
10319209	DAWSON CO.	Dawsonville	05/21/1994	1500	Thunderstorm Wind	0	0	5000	0
10319210	DAWSON CO.	Dawsonville	06/27/1994	100	Thunderstorm Wind	0	0	5000	0
10319211	DAWSON CO.	Dawsonville	01/19/1995	1555	Thunderstorm Wind	0	0	500000	0
5553904	DAWSON CO.	DAWSONVILLE	05/27/1996	2100	Thunderstorm Wind	0	0	2500	0
5605191	DAWSON CO.	DAWSONVILLE	03/05/1997	1836	Thunderstorm Wind	0	0	2000	0
5608771	DAWSON CO.	DAWSONVILLE	07/04/1997	1845	Thunderstorm Wind	0	0	2000	0
5609253	DAWSON CO.	JUNO	07/28/1997	2230	Thunderstorm Wind	0	0	125000	15000
5639871	DAWSON CO.	JUNO	04/17/1998	50	Thunderstorm Wind	0	0	2000	0
5656792	DAWSON CO.	DAWSONVILLE	07/20/1998	1344	Thunderstorm Wind	0	0	2000	0
5694267	DAWSON CO.	DAWSONVILLE	05/07/1999	1800	Thunderstorm Wind	0	0	500	0
5694650	DAWSON CO.	DAWSONVILLE	05/23/1999	1830	Thunderstorm Wind	0	0	500	0
5707842	DAWSON CO.	DAWSONVILLE	07/21/1999	1530	Thunderstorm Wind	0	0	200	0



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5707854	DAWSON CO.	JUNO	07/22/1999	1635	Thunderstorm Wind	0	0	1000	0
5148436	DAWSON CO.	DAWSONVILLE	05/25/2000	1623	Thunderstorm Wind	0	0	500	0
5155322	DAWSON CO.	DAWSONVILLE	07/23/2000	1226	Thunderstorm Wind	0	0	70000	0
5232312	DAWSON CO.	DAWSONVILLE	02/16/2001	1900	Thunderstorm Wind	0	0	5000	0
5255358	DAWSON CO.	DAWSONVILLE	06/04/2001	2030	Thunderstorm Wind	0	0	5000	0
5290912	DAWSON CO.	DAWSONVILLE	05/13/2002	1449	Thunderstorm Wind	0	0	2000	0
5308943	DAWSON CO.	DAWSONVILLE	07/01/2002	1750	Thunderstorm Wind	0	0	0	0
5362028	DAWSON CO.	DAWSONVILLE	05/07/2003	217	Thunderstorm Wind	0	0	3000	0
5334889	DAWSON CO.	DAWSONVILLE	07/22/2003	1300	Thunderstorm Wind	0	0	3000	0
5415008	DAWSON CO.	DAWSONVILLE	07/14/2004	41	Thunderstorm Wind	0	0	2000	0
5415180	DAWSON CO.	LANDRUM	07/14/2004	1645	Thunderstorm Wind	0	0	1000	0
5428980	DAWSON CO.	COUNTYWIDE	11/24/2004	1027	Thunderstorm Wind	0	0	15000	0
5432565	DAWSON CO.	DAWSONVILLE	12/09/2004	630	Thunderstorm Wind	0	0	250	0
5435353	DAWSON CO.	AMICALOLA	01/13/2005	1650	Thunderstorm Wind	0	0	20000	0
5447960	DAWSON CO.	AMICALOLA	04/22/2005	1210	Thunderstorm Wind	0	0	3000	0
5468171	DAWSON CO.	DAWSONVILLE	07/02/2005	1421	Thunderstorm Wind	0	0	60000	0
5514744	DAWSON CO.	JUNO	06/25/2006	1001	Thunderstorm Wind	0	0	1000	0
5531257	DAWSON CO.	DAWSONVILLE	08/04/2006	1820	Thunderstorm Wind	0	0	750	0
27010	DAWSON CO.	AMICALOLA	04/04/2007	45	Thunderstorm Wind	0	0	0	0
31247	DAWSON CO.	JUNO	05/12/2007	1358	Thunderstorm Wind	0	0	6000	0
39487	DAWSON CO.	DAWSONVILLE	06/11/2007	1530	Thunderstorm Wind	0	0	1000	0
47720	DAWSON CO.	DAWSONVILLE	07/01/2007	1220	Thunderstorm Wind	0	0	50000	0
94742	DAWSON CO.	DAWSONVILLE	04/11/2008	1839	Thunderstorm Wind	0	0	100000	0
131361	DAWSON CO.	LUMPKIN	08/07/2008	1429	Thunderstorm Wind	0	0	5000	0
151305	DAWSON CO.	DAWSONVILLE	02/11/2009	1730	Thunderstorm Wind	0	0	1000	0
195888	DAWSON CO.	MC KEE	09/09/2009	1650	Thunderstorm Wind	0	0	2000	0
246284	DAWSON CO.	DAWSONVILLE	06/28/2010	1951	Thunderstorm Wind	0	0	3000	0
251113	DAWSON CO.	BRIGHT	07/26/2010	1359	Thunderstorm Wind	0	1	25000	0
285023	DAWSON CO.	JUNO	02/28/2011	1644	Thunderstorm Wind	0	0	0	0
293132	DAWSON CO.	JUNO	03/26/2011	2235	Thunderstorm Wind	0	0	25000	0
306605	DAWSON CO.	DAWSONVILLE	04/27/2011	2249	Thunderstorm Wind	0	0	10000	0
314566	DAWSON CO.	LUMPKIN	05/26/2011	1650	Thunderstorm Wind	0	0	2000	0



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326142	DAWSON CO.	JOHNTOWN	06/18/2011	1631	Thunderstorm Wind	0	0	15000	0
340910	DAWSON CO.	AMICALOLA	08/07/2011	1705	Thunderstorm Wind	0	0	25000	0
404733	DAWSON CO.	LUMPKIN	08/10/2012	2100	Thunderstorm Wind	0	0	500	0
404735	DAWSON CO.	HUBBARDSVILLE	08/10/2012	2105	Thunderstorm Wind	0	0	1000	0
496345	DAWSON CO.	DAWSONVILLE	01/11/2014	755	Thunderstorm Wind	0	0	500	0
518607	DAWSON CO.	DAWSONVILLE	05/14/2014	1920	Thunderstorm Wind	0	0	750	0
538038	DAWSON CO.	LUMPKIN	08/20/2014	1254	Thunderstorm Wind	0	0	1500	0
547156	DAWSON CO.	MC KEE	10/14/2014	540	Thunderstorm Wind	0	0	5000	0
591086	DAWSON CO.	AMICALOLA	06/24/2015	1745	Thunderstorm Wind	0	0	1000	0
591242	DAWSON CO.	AFTON	06/26/2015	1615	Thunderstorm Wind	0	0	6000	0
594561	DAWSON CO.	DAWSONVILLE	07/13/2015	1430	Thunderstorm Wind	0	0	3000	0
598808	DAWSON CO.	JUNO	08/10/2015	1536	Thunderstorm Wind	0	0	10000	0
690060	DAWSON CO.	JUNO	03/21/2017	1914	Thunderstorm Wind	0	0	40000	0
704775	DAWSON CO.	JOHNTOWN	06/23/2017	1806	Thunderstorm Wind	0	0	1000	0
721064	DAWSON CO.	DAWSONVILLE	09/05/2017	1740	Thunderstorm Wind	0	0	20000	0
750474	DAWSON CO.	BARRETTSVILLE	05/31/2018	1657	Thunderstorm Wind	0	0	1000	0
764207	DAWSON CO.	SILVER CITY	06/22/2018	1650	Thunderstorm Wind	0	0	7000	0
769582	DAWSON CO.	JOHNTOWN	07/06/2018	1320	Thunderstorm Wind	0	0	20000	0
776790	DAWSON CO.	AMICALOLA	07/21/2018	230	Thunderstorm Wind	0	0	25000	0
777568	DAWSON CO.	EMMA	07/21/2018	405	Thunderstorm Wind	0	0	200000	0
837752	DAWSON CO.	HUBBARDSVILLE	05/04/2019	1220	Thunderstorm Wind	0	0	5000	0
837764	DAWSON CO.	AFTON	05/11/2019	515	Thunderstorm Wind	0	0	8000	0
841958	DAWSON CO.	HUBBARDSVILLE	06/22/2019	20	Thunderstorm Wind	0	0	8000	0
842016	DAWSON CO.	JOHNTOWN	06/22/2019	2030	Thunderstorm Wind	0	0	20000	0
875839	DAWSON CO.	HUBBARDSVILLE	01/11/2020	1752	Thunderstorm Wind	0	0	2000	0
893340	DAWSON CO.	LUMPKIN	04/13/2020	118	Thunderstorm Wind	0	0	25000	0
898746	DAWSON CO.	JOHNTOWN	05/04/2020	2355	Thunderstorm Wind	0	0	7000	0
898758	DAWSON CO.	AFTON	05/05/2020	1741	Thunderstorm Wind	0	0	5000	0
899560	DAWSON CO.	AFTON	06/09/2020	1555	Thunderstorm Wind	0	0	50000	0
910984	DAWSON CO.	LUMPKIN	08/03/2020	1405	Thunderstorm Wind	0	0	30000	0
929267	DAWSON CO.	DAWSONVILLE	11/11/2020	2236	Thunderstorm Wind	0	0	10000	0
963380	DAWSON CO.	AFTON	05/04/2021	1200	Thunderstorm Wind	0	0	8000	0





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963727	DAWSON CO.	LUMPKIN	06/14/2021	1346	Thunderstorm Wind	0	0	15000	0
1042884	DAWSON CO.	JOHNTOWN	06/14/2022	1228	Thunderstorm Wind	0	0	1000	0
1051303	DAWSON CO.	MC KEE	07/13/2022	1320	Thunderstorm Wind	0	0	4000	0
1051304	DAWSON CO.	DAWSONVILLE	07/13/2022	1324	Thunderstorm Wind	0	0	0	0
1091621	DAWSON CO.	EMMA	03/03/2023	1629	Thunderstorm Wind	0	0	1000	0
1095608	DAWSON CO.	LUMPKIN	04/01/2023	645	Thunderstorm Wind	0	0	0	0
1118749	DAWSON CO.	BARRETTSVILLE	07/20/2023	1543	Thunderstorm Wind	0	0	2000	0
1118762	DAWSON CO.	AFTON	07/20/2023	1632	Thunderstorm Wind	0	0	5000	0
1118804	DAWSON CO.	HUBBARDSVILLE	07/20/2023	1640	Thunderstorm Wind	0	0	1000	0
1118803	DAWSON CO.	MC KEE	07/20/2023	1650	Thunderstorm Wind	0	0	50000	0
1122386	DAWSON CO.	LUMPKIN	07/28/2023	1630	Thunderstorm Wind	0	0	2000	0

**Winter Storms**

EVENT_ID	CZ_NAME_STR	BEGIN_LOCATION	BEGIN_DATE	BEGIN_TIME	EVENT_TYPE	DEATHS_DIRECT	INJURIES_DIRECT	DAMAGE_PROPERTY_NUM	DAMAGE_CROPS_NUM
5536301	DAWSON (ZONE)		01/06/1996	1500	Winter Storm	0	0	0	0
5536317	DAWSON (ZONE)		02/02/1996	1000	Winter Storm	0	0	5000	0
5167342	DAWSON (ZONE)		12/17/2000	730	Winter Storm	0	0	0	0
5167930	DAWSON (ZONE)		12/19/2000	0	Winter Storm	0	0	0	0
5386123	DAWSON (ZONE)		02/26/2004	0	Winter Storm	0	0	0	0
5435644	DAWSON (ZONE)		01/28/2005	2000	Winter Storm	0	0	250000	0
496486	DAWSON (ZONE)		01/28/2014	1200	Winter Storm	0	0	0	0
565848	DAWSON (ZONE)		02/25/2015	1400	Winter Storm	0	0	0	0
612058	DAWSON (ZONE)		01/22/2016	0	Winter Storm	0	0	0	0
617710	DAWSON (ZONE)		03/03/2016	1330	Winter Storm	0	0	0	0
728158	DAWSON (ZONE)		12/08/2017	1000	Winter Storm	0	0	0	0
799869	DAWSON (ZONE)		12/08/2018	2300	Winter Storm	0	0	0	0
876317	DAWSON (ZONE)		02/08/2020	800	Winter Storm	0	0	0	0

EVENT_ID	CZ_NAME_STR	BEGIN_LOCATION	BEGIN_DATE	BEGIN_TIME	EVENT_TYPE	DEATHS_DIRECT	INJURIES_DIRECT	DAMAGE_PROPERTY_NUM	DAMAGE_CROPS_NUM
5679396	DAWSON (ZONE)		01/31/1999	1500	Winter Weather	0	0	0	0
5680347	DAWSON (ZONE)		02/23/1999	1100	Winter Weather	0	0	0	0
5230842	DAWSON (ZONE)		01/20/2001	1200	Winter Weather	0	0	0	0



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5340919	DAWSON (ZONE)		02/06/2003	1500	Winter Weather	0	0	0	0
5430931	DAWSON (ZONE)		12/19/2004	1700	Winter Weather	0	0	0	0
5447745	DAWSON (ZONE)		04/02/2005	1000	Winter Weather	0	0	0	0
5491190	DAWSON (ZONE)		02/06/2006	400	Winter Weather	0	0	0	0
5491086	DAWSON (ZONE)		02/12/2006	0	Winter Weather	0	0	0	0
5491090	DAWSON (ZONE)		02/18/2006	1200	Winter Weather	0	0	0	0
73437	DAWSON (ZONE)		01/16/2008	2100	Winter Weather	0	0	0	0
74961	DAWSON (ZONE)		01/19/2008	1200	Winter Weather	0	0	0	0
76237	DAWSON (ZONE)		01/22/2008	900	Winter Weather	0	0	0	0
86310	DAWSON (ZONE)		03/08/2008	600	Winter Weather	0	0	0	0
143423	DAWSON (ZONE)		12/01/2008	630	Winter Weather	0	0	0	0
216449	DAWSON (ZONE)		01/07/2010	1600	Winter Weather	0	0	0	0
216437	DAWSON (ZONE)		02/04/2010	1300	Winter Weather	0	0	0	0
216815	DAWSON (ZONE)		02/12/2010	1430	Winter Weather	0	0	0	0
272943	DAWSON (ZONE)		12/12/2010	1200	Winter Weather	0	0	0	0
273904	DAWSON (ZONE)		12/15/2010	1925	Winter Weather	0	0	0	0
284726	DAWSON (ZONE)		02/03/2011	1630	Winter Weather	0	0	0	0
285832	DAWSON (ZONE)		02/09/2011	2200	Winter Weather	0	0	0	0
355878	DAWSON (ZONE)		11/29/2011	600	Winter Weather	0	0	0	0
549202	DAWSON (ZONE)		11/01/2014	0	Winter Weather	0	0	0	0
565503	DAWSON (ZONE)		02/20/2015	1500	Winter Weather	0	0	0	0
613681	DAWSON (ZONE)		01/20/2016	600	Winter Weather	0	0	0	0
614320	DAWSON (ZONE)		02/15/2016	200	Winter Weather	0	0	0	0
668168	DAWSON (ZONE)		01/06/2017	1700	Winter Weather	0	0	0	0
733723	DAWSON (ZONE)		01/16/2018	1800	Winter Weather	0	0	0	0
932951	DAWSON (ZONE)		01/07/2021	1300	Winter Weather	0	0	0	0
5491190	DAWSON (ZONE)		02/06/2006	400	Winter Weather	0	0	0	0
5491086	DAWSON (ZONE)		02/12/2006	0	Winter Weather	0	0	0	0
5491090	DAWSON (ZONE)		02/18/2006	1200	Winter Weather	0	0	0	0
73437	DAWSON (ZONE)		01/16/2008	2100	Winter Weather	0	0	0	0

EVENT_ID	CZ_NAME_STR	BEGIN_LOCATION	BEGIN_DATE	BEGIN_TIME	EVENT_TYPE	DEATHS_DIRECT	INJURIES_DIRECT	DAMAGE_PROPERTY_NUM	DAMAGE_CROPS_NUM
5580629	DAWSON (ZONE)		01/11/1996	1600	Heavy Snow	0	0	0	0
5547841	DAWSON (ZONE)		03/20/1996	1600	Heavy Snow	0	0	0	0



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5166886	DAWSON (ZONE)		12/03/2000	500	Heavy Snow	0	0	0	0
5276910	DAWSON (ZONE)		01/02/2002	600	Heavy Snow	0	0	0	0
5338421	DAWSON (ZONE)		01/23/2003	0	Heavy Snow	0	0	0	0
15907	DAWSON (ZONE)		02/01/2007	400	Heavy Snow	0	0	0	0
219614	DAWSON (ZONE)		03/02/2010	600	Heavy Snow	0	0	0	0
275124	DAWSON (ZONE)		12/25/2010	1200	Heavy Snow	0	0	0	0
280322	DAWSON (ZONE)		01/09/2011	2100	Heavy Snow	0	0	0	0
430482	DAWSON (ZONE)		03/06/2013	300	Heavy Snow	0	0	0	0
501771	DAWSON (ZONE)		02/11/2014	700	Heavy Snow	0	0	0	0

EVENT_ID	CZ_NAME_STR	BEGIN_LOCATION	BEGIN_DATE	BEGIN_TIME	EVENT_TYPE	DEATHS_DIRECT	INJURIES_DIRECT	DAMAGE_PROPERTY_NUM	DAMAGE_CROPS_NUM
5586878	DAWSON (ZONE)		01/08/1997	1900	Ice Storm	0	0	1000	0
5670066	DAWSON (ZONE)		12/23/1998	1200	Ice Storm	0	0	0	0
5670068	DAWSON (ZONE)		12/23/1998	1200	Ice Storm	0	0	0	0
5679307	DAWSON (ZONE)		01/02/1999	1800	Ice Storm	0	0	3000	0
5127778	DAWSON (ZONE)		01/22/2000	1300	Ice Storm	0	0	980000	0
5128341	DAWSON (ZONE)		01/28/2000	1900	Ice Storm	0	0	32790	0
5326324	DAWSON (ZONE)		12/04/2002	1400	Ice Storm	0	0	0	0
5384191	DAWSON (ZONE)		01/25/2004	500	Ice Storm	0	0	10000	0
5483357	DAWSON (ZONE)		12/15/2005	0	Ice Storm	0	0	15000	0
213193	DAWSON (ZONE)		01/29/2010	2100	Ice Storm	0	0	0	0
423770	DAWSON (ZONE)		01/25/2013	700	Ice Storm	0	0	0	0
565457	DAWSON (ZONE)		02/16/2015	1400	Ice Storm	0	0	0	0
5586878	DAWSON (ZONE)		01/08/1997	1900	Ice Storm	0	0	1000	0

**Tornado**

EVENT_ID	CZ_NAME_STR	BEGIN_LOCATION	BEGIN_DATE	BEGIN_TIME	EVENT_TYPE	TOR_F_SCALE	DEATHS_DIRECT	INJURIES_DIRECT	DAMAGE_PROPERTY_NUM	DAMAGE_CROPS_NUM
9993549	DAWSON CO.		04/03/1974	1845	Tornado	F4	5	13	2500000	0
5321962	DAWSON CO.	JUNO	11/11/2002	220	Tornado	F2	0	3	200000	0

**Drought**

EVENT_ID	CZ_NAME_STR	BEGIN_LOCATION	BEGIN_DATE	BEGIN_TIME	EVENT_TYPE	DEATHS_DIRECT	INJURIES_DIRECT	DAMAGE_PROPERTY_NUM	DAMAGE_CROPS_NUM
5613275	DAWSON (ZONE)		09/01/1997	0	Drought	0	0	0	0



**DAWSON COUNTY MULTI-JURISDICTIONAL  
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APPENDIX D: HAZARD DATA TABLES**

5693895	DAWSON (ZONE)		05/01/1999	0	Drought	0	0	0	0
5713452	DAWSON (ZONE)		08/01/1999	0	Drought	0	0	0	0
5127164	DAWSON (ZONE)		02/01/2000	0	Drought	0	0	0	0
5147510	DAWSON (ZONE)		05/01/2000	0	Drought	0	0	0	0
5152118	DAWSON (ZONE)		06/01/2000	0	Drought	0	0	0	1260000
5173375	DAWSON (ZONE)		07/01/2000	0	Drought	0	0	0	0
5160368	DAWSON (ZONE)		10/01/2000	0	Drought	0	0	0	0
5268697	DAWSON (ZONE)		10/01/2001	0	Drought	0	0	0	0
5269999	DAWSON (ZONE)		11/01/2001	0	Drought	0	0	0	0
5274234	DAWSON (ZONE)		12/01/2001	0	Drought	0	0	0	0
5284463	DAWSON (ZONE)		04/01/2002	0	Drought	0	0	0	0
5316932	DAWSON (ZONE)		08/01/2002	0	Drought	0	0	0	0
5340174	DAWSON (ZONE)		01/01/2003	0	Drought	0	0	0	0
5389938	DAWSON (ZONE)		03/01/2004	0	Drought	0	0	0	0
36500	DAWSON (ZONE)		05/01/2007	0	Drought	0	0	0	0
66835	DAWSON (ZONE)		09/01/2007	0	Drought	0	0	0	0
62679	DAWSON (ZONE)		10/01/2007	0	Drought	0	0	0	0
66932	DAWSON (ZONE)		11/01/2007	0	Drought	0	0	0	0
68098	DAWSON (ZONE)		12/01/2007	0	Drought	0	0	0	0
349392	DAWSON (ZONE)		09/01/2011	0	Drought	0	0	0	0
670792	DAWSON (ZONE)		06/01/2016	0	Drought	0	0	0	0
670874	DAWSON (ZONE)		07/01/2016	0	Drought	0	0	0	0
670938	DAWSON (ZONE)		08/01/2016	0	Drought	0	0	0	0
671282	DAWSON (ZONE)		09/01/2016	0	Drought	0	0	0	0
671370	DAWSON (ZONE)		10/01/2016	0	Drought	0	0	0	0
672031	DAWSON (ZONE)		11/01/2016	0	Drought	0	0	0	0
672142	DAWSON (ZONE)		12/01/2016	0	Drought	0	0	0	0
672242	DAWSON (ZONE)		01/01/2017	0	Drought	0	0	0	0
677284	DAWSON (ZONE)		02/01/2017	0	Drought	0	0	0	0
690354	DAWSON (ZONE)		03/01/2017	0	Drought	0	0	0	0
690413	DAWSON (ZONE)		04/01/2017	0	Drought	0	0	0	0
701359	DAWSON (ZONE)		05/01/2017	0	Drought	0	0	0	0
857712	DAWSON (ZONE)		09/24/2019	0	Drought	0	0	0	0
862816	DAWSON (ZONE)		10/01/2019	0	Drought	0	0	0	0



**DAWSON COUNTY MULTI-JURISDICTIONAL  
HAZARD MITIGATION PLAN, 2024 – 2029 UPDATE  
APPENDIX D: HAZARD DATA TABLES**

863003	DAWSON (ZONE)		11/01/2019	0	Drought	0	0	0	0
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**Flooding**

EVENT_ID	CZ_NAME_STR	BEGIN_LOCATION	BEGIN_DATE	BEGIN_TIME	EVENT_TYPE	DEATHS_DIRECT	INJURIES_DIRECT	DAMAGE_PROPERTY_NUM	DAMAGE_CROPS_NUM
5605344	DAWSON (ZONE)		02/27/1997	2200	Flood	0	0	0	0
5441168	DAWSON (ZONE)		02/21/2005	1730	Flood	0	0	5000	0
200817	DAWSON CO.	HUBBARDSVILLE	09/21/2009	1355	Flood	0	0	10000	0

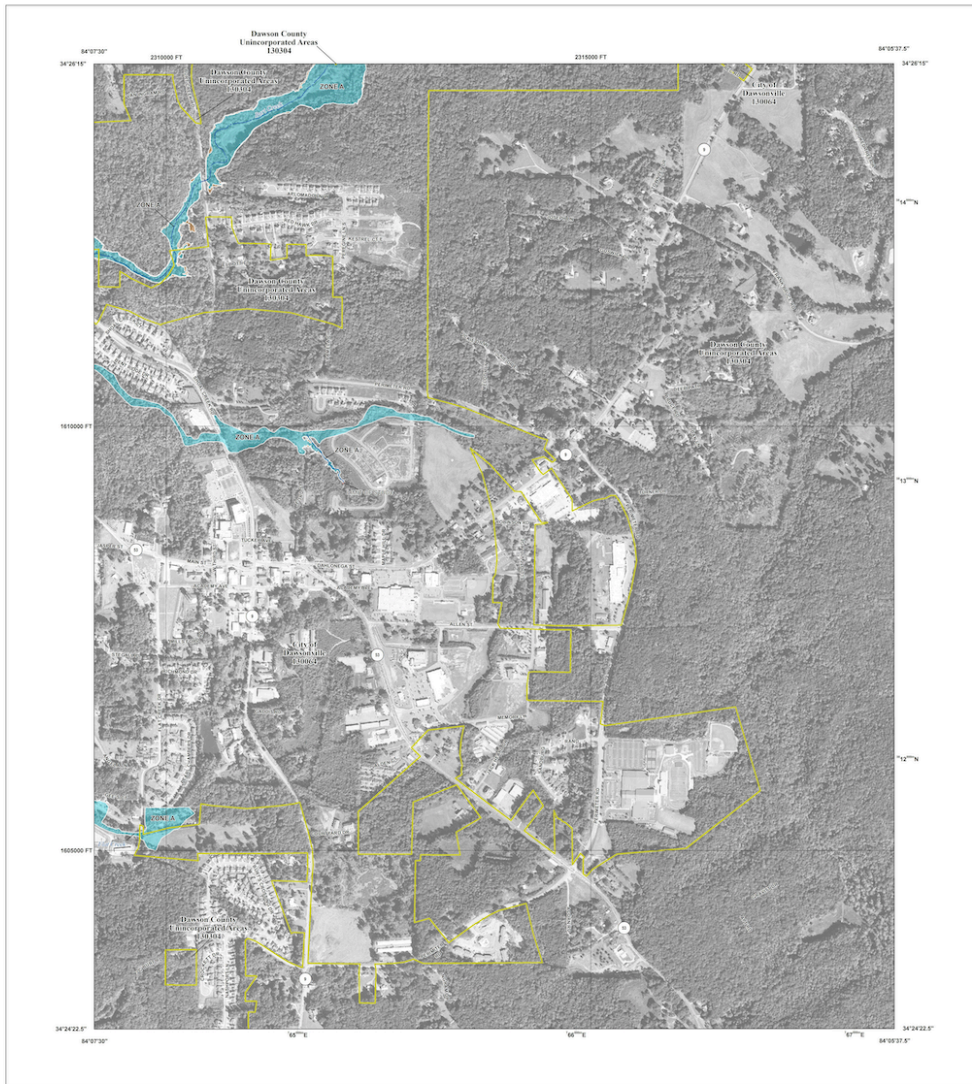
EVENT_ID	CZ_NAME_STR	BEGIN_LOCATION	BEGIN_DATE	BEGIN_TIME	EVENT_TYPE	DEATHS_DIRECT	INJURIES_DIRECT	DAMAGE_PROPERTY_NUM	DAMAGE_CROPS_NUM
5578103	HABERSHAM (ZONE)		12/01/1996	1120	Flash Flood	0	0	0	0
5639947	DAWSON CO.	JUNO	04/17/1998	300	Flash Flood	0	0	10000	0
5316275	DAWSON CO.	DAWSONVILLE	09/21/2002	1530	Flash Flood	0	0	50000	0
5334753	DAWSON CO.	WEST PORTION	07/10/2003	830	Flash Flood	0	0	25000	0
5334754	DAWSON CO.	WEST PORTION	07/10/2003	1400	Flash Flood	0	0	0	1000
5424879	DAWSON CO.	COUNTYWIDE	09/16/2004	1845	Flash Flood	0	0	250000	0
5514743	DAWSON CO.	NORTHEAST PORTION	06/25/2006	1130	Flash Flood	0	0	2000	0
126039	DAWSON CO.	AFTON	07/09/2008	200	Flash Flood	0	0	5000	0
446279	DAWSON CO.	LUMPKIN	05/19/2013	400	Flash Flood	0	0	50000	0
456687	DAWSON CO.	AMICALOLA	07/03/2013	1445	Flash Flood	0	0	5000	0
469084	DAWSON CO.	BRIGHT	08/07/2013	410	Flash Flood	0	0	5000	0
469096	DAWSON CO.	HUBBARDSVILLE	08/07/2013	636	Flash Flood	0	0	5000	0
471051	DAWSON CO.	JUNO	08/22/2013	1630	Flash Flood	0	0	25000	0
881781	DAWSON CO.	BRIGHT	02/06/2020	1133	Flash Flood	0	0	50000	0
881782	DAWSON CO.	BRIGHT	02/06/2020	1133	Flash Flood	0	0	0	0
926127	DAWSON CO.	BRIGHT	10/10/2020	2216	Flash Flood	0	0	0	0
926129	DAWSON CO.	DAWSONVILLE	10/10/2020	2216	Flash Flood	0	0	0	0
926126	DAWSON CO.	BRIGHT	10/10/2020	2216	Flash Flood	0	0	0	0



# DAWSON COUNTY MULTI-JURISDICTIONAL HAZARD MITIGATION PLAN, 2024 – 2029 UPDATE

## APPENDIX D: HAZARD DATA TABLES

### Dawsonville FIRM Map



#### FLOOD HAZARD INFORMATION

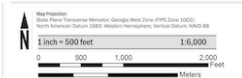
SEE THIS REPORT FOR DETAILED LEGEND AND INDEX MAP FOR FIRM PANEL LAYOUT  
 THE INFORMATION DEPICTED ON THIS MAP AND SUPPORTING DOCUMENTATION ARE ALSO AVAILABLE IN DIGITAL FORMAT AT  
[HTTP://MSC.FEMA.GOV](http://MSC.FEMA.GOV)

SPECIAL FLOOD HAZARD AREAS	Description
	Without Base Flood Elevation (BFE) Zone A, AE, AH, VE, VE, AV
	Regulatory Floodway
	0.2% Annual Chance Flood Hazard, Areas of 1% Annual Chance Flood with average depth less than one foot or with drainage areas of less than one square mile Zone X
	Figure Conditions, 1% Annual Chance Flood Hazard Zone X
	Area with Reduced Flood Risk due to Levee See Notes Zone X
	Area of Minimal Flood Hazard Zone X
	Area of Undetermined Flood Hazard Zone D
OTHER AREAS OF FLOOD HAZARD	Description
	Channel, Culvert, or Storm Sewer
GENERAL STRUCTURES	Description
	Cross Sections with 1% Annual Chance Water Surface Elevation
	Coastal Transient
	Coastal Transient Baseline
	Profile Baseline
	Hydrographic Feature
	Base Flood Elevation Line (BFE)
	Limit of Study
OTHER FEATURES	Description
	Jurisdiction Boundary

#### NOTES TO USERS

An abbreviation or code used on the Flood Insurance Rate Map (FIRM) denotes a specific area on the FIRM. The following legend system is the common map key for maps 1:50,000 scale. Use to locate positions on the National Flood Insurance Program (NFIP) or privately owned FIRM maps. The following legend is for the National Flood Insurance Program (NFIP) or privately owned FIRM maps. The following legend is for the National Flood Insurance Program (NFIP) or privately owned FIRM maps. The following legend is for the National Flood Insurance Program (NFIP) or privately owned FIRM maps.

#### SCALE



#### PANEL LOCATOR



NATIONAL FLOOD INSURANCE PROGRAM  
 FLOOD INSURANCE RATE MAP  
 DAWSON COUNTY, GEORGIA  
 PANEL 111 of 250

COMMUNITY	NUMBER	PANEL	SUFFIX
DAWSON COUNTY	130304	0111	C
DAWSONVILLE CITY	130304	0111	C

VERSION NUMBER  
 2.3.3.2  
 MAP NUMBER  
 1303040111C  
 MAP REVISION  
 APRIL 4, 2018



## Appendix E. 3A Worksheets

**GEMA/HS Worksheet #3a** **Inventory of Assets**  
**Jurisdiction: Dawson County (Including Dawsonville)**  
**Hazard: Drought**

**Task A. Determine the proportion of buildings, the value of buildings, and the population in your community or state that are located in hazard areas.**

Type of Structure (Occupancy Class)	Number of Structures			Value of Structures			Number of People		
	# in Community of State	# in Hazard Area	% in Hazard Area	\$ in Community or State	\$ in Hazard Area	% in Hazard Area	# in Community or State	# in Hazard Area	% in Hazard Area
Residential	11,896	11,896	100.000%	2,014,710,000	2,014,710,000	100.000%	26,798	26,798	100%
Commercial	607	607	100.000%	124,304,000	124,304,000	100.000%	0	0	0%
Industrial	135	135	100.000%	28,883,000	28,883,000	100.000%	0	0	0%
Agricultural	0	0	0.000%	0	0	0.000%	0	0	0%
Religious/ Non-profit	37	37	100.000%	11,532,000	11,532,000	100.000%	0	0	0%
Government	34	34	100.000%	33,540,000	33,540,000	100.000%	0	0	0%
Education	17	17	100.000%	56,215,000	56,215,000	100.000%	0	0	0%
Utilities	0	0	0.000%	0	0	0.000%	0	0	0%
<b>Total</b>	<b>12,726</b>	<b>12,726</b>	<b>100.000%</b>	<b>2,269,184,000</b>	<b>2,269,184,000</b>	<b>100.000%</b>	<b>26,798</b>	<b>26,798</b>	<b>100%</b>

**Task B. Determine whether (and where) you want to collect additional inventory data.**

**Y N**

1. Do you know where the greatest damages may occur in your area? N
2. Do you know whether your critical facilities will be operational after a hazard event?  
Y
3. Is there enough data to determine which assets are subject to the greatest potential damages? N
4. Is there enough data to determine whether significant elements of the community are vulnerable to potential hazards? Y
5. Is there enough data to determine whether certain areas of historic, environmental, political, or cultural significance are vulnerable to potential hazards? Y
6. Is there concern about a particular hazard because of its severity, repetitiveness, or likelihood of occurrence? Y
7. Is additional data needed to justify the expenditure of community or state funds for mitigation initiatives? N



**GEMA/HS Worksheet #3a** **Inventory of Assets**  
**Jurisdiction: Dawson County (Including Dawsonville)**  
**Hazard: Earthquake**

**Task A. Determine the proportion of buildings, the value of buildings, and the population in your community or state that are located in hazard areas.**

Type of Structure (Occupancy Class)	Number of Structures			Value of Structures			Number of People		
	# in Community of State	# in Hazard Area	% in Hazard Area	\$ in Community or State	\$ in Hazard Area	% in Hazard Area	# in Community or State	# in Hazard Area	% in Hazard Area
Residential	11,896	11,896	100.000%	2,014,710,000	2,014,710,000	100.000%	26,798	26,798	100%
Commercial	607	607	100.000%	124,304,000	124,304,000	100.000%	0	0	0%
Industrial	135	135	100.000%	28,883,000	28,883,000	100.000%	0	0	0%
Agricultural	0	0	0.000%	0	0	0.000%	0	0	0%
Religious/ Non- profit	37	37	100.000%	11,532,000	11,532,000	100.000%	0	0	0%
Government	34	34	100.000%	33,540,000	33,540,000	100.000%	0	0	0%
Education	17	17	100.000%	56,215,000	56,215,000	100.000%	0	0	0%
Utilities	0	0	0.000%	0	0	0.000%	0	0	0%
<b>Total</b>	<b>12,726</b>	<b>12,726</b>	<b>100.000%</b>	<b>2,269,184,000</b>	<b>2,269,184,000</b>	<b>100.000%</b>	<b>26,798</b>	<b>26,798</b>	<b>100%</b>

**Task B. Determine whether (and where) you want to collect additional inventory data.**

**Y N**

1. Do you know where the greatest damages may occur in your area? N
2. Do you know whether your critical facilities will be operational after a hazard event?  
Y
3. Is there enough data to determine which assets are subject to the greatest potential damages? N
4. Is there enough data to determine whether significant elements of the community are vulnerable to potential hazards? Y
5. Is there enough data to determine whether certain areas of historic, environmental, political, or cultural significance are vulnerable to potential hazards? Y
6. Is there concern about a particular hazard because of its severity, repetitiveness, or likelihood of occurrence? Y
7. Is additional data needed to justify the expenditure of community or state funds for mitigation initiatives? N





**GEMA/HS Worksheet #3a** **Inventory of Assets**  
**Jurisdiction: Dawson County (Including Dawsonville)**  
**Hazard: Extreme Temperatures**

**Task A. Determine the proportion of buildings, the value of buildings, and the population in your community or state that are located in hazard areas.**

Type of Structure (Occupancy Class)	Number of Structures			Value of Structures			Number of People		
	# in Community of State	# in Hazard Area	% in Hazard Area	\$ in Community or State	\$ in Hazard Area	% in Hazard Area	# in Community or State	# in Hazard Area	% in Hazard Area
Residential	11,896	11,896	100.000%	2,014,710,000	2,014,710,000	100.000%	26,798	26,798	100%
Commercial	607	607	100.000%	124,304,000	124,304,000	100.000%	0	0	0%
Industrial	135	135	100.000%	28,883,000	28,883,000	100.000%	0	0	0%
Agricultural	0	0	0.000%	0	0	0.000%	0	0	0%
Religious/ Non-profit	37	37	100.000%	11,532,000	11,532,000	100.000%	0	0	0%
Government	34	34	100.000%	33,540,000	33,540,000	100.000%	0	0	0%
Education	17	17	100.000%	56,215,000	56,215,000	100.000%	0	0	0%
Utilities	0	0	0.000%	0	0	0.000%	0	0	0%
<b>Total</b>	<b>12,726</b>	<b>12,726</b>	<b>100.000%</b>	<b>2,269,184,000</b>	<b>2,269,184,000</b>	<b>100.000%</b>	<b>26,798</b>	<b>26,798</b>	<b>100%</b>

**Task B. Determine whether (and where) you want to collect additional inventory data.**

**Y N**

1. Do you know where the greatest damages may occur in your area? N
2. Do you know whether your critical facilities will be operational after a hazard event? Y
3. Is there enough data to determine which assets are subject to the greatest potential damages? N
4. Is there enough data to determine whether significant elements of the community are vulnerable to potential hazards? Y
5. Is there enough data to determine whether certain areas of historic, environmental, political, or cultural significance are vulnerable to potential hazards? Y
6. Is there concern about a particular hazard because of its severity, repetitiveness, or likelihood of occurrence? Y
7. Is additional data needed to justify the expenditure of community or state funds for mitigation initiatives? N



**GEMA/HS Worksheet #3a**

**Inventory of Assets**

**Jurisdiction: Dawson County**

**Hazard: Flooding**

**Task A. Determine the proportion of buildings, the value of buildings, and the population in your community or state that are located in hazard areas.**

Type of Structure (Occupancy Class)	Number of Structures			Value of Structures			Number of People		
	# in Community of State	# in Hazard Area	% in Hazard Area	\$ in Community or State	\$ in Hazard Area	% in Hazard Area	# in Community or State	# in Hazard Area	% in Hazard Area
Residential	10,541	97	0.920%	1,798,894,055	4,410,669	0.245%	23,078	212	1%
Commercial	0	0	0.000%	0	0	0.000%	0	0	0%
Industrial	103	3	2.913%	24,792,533	110,924	0.447%	0	0	0%
Agricultural	0	0	0.000%	0	0	0.000%	0	0	0%
Religious/ Non- profit	0	0	0.000%	0	0	0.000%	0	0	0%
Government	0	0	0.000%	0	0	0.000%	0	0	0%
Education	0	0	0.000%	0	0	0.000%	0	0	0%
Utilities	0	0	0.000%	0	0	0.000%	0	0	0%
<b>Total</b>	<b>10,644</b>	<b>100</b>	<b>0.939%</b>	<b>1,823,686,588</b>	<b>4,521,593</b>	<b>0.248%</b>	<b>23,078</b>	<b>212</b>	<b>1%</b>

**Task B. Determine whether (and where) you want to collect additional inventory data.**

**Y N**

1. Do you know where the greatest damages may occur in your area? Y
2. Do you know whether your critical facilities will be operational after a hazard event?  
Y
3. Is there enough data to determine which assets are subject to the greatest potential damages? Y
4. Is there enough data to determine whether significant elements of the community are vulnerable to potential hazards? Y
5. Is there enough data to determine whether certain areas of historic, environmental, political, or cultural significance are vulnerable to potential hazards? Y
6. Is there concern about a particular hazard because of its severity, repetitiveness, or likelihood of occurrence? Y
7. Is additional data needed to justify the expenditure of community or state funds for mitigation initiatives? N



**GEMA/HS Worksheet #3a**

**Inventory of Assets**

**Jurisdiction: Dawsonville**

**Hazard: Flooding**

**Task A. Determine the proportion of buildings, the value of buildings, and the population in your community or state that are located in hazard areas.**

Type of Structure (Occupancy Class)	Number of Structures			Value of Structures			Number of People		
	# in Community of State	# in Hazard Area	% in Hazard Area	\$ in Community or State	\$ in Hazard Area	% in Hazard Area	# in Community or State	# in Hazard Area	% in Hazard Area
Residential	1,355	18	1.328%	215,824,197	534,482	0.248%	3,720	49	1%
Commercial	119	1	0.840%	20,959,986	5,291	0.025%	0	0	0%
Industrial	0	0	0.000%	0	0	0.000%	0	0	0%
Agricultural	0	0	0.000%	0	0	0.000%	0	0	0%
Religious/ Non- profit	0	0	0.000%	0	0	0.000%	0	0	0%
Government	0	0	0.000%	0	0	0.000%	0	0	0%
Education	0	0	0.000%	0	0	0.000%	0	0	0%
Utilities	0	0	0.000%	0	0	0.000%	0	0	0%
<b>Total</b>	<b>1,474</b>	<b>19</b>	<b>1.289%</b>	<b>236,784,183</b>	<b>539,773</b>	<b>0.228%</b>	<b>3,720</b>	<b>49</b>	<b>1%</b>

**Task B. Determine whether (and where) you want to collect additional inventory data.**

**Y N**

1. Do you know where the greatest damages may occur in your area? **Y**
2. Do you know whether your critical facilities will be operational after a hazard event?  
**Y**
3. Is there enough data to determine which assets are subject to the greatest potential damages? **Y**
4. Is there enough data to determine whether significant elements of the community are vulnerable to potential hazards? **Y**
5. Is there enough data to determine whether certain areas of historic, environmental, political, or cultural significance are vulnerable to potential hazards? **Y**
6. Is there concern about a particular hazard because of its severity, repetitiveness, or likelihood of occurrence? **Y**
7. Is additional data needed to justify the expenditure of community or state funds for mitigation initiatives? **N**



**GEMA/HS Worksheet #3a** **Inventory of Assets**  
**Jurisdiction: Dawson County (Including Dawsonville)**  
**Hazard: Thunderstorms**

**Task A. Determine the proportion of buildings, the value of buildings, and the population in your community or state that are located in hazard areas.**

Type of Structure (Occupancy Class)	Number of Structures			Value of Structures			Number of People		
	# in Community of State	# in Hazard Area	% in Hazard Area	\$ in Community or State	\$ in Hazard Area	% in Hazard Area	# in Community or State	# in Hazard Area	% in Hazard Area
Residential	11,896	11,896	100.000%	2,014,710,000	2,014,710,000	100.000%	26,798	26,798	100%
Commercial	607	607	100.000%	124,304,000	124,304,000	100.000%	0	0	0%
Industrial	135	135	100.000%	28,883,000	28,883,000	100.000%	0	0	0%
Agricultural	0	0	0.000%	0	0	0.000%	0	0	0%
Religious/ Non-profit	37	37	100.000%	11,532,000	11,532,000	100.000%	0	0	0%
Government	34	34	100.000%	33,540,000	33,540,000	100.000%	0	0	0%
Education	17	17	100.000%	56,215,000	56,215,000	100.000%	0	0	0%
Utilities	0	0	0.000%	0	0	0.000%	0	0	0%
<b>Total</b>	<b>12,726</b>	<b>12,726</b>	<b>100.000%</b>	<b>2,269,184,000</b>	<b>2,269,184,000</b>	<b>100.000%</b>	<b>26,798</b>	<b>26,798</b>	<b>100%</b>

**Task B. Determine whether (and where) you want to collect additional inventory data.**

**Y N**

1. Do you know where the greatest damages may occur in your area? N
2. Do you know whether your critical facilities will be operational after a hazard event? Y
3. Is there enough data to determine which assets are subject to the greatest potential damages? N
4. Is there enough data to determine whether significant elements of the community are vulnerable to potential hazards? Y
5. Is there enough data to determine whether certain areas of historic, environmental, political, or cultural significance are vulnerable to potential hazards? Y
6. Is there concern about a particular hazard because of its severity, repetitiveness, or likelihood of occurrence? Y
7. Is additional data needed to justify the expenditure of community or state funds for mitigation initiatives? N



**GEMA/HS Worksheet #3a** **Inventory of Assets**  
**Jurisdiction: Dawson County (Including Dawsonville)**  
**Hazard: Tornadoes**

**Task A. Determine the proportion of buildings, the value of buildings, and the population in your community or state that are located in hazard areas.**

Type of Structure (Occupancy Class)	Number of Structures			Value of Structures			Number of People		
	# in Community of State	# in Hazard Area	% in Hazard Area	\$ in Community or State	\$ in Hazard Area	% in Hazard Area	# in Community or State	# in Hazard Area	% in Hazard Area
Residential	11,896	11,896	100.000%	2,014,710,000	2,014,710,000	100.000%	26,798	26,798	100%
Commercial	607	607	100.000%	124,304,000	124,304,000	100.000%	0	0	0%
Industrial	135	135	100.000%	28,883,000	28,883,000	100.000%	0	0	0%
Agricultural	0	0	0.000%	0	0	0.000%	0	0	0%
Religious/ Non- profit	37	37	100.000%	11,532,000	11,532,000	100.000%	0	0	0%
Government	34	34	100.000%	33,540,000	33,540,000	100.000%	0	0	0%
Education	17	17	100.000%	56,215,000	56,215,000	100.000%	0	0	0%
Utilities	0	0	0.000%	0	0	0.000%	0	0	0%
<b>Total</b>	<b>12,726</b>	<b>12,726</b>	<b>100.000%</b>	<b>2,269,184,000</b>	<b>2,269,184,000</b>	<b>100.000%</b>	<b>26,798</b>	<b>26,798</b>	<b>100%</b>

**Task B. Determine whether (and where) you want to collect additional inventory data.**

**Y N**

1. Do you know where the greatest damages may occur in your area? N
2. Do you know whether your critical facilities will be operational after a hazard event?  
Y
3. Is there enough data to determine which assets are subject to the greatest potential damages? N
4. Is there enough data to determine whether significant elements of the community are vulnerable to potential hazards? Y
5. Is there enough data to determine whether certain areas of historic, environmental, political, or cultural significance are vulnerable to potential hazards? Y
6. Is there concern about a particular hazard because of its severity, repetitiveness, or likelihood of occurrence? Y
7. Is additional data needed to justify the expenditure of community or state funds for mitigation initiatives? N



**GEMA/HS Worksheet #3a** **Inventory of Assets**  
**Jurisdiction: Dawson County (Including Dawsonville)**  
**Hazard: Tropical Cyclone**

**Task A. Determine the proportion of buildings, the value of buildings, and the population in your community or state that are located in hazard areas.**

Type of Structure (Occupancy Class)	Number of Structures			Value of Structures			Number of People		
	# in Community of State	# in Hazard Area	% in Hazard Area	\$ in Community or State	\$ in Hazard Area	% in Hazard Area	# in Community or State	# in Hazard Area	% in Hazard Area
Residential	11,896	11,896	100.000%	2,014,710,000	2,014,710,000	100.000%	26,798	26,798	100%
Commercial	607	607	100.000%	124,304,000	124,304,000	100.000%	0	0	0%
Industrial	135	135	100.000%	28,883,000	28,883,000	100.000%	0	0	0%
Agricultural	0	0	0.000%	0	0	0.000%	0	0	0%
Religious/ Non-profit	37	37	100.000%	11,532,000	11,532,000	100.000%	0	0	0%
Government	34	34	100.000%	33,540,000	33,540,000	100.000%	0	0	0%
Education	17	17	100.000%	56,215,000	56,215,000	100.000%	0	0	0%
Utilities	0	0	0.000%	0	0	0.000%	0	0	0%
<b>Total</b>	<b>12,726</b>	<b>12,726</b>	<b>100.000%</b>	<b>2,269,184,000</b>	<b>2,269,184,000</b>	<b>100.000%</b>	<b>26,798</b>	<b>26,798</b>	<b>100%</b>

**Task B. Determine whether (and where) you want to collect additional inventory data.**

**Y N**

1. Do you know where the greatest damages may occur in your area? N
2. Do you know whether your critical facilities will be operational after a hazard event?  
Y
3. Is there enough data to determine which assets are subject to the greatest potential damages? N
4. Is there enough data to determine whether significant elements of the community are vulnerable to potential hazards? Y
5. Is there enough data to determine whether certain areas of historic, environmental, political, or cultural significance are vulnerable to potential hazards? Y
6. Is there concern about a particular hazard because of its severity, repetitiveness, or likelihood of occurrence? Y
7. Is additional data needed to justify the expenditure of community or state funds for mitigation initiatives? N



**GEMA/HS Worksheet #3a** **Inventory of Assets**  
**Jurisdiction: Dawson County (Including Dawsonville)**  
**Hazard: Wildfire**

**Task A. Determine the proportion of buildings, the value of buildings, and the population in your community or state that are located in hazard areas.**

Type of Structure (Occupancy Class)	Number of Structures			Value of Structures			Number of People		
	# in Community of State	# in Hazard Area	% in Hazard Area	\$ in Community or State	\$ in Hazard Area	% in Hazard Area	# in Community or State	# in Hazard Area	% in Hazard Area
Residential	11,896	11,896	100.000%	2,014,710,000	2,014,710,000	100.000%	26,798	26,798	100%
Commercial	607	607	100.000%	124,304,000	124,304,000	100.000%	0	0	0%
Industrial	135	135	100.000%	28,883,000	28,883,000	100.000%	0	0	0%
Agricultural	0	0	0.000%	0	0	0.000%	0	0	0%
Religious/ Non-profit	37	37	100.000%	11,532,000	11,532,000	100.000%	0	0	0%
Government	34	34	100.000%	33,540,000	33,540,000	100.000%	0	0	0%
Education	17	17	100.000%	56,215,000	56,215,000	100.000%	0	0	0%
Utilities	0	0	0.000%	0	0	0.000%	0	0	0%
<b>Total</b>	<b>12,726</b>	<b>12,726</b>	<b>100.000%</b>	<b>2,269,184,000</b>	<b>2,269,184,000</b>	<b>100.000%</b>	<b>26,798</b>	<b>26,798</b>	<b>100%</b>

**Task B. Determine whether (and where) you want to collect additional inventory data.**

**Y N**

1. Do you know where the greatest damages may occur in your area? N
2. Do you know whether your critical facilities will be operational after a hazard event? Y
3. Is there enough data to determine which assets are subject to the greatest potential damages? N
4. Is there enough data to determine whether significant elements of the community are vulnerable to potential hazards? Y
5. Is there enough data to determine whether certain areas of historic, environmental, political, or cultural significance are vulnerable to potential hazards? Y
6. Is there concern about a particular hazard because of its severity, repetitiveness, or likelihood of occurrence? Y
7. Is additional data needed to justify the expenditure of community or state funds for mitigation initiatives? N



**GEMA/HS Worksheet #3a** **Inventory of Assets**  
**Jurisdiction: Dawson County (Including Dawsonville)**  
**Hazard: Winter Storms**

**Task A. Determine the proportion of buildings, the value of buildings, and the population in your community or state that are located in hazard areas.**

Type of Structure (Occupancy Class)	Number of Structures			Value of Structures			Number of People		
	# in Community of State	# in Hazard Area	% in Hazard Area	\$ in Community or State	\$ in Hazard Area	% in Hazard Area	# in Community or State	# in Hazard Area	% in Hazard Area
Residential	11,896	11,896	100.000%	2,014,710,000	2,014,710,000	100.000%	26,798	26,798	100%
Commercial	607	607	100.000%	124,304,000	124,304,000	100.000%	0	0	0%
Industrial	135	135	100.000%	28,883,000	28,883,000	100.000%	0	0	0%
Agricultural	0	0	0.000%	0	0	0.000%	0	0	0%
Religious/ Non- profit	37	37	100.000%	11,532,000	11,532,000	100.000%	0	0	0%
Government	34	34	100.000%	33,540,000	33,540,000	100.000%	0	0	0%
Education	17	17	100.000%	56,215,000	56,215,000	100.000%	0	0	0%
Utilities	0	0	0.000%	0	0	0.000%	0	0	0%
<b>Total</b>	<b>12,726</b>	<b>12,726</b>	<b>100.000%</b>	<b>2,269,184,000</b>	<b>2,269,184,000</b>	<b>100.000%</b>	<b>26,798</b>	<b>26,798</b>	<b>100%</b>

**Task B. Determine whether (and where) you want to collect additional inventory data.**

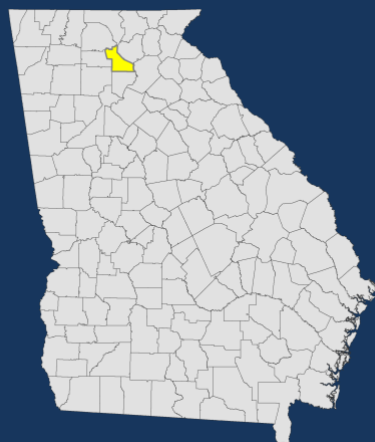
**Y N**

1. Do you know where the greatest damages may occur in your area? N
2. Do you know whether your critical facilities will be operational after a hazard event?  
Y
3. Is there enough data to determine which assets are subject to the greatest potential damages? N
4. Is there enough data to determine whether significant elements of the community are vulnerable to potential hazards? Y
5. Is there enough data to determine whether certain areas of historic, environmental, political, or cultural significance are vulnerable to potential hazards? Y
6. Is there concern about a particular hazard because of its severity, repetitiveness, or likelihood of occurrence? Y
7. Is additional data needed to justify the expenditure of community or state funds for mitigation initiatives? N





## **Appendix F. Hazard Risk Analyses**



# Hazard Risk Analyses Supplement to the Dawson County Joint Hazard Mitigation Plan



**Carl Vinson  
Institute of Government  
UNIVERSITY OF GEORGIA**

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# Introduction

The Federal Disaster Mitigation Act of 2000 (DMA2K) requires state, local, and tribal governments to develop and maintain a mitigation plan to be eligible for certain federal disaster assistance and hazard mitigation funding programs.

Mitigation seeks to reduce a hazard’s impacts, which may include loss of life, property damage, disruption to local and regional economies, and the expenditure of public and private funds for recovery. Sound mitigation must be based on a sound risk assessment that quantifies the potential losses of a disaster by assessing the vulnerability of buildings, infrastructure, and people.

In recognition of the importance of planning in mitigation activities, FEMA Hazus-MH, a powerful disaster risk assessment tool based on geographic information systems (GIS). This tool enables communities of all sizes to predict estimated losses from floods, hurricanes, earthquakes, and other related phenomena and to measure the impact of various mitigation practices that might help reduce those losses.

In 2023, the Georgia Department of Emergency Management partnered with the Carl Vinson Institute of Government at the University of Georgia to develop a detailed risk assessment focused on defining hurricane, riverine flood, and tornado risks in Dawson County, Georgia. This assessment identifies the characteristics and potential consequences of the disaster, how much of the community could be affected by the disaster, and the impact on community assets.

# Risk Assessment Process Overview

Hazus-MH Version 2.2 SP1 was used to perform the analyses for Dawson County. The Hazus-MH application includes default data for every county in the US. This Hazus-MH data was derived from a variety of national sources and in some cases the data are also several years old. Whenever possible, using local provided data is preferred. Dawson County provided building inventory information from the county’s property tax assessment system. This section describes the changes made to the default Hazus-MH inventory and the modeling parameters used for each scenario.

## County Inventory Changes

The default Hazus-MH site-specific point inventory was updated using data compiled from the Georgia Emergency Management Agency (GEMA). The default Hazus-MH aggregate inventory (General Building Stock) was also updated prior to running the scenarios. Reported losses reflect the updated data sets.

## General Building Stock Updates

General Building Stock (GBS) is an inventory category that consists of aggregated data (grouped by census geography — tract or block). Hazus-MH generates a combination of site-specific and aggregated loss estimates based on the given analysis and user input.

The GBS records for Dawson County were replaced with data derived from parcel and property assessment data obtained from Dawson County. The county provided property assessment data was current as of November 2023 and the parcel data current as of November 2023. Records without improvements were deleted. The parcel boundaries were converted to parcel points located in the centroids of each parcel boundary; then, each parcel point was linked to an assessor record based upon matching parcel numbers. The parcel assessor match-rate for Dawson County is 89.2%. The

generated building inventory represents the approximate locations (within a parcel) of structures. The building inventory was aggregated by census block. Both the tract and block tables were updated. Table 1 shows the results of the changes to the GBS tables by occupancy class.

Table 1: GBS Building Exposure Updates by Occupancy Class\*

General Occupancy	Default Hazus-MH Count	Updated Count	Default Hazus-MH Exposure	Updated Exposure
Agricultural	0	0	\$0	\$0
Commercial	331	607	\$78,044,000	\$124,304,000
Education	12	17	\$37,983,000	\$56,215,000
Government	15	34	\$9,058,000	\$33,540,000
Industrial	131	135	\$35,183,000	\$28,883,000
Religious	25	37	\$14,761,000	\$11,532,000
Residential	9,041	11,896	\$1,463,597,000	\$2,014,710,000
<b>Total</b>	<b>9,555</b>	<b>12,726</b>	<b>\$1,638,626,000</b>	<b>\$2,269,184,000</b>

\*The exposure values represent the total number and replacement cost for all Dawson County Buildings

For Dawson County, the updated GBS was used to calculate hurricane wind losses. The flood losses and tornado losses were calculated from building inventory modeled in Hazus-MH as User-Defined Facility

(UDF)<sup>1</sup>, or site-specific points. Figure 1 shows the distribution of buildings as points based on the county provided data.

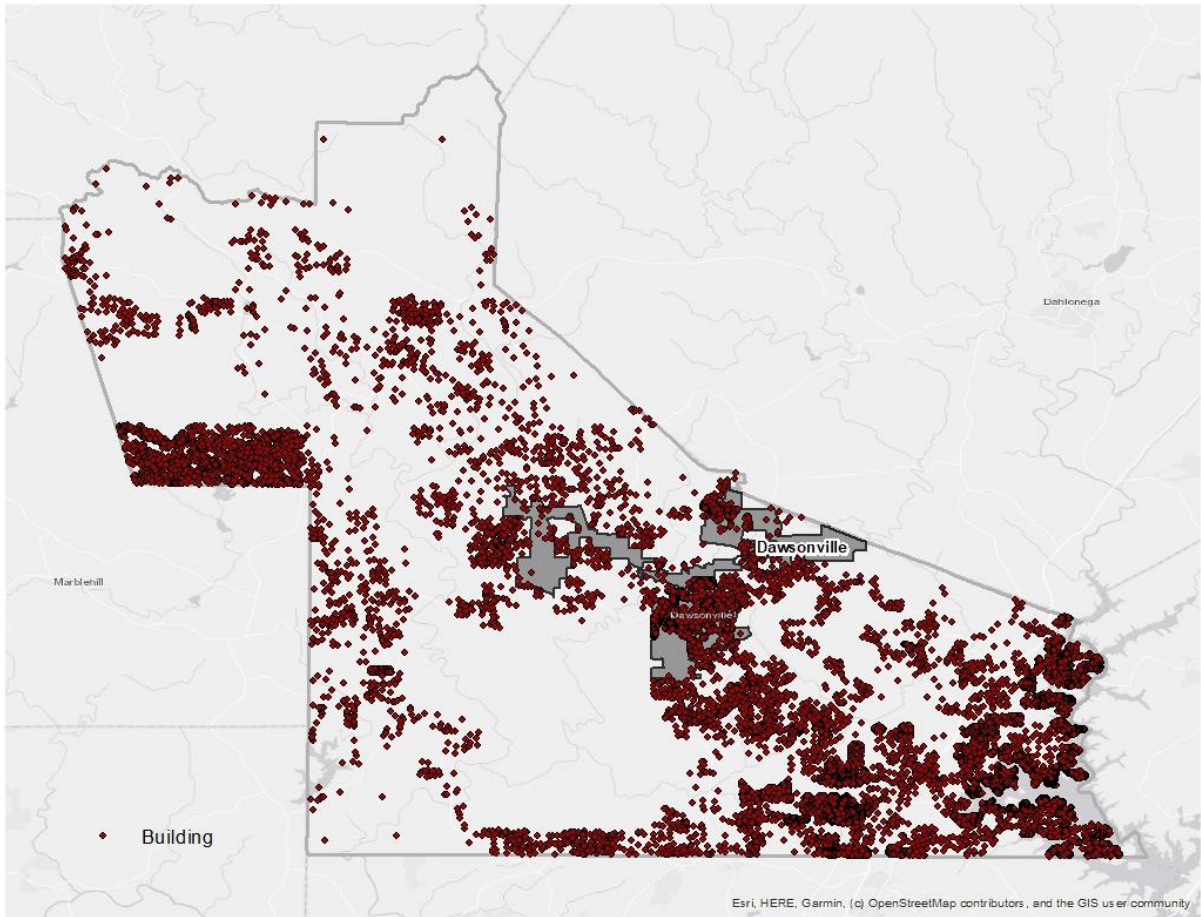


Figure 1: Dawson County Overview

## Essential Facility Updates

The default Hazus-MH essential facility data was updated to reflect improved information available in the Georgia Mitigation Information System (GMIS) as of November 2023. For these risk analyses, only GMIS data for buildings that Hazus-MH classified as Essential Facilities was integrated into Hazus-MH because the application provides specialized reports for these five facilities. Essential Facility inventory was updated for the analysis conducted for this report. The following table summarizes the counts and exposures, where available, by Essential Facility classification of the updated data.

Essential facilities include:

- Care facilities
- EOCs
- Fire stations
- Police stations
- Schools

<sup>1</sup> The UDF inventory category in Hazus-MH allows the user to enter site-specific data in place of GBS data.

Table 2: Updated Essential Facilities

Classification	Updated Count	Updated Exposure
<b>Dawsonville</b>		
EOC	1	\$2,561,000
Care	0	\$0
Fire	1	\$175,000
Police	2	\$8,932,000
School	3	\$40,353,000
<b>Total</b>	<b>7</b>	<b>\$52,021,000</b>
<b>Unincorporated Areas of Dawson County</b>		
EOC	0	\$0
Care	4	\$11,757,000
Fire	7	\$5,133,000
Police	0	\$0
School	4	\$28,009,000
<b>Total</b>	<b>15</b>	<b>\$44,899,000</b>



# Assumptions and Exceptions

Hazus-MH loss estimates may be impacted by certain assumptions and process variances made in this risk assessment.

- The Dawson County analysis used Hazus-MH Version 2.2 SP1, which was released by FEMA in May 2015.
- County provided parcel and property assessment data may not fully reflect all buildings in the county. For example, some counties do not report not-for-profit buildings such as government buildings, schools and churches in their property assessment data. This data was used to update the General Building Stock as well as the User Defined Facilities applied in this risk assessment.
- Georgia statute requires that the Assessor's Office assign a code to all of the buildings on a parcel based on the buildings primary use. If there is a residential or a commercial structure on a parcel and there are also agricultural buildings on the same parcel Hazus-MH looks at the residential and commercial "primary" structures first and then combines the value of all secondary structures on that parcel with the value of the primary structure. The values and building counts are still accurate but secondary structures are accounted for under the same classification as the primary structure. Because of this workflow, the only time that a parcel would show a value for an agricultural building is when there are no residential or commercial structures on the parcel thus making the agricultural building the primary structure. This is the reason that agricultural building counts and total values seem low or are nonexistent.
- GBS updates from assessor data will skew loss calculations. The following attributes were defaulted or calculated:
  - Foundation Type was set from Occupancy Class
  - First Floor Height was set from Foundation Type
  - Content Cost was calculated from Replacement Cost
- It is assumed that the buildings are located at the centroid of the parcel.
- The essential facilities extracted from the GMIS were only used in the portion of the analysis designated as essential facility damage. They were not used in the update of the General Building Stock or the User Defined Facility inventory.

The hazard models included in this risk assessment included:

- Hurricane assessment which was comprised of a wind only damage assessment.
- Flood assessment based on the 1% annual chance event that includes riverine assessments.
- Tornado assessment based on GIS modeling.

# Hurricane Risk Assessment

## Hazard Definition

The National Hurricane Center describes a hurricane as a tropical cyclone in which the maximum sustained wind is, at minimum, 74 miles per hour (mph)<sup>2</sup>. The term hurricane is used for Northern Hemisphere tropical cyclones east of the International Dateline to the Greenwich Meridian. The term typhoon is used for Pacific tropical cyclones north of the Equator west of the International Dateline. Hurricanes in the Atlantic Ocean, Gulf of Mexico, and Caribbean form between June and November with the peak of hurricane season occurring in the middle of September. Hurricane intensities are measured using the Saffir-Simpson Hurricane Wind Scale (Table 3). This scale is a 1 to 5 categorization based on the hurricane's intensity at the indicated time.

Hurricanes bring a complex set of impacts. The winds from a hurricane produce a rise in the water level at landfall called storm surge. Storm surges produce coastal flooding effects that can be as damaging as the hurricane's winds. Hurricanes bring very intense inland riverine flooding. Hurricanes can also produce tornadoes that can add to the wind damages inland. In this risk assessment, only hurricane winds, and coastal storm surge are considered.

Table 3: Saffir-Simpson Hurricane Wind Scale

Category	Wind Speed (mph)	Damage
1	74 - 95	Very dangerous winds will produce some damage
2	96 - 110	Extremely dangerous winds will cause extensive damage
3	111 - 130	Devastating damage will occur
4	131 - 155	Catastrophic damage will occur
5	> 155	Catastrophic damage will occur

The National Oceanic and Atmospheric Administration's National Hurricane Center created the HURDAT database, which contains all of the tracks of tropical systems since the mid-1800s. This database was used to document the number of tropical systems that have affected Dawson County by creating a 20-mile buffer around the county to include storms that didn't make direct landfall in Dawson County but impacted the county. Note that the storms listed contain the peak sustained winds, maximum pressure and maximum attained storm strength for the entire storm duration. Since 1902, Dawson County has had 12 tropical systems within 20 miles of its county borders (Table 4).

Table 4: Tropical Systems affecting Dawson County<sup>3</sup>

YEAR	DATE RANGE	NAME	MAX WIND(Knots)	MAX PRESSURE	MAX CAT
1902	October 03 - 13	UNNAMED	104	970	H2

<sup>2</sup> National Hurricane Center (2011). "Glossary of NHC Terms." National Oceanic and Atmospheric Administration. <http://www.nhc.noaa.gov/aboutgloss.shtml#h>. Retrieved 2012-23-02.

<sup>3</sup> Atlantic Oceanic and Meteorological Laboratory (2012). "Data Center." National Oceanic and Atmospheric Administration. [http://www.aoml.noaa.gov/hrd/data\\_sub/re\\_anal.html](http://www.aoml.noaa.gov/hrd/data_sub/re_anal.html). Retrieved 7-20-2015.

YEAR	DATE RANGE	NAME	MAX WIND(Knots)	MAX PRESSURE	MAX CAT
1907	September 18 - 23	UNNAMED	46	0	TS
1911	August 23 - 31	UNNAMED	98	972	H2
1928	August 07 - 17	UNNAMED	92	0	H1
1959	October 06 - 09	IRENE	46	1003	TS
1977	September 03 - 09	BABE	75	1012	H1
1997	July 16 - 27	DANNY	81	1013	H1
2004	August 25 - September 10	FRANCES	144	1009	H4
2005	July 03 - 11	CINDY	75	1011	H1
2020	October 24 - 30	ZETA	115	1007	H3
2021	August 09 - 20	FRED	63	1013	TS
2022	November 06 - 11	NICOLE	75	1005	H1

Category Definitions:

TS – Tropical storm

TD – Tropical depression

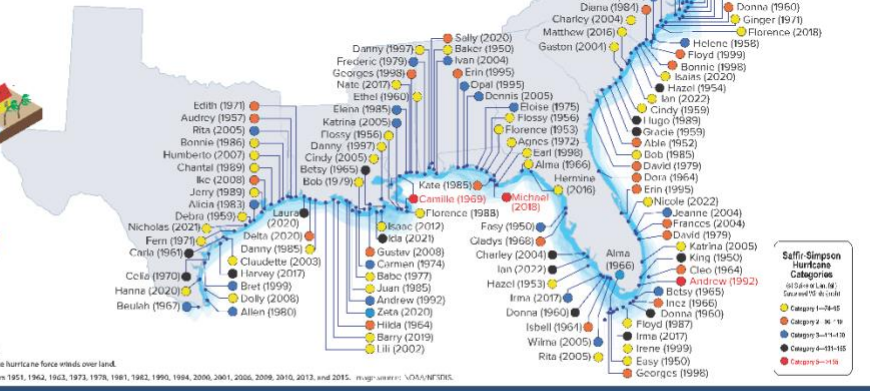
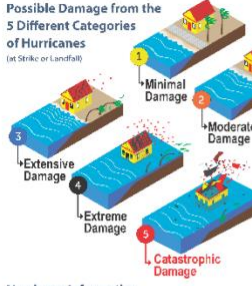
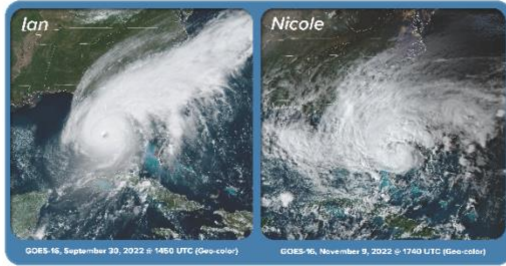
H1 – Category 1 (same format for H2, H3, and H4)

E – Extra-tropical cyclone

# Continental United States Hurricane Strikes 1950–2022\*

The GOES-16 enhanced imagery shows 2022 Hurricanes Nicole and Ian in detail.

2022 North Atlantic Hurricane activity was near the 1991-2020 average, with two hurricanes making landfall in the United States. On September 28, Hurricane Ian made landfall near Cayo Costa in southwestern Florida as a dangerous, high-end Category-4 storm after plowing a path of destruction through the Caribbean. After crossing over the Florida peninsula, where it had weakened to a tropical storm, it strengthened again over the water to a Category-1 hurricane and made a second landfall near Georgetown, South Carolina on September 30. Ian was the third costliest U.S. hurricane on record behind Katrina and Harvey. Nicole became a hurricane on November 9 as it crossed Grand Bahama Island. Landfall in Florida occurred as a Category-1 hurricane at Vero Beach early on November 10. Nicole was the first hurricane to make landfall during November since Kate in 1985.



**Hurricane Information**  
 Due to coverage density of storms, actual strike locations are approximate.  
 \*Strikes include hurricanes that did not make direct landfall but did produce hurricane force winds over land.  
 There were no hurricane strikes in the continental United States for the years 1951, 1962, 1963, 1973, 1978, 1981, 1982, 1990, 1994, 2006, 2001, 2006, 2009, 2010, 2013, and 2015. Image source: NOAA/NCEI/ES&S.

Figure 2: Continental United States Hurricane Strikes: 1950 to 2022<sup>4</sup>

# Probabilistic Hurricane Scenario

The following probabilistic wind damage risk assessment modeled a Tropical Storm with maximum winds of 64 mph.

## Wind Damage Assessment

Separate analyses were performed to determine wind and hurricane storm surge related flood losses. This section describes the wind-based losses to Dawson County. Wind losses were determined from probabilistic models run for the Tropical Storm which equates to the 1% chance storm event. Figure 3 shows wind speeds for the modeled Tropical Storm.

<sup>4</sup> Source: NOAA National Centers for Environmental Information

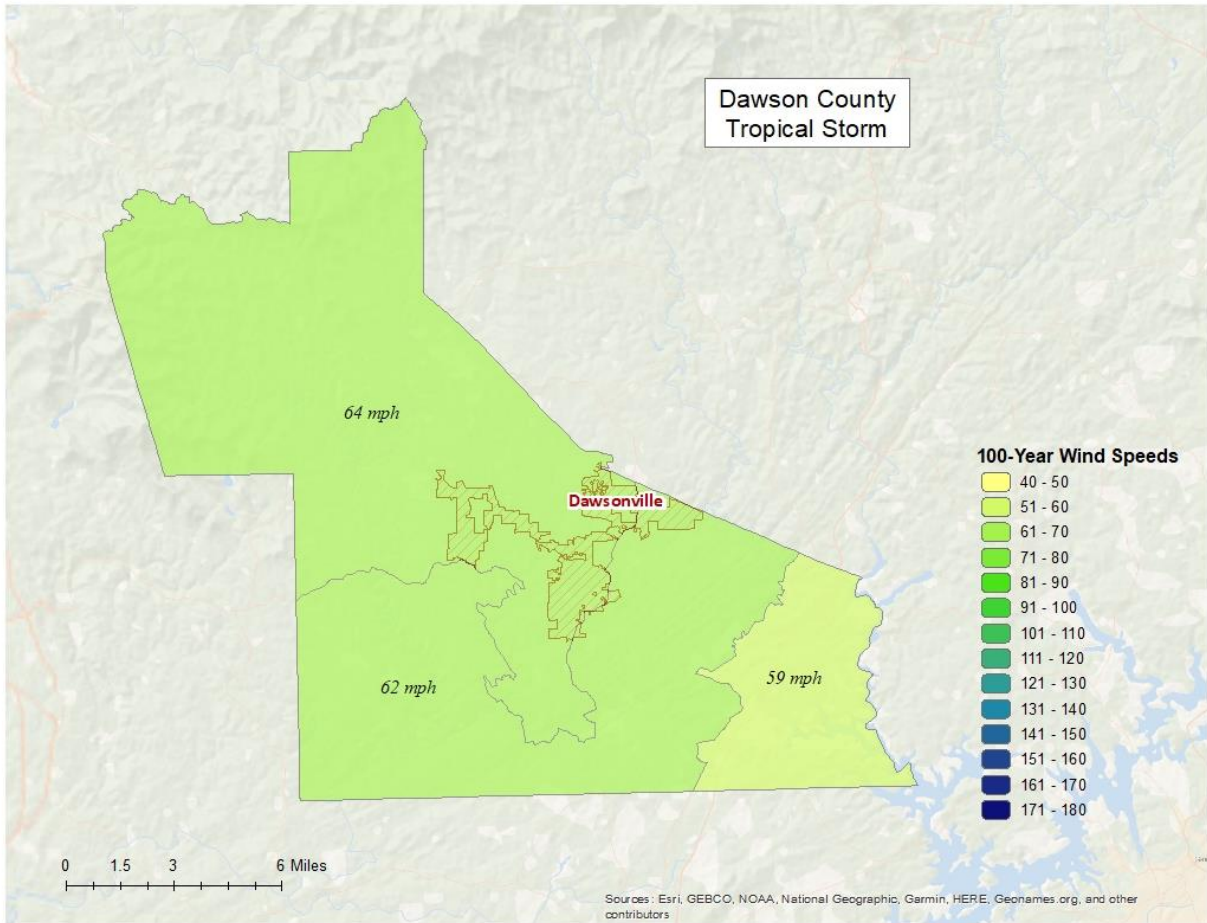


Figure 3: Wind Speeds by Storm Category

## Wind-Related Building Damages

Buildings in Dawson County are vulnerable to storm events, and the cost to rebuild may have significant consequences to the community. The following table shows a summary of the results of wind-related building damage in Dawson County for the Tropical Storm (100 Year Event). The loss ratio expresses building losses as a percentage of total building replacement cost in the county. Figure 4 illustrates the building loss ratios of the modeled Tropical Storm.

Table 5: Hurricane Wind Building Damage

Classification	Number of Buildings Damaged	Total Building Damage	Total Economic Loss <sup>5</sup>	Loss Ratio
Tropical Storm	3	\$378,530	\$379,540	0.02%

<sup>5</sup> Includes property damage (infrastructure, contents, and inventory) as well as business interruption losses.

Note that wind damaged buildings are not reported by jurisdiction. This is due to the fact that census tract boundaries – upon which hurricane building losses are based – do not closely coincide with jurisdiction boundaries.

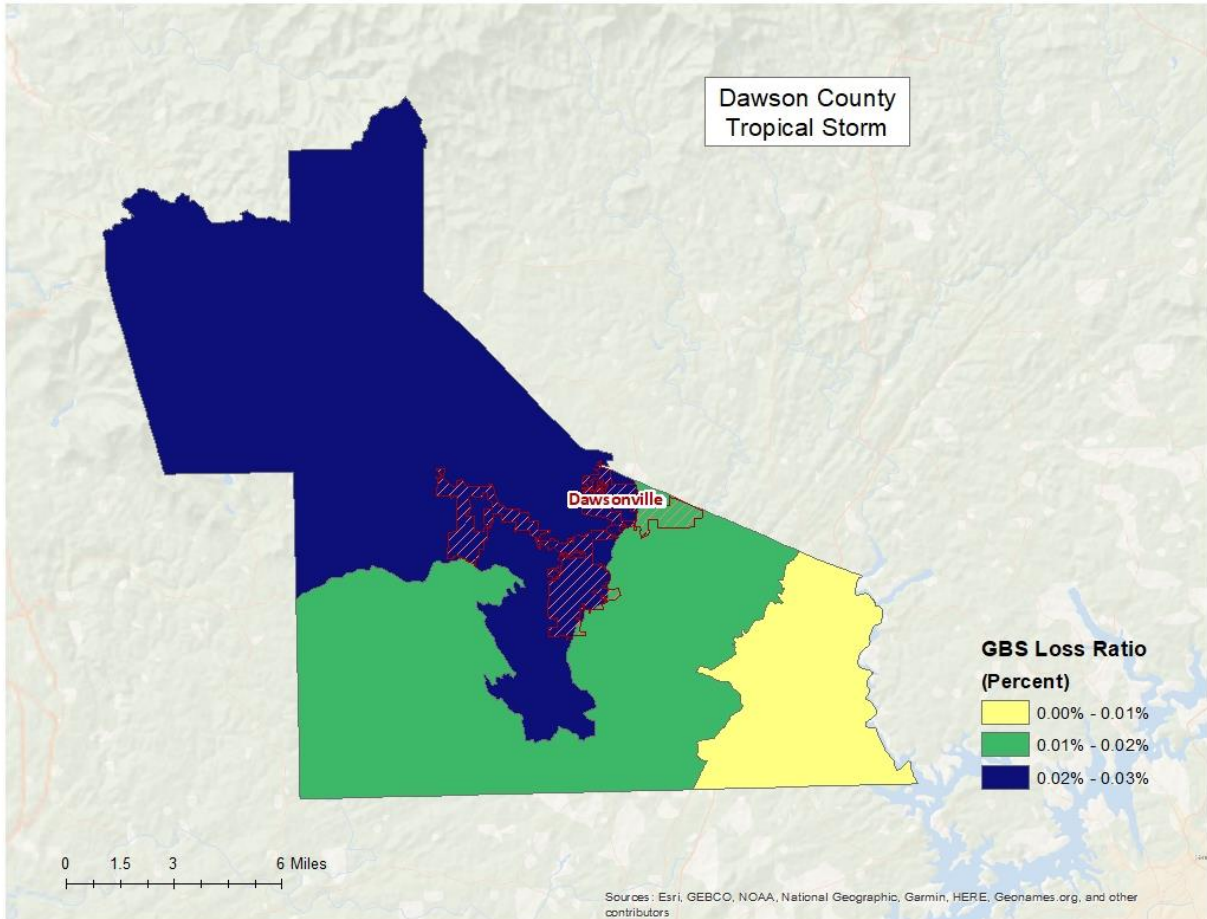


Figure 4: Hurricane Wind Building Loss Ratios

## Essential Facility Losses

Essential facilities are also vulnerable to storm events, and the potential loss of functionality may have significant consequences to the community. Hazus-MH identified the essential facilities that may be moderately or severely damaged by winds. The results are compiled in Table 6.

There are 22 essential facilities in Dawson County.

Classification	Number
EOCs	1
Fire Stations	8
Care Facilities	4
Police Stations	2
Schools	7

Table 6: Wind-Damaged Essential Facility Losses

Classification	Facilities At Least Moderately Damaged > 50%	Facilities Completely Damaged > 50%	Facilities with Expected Loss of Use (< 1 day)
Tropical Storm	0	0	22

## Shelter Requirements

Hazus-MH estimates the number of households evacuated from buildings with severe damage from high velocity winds as well as the number of people who will require short-term sheltering. Since the 1% chance storm event for Dawson County is a Tropical Storm, the resulting damage is not enough to displace Households or require temporary shelters as shown in the results listed in Table 7.

Table 7: Displaced Households and People

Classification	# of Displaced Households	# of People Needing Short-Term Shelter
Tropical Storm	0	0

## Debris Generated from Hurricane Wind

Hazus-MH estimates the amount of debris that will be generated by high velocity hurricane winds and quantifies it into three broad categories to determine the material handling equipment needed:

- Reinforced Concrete and Steel Debris
- Brick and Wood and Other Building Debris
- Tree Debris

Different material handling equipment is required for each category of debris. The estimates of debris for this scenario are listed in Table 8. The amount of hurricane wind related tree debris that is estimated to require pick up at the public’s expense is listed in the eligible tree debris column.

Table 8: Wind-Related Debris Weight (Tons)

Classification	Brick, Wood, and Other	Reinforced Concrete and Steel	Eligible Tree Debris	Other Tree Debris	Total
Tropical Storm	17	0	0	0	17

Figure 5 shows the distribution of all wind related debris resulting from a Tropical Storm. Each dot represents 1 ton of debris within the census tract in which it is located. The dots are randomly distributed within each census tract and therefore do not represent the specific location of debris sites.

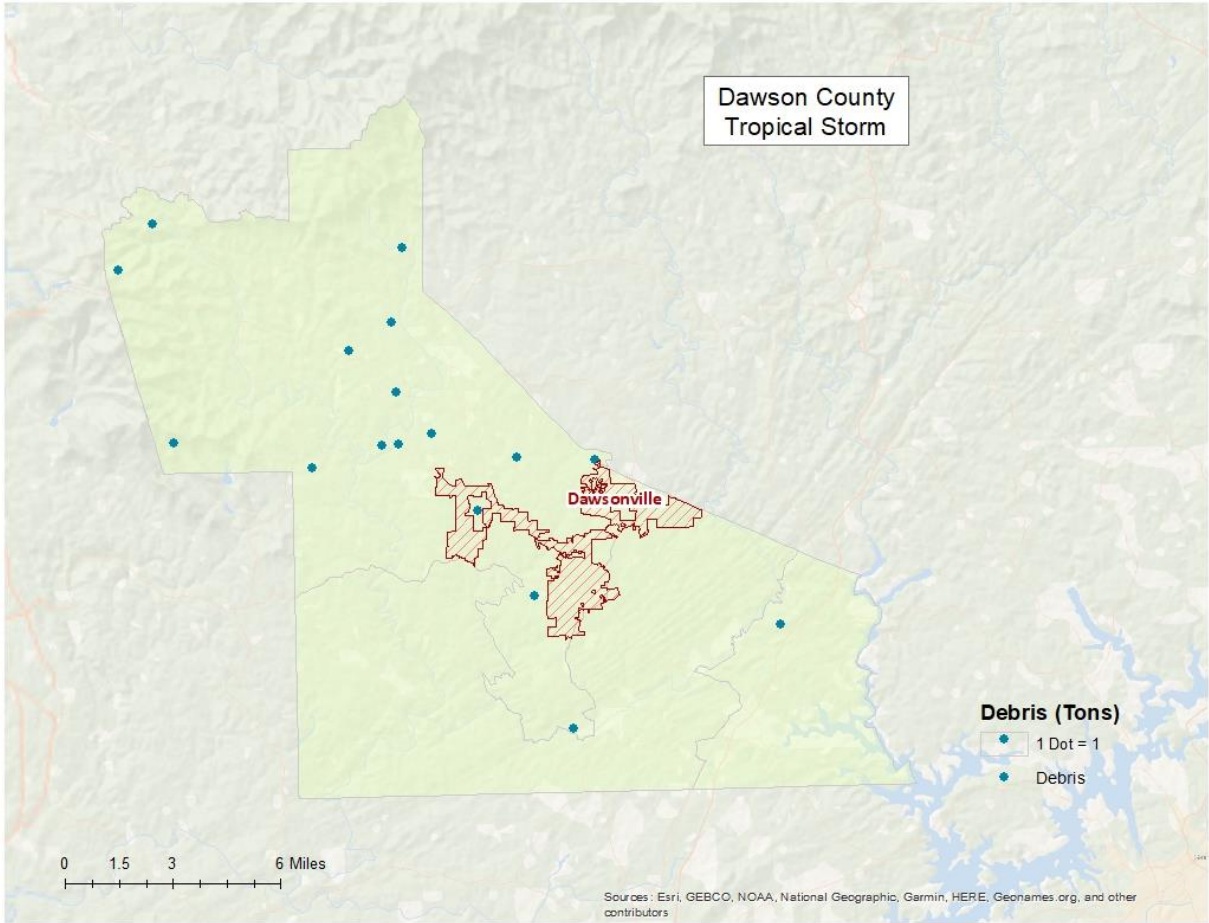


Figure 5: Wind-Related Debris Weight (Tons)



# Flood Risk Assessment

## Hazard Definition

Flooding is a significant natural hazard throughout the United States. The type, magnitude, and severity of flooding are functions of the amount and distribution of precipitation over a given area, the rate at which precipitation infiltrates the ground, the geometry and hydrology of the catchment, and flow dynamics and conditions in and along the river channel. Floods can be classified as one of three types: upstream floods, downstream floods, or coastal floods.

Upstream floods, also called flash floods, occur in the upper parts of drainage basins and are generally characterized by periods of intense rainfall over a short duration. These floods arise with very little warning and often result in locally intense damage, and sometimes loss of life, due to the high energy of the flowing water. Flood waters can snap trees, topple buildings, and easily move large boulders or other structures. Six inches of rushing water can upend a person; another 18 inches might carry off a car. Generally, upstream floods cause damage over relatively localized areas, but they can be quite severe in the local areas in which they occur. Urban flooding is a type of upstream flood. Urban flooding involves the overflow of storm drain systems and can be the result of inadequate drainage combined with heavy rainfall or rapid snowmelt. Upstream or flash floods can occur at any time of the year in Georgia, but they are most common in the spring and summer months.

Downstream floods, also called riverine floods, refer to floods on large rivers at locations with large upstream catchments. Downstream floods are typically associated with precipitation events that are of relatively long duration and occur over large areas. Flooding on small tributary streams may be limited, but the contribution of increased runoff may result in a large flood downstream. The lag time between precipitation and time of the flood peak is much longer for downstream floods than for upstream floods, generally providing ample warning for people to move to safe locations and, to some extent, secure some property against damage.

Coastal floods occurring on the Atlantic and Gulf coasts may be related to hurricanes or other combined offshore, nearshore, and shoreline processes. The effects of these complex interrelationships vary significantly across coastal settings, leading to challenges in the determination of the base (1-percent-annual-chance) flood for hazard mapping purposes. Land area covered by floodwaters of the base flood is identified as a Special Flood Hazard Area (SFHA).

The SFHA is the area where the National Flood Insurance Program's (NFIP) floodplain management regulations must be enforced and the area where the mandatory purchase of flood insurance applies. The owner of a structure in a high-risk area must carry flood insurance, if the owner carries a mortgage from a federally regulated or insured lender or servicer.

The Dawson County flood risk assessment analyzed at risk structures in the SFHA.

The following probabilistic risk assessment involves an analysis of a 1% annual chance riverine flood event (100-Year Flood) and a 1% annual chance coastal flood.

## Riverine 1% Flood Scenario

Riverine losses were determined from the 1% flood boundaries downloaded from the FEMA Flood Map Service Center in November 2023. The flood boundaries were overlaid with the USGS 10 meter DEM

using the Hazus-MH Enhanced Quick Look tool to generate riverine depth grids. The riverine flood depth grid was then imported into Hazus-MH to calculate the riverine flood loss estimates. Figure 6 illustrates the riverine inundation boundary associated with the 1% annual chance.

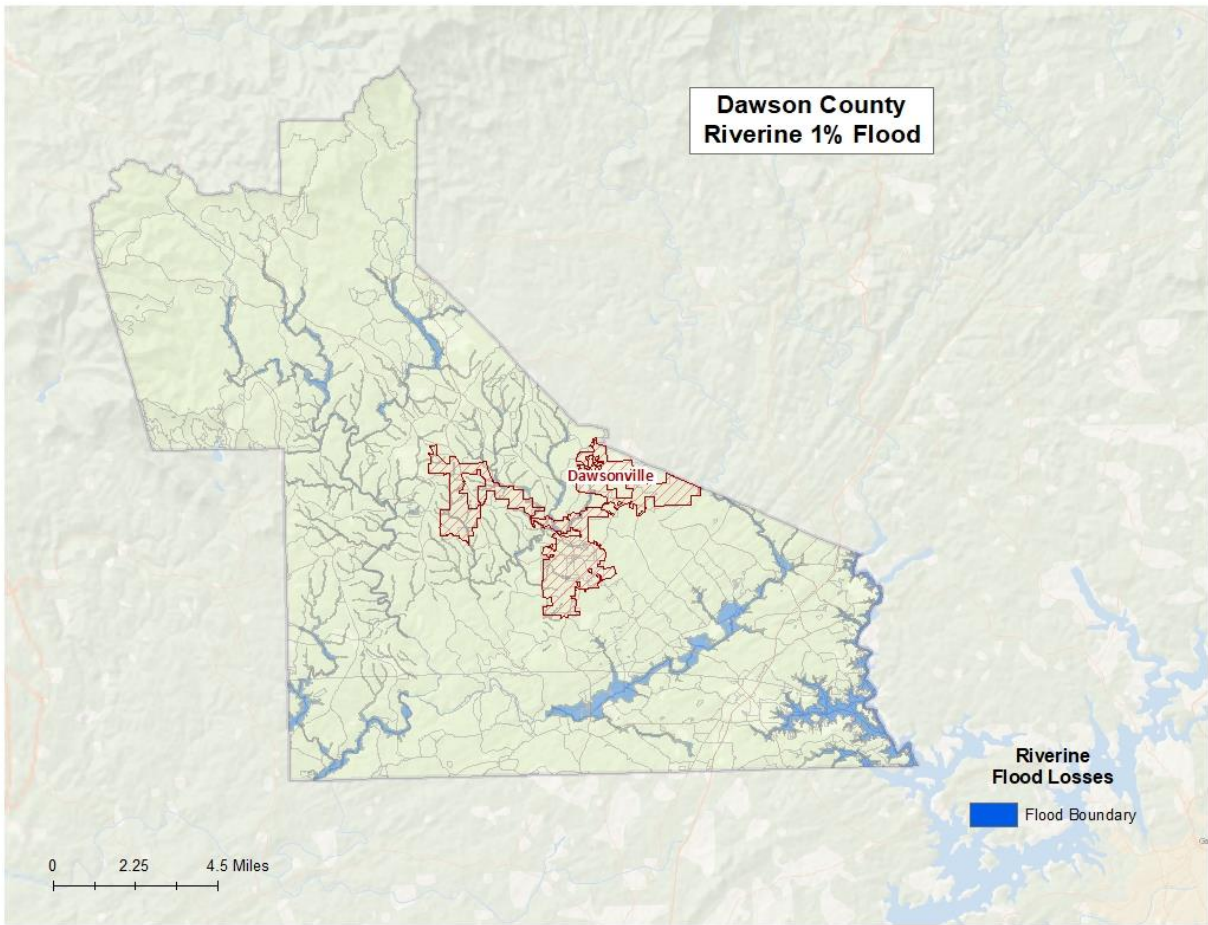


Figure 6: Riverine 1% Flood Inundation

## Riverine 1% Flood Building Damages

Buildings in Dawson County are vulnerable to flooding from events equivalent to the 1% riverine flood. The economic and social impacts from a flood of this magnitude can be significant. Table 9 provides a summary of the potential flood-related building damage in Dawson County by jurisdiction that might be experienced from the 1% flood. Figure 7 maps the potential loss ratios of total building exposure to losses sustained to buildings from the 1% flood by 2010 census block and Figure 8 illustrates the relationship of building locations to the 1% flood inundation boundary.

Table 9: Dawson County Riverine 1% Building Losses

Occupancy	Total Buildings in the Jurisdiction	Total Buildings Damaged in the Jurisdiction	Total Building Exposure in the Jurisdiction	Total Losses to Buildings in the Jurisdiction	Loss Ratio of Exposed Buildings to Damaged Buildings in the Jurisdiction
<b>Dawsonville</b>					
Commercial	119	1	\$20,959,986	\$5,291	0.03%
Residential	1,355	18	\$215,824,197	\$534,482	0.25%
<b>Unincorporated</b>					
Industrial	103	3	\$24,792,533	\$110,924	0.45%
Residential	10,541	97	\$1,798,894,055	\$4,410,669	0.25%
<b>County Total</b>					
	<b>12,118</b>	<b>119</b>	<b>\$2,060,470,771</b>	<b>\$5,061,366</b>	

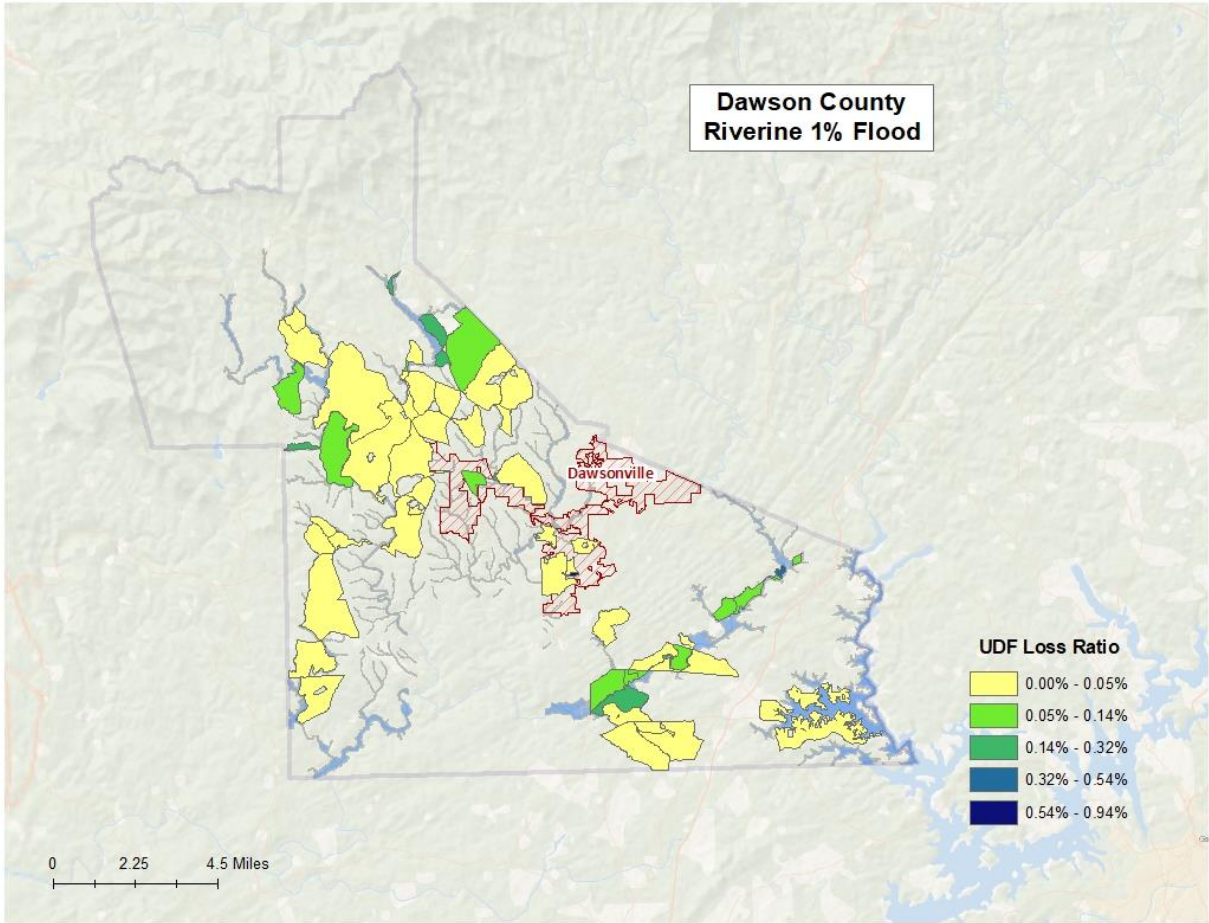


Figure 7: Dawson County Potential Loss Ratios of Total Building Exposure to Losses Sustained to Buildings from the 1% Riverine Flood by 2010 Census Block

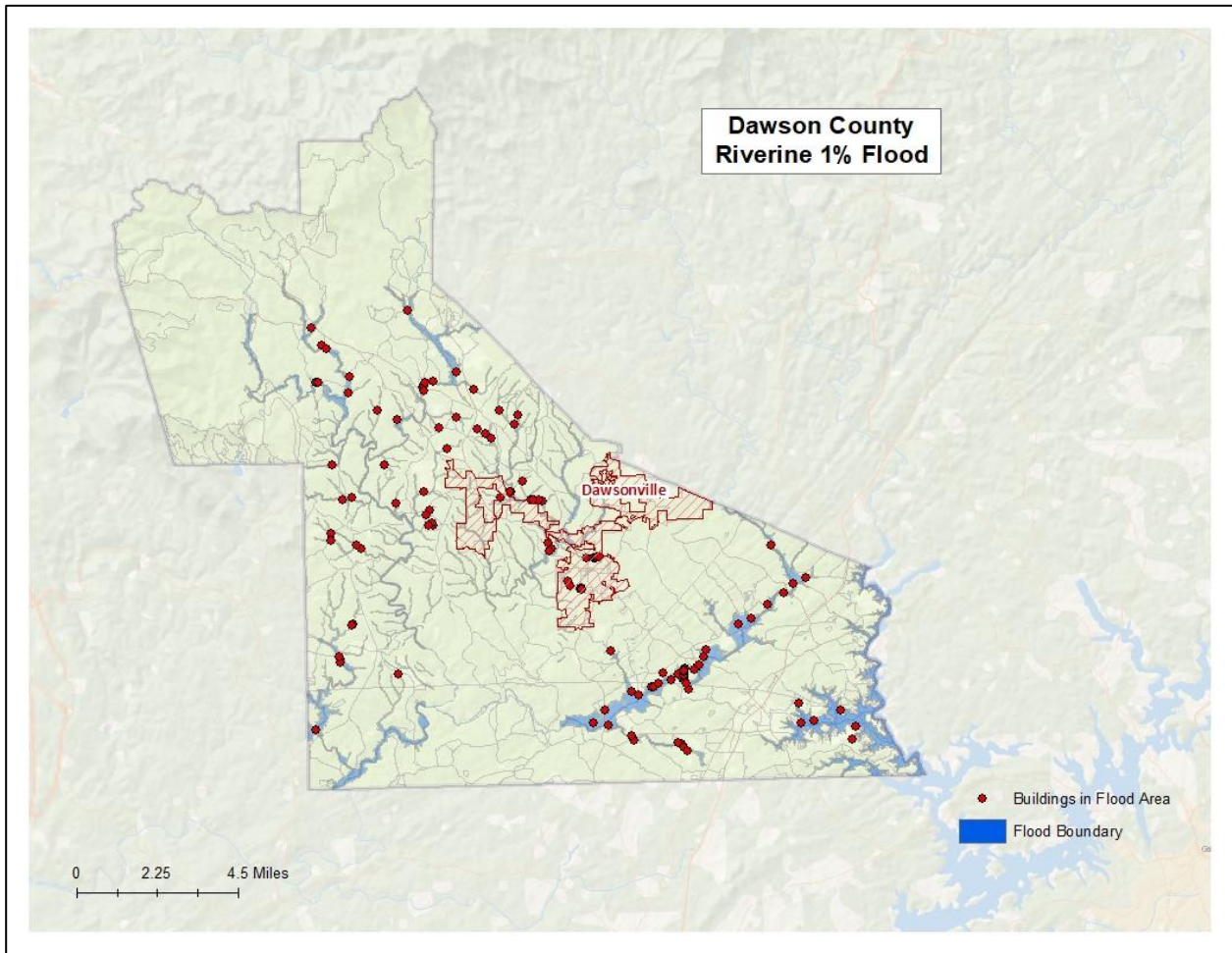


Figure 8: Dawson County Damaged Buildings in Riverine Floodplain (1% Flood)

## Riverine 1% Flood Essential Facility Losses

An essential facility may encounter many of the same impacts as other buildings within the flood boundary. These impacts can include structural failure, extensive water damage to the facility and loss of facility functionality (e.g. a damaged police station will no longer be able to serve the community). The analysis identified no essential facility that were subject to damage in the Dawson County riverine 1% probability floodplain.

## Riverine 1% Flood Shelter Requirements

Hazus-MH estimates that the number of households that are expected to be displaced from their homes due to riverine flooding and the associated potential evacuation. The model estimates 281 households might be displaced due to the flood. Displacement includes households evacuated within or very near to the inundated area. Displaced households represent 844 individuals, of which 368 may require short term publicly provided shelter. The results are mapped in Figure 9.

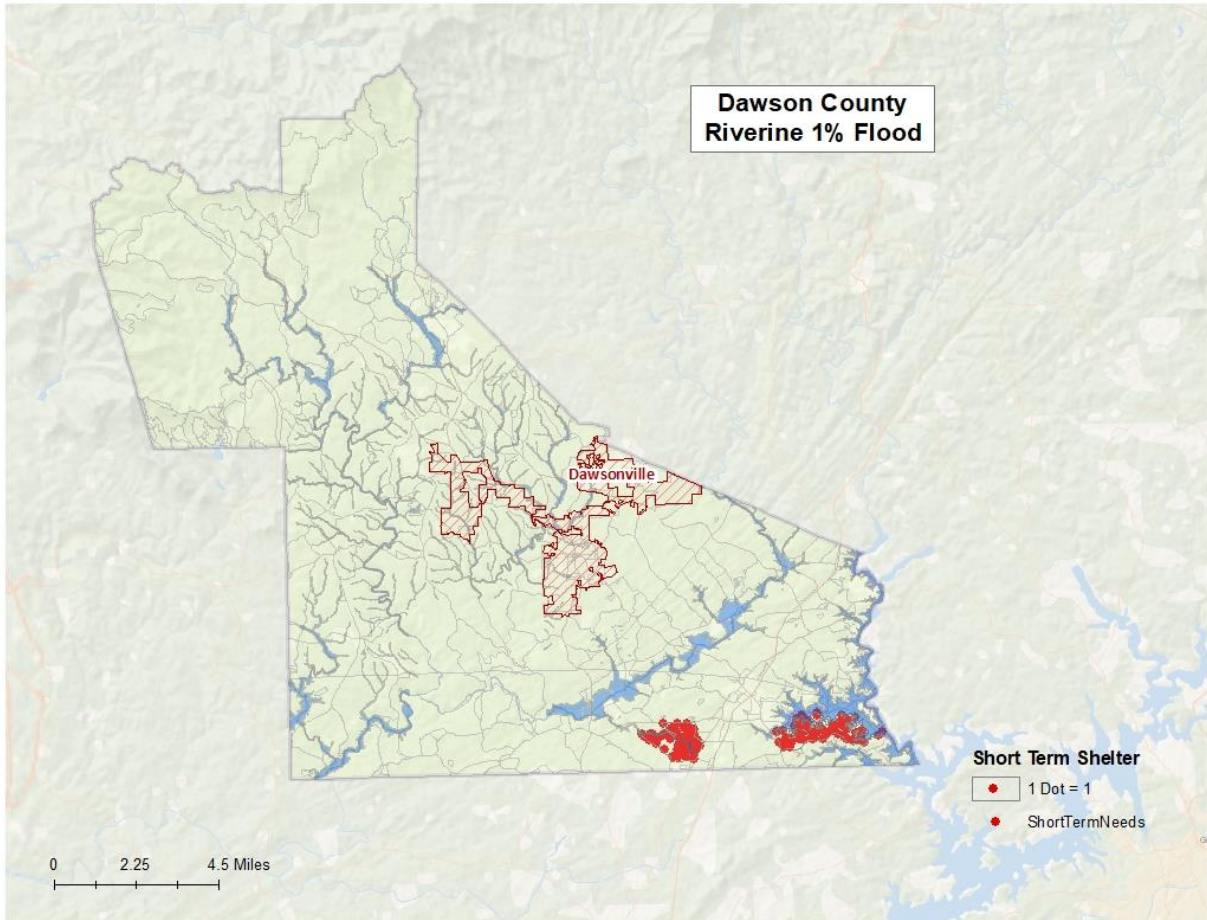


Figure 9: Riverine 1% Estimated Flood Shelter Requirements

## Riverine 1% Flood Debris

Hazus-MH estimates the amount of debris that will be generated by the flood. The model breaks debris into three general categories:

- Finishes (dry wall, insulation, etc.)
- Structural (wood, brick, etc.)
- Foundations (concrete slab, concrete block, rebar, etc.)

Different types of material handling equipment will be required for each category. Debris definitions applied in Hazus-MH are unique to the Hazus-MH model and so do not necessarily conform to other definitions that may be employed in other models or guidelines.

The analysis estimates that an approximate total of 9,297 tons of debris might be generated: 1) Finishes- 2,280 tons; 2) Structural – 3,404 tons; and 3) Foundations- 3,613 tons. The results are mapped in Figure 10.

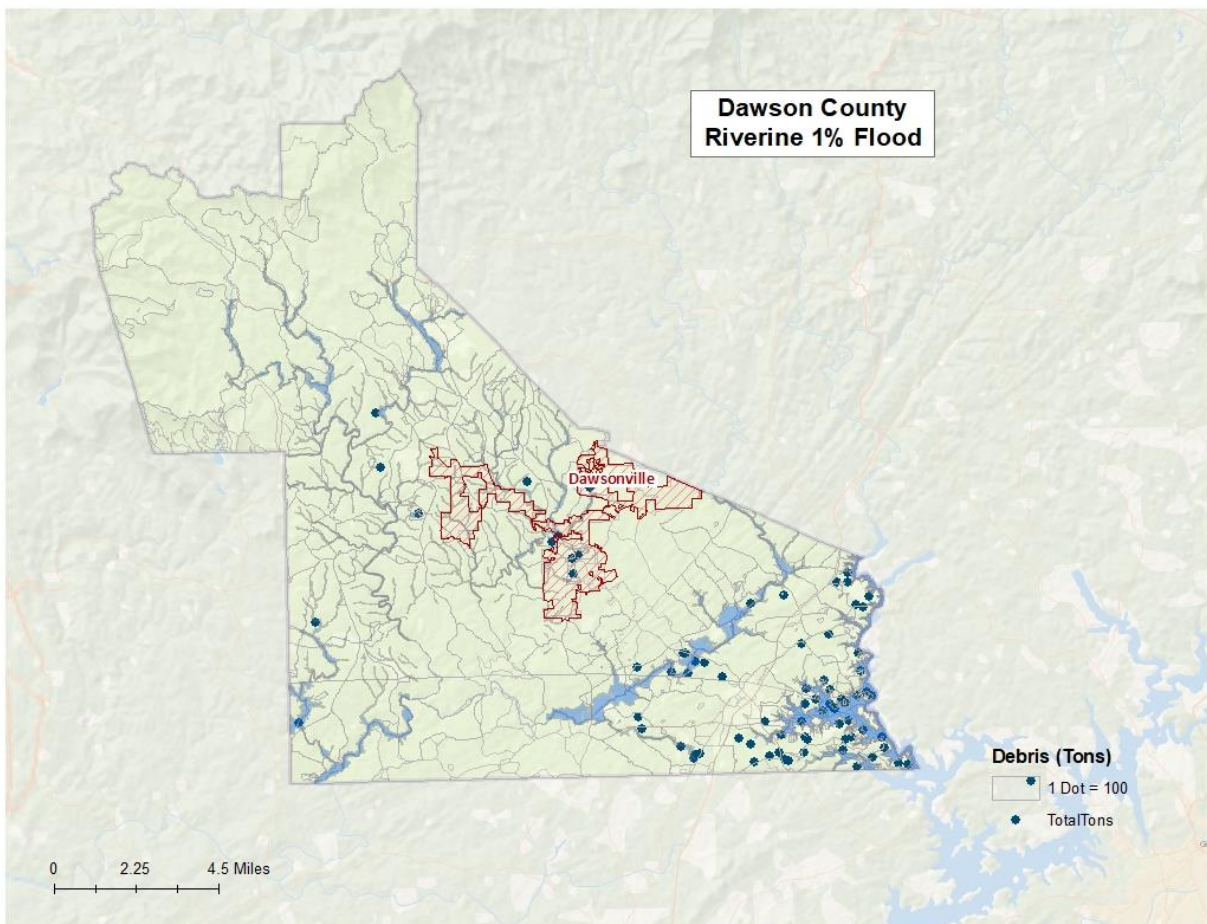


Figure 10: Riverine 1% Flood Debris Weight (Tons)

# Tornado Risk Assessment

## Hazard Definition

Tornadoes pose a great risk to the state of Georgia and its citizens. Tornadoes can occur at any time during the day or night. They can also happen during any month of the year. The unpredictability of tornadoes makes them one of Georgia’s most dangerous hazards. Their extreme winds are violently destructive when they touch down in the region’s developed and populated areas. Current estimates place the maximum velocity at about 300 miles per hour, but higher and lower values can occur. A wind velocity of 200 miles per hour will result in a wind pressure of 102.4 pounds per square foot of surface area—a load that exceeds the tolerance limits of most buildings. Considering these factors, it is easy to understand why tornadoes can be so devastating for the communities they hit.

Tornadoes are defined as violently-rotating columns of air extending from thunderstorms and cyclonic events. Funnel clouds are rotating columns of air not in contact with the ground; however, the violently-rotating column of air can reach the ground very quickly and become a tornado. If the funnel cloud picks up and blows debris, it has reached the ground and is a tornado.

Tornadoes are classified according to the Fujita tornado intensity scale. Originally introduced in 1971, the scale was modified in 2006 to better define the damage and estimated wind scale. The Enhanced Fujita Scale ranges from low intensity EF0 with effective wind speeds of 65 to 85 miles per hour, to EF5 tornadoes with effective wind speeds of over 200 miles per hour. The Enhanced Fujita intensity scale is included in Table 10.

Table 10: Enhanced Fujita Tornado Rating

Fujita Number	Estimated Wind Speed	Path Width	Path Length	Description of Destruction
<b>EF0</b> Gale	65-85 mph	6-17 yards	0.3-0.9 miles	Light damage, some damage to chimneys, branches broken, sign boards damaged, shallow-rooted trees blown over.
<b>EF1</b> Moderate	86-110 mph	18-55 yards	1.0-3.1 miles	Moderate damage, roof surfaces peeled off, mobile homes pushed off foundations, attached garages damaged.
<b>EF2</b> Significant	111-135 mph	56-175 yards	3.2-9.9 miles	Considerable damage, entire roofs torn from frame houses, mobile homes demolished, boxcars pushed over, large trees snapped or uprooted.
<b>EF3</b> Severe	136-165 mph	176-566 yards	10-31 miles	Severe damage, walls torn from well-constructed houses, trains overturned, most trees in forests uprooted, heavy cars thrown about.
<b>EF4</b> Devastating	166-200 mph	0.3-0.9 miles	32-99 miles	Complete damage, well-constructed houses leveled, structures with weak foundations blown off for some distance, large missiles generated.
<b>EF5</b> Incredible	> 200 mph	1.0-3.1 miles	100-315 miles	Foundations swept clean, automobiles become missiles and thrown for 100 yards or more, steel-reinforced concrete structures badly damaged.

Source: <http://www.srh.noaa.gov>



## Hypothetical Tornado Scenario

For this report, an EF3 tornado was modeled to illustrate the potential impacts of tornadoes of this magnitude in the county. The analysis used a hypothetical path based upon an EF3 tornado event running along the predominant direction of historical tornados (southeast to northwest). The tornado path was placed to travel through southern Dawson County. The selected widths were modeled after a re-creation of the Fujita-Scale guidelines based on conceptual wind speeds, path widths, and path lengths. There is no guarantee that every tornado will fit exactly into one of these categories. Table 11 depicts tornado path widths and expected damage.

Table 11: Tornado Path Widths and Damage Curves

Fujita Scale	Path Width (feet)	Maximum Expected Damage
EF-5	2,400	100%
EF-4	1,800	100%
EF-3	1,200	80%
EF-2	600	50%
EF-1	300	10%
EF-0	300	0%

Within any given tornado path there are degrees of damage. The most intense damage occurs within the center of the damage path, with decreasing amounts of damage away from the center. After the hypothetical path is digitized on a map, the process is modeled in GIS by adding buffers (damage zones) around the tornado path. Figure 11 describes the zone analysis.

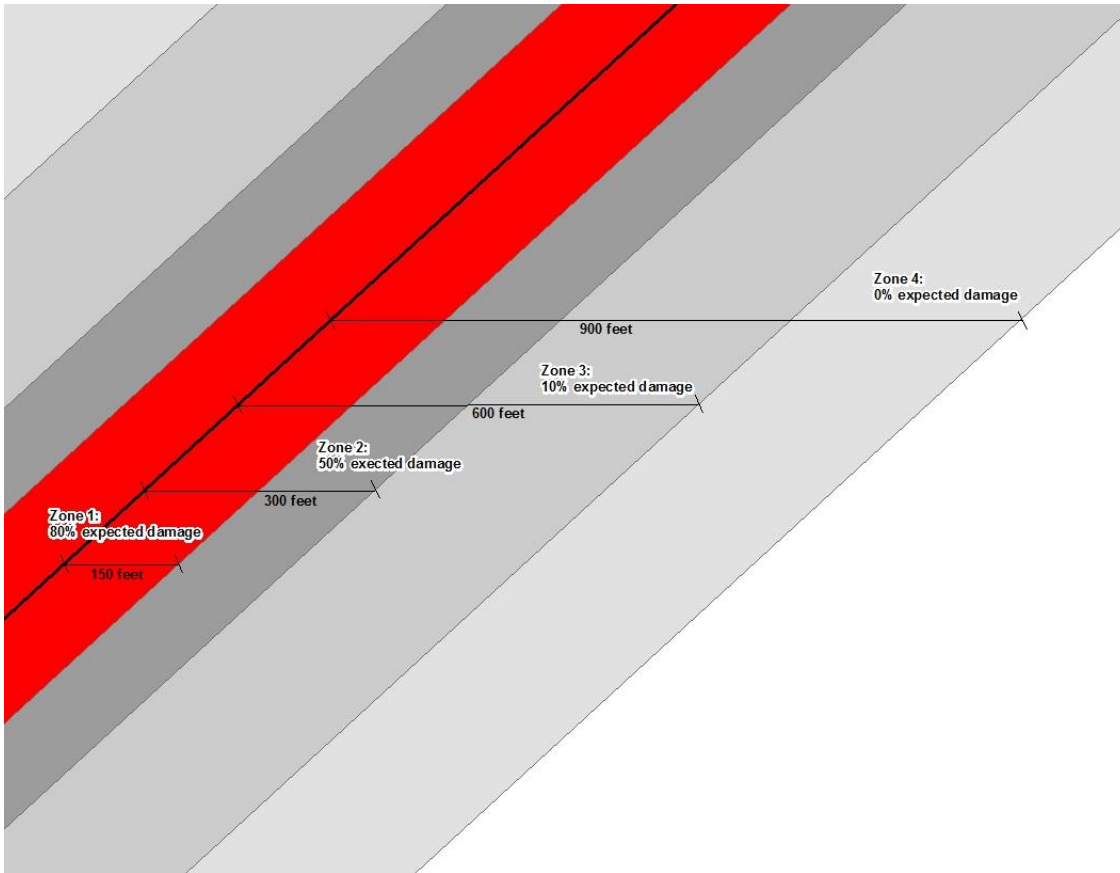


Figure 11: EF Scale Tornado Zones

An EF3 tornado has four damage zones, depicted in Table 12. Major damage is estimated within 150 feet of the tornado path. The outer buffer is 900 feet from the tornado path, within which buildings will not experience any damage. The selected hypothetical tornado path is depicted in Figure 12 and the damage curve buffer zones are shown in Figure 13.

Table 12: EF3 Tornado Zones and Damage Curves

Zone	Buffer (feet)	Damage Curve
1	0-150	80%
2	150-300	50%
3	300-600	10%
4	600-900	0%

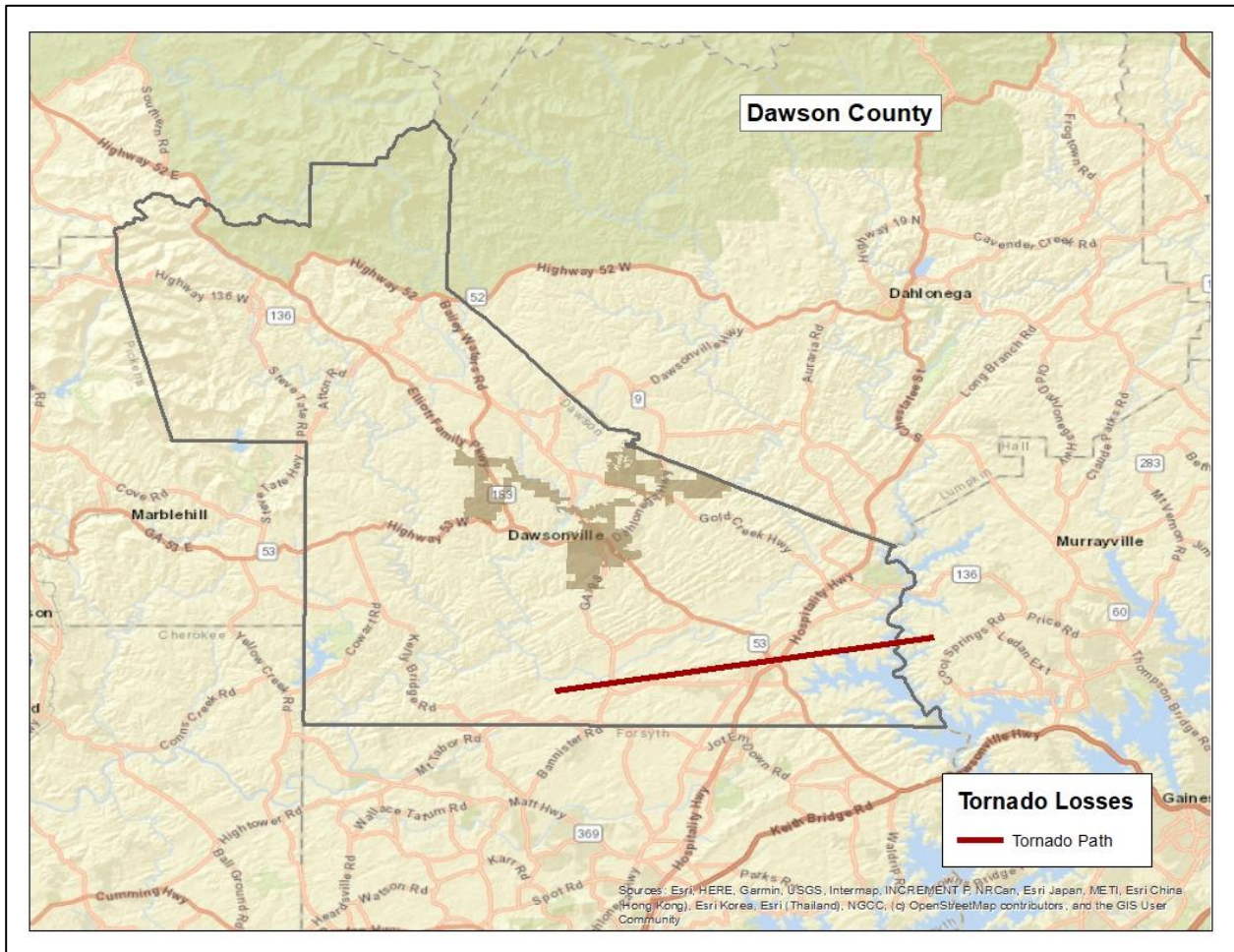


Figure 12: Hypothetical EF3 Tornado Path in Dawson County

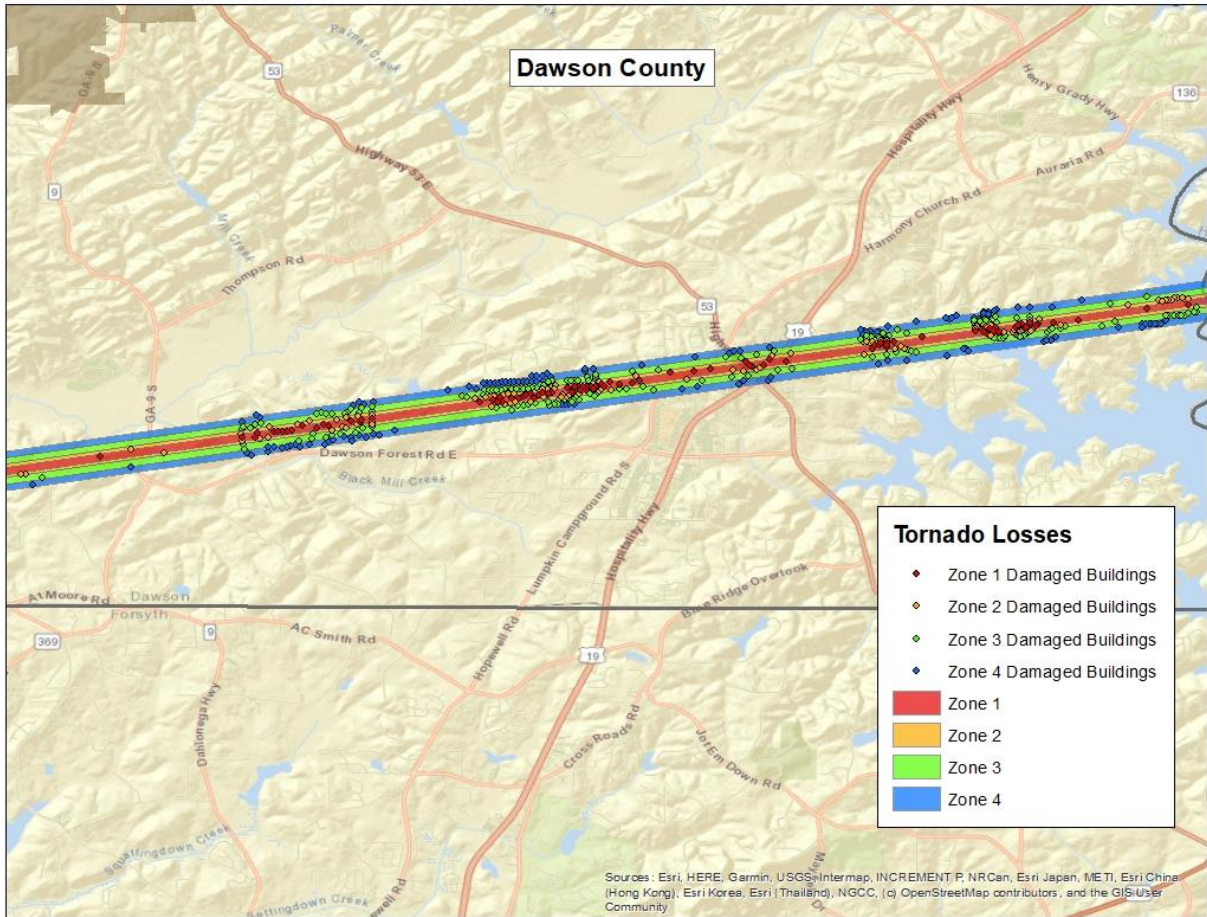


Figure 13: Modeled EF3 Tornado Damage Buffers in Dawson County

## EF3 Tornado Building Damages

The analysis estimated that approximately 582 buildings could be damaged, with estimated building losses of \$44 million. The building losses are an estimate of building replacement costs multiplied by the percentages of damage. The overlay was performed against parcels provided by Dawson County that were joined with Assessor records showing estimated property replacement costs. The Assessor records often do not distinguish parcels by occupancy class if the parcels are not taxable and thus the number of buildings and replacement costs may be underestimated. The results of the analysis are depicted in Table 13.

Table 13: Estimated Building Losses by Occupancy Type

Occupancy	Buildings Damaged	Building Losses
Residential	510	\$27,131,428
Commercial	48	\$3,723,642
Industrial	16	\$871,971
Religious	3	\$37,181
Education	3	\$12,252,737
Government	2	\$0
<b>Total</b>	<b>582</b>	<b>\$44,016,959</b>

### EF3 Tornado Essential Facility Damage

There were six essential facilities located in the tornado path – three schools, two medical care facilities and one fire station. Table 14 outlines the specific facility and the amount of damage under the scenario.

Table 14: Estimated Essential Facilities Damaged

Facility	Amount of Damage
Dawson County Middle School	Major Damage
Kilough Elementary School	Major Damage
Riverview Elementary School	Major Damage
Northside Urgent Care	Minor Damage
Goshen Family Medicine	Minor Damage
Dawson County Fire Department Station 7	Minor Damage

According to the Georgia Department of Education, Dawson County Middle School’s enrollment was approximately 578 students, Kilough Elementary School’s enrollment was approximately 450 students, and Riverview Elementary School’s enrollment was approximately 476 students as of October 2023. Depending on the time of day, a tornado strike as depicted in this scenario could result in significant injury and loss of life. In addition, arrangements would have to be made for the continued education of the students in another location.

The location of the damaged Essential Facility is mapped in Figure 14.

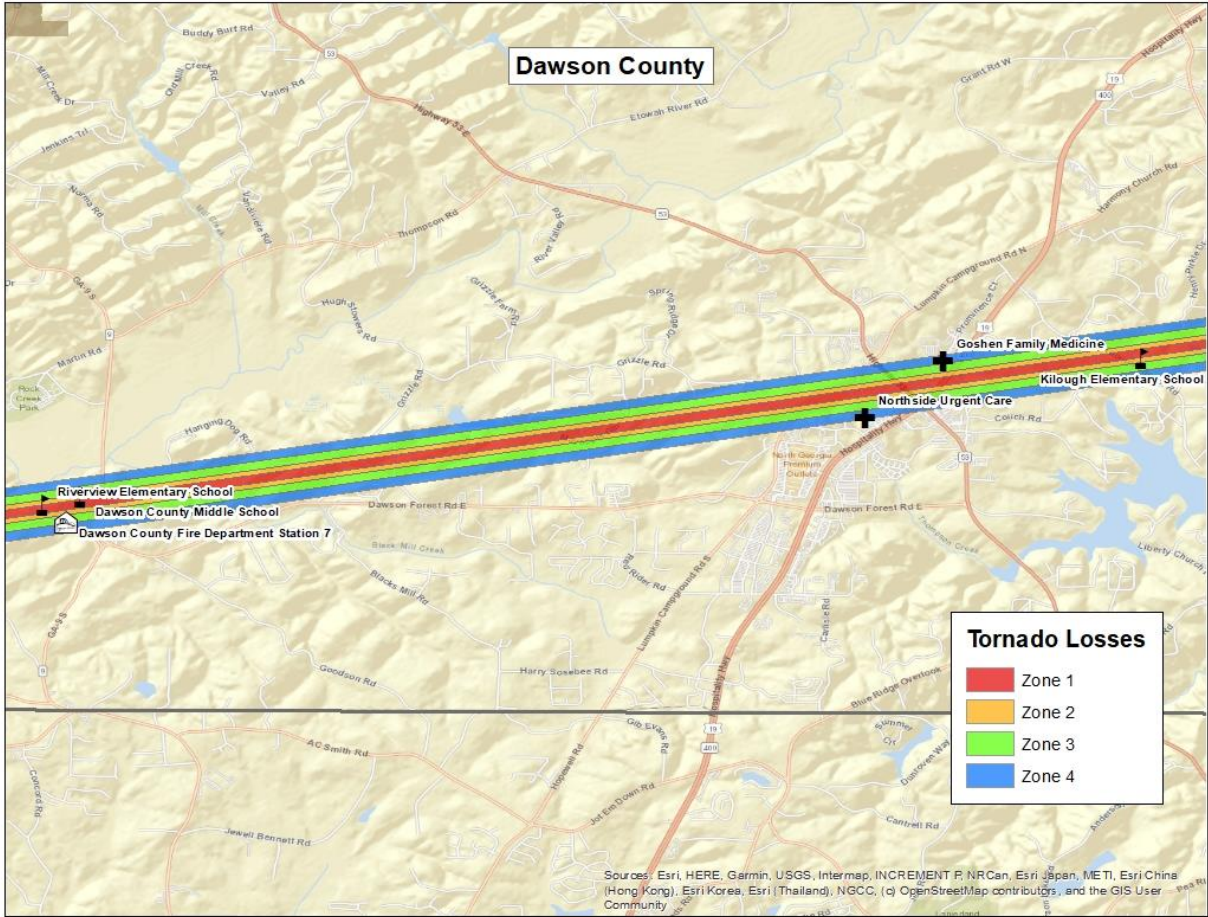


Figure 14: Modeled Essential Facility Damage in Dawson County

# Exceptions Report

Hazus Version 2.2 SP1 was used to perform the loss estimates for Dawson County, Georgia. Changes made to the default Hazus-MH inventory and the modeling parameters used to setup the hazard scenarios are described within this document.

Reported losses reflect the updated data sets. Steps, algorithms and assumptions used during the data update process are documented in the project workflow named PDM\_GA\_Workflow.doc.

## Statewide Inventory Changes

The default Hazus-MH Essential Facility inventory was updated for the entire state prior to running the hazard scenarios for Dawson County.

Updates to the Critical Facility data used in GMIS were provided by Dawson County in November 2023. These updates were applied by The Carl Vinson Institute of Government at the University of Georgia. Table 15 summarizes the difference between the original Hazus-MH default data and the updated data for Dawson County.

Table 15: Essential Facility Updates

Site Class	Feature Class	Default Replacement Cost	Default Count	Updated Replacement Cost	Updated Count
EF	Care	\$1,877,000	3	\$11,757,000	4
EF	EOC	\$880,000	1	\$2,561,000	1
EF	Fire	\$1,817,000	7	\$5,308,000	8
EF	Police	\$708,000	1	\$8,932,000	2
EF	School	\$48,022,000	7	\$68,362,000	7

## County Inventory Changes

The GBS records for Dawson County were replaced with data derived from parcel and property assessment data obtained from Dawson County. The county provided property assessment data was current as of November 2023 and the parcel data current as of November 2023.

## General Building Stock Updates

The parcel boundaries and assessor records were obtained from Dawson County. Records without improvements were deleted. The parcel boundaries were converted to parcel points located in the centroids of each parcel boundary. Each parcel point was linked to an assessor record based upon matching parcel numbers. The generated Building Inventory represents the approximate locations (within a parcel) of building exposure. The Building Inventory was aggregated by Census Block and imported into Hazus-MH using the Hazus-MH Comprehensive Data Management System (CDMS). Both the 2010 Census Tract and Census Block tables were updated.

The match between parcel records and assessor records was based upon a common Parcel ID. For this type of project, unless the hit rate is better than 85%, the records are not used to update the default aggregate inventory in Hazus-MH. The Parcel-Assessor hit rate for Dawson County was 89.2%.

Adjustments were made to records when primary fields did not have a value. In these cases, default values were applied to the fields. Table 16 outlines the adjustments made to Dawson County records.

Table 16: Building Inventory Default Adjustment Rates

Type of Adjustment	Building Count	Percentage
Area Unknown	9	0%
Construction Unknown	129	1%
Condition Unknown	3	0%
Foundation Unknown	132	1%
Year Built Unknown	307	2%
<b>Total Buildings</b>	<b>12,726</b>	<b>1%</b>

Approximately 1% of the CAMA values were either missing (<Null> or '0'), did not match CAMA domains or were unusable ('Unknown', 'Other', 'Pending'). These were replaced with 'best available' values. Missing YearBuilt values were populated from average values per Census Block. Missing Condition, Construction and Foundation values were populated with the highest-frequency CAMA values per Occupancy Class. Missing Area values were populated with the average CAMA values per Occupancy Class.

The resulting Building Inventory was used to populate the Hazus-MH General Building Stock and User Defined Facility tables. The updated General Building Stock was used to calculate flood and tornado losses. Changes to the building counts and exposure that were modeled in Dawson County are sorted by General Occupancy in Table 1 at the beginning of this report. If replacements cost or building value were not present for a given record in the Assessor data, replacement costs were calculated from the Building Area (sqft) multiplied by the Hazus-MH RS Means (\$/sqft) values for each Occupancy Class.

Differences between the default and updated data are due to various factors. The Assessor records often do not distinguish parcels by occupancy class when the parcels are not taxable; therefore, the total number of buildings and the building replacement costs for government, religious/non-profit, and education may be underestimated.



## User Defined Facilities

Building Inventory was used to create Hazus-MH User Defined Facility (UDF) inventory for flood modeling. Hazus-MH flood loss estimates are based upon the UDF point data. Buildings within the flood boundary were imported into Hazus-MH as User Defined Facilities and modeled as points.

Table 17: User Defined Facility Exposure

Class	Hazus-MH Feature	Counts	Exposure
BI	Building Exposure	12,726	\$2,269,210,297
Riverine UDF	Structures Inside 1% Annual Chance Riverine Flood Area	135	\$18,925,327

### Assumptions

- Flood analysis was performed on Building Inventory. Building Inventory within the flood boundary was imported as User Defined Facilities. The point locations are parcel centroid accuracy.
- The analysis is restricted to the county boundary. Events that occur near the county boundary do not contain loss estimates from adjacent counties.
- The following attributes were defaulted or calculated:
  - First Floor Height was set from Foundation Type
  - Content Cost was calculated from Building Cost

**Resolution – Dawson County, Georgia**

**WHEREAS**, Dawson County and the City of Dawsonville recognize that it is threatened by a number of different natural and man-made hazards that can result in loss of life, property loss, economic hardship and threats to public health and safety; and

**WHEREAS**, the Federal Emergency Management Agency (FEMA) has required that every county and municipality have a pre-disaster mitigation plan in place, and requires the adoption of such plans in order to receive funding from the Hazard Mitigation Grant Program; and

**WHEREAS**, a Hazard Mitigation Plan is a community's plan for evaluating hazards, identifying resources and capabilities, selecting appropriate actions, and developing and implementing the preferred mitigation actions to eliminate or reduce future damage in order to protect the health, safety and welfare of the residents in the community; and

**WHEREAS**, the Dawson County Multi-Jurisdictional Hazard Mitigation Plan 2024 – 2029 Update has been prepared in accordance with FEMA requirements at 44 CFR 201.6; and

**WHEREAS**, the Plan will be updated every five years;

**NOW, THEREFORE, BE IT RESOLVED**, by the Board of Commissioners of Dawson County, Georgia and the Mayor and Council of the City of Dawsonville each meeting in respective session, that:

1. Dawson County, Georgia, the City of Dawsonville have adopted the Dawson County Multi-Jurisdictional Hazard Mitigation Plan 2024 – 2029 Update; and
2. It is intended that the Plan be a working document and is the first of many steps toward improving rational, long-range mitigation planning and budgeting for Dawson County and the City of Dawsonville.

**PASSED, APPROVED AND ADOPTED** by the Dawson County Board of Commissioners in regular session this \_\_\_\_\_ day of \_\_\_\_\_, 2024.

\_\_\_\_\_  
Chairperson

\_\_\_\_\_  
County Manager



# Dawson County Marshals Office

## Alcohol Licensing

25 Justice Way, Suite 2227 | 706-344-3232 | Ext. 42258 |

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Dear Applicant:

Thank you for being part of the Dawson County business community. We welcome the opportunity to assist you in obtaining an Alcoholic Beverage License.

In order to streamline the application process, this letter outlines some of the requirements for this license and the necessary forms. The Dawson County Consolidated Alcohol Ordinance adopted and ordained by the Dawson County Board of Commissioners is the authority under which all license applications will be measured. The Dawson County Board of Commissioners will review and determine the approval for all applications for an Alcoholic Beverage License.

If you have questions during the application process, please call the Marshals Office at (706) 344-3232 extension 42258. You may call for assistance Monday through Friday between the hours of 8:00 a.m. and 2:30 p.m. **Once you have completed your application, you must call for an appointment to submit the application.**

**The following are included with this letter:**

1. Applicant Information and Check List (Form #1)
2. Application for Alcoholic Beverage License (Form #2)
3. Registered Agent Consent Form (Form #2-A) *[If Applicable]*
4. Premise and Structure Form (Form #3)
5. Certified Report of Survey (Form #3-A) for Alcoholic Beverage License
6. Statement of Personal History Form (Form #4)
7. Affidavit for Issuance of a Public Benefit (Form #4-A)
8. Private Employer Affidavit of Compliance (E-Verify, Form #4-B)
9. Private Employer Exemption Affidavit (E-Verify, Form #4-C)
10. Projected Purchases/Projected Gross Sales (Form #5) *[If Applicable]*
11. Criminal History Check
12. Excise Tax Reporting Form (Form #6/Form #6-A) *[If Applicable]*

---

**IMPORTANT REMINDERS:**

**Applicant:**

- Must be at least 21 years of age.
- Must be a citizen of the United States, a legal permanent resident of the United States, or a qualified alien or non-immigrant under the Federal Immigration and Nationality Act.

### **Background Check:**

All applicants must submit fingerprinting for investigation by the Georgia Bureau of Investigation and the Federal Bureau of Investigation to search for any instance of criminal activity during the two (2) years immediately preceding the date of the application.

### **Application & Related Forms:**

- The applicant must submit all forms with **ORIGINAL** signatures on each and notarized where required. Be sure to retain a copy of all application paperwork before submittal.

### **Fees:**

- All fees are payable to Dawson County and only with **CERTIFIED FUNDS**. No personal or business checks will be accepted.
- If your application is denied, your license fee will be refunded. However, the Administrative/Investigative Fee will not be refunded.
- An advertising fee is required for all new licenses.

### **Licenses / Permits / Inspections:**

Contact Planning and Development at (706) 344-3500 for these requirements. To finalize alcohol license applications, you must provide copies of the following:

- Fire Department Inspection
- Certificate of Occupancy
- Health Department Inspection & Permit (*applicable to food establishments*)
- Department of Agriculture Food Sales Establishment License (*Grocery and Convenience Stores only*)
- Dawson County Business License
- State of Georgia Alcoholic Beverage License (*after County license is issued*)

### **Excise Tax and Food Sales Reporting:**

- **Applies to Distilled Spirits Consumed on the Premises.** Upon issuance of your Alcoholic Beverage License, you are required to submit monthly excise tax reports and payments. Failure to do so could result in penalties and possible revocation of your license. All licensees must submit monthly food sales reports.
- **For Consumption on Premises Licenses, food sales must be at least 50% to alcohol sales.**

---

Thank you again for being part of the Dawson County business community. We trust that the application process for your Alcoholic Beverage License will be a pleasant, efficient, and timely experience. Please call us with any questions or concerns.

Sincerely,

Alcohol License Administration

Enclosures



# Dawson County Marshals Office

## Alcohol Licensing

25 Justice Way, Suite 2227 | 706-344-3232 | Ext. 42258 |

### Applicant Information & Check List

**\*\*IMPORTANT\*\*** After being licensed by Dawson County for an Alcoholic Beverage License, you must obtain a state alcohol license before any alcoholic beverage can be served or sold in Dawson County. **Contact the Georgia Department of Revenue at (404) 417-4490. \*\*\*Provide Copy of State License When Obtained\*\*\***

**Before a new license can be issued, you must contact the following departments for their requirements/inspections:**

- |  |                        |   |
|--|------------------------|---|
| 1. Planning & Development                                | (706) 344-3500 x 42335 | Provide copy of Business License        |
| 2. Fire Department                                       | (706) 344-3666 x 44501 | Provide copy of Inspection Report       |
| 3. Environmental Health Department                       | (706) 265-2930         | Provide copy of Inspection Report       |
| 4. Department of Agriculture ( <i>food stores only</i> ) | (770)535-5955          | Provide copy of Food Sales Est. License |

***\*\*If your business or proposed business is inside the city limits of Dawsonville, you must apply to the City of Dawsonville for an Alcoholic Beverage License. (706) 265-3256\*\****

**Please call for an appointment prior to submitting your application for an alcoholic beverage license: (706) 344-3232 extension 42258. The following information (where applicable) will be required when submitting your application:**

- **Application Form and all attachments (Form #2):**
  - Certified Check for license fees. (Payable to Dawson County)
  - Criminal History Request Form
  - Registered Agent Consent Form. (Form #3-A) [*Optional*]
  - For bona fide Private Clubs, attach minutes of annual meeting setting salaries for members, officers, agents or employees.
  - For Partnerships, attach Partnership Agreement.
  - For Corporations or LLC's, attach Articles of Incorporation or Organization.
  - For Corporations or LLC's, attach Certificate of Incorporation or Organization

- **Premise/Structure Form and all attachments. (Form #4)**

**\*\*Call Planning & Development at (706) 344-3500 x42255 for permits and business license requirements.\*\***

- If building is completed, attach copy of detailed floor plan. Also, attach copy of site plan.
- If building is proposed, attach copy of proposed plans and specifications and a building permit for the proposed building.
- Attach Certified Report of Survey (**Form #4-A**) from registered land surveyor or professional engineer.
- Attach certified scale drawing showing location and distance to closest church, school, daycare and alcohol treatment facility. (**See survey form for definitions.**)
- For bona fide eating establishments only, attach copy of menu(s).
- If applicant is a franchise, attach copy of the franchise agreement or contract.
- For grocery & convenience stores, attach Department of Agriculture Food Sales Establishment License.

- **Statement of Personal History Form (Form #5)** for sole owner, partners, officers, directors, members and major stockholders of corporations or LLC's and general manager.

- All individuals required to complete Personal History Form must be fingerprinted.** Applicant should submit fingerprints to Georgia Applicant Processing Service (GAPS). If the applicant wishes to submit fingerprinting in another state, they must submit to that state's Applicant Processing Center, using **Dawson County ORI: GA923216Z**
- Attach Affidavit for Issuance of a Public Benefit.
- Attach a Secure and Verifiable Document.
- Attach either a Private Employer Affidavit of Compliance or a Private Employer Exemption Affidavit.
- Attach copy of Permanent Resident Card and Alien Number (if applicable) for all individuals submitting a Personal History Form.
- Attach copy of current Driver's License or State Identification Card for all individuals submitting a Personal History Form.
- Attach photograph on last page of Personal History Form.

- **Projected Purchases / Projected Gross Sales (Form #6)** [*Consumption on premises-distilled spirits only*]

- **Excise Tax Reporting Form (Form #7)** (*to be submitted monthly*) [*Consumption on premises-distilled spirits only*]



# Dawson County Marshals Office

## Alcohol Licensing

25 Justice Way, Suite 2227 | 706-344-3232 | Ext. 42258 |

### Application for Alcoholic Beverage License

This application must be signed by the applicant and notarized. Every question must be fully answered with the answer typewritten or printed. If the space provided is not sufficient, answer on a separate sheet and indicate in the space provided that a separate sheet is attached. When completed, the application must be dated, signed, and verified under oath by the applicant and submitted to Planning and Development, together with the license fee(s) and the administrative/investigative fee (separate checks). All fees are payable to Dawson County in certified funds (bank check, certified check, or money order). **The applicant must be not less than 21 years of age.**

**NOTICE:** Any false answer to any question could result in the denial of a license, or in the event a license is issued, in the revocation or suspension of the license. **\*\*\*KEEP A COPY OF ALL FORMS SUBMITTED\*\*\***

#### FOR OFFICIAL USE ONLY:

Name of Business: \_\_\_\_\_

Date Received: \_\_\_\_\_ License Fee Enclosed: \$ \_\_\_\_\_

Approved: \_\_\_\_\_ Denied: \_\_\_\_\_

State License Number: \_\_\_\_\_

Local License Number: \_\_\_\_\_

Administrative/ Investigative Fee Enclosed: \$ \_\_\_\_\_ Advertising Fee Enclosed: \$ \_\_\_\_\_

1. Type of License: (check one):

New

Amendment (*transfer*)

2. Administrative and Investigative Fee

\$300.00 (Consumption on Premises)

Administrative and Investigative Fee

\$300.00 (Retail Package)

Administrative and Investigative Fee

\$300.00 (Transfer of License)

*Note: Administrative/Investigative fees may be higher depending on the number of persons for which we conduct a federal and state background check*

Advertising Fee:

\$50.00 (Distilled Spirits)  
(Consumption on Premises & Retail Package)

**Application for Alcoholic Beverage License**

**3. Type of Business:**

- |   |                                       |
|---|---------------------------------------|
| <input type="checkbox"/> Eating Establishment | <input type="checkbox"/> Super Market |
| <input type="checkbox"/> Convenience Store    | <input type="checkbox"/> Hotel/Motel  |
| <input type="checkbox"/> Private Club         | <input type="checkbox"/> Other        |

Please explain:

Gasoline Station with c store

Will live entertainment be offered? NO If yes, explain: \_\_\_\_\_

**4. Type of License and Fees:**

**\*\*Payment by certified funds only. If license is issued after July 1<sup>st</sup>, fees are one half. \*\***

(Check all that apply)

a) **Retail Package: (Total: Beer – Wine – Distilled Spirits = \$5,800)**

**(Total: Beer – Wine = \$1,500)**

- |  |  |  |
|--|--|--|
| <input checked="" type="checkbox"/> Beer \$1,000 | <input checked="" type="checkbox"/> Wine \$1,000 | <input type="checkbox"/> Distilled Spirits \$4,500 |
|--|--|--|

**Grocery & Convenience Stores: Attach copy of Department of Agriculture food establishment license.**

b) **Retail Consumption on Premises: (Total: Beer – Wine – Distilled Spirits = \$4,800)**

**(Total: Beer – Wine = \$1,500)**

- |   |  |
|---|--|
| <input type="checkbox"/> Distilled Spirits<br>\$3,300 | <input type="checkbox"/> Additional Fixed Bars # _____ \$500.00 (each bar) |
| <input type="checkbox"/> Beer<br>\$1,000              | <input type="checkbox"/> Movable Bars # _____ \$200.00 (each bar)          |
| <input type="checkbox"/> Wine<br>\$1,000              | <input type="checkbox"/> Wine, Farm Winery, Tasting Room<br>\$500          |
| <input type="checkbox"/> Brewpub<br>\$300             | <input type="checkbox"/> Alcohol Beverage Catering<br>\$300                |

**c) Hotel In-Room Service: (Must obtain a Retail Consumption on Premise license before Hotel In-Room Service license is issued.)**

- Beer & Wine \$100





## Application for Alcoholic Beverage License

**8. Type of Ownership:**

- |   |  |
|---|--|
| <input type="checkbox"/> Sole Proprietorship<br><br><input type="checkbox"/> Private Held Corporation<br><br><input type="checkbox"/> Public Held Corporation Subject to S. E. C. Regulations<br><br><input type="checkbox"/> Other; explain: _____ | <input type="checkbox"/> Legally Registered Partnership<br><br><input type="checkbox"/> Public Held Corporation<br><br><input checked="" type="checkbox"/> Limited Liability Company |
|---|--|

**9. For Partnership Only:**

- a) Date the Partnership was formed: \_\_\_\_\_
- b) Attach Partnership Agreement
- c) List Partners: *(Attach separate sheet if necessary)*

Name & Resident Address	Social Security Number	G- General L- Limited S- Silent	Investment Participation \$	Interest %

**10. For Corporation of LLC Only: *(Attach Articles & Certificate of Incorporation/ Organization)***

- a) Date of Incorporation/ Organization: 08/20/2024
- b) Place of Incorporation/ Organization: GA
- c) State Parent Corporation, if applicable: \_\_\_\_\_
- d) Number of Shares of Capital Stock, if applicable: 100%
- e) Number of Shares of Outstanding Stock, if applicable: \_\_\_\_\_

**Application for Alcoholic Beverage License**

f) For Corporations of LLC's, list officers, directors, members, and/or principal shareholders with **20% or more** of the stock:

<i>Name</i>	<i>Social Security Number</i>	<i>Position</i>	<i>Interest %</i>
NELSON SWAMY		OWNER	100%

g) Is the corporation owned by a parent corporation or held by a holding company? N/A  
 If yes, explain: \_\_\_\_\_

**11. For Private Clubs Only:** N/A

- a) Date of organization under the laws of the State of Georgia: \_\_\_\_\_
- b) State the total number of regular dues paying members: \_\_\_\_\_
- c) Is any member, officer, agent, or employee compensated directly or indirectly from the profits of the sale of distilled spirits beyond a fixed salary as established by its members at any annual meeting or by its governing board out of the general revenue of the club? \_\_\_\_\_  
 \_\_\_\_\_  
 \_\_\_\_\_  
 \_\_\_\_\_

d) **Attach minutes of the annual meeting setting salaries.** For private club, list officers, directors and/or principal shareholders with 20% or more of the stock.

<i>Name</i>	<i>Social Security Number</i>	<i>Position</i>

**Application for Alcoholic Beverage License**

**12. Financing:**

- a) Bank to be used by business, include branch: \_\_\_\_\_
- b) State total amount of capital that is or will be invested in the business by any party or parties: 0.00
- c) State total amount of funds invested by the Owner: yes
- d) State total amount of funds invested by parties other than the Owner: \_\_\_\_\_
- e) If any capital is borrowed, please identify the lender below:

<i>Name of Lender</i>	<i>Date</i>	<i>Amount</i>

**13. General Information:**

- a) Does Owner and/or individual Partner, Shareholder, Director, Officer or Member have any interest in any manufacturer or wholesaler of alcoholic beverage? NO
- b) Has Owner and/or individual Partner, Shareholder, Director, Officer or Member received any financial aid or assistance from any manufacturer or wholesaler of alcoholic beverages? NO
- c) If answer is "Yes" to either of immediate foregoing, explain: \_\_\_\_\_
- d) On the following page, show hereunder any and all persons, corporations, partnerships, limited liability companies or associations (other than persons stated herein as Owner(s), Director(s), Officer(s) or Member(s)) who have received or will receive, as a result of your operation under the requested license, any financial gain or payment derived from any interest or income from the operation. Financial gain or payment shall include payment or gain from any interest in the land, fixtures, building, stock, and any other asset of the proposed operation under the license. In the event any Corporation or limited liability company is listed as receiving an interest or income from this operation, show the names of the Officers, Directors or Members of said corporation together with the names of the principal stockholders.

**Application for Alcoholic Beverage License**

- c) List all other businesses engaged in the sale of alcohol beverages that you the Owner, or any individual, Partner, Shareholder, Officer, Director or Member has interest in, is employed by or is associated with in any way whatsoever, or has had interest in, has been employed by, or has been associated with in the past. NO

14. List wholesalers from which the business will procure alcohol: N/A

- a) In accordance with the Georgia state law, **Rule 560-2-3-. 08 Retailer Purchase from Licensed Wholesaler**, businesses in Georgia must purchase alcoholic beverages from licensed wholesalers. *(To ensure compliance, there will be an opportunity each month on the Dawson County Excise Tax Reporting Form, to identify new wholesalers from which the business purchases alcohol.)*

<i>Wholesaler's Name</i>	<i>Phone Number</i>
UNITED DISTRIBUTOR	404 925 7635
GENERAL WHOLESALE	404 352 1041
BEVERAGE SOUTH	706 353 1650
LEON FARMER	770 534 1200

## Application for Alcoholic Beverage License

### 15. For Package Liquor Store Applicants: \*\*\*State of Georgia Regulations\*\*\*

- a) The State of Georgia will not issue a State Alcohol License to any person who has more than two (2) retail package liquor licenses. See official language below. Do not apply for a Dawson County License if you already have (or have interest in) two (2) package liquor store licenses in the State of Georgia.

**O.C.G.A. 3-4-21 and Regulation 560-2-2-40.**

*No person shall be issued more than two retail package liquor licenses, nor shall any person be permitted to have a beneficial interest in more than two retail package liquor licenses issued by the Department regardless of the degree of such interest.*

*For the purposes of explanation and applicability of the Code:*

*"Beneficial interest" as used here means: when a person holds the retail package liquor license in his own name, or when he has a legal, equitable or other ownership interest in, or has any legally enforceable interest or financial interest in, or derives any economic benefit from, or has control over a retail package liquor business.*

*The term "person" shall include all members of a retail package liquor dealer licensee's family; and the term "family" shall include any person related to the holder of the license within the first degree of consanguinity and affinity as computed according to the canon law which includes the following: spouse, parents, step-parents, parents-in-law, brothers and sisters, step-brothers and step-sisters, brothers-in-law and sisters-in-law, children, step-children and children-in-law.*

- b) Do you currently hold any package liquor licenses in your own name or have a beneficial interest in any package liquor licenses as described above?       Yes        No. If yes, attach a separate sheet listing names, addresses, and license numbers.

**Application for Alcoholic Beverage License**

**NOTE:** Before signing this statement, check all answers and explanations to see that you have answered all questions fully and correctly. This statement is to be executed under oath and subject to the penalties of false swearing, and it includes all attached sheets submitted herewith.

STATE OF GEORGIA, DAWSON COUNTY

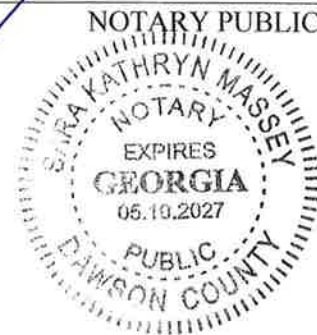
I, NELSON A. SWAMY, DO SOLEMNLY SWEAR, SUBJECT TO THE PENALTIES OF FALSE SWEARING, THAT THE STATEMENTS AND ANSWERS MADE BY ME AS THE APPLICANT IN THE FOREGOING APPLICATION ARE TRUE AND CORRECT.



APPLICANT'S SIGNATURE

I HEREBY CERTIFY THAT Nelson A. Swamy SIGNED HIS NAME TO THE FOREGOING APPLICATION STATING TO ME THAT HE KNEW AND UNDERSTOOD ALL STATEMENTS AND ANSWERS MADE THEREIN, AND, UNDER OATH ACTUALLY ADMINISTERED BY ME, HAS SWORN THAT SAID STATEMENTS AND ANSWERS ARE TRUE AND CORRECT.

THIS 13 DAY OF November, 2024.



**Application for Alcoholic Beverage License**

**FOR OFFICIAL USE ONLY:**

**MARSHALS OFFICE REVIEW:**

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

Applicant has obtained all necessary Permits and Licenses.  
(Building Permit / Business License)

\_\_\_\_\_  
Dawson County Alcohol Administrator

\_\_\_\_\_  
Dawson County Marshal



**DAWSON COUNTY PLANNING AND DEVELOPMENT**

**Alcohol Licensing  
25 Justice Way, Suite 2322  
Dawsonville, GA 30534  
(706) 344-3500 x 42335**

**\* REGISTERED AGENT CONSENT FORM**

NELSON FOOD MART LLC

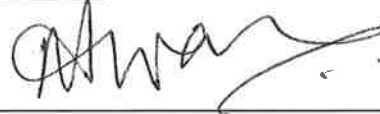
**Business Name**

25 BEARTOOTH PKWY, DAWSONVILLE, GA 30534

**Business Address**

I, NELSON SWAMY, do hereby consent to serve as the Registered Agent for the licensee, owners, officers, and/or directors and to perform all obligations of such agency under the Alcoholic Beverage Ordinance of Dawson County. I understand the basic purpose is to have and continuously maintain a Registered Agent upon which any process, notice, or demand required or permitted by law or under said Ordinance to be served upon the licensee or owner may be served.

This 9th day of Sept, 2024.



\_\_\_\_\_  
Signature of Agent

NELSON SWAMY

\_\_\_\_\_  
Print Name of Agent

\_\_\_\_\_  
Print Agent's Street Address

\_\_\_\_\_  
Print Agent's City - **County** - State - Zip Code

\_\_\_\_\_  
Agent's Phone Number

**APPROVED:**

\_\_\_\_\_  
Sole Owner / Partner

OWNER

\_\_\_\_\_  
Officer or Director

OWNER

\_\_\_\_\_  
Title

\*Note: Naming a Registered Agent is optional under the Consolidated Alcohol Ordinance of Dawson County.

## Premise and Structure Form

**5. Building Lighting:**

- a) Does the building in which the business is to be located contain sufficient lighting so that the building itself and the premises on all sides of the building are readily visible at all times from the front of the street on which the building is located as to reveal all of the outside premises of such building? YES
- b) Is the building so illuminated so that all hallways, passage ways, and open areas may be clearly seen by the customer therein? YES
- c) If the answer is no to either or both (a) or (b) above, please explain proposed methods to rectify the insufficient lighting.
- \_\_\_\_\_
- \_\_\_\_\_

**6. For Consumption on Premises and Retail Package Applications:**

*(Answer "N/A" for items that are not applicable to your business)*

- a) Number of square feet of total floor area: 2500 SQFT
- b) Number of square feet devoted to dining area: N/A
- c) Seating capacity excluding bar area: N/A
- d) Do you have a full-service kitchen? N/A
- e) Does the full-service kitchen contain a three (3) compartment sink? N/A
- f) Is the stove and/or grill permanently installed and approved by the health and fire departments? N/A
- g) If the answer to any of the immediate foregoing is no, please explain: N/A
- h) Hours prepared meals or foods are served: N/A
- i) Hours that alcoholic beverages are served or sold: N/A
- j) Hours of operation: 06:00 AM TO 11:00 PM - SEVEN DAYS
- k) Maximum number of employees on highest shift: 02
- l) Number of parking spaces: 10
- m) Number of parking spaces devoted to handicapped persons: 02

**7. Package Liquor Stores:** N/A

- a) Do you comply with ordinance Article 5 Section 503 - Posting of License Number? \_\_\_\_\_
- \*Every licensee shall have posted on the front of the licensed premises the name of the licensee together with the following inscription, "County Retail Package Sales of Distilled Spirits License No."
- b) Do you comply with ordinance Article 5 Section 505 a) (2) - Types of Outlets Where Package Sales Are Permitted? \_\_\_\_\_
- \*Outlets that are devoted exclusively to the retail sale of distilled spirits, malt beverages and/or wine by the package with ingress and egress provided directly to and only to the exterior of the building and not to any other enclosed part of the building or adjoining building.

**8. For Hotel/Motel Only:** N/A

- a) Number of rooms available for hire to general public: \_\_\_\_\_

**Premise and Structure Form**    NOT APPLICABLE

- b) Number of square feet of floor space devoted to restaurant: \_\_\_\_\_
- c) Number of square feet of floor space devoted to dining area: \_\_\_\_\_
- d) Seating capacity excluding bar area. (*Explain if more than one dining area*):  
\_\_\_\_\_  
\_\_\_\_\_
- e) Do you have a full-service kitchen? \_\_\_\_\_  
Does the full-service kitchen contain a three (3) compartment sink? \_\_\_\_\_  
Is the stove and/or grill permanently installed and approved by the Health and Fire Departments?  
If the answer to any of the immediate foregoing is no, please explain: \_\_\_\_\_  
\_\_\_\_\_
- f) Hours prepared meals or foods are served: \_\_\_\_\_
- g) Hours that alcoholic beverages are served: \_\_\_\_\_
- h) Maximum number of employees on the highest shift devoted to the operation other than the restaurant:  
\_\_\_\_\_
- i) Maximum number of employees on highest shift devoted to the restaurant operation:  
\_\_\_\_\_
- j) Number of parking spaces: \_\_\_\_\_
- k) Number of parking spaces devoted to handicapped persons: \_\_\_\_\_

**9. For All Applications:**

Attach a certified scale drawing of the proposed premises by a registered land surveyor or professional engineer, showing the distance requirement from church, school, daycare facility, or alcohol treatment center. (*See survey form #4-A*)

**10.** Attach applicant's certification that the location complies with the distance requirement from church, school, daycare facility or alcohol treatment center. (*See Survey Form #4-A*)

**11.** Attach evidence of ownership (*deed, lease, sales agreement, letter of intent*).

**12.** If the applicant is a franchise, attach a copy of the franchise agreement or contract.

**13.** If the applicant is an eating establishment, attach a copy of the menu(s).

**14. Building Plans:**

a) If the building is complete, attach copies of detailed site plans of said building including outside premises and floor plan.

b) If the building is proposed, attach copies of proposed site plan and specifications and building permit of the proposed building.

**PREMISE AND STRUCTURE FORM**

- 11. IF THE APPLICANT IS A FRANCHISE, ATTACH A COPY OF THE FRANCHISE AGREEMENT OR CONTRACT.
- 12. IF THE APPLICANT IS AN EATING ESTABLISHMENT, ATTACH A COPY OF THE MENU(S).
- 13. (a) IF THE BUILDING IS COMPLETE, ATTACH COPIES OF DETAILED SITE PLANS OF SAID BUILDING INCLUDING OUTSIDE PREMISES AND FLOOR PLAN.  
  
(b) IF THE BUILDING IS PROPOSED, ATTACH COPIES OF PROPOSED SITE PLAN AND SPECIFICATIONS AND BUILDING PERMIT OF THE PROPOSED BUILDING.

**NOTE:** Before signing this statement, check all answers and explanations to see that you have answered all questions fully and correctly. This statement is to be executed under oath and subject to the penalties of false swearing, and it includes all attached sheets submitted herewith

STATE OF GEORGIA, DAWSON COUNTY

I, NELSON SWAMY, DO SOLEMNLY SWEAR, SUBJECT TO THE PENALTIES OF FALSE SWEARING, THAT THE STATEMENTS AND ANSWERS MADE BY ME AS THE APPLICANT IN THE FOREGOING PREMISE AND STRUCTURE STATEMENT ARE TRUE AND CORRECT.



APPLICANT'S SIGNATURE

I HEREBY CERTIFY THAT NELSON SWAMY SIGNED HIS/HER NAME TO THE FOREGOING APPLICATION STATING TO ME THAT HE/SHE KNEW AND UNDERSTOOD ALL STATEMENTS AND ANSWERS MADE THEREIN, AND, UNDER OATH ACTUALLY ADMINISTERED BY ME, HAS SWORN THAT SAID STATEMENTS AND ANSWERS ARE TRUE AND CORRECT.

THIS, THE 9th DAY OF Sept., 2024.



NOTARY PUBLIC

MARANDA CRANE  
NOTARY PUBLIC  
Dawson County  
State of Georgia  
My Comm. Expires April 28, 2027



# Dawson County Marshals Office

## Alcohol Licensing

25 Justice Way, Suite 2227 | 706-344-3232 | Ext. 42258 |

### Statement of Personal History

**Instruction:** This statement must be typed or neatly printed and executed under oath. Each question must be fully answered. If space provided is not sufficient, answer on a separate sheet and indicate in the space if a separate sheet is attached.

1. NAME: SWAMY NELSON  
Last First Middle

RESIDENCE: \_\_\_\_\_  
Street Number Street Name  
\_\_\_\_\_  
City State Zip Code Telephone Number

2. CHECK: (all that apply)

- Sole Owner/Proprietor  Partner:  General  Limited  Silent  
 Director  Principal Stockholder (20% or more)  
 Registered Agent  Officer: \_\_\_\_\_  
 Manager  Employee: \_\_\_\_\_

3. Trade name of business for which this statement is made:

Name of Business: MARATHON FOOD MART  
Location: 25 BEARTOOTH PKWY,  
DAWSONVILLE, GA 30534 P. O. Box 678-467-0723  
City State Zip Code Telephone Number

4. State the percentage of ownership or interest, if any, in this business: 100%

5. State method and amount of compensation, if any, directly or indirectly: \_\_\_\_\_

6. Date of birth: \_\_\_\_\_ Place of birth: \_\_\_\_\_

SSN: \_\_\_\_\_ Sex:  Male  Female Race: \_\_\_\_\_

Color of hair: \_\_\_\_\_ color of eyes: \_\_\_\_\_

7.  U.S. Citizen  Legal Permanent Resident  Qualified Alien or Non-Immigrant

*Requirements: Affidavit for Issuance of a Public Benefit and a Secure & Verifiable Document  
E-Verify Private Employer Affidavit of Compliance or E-Verify Private Employer Exemption Affidavit*

## Statement of Personal History

8.     Single     Married     Widowed     Divorced     Separated

If married or separated, complete information listed below:

Full name of spouse: \_\_\_\_\_ SSN# \_\_\_\_\_

Maiden name: \_\_\_\_\_ Place of birth: \_\_\_\_\_

Date of birth: \_\_\_\_\_ Name and address of spouse's employer: \_\_\_\_\_

\_\_\_\_\_

9.    State any other names that you have used: maiden name, names by former marriages, former names changed legally or otherwise, aliases, nicknames, etc. Specify which, show dates, etc.:

\_\_\_\_\_

N/A

\_\_\_\_\_

10.    Employment record for the past ten (10) years. *(list the most recent experience first).*

<i>From Mo/Yr.</i>	<i>To Mo/Yr.</i>	<i>Occupation &amp; Duties Performed</i>	<i>Salary Received</i>	<i>Employer (Business Name)</i>	<i>Reason for Leaving</i>
------------------------	----------------------	--	----------------------------	-------------------------------------	-------------------------------

SELF EMPLOYED

\_\_\_\_\_

\_\_\_\_\_

\_\_\_\_\_

\_\_\_\_\_

\_\_\_\_\_

\_\_\_\_\_

11.    List all of your residences for the past ten (10) years, starting with the most recent:

<i>From</i>	<i>To</i>	<i>Street</i>	<i>City</i>	<i>State</i>
-------------	-----------	---------------	-------------	--------------

\_\_\_\_\_

\_\_\_\_\_

\_\_\_\_\_

\_\_\_\_\_

12.    Do you have any financial interest, or are you employed in any other wholesale or retail business engaged in distilling,

**Statement of Personal History**

**bottling, rectifying, or selling alcoholic beverages?** NO

If your answer is "yes" to number 14, give names, locations, and amount of interest in each:

---

---

---

13. **Have you ever had any financial interest in an alcoholic beverage business that was denied a license?** \_\_\_\_\_  
If so, give details: NO

---

---

---

14. **Has any alcoholic beverage license in which you hold, or have held, any financial interest of, or employed, or have been employed, ever been cited for any violations of the rules and regulations of the state revenue commissioner relating to the sale and distribution of alcoholic beverages?** NO

If so, give details: \_\_\_\_\_

---

---

15. **If during the past ten years you have bought or sold any business associated with alcohol, give details. (date, license number, persons, and considerations involved):** NO

---

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---

16. **Have you ever been denied bond by a commercial security company?** NO

If so, give details: \_\_\_\_\_

---

---

17. **Are you a registered voter?** NO **In what state?** \_\_\_\_\_

18. **Have you ever been arrested, or held by federal, state or other law enforcement authorities, for any violation of any federal law, state law, county or municipal law, regulation or ordinances?** (Do not include traffic violations. All other charges must be included even if they were dismissed. Give reason charged or held, date, place where charged and disposition. If no arrest, write no arrest. After last arrest is listed, please write no other arrest):

- 1. NO ARREST
- 2. \_\_\_\_\_
- 3. \_\_\_\_\_
- 4. \_\_\_\_\_

**STATEMENT OF PERSONAL HISTORY**

19. LIST BELOW FOUR REFERENCES (PERSONAL AND BUSINESS). GIVE COMPLETE ADDRESS AND PHONE NUMBER INCLUDING AREA CODE. IF GIVING A BUSINESS REFERENCE, NAME A PERSON AT THE LOCATION TO BE CONTACTED. *DO NOT INCLUDE RELATIVES OR EMPLOYERS OR FELLOW EMPLOYEES OF PARTICULAR BUSINESS.*

1. \_\_\_\_\_  
\_\_\_\_\_  
\_\_\_\_\_

2. \_\_\_\_\_  
\_\_\_\_\_  
\_\_\_\_\_

3. \_\_\_\_\_  
\_\_\_\_\_  
\_\_\_\_\_

4. \_\_\_\_\_  
\_\_\_\_\_  
\_\_\_\_\_

20. HAVE YOU HAD ANY LICENSE UNDER THE REGULATORY POWERS OF DAWSON COUNTY DENIED, SUSPENDED, OR REVOKED WITHIN TWO (2) YEARS PRIOR TO THE FILING OF THIS APPLICATION?

NO

IF SO, GIVE DETAILS: \_\_\_\_\_  
\_\_\_\_\_  
\_\_\_\_\_

21. ATTACH PHOTOGRAPH (Front View) TAKEN WITHIN THE PAST YEAR:



**NOTE: ATTACH A COPY OF YOUR DRIVER'S LICENSE TO THIS FORM.**

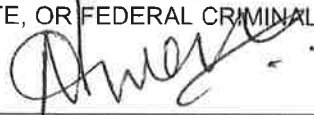


**STATEMENT OF PERSONAL HISTORY**

Before signing this statement, check all answers and explanations to see that you have answered all questions fully and correctly. This statement is to be executed under oath and subject to the penalties of false swearing, and it includes all attachments submitted herewith.

STATE OF GEORGIA, DAWSON COUNTY.

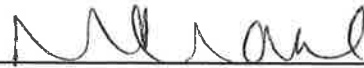
I, NELSON SWAMY, DO SOLEMNLY SWEAR, SUBJECT TO THE PENALTIES OF FALSE SWEARING, THAT THE STATEMENT AND ANSWERS MADE BY ME AS THE APPLICANT IN THE FOREGOING PERSONAL STATEMENT ARE TRUE AND CORRECT. FURTHER, AS PART OF THE PROCESS RESULTING FROM MY APPLICATION FOR BACKGROUND INVESTIGATION, FOR AN ALCOHOLIC BEVERAGE LICENSE. I HEREBY AUTHORIZE PERSONNEL OF THE DAWSON COUNTY SHERIFF'S DEPARTMENT OR DAWSON COUNTY MARSHAL'S OFFICE TO RECEIVE, VERIFY, AND DISSEMINATE ANY CRIMINAL HISTORY INFORMATION WHICH MAY BE IN THE FILES OF ANY LOCAL, STATE, OR FEDERAL CRIMINAL JUSTICE AGENCY FOR INVESTIGATIVE PURPOSES, DENIAL, OR APPEALS.



\_\_\_\_\_  
APPLICANT'S SIGNATURE

I HEREBY CERTIFY THAT NELSON SWAMY SIGNED HIS/HER NAME TO THE FOREGOING APPLICATION STATING TO ME THAT HE/SHE KNEW AND UNDERSTOOD ALL STATEMENTS AND ANSWERS MADE THEREIN, AND UNDER OATH ACTUALLY ADMINISTERED BY ME, HAS SWORN THAT SAID STATEMENTS AND ANSWERS ARE TRUE AND CORRECT.

THIS, THE 14th DAY OF Sept, 2024



\_\_\_\_\_  
NOTARY PUBLIC

MARANDA CRANE  
NOTARY PUBLIC  
Dawson County  
State of Georgia  
My Comm. Expires April 28, 2027

**Dawson County, Georgia Board of Commissioners**  
**Affidavit for Issuance of a Public Benefit**  
**As Required by the Georgia Illegal Immigration Reform and Enforcement Act of 2011**

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

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

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

\_\_\_\_\_

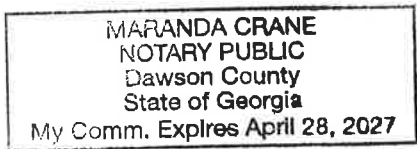
The undersigned applicant also hereby verifies that he or she is 18 years of age or older and has provided at least one **secure and verifiable document**, as required by O.C.G.A. § 50-36-1(e)(1), with this affidavit. *(See reverse side of this affidavit for a list of secure and verifiable documents.)*

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

PERMANENT RESIDENT CARD

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

Executed in Dawsonville (city), GA (state)  
*Nelson Swamy* \_\_\_\_\_  
**Signature of Applicant** **Date** 9-9-24  
NELSON SWAMY \_\_\_\_\_  
**Printed Name** **Name of Business** NELSON FOOD MART LLC



SUBSCRIBED AND SWORN BEFORE ME ON  
THIS 9th DAY OF Sept, 2024  
*Maranda Crane* Notary Public  
My Commission Expires: 4-28-27

*This affidavit is a State of Georgia requirement that must be completed for **initial** applications and **renewal** applications for public benefits as referenced in O.C.G.A § 50-36-1(a)(3). The person who has made application for access to public benefits on behalf of an individual, business, corporation, partnership or other private entity must complete and sign the affidavit and provide a secure and verifiable document.*

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

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

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

**Dawson County, Georgia Board of Commissioners**

**Private Employer Exemption Affidavit Pursuant To O.C.G.A. § 36-60-6(d)**

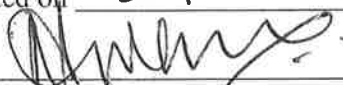
By executing this affidavit, the undersigned private employer verifies that it is exempt from compliance with O.C.G.A. § 36-60-6, stating affirmatively that the individual, firm or corporation employs fewer than eleven employees and therefore, is not required to register with and/or utilize the federal work authorization program commonly known as E-Verify, or any subsequent replacement program, in accordance with the applicable revisions and deadlines established in O.C.G.A. § 13-10-90.

  
\_\_\_\_\_  
**Signature of Exempt Private Employer**

NELSON SWAMY  
\_\_\_\_\_  
**Printed Name of Exempt Private Employer**


I hereby declare under penalty of perjury that the foregoing is true and correct.

Executed on Sept, 9, 2024 in Douglasville (city), GA (state).

  
\_\_\_\_\_  
**Signature of Authorized Officer or Agent**

NELSON SWAMY - OWNER  
\_\_\_\_\_  
**Printed Name and Title of Authorized Officer or Agent**

SUBSCRIBED AND SWORN BEFORE ME  
ON THIS THE 9th DAY OF Sept, 2024

  
\_\_\_\_\_  
NOTARY PUBLIC

My Commission Expires: 4-28-27

MARANDA CRANE  
NOTARY PUBLIC  
Dawson County  
State of Georgia  
My Comm. Expires April 28, 2027

## SUB LEASE AGREEMENT

**NELSON SWAMI**, a Georgia resident referred to as "Tenant" hereby offers to Lease from **SHAN VENTURES LLC**, Inc., a Georgia corporation referred as "Leaser" the following described business and assets located in Dawsonville GA , Dawson County, Georgia:

The inventory, trade names, trademarks, and all other rights and interest in the assets related to the **GAS STATION** located at **25 STE 100 BEARTOOTH PARKWAY 30534**

### **THIS -LEASE SHALL BE BINDING ON THE PARTIES UPON ITS ACCEPTANCE.**

The terms of this lease are as follows:

1. Tenant is responsible for maintaining the inventory until the end of lease upon agreement. Leaser will be not responsible for inventory tenant will maintain complete inventory in the store,
2. Tenant will be agreed to maintain the store on ethic manners
3. Tenant cannot sell the business or transfer the business without leaser permission
4. All ad valorem taxes, utilities, security deposits, special assessments, and prepaid fire and other casualty insurance issued by companies acceptable to Purchaser shall be prorated to the closing date. Seller shall remain responsible for all income taxes, sales and use taxes, and other taxes and expenditures incurred prior to the closing.
5. This offer shall be binding on Tenant and Lessor until closing shall be held on or before "Closing"). Leaser shall not sell, gift, convey, and offer for sale, lease or otherwise transfer.
6. All notices to be delivered pursuant to this Offer must be signed and may be delivered by sending notice by certified mail, return receipt requested to the address of the party as provided below.
7. Tenant does not have a reserve right to sublease the business to any, party any time during the term
8. The Tenant and landlord agree to execute all documents necessary to consummate the transaction including where applicable, such documents as are necessary to comply with the Bulk Transfer Provisions of the Uniform Commercial Code.
9. Leaser warrants that it has a clear and marketable title to the Business.
10. Any air condition, or any kind of electrical or any building maintenance responsibility is assumed by the tenant upon thirty days after signing of the lease.
11. The Tenant is responsible for maintaining and setting their own hours of operation without disturbing the hotel business.
12. The tenet is aware that the building is being leased as is condition,
13. This Lease will be interpreted and enforced in accordance with the laws of the

State of Georgia.

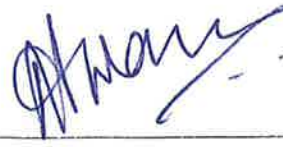
14. Leaser reserves the right to do minor renovation within premises.
15. Tenant will provide business insurance to Leaser.
16. Any lawsuit or charges held against Tenant will not be forwarded to Leaser.
17. It is Tenant's responsibility to pay the rent 1st day of every month. Failure to pay the rent on time two times may result in termination of the Lease without any legal notice. Grace period for the rent will be five days.
18. First month's rent will be due on [redacted]. Rent will be \$ [redacted] Eleven Thousand Dollars for the first YEAR. Rent will include property tax. Business and Building insurance shall be provided by the tenant. If Tenant renews this lease again With landlord permission the rent will be same as \$ [redacted] per month
19. This -lease will be NON transferable
20. It is Tenant's responsibility to run the business ethically and maintain the business in good condition which includes landscaping. All the Property damages will be Tenant's responsibility. Any illegal activities or unethical business will cause this sub-lease to be terminated immediately.
21. If Tenant decides to terminate this -lease then the deposit will not be credited to Tenant
22. It is Tenant's responsibility to report any and all violations that are being done on the business.
23. Tenant will transfer all the licenses and all utilities on his name within 30 days from the day of closing.
24. Tenant shall give Landlord advance first month advanced rent of \$ [redacted] Eleven thousand dollars
25. If the tenant receives any kind of violation or penalty by the state of Georgia or any government agencies that affect the property value or business value then the Tenant is responsible for the loss which is to be paid to Leaser.
26. After signing the lease agreement Tenant is responsible for any kind of violation such as beer and wine license, tobacco license, game machine etc. Also the Tenant is not allowed to conduct any sort of gambling activities.
32. After [redacted] the Tenant is responsible for all utilities and business related taxes, which must be paid on time.
33. Term of this lease jan 01

This lease agreement is executed on the dates written below,



---

Leaser  
SHAN VENTURES LLC



---

Tenant  
NELSON SWAMI

25 STE 100 BEARTOOTH PARKWAY

DOWSONVILLE GA 30534

# GEORGIA

DRIVER'S LICENSE

## LIMITED-TERM DRIVER'S LICENSE

DL



Governor *B. Per*

4d DL NO. [REDACTED] 3 DOB [REDACTED]  
9 CLASS [REDACTED] 4b EXP [REDACTED]  
2 NELSON  
1 SWAMY

Commissioner [REDACTED]

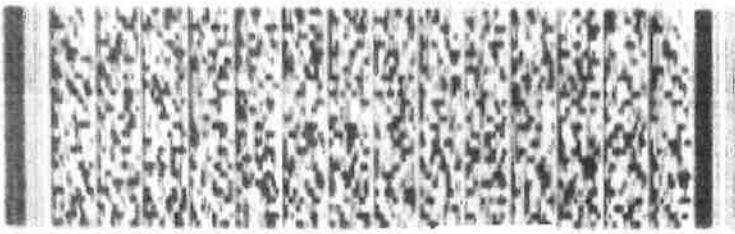


*[Signature]*

8 [REDACTED]  
12 REST A  
9a END NONE  
4a ISS [REDACTED]  
15 SEX M 18 EYES [REDACTED]  
16 HGT [REDACTED] 17 WGT [REDACTED]







[www.dds.georgia.gov](http://www.dds.georgia.gov)



**MEDICAL INFORMATION**

**CLASS: C-S 26,000 lbs. GVWR and Trailer ≤ 10,000 lbs. All recreational vehicles included**

**ENDORSEMENTS: NONE**

**RESTRICTIONS: A**



6

**UNITED STATES OF AMERICA  
PERMANENT RESIDENT**

SWAMY NELSON 28 MAY 2010

Surname

**SWAMY**

Given Name

**NELSON**

USCIS#

Category

Country of Birth

Date of Birth

Sex

Card Expires:

Resident Since:



9



**GEORGIA**  
 DRIVER'S LICENSE  
 Governor: *B. Perdue*  
 Commissioner: *David R. Hogg*

**LIMITED-TERM**  
**DRIVER'S LICENSE** **DL**

4d DL NO. [REDACTED] 1 3 DOB [REDACTED] 0  
 9 CLASS C  
 2 NELSON  
 1 SWAMY

12 REST  
 5d END NONE  
 4d ISS [REDACTED]  
 15 SEX M  
 16 HGT 5' 11" 17 WT 170

18 EYES BR  
 17 WT 170

USA GA




# STATE OF GEORGIA

## Secretary of State

Corporations Division

313 West Tower

2 Martin Luther King, Jr. Dr.

Atlanta, Georgia 30334-1530

### CERTIFICATE OF ORGANIZATION

I, **Brad Raffensperger**, the Secretary of State and the Corporation Commissioner of the State of Georgia, hereby certify under the seal of my office that

**NELSON FOOD MART LLC**  
a Domestic Limited Liability Company

has been duly organized under the laws of the State of Georgia on **08/20/2024** by the filing of articles of organization in the Office of the Secretary of State and by the paying of fees as provided by Title 14 of the Official Code of Georgia Annotated.

WITNESS my hand and official seal in the City of Atlanta  
and the State of Georgia on **08/22/2024**.



*Brad Raffensperger*

Brad Raffensperger  
Secretary of State

Date of this notice:

Employer Identification Number:

Form:

Number of this notice: CP 575 G

NELSON FOOD MART LLC  
MOBILE FOOD MART  
% NELSON SWAMY SOLE MBR  
25 BEARTOOTH PKWY  
DAWSONVILLE, GA 30534

For assistance you may call us at:  
1-800-829-4933

IF YOU WRITE, ATTACH THE  
STUB AT THE END OF THIS NOTICE.

WE ASSIGNED YOU AN EMPLOYER IDENTIFICATION NUMBER

Thank you for applying for an Employer Identification Number (EIN). We assigned you EIN [redacted]. This EIN will identify you, your business accounts, tax returns, and documents, even if you have no employees. Please keep this notice in your permanent records.

Taxpayers request an EIN for their business. Some taxpayers receive CP575 notices when another person has stolen their identity and are opening a business using their information. If you did **not** apply for this EIN, please contact us at the phone number or address listed on the top of this notice.

When filing tax documents, making payments, or replying to any related correspondence, it is very important that you use your EIN and complete name and address exactly as shown above. Any variation may cause a delay in processing, result in incorrect information in your account, or even cause you to be assigned more than one EIN. If the information is not correct as shown above, please make the correction using the attached tear-off stub and return it to us.

A limited liability company (LLC) may file Form 8832, *Entity Classification Election*, and elect to be classified as an association taxable as a corporation. If the LLC is eligible to be treated as a corporation that meets certain tests and it will be electing S corporation status, it must timely file Form 2553, *Election by a Small Business Corporation*. The LLC will be treated as a corporation as of the effective date of the S corporation election and does not need to file Form 8832.

To obtain tax forms and publications, including those referenced in this notice, visit our Web site at [www.irs.gov](http://www.irs.gov). If you do not have access to the Internet, call 1-800-829-3676 (TTY/TDD 1-800-829-4059) or visit your local IRS office.

**ARTICLES OF ORGANIZATION**

\*Electronically Filed\*  
Secretary of State  
Filing Date:

**BUSINESS INFORMATION**

**CONTROL NUMBER**

**BUSINESS NAME** NELSON FOOD MART LLC  
**BUSINESS TYPE** Domestic Limited Liability Company  
**EFFECTIVE DATE** 08/20/2024

**PRINCIPAL OFFICE ADDRESS**

**ADDRESS** 25 BEARTOOTH PKWY, DAWSONVILLE, GA, 30534, USA

**REGISTERED AGENT**

<b>NAME</b>	<b>ADDRESS</b>	<b>COUNTY</b>
NELSON SWAMY		

**ORGANIZER(S)**

<b>NAME</b>	<b>TITLE</b>	<b>ADDRESS</b>
NELSON SWAMY	ORGANIZER	

**OPTIONAL PROVISIONS**

N/A

**AUTHORIZER INFORMATION**

**AUTHORIZER SIGNATURE** NELSON SWAMY  
**AUTHORIZER TITLE** Organizer



MAGNETIC NORTH

SCALE: 1"=250'

# ALCOHOL SURVEY

Prepared for: NELSON FOOD MART LLC  
 25 BEARTOOTH PARKWAY  
 DAWSONVILLE, GA 30534  
 LAND LOTS 314 & 343, 13th DISTRICT, 1st SECTION  
 DAWSON COUNTY, GEORGIA - 11/14/2024

**SITE ADDRESS:**  
 25 BEARTOOTH PARKWAY  
 DAWSONVILLE, GA 30534

**NEAREST SCHOOL: +7.614'**  
 KILOUGH ELEMENTARY SCHOOL  
 1063 KILOUGH CHURCH RD  
 DAWSONVILLE, GA 30534

**NEAREST ALCOHOL TREATMENT CENTER: +6.336'**  
 AVTA COMMUNITY PARTNERS - BEHAVIORAL HEALTH  
 671 LUMPKIN CAMP GROUND RD. S, STE 100  
 DAWSONVILLE, GA 30534

**NEAREST DAYCARE: +3.728'**  
 WHITE OAK LEARNING ACADEMY  
 2982 GRIZZLE RD  
 DAWSONVILLE, GA 30534

**NEAREST CHURCH: +2.354'**  
 CHRIST FELLOWSHIP CHURCH  
 139 HIGHTOWER PKWY SUITE 100  
 DAWSONVILLE, GA 30534

**NEAREST PACKAGE STORE: +3.197'**  
 RELAX CIGAR, BEER, WINE & LIQUOR  
 240 OLD DAWSON VILLAGE RD.  
 DAWSONVILLE, GA 30534



FOR THE FIRM  
 BOUNDARY ZONE, INC.  
 LSF #839  
 NOT VALID WITHOUT ORIGINAL SIGNATURE

DISTANCE SHALL BE MEASURED IN A STRAIGHT LINE FROM THE FRONT DOOR OF THE PROPOSED LICENSED PREMISES TO THE FRONT DOOR OF THE CHURCH, DAY CARE, OR TREATMENT FACILITY, AND FROM THE FRONT DOOR OF THE PROPOSED LICENSED PREMISES TO THE NEAREST PROPERTY LINE OF THE REAL PROPERTY USED FOR SCHOOL, COLLEGE OR EDUCATIONAL PURPOSES. (SEC. 6-15. DAWSON COUTY, GEORGIA - CODE OF ORDINANCES)

THIS DRAWING WAS PREPARED FOR THE EXCLUSIVE USE OF THE PERSON, PERSONS OR ENTITY NAMED HEREON FOR ALCOHOL PERMIT OR LICENSE APPLICATION PURPOSES ONLY AND DOES NOT EXTEND TO ANY UNNAMED PERSON WITHOUT A RECERTIFICATION BY THE SURVEYOR NAMING SAID PERSON.

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WWW.BOUNDARYZONE.COM  
 (770) 271-5772 / (919) 363-9226

PROVIDING SERVICES FOR METRO ATLANTA, RALEIGH-DURHAM & CENTRAL FLORIDA.

GRAPHIC SCALE - IN FEET



PROJECT  
 270007-01



SHEET  
 1 OF 1



**Dawson County Alcohol Ordinances  
Current Schedule of Fees  
Effective July 1, 2024**

Administrative/Investigative, Retail Package	\$300	Initial application only (additional GCIC charges may apply)
Administrative/Investigative, Consumption on Premises	\$300	Initial application only (additional GCIC charges may apply)
Administrative/Investigative, Transfer of License	\$300	(additional GCIC charges may apply)
Administrative/Investigative, Criminal History, All License Types	\$15/each Cash only (Sheriff's Office)	Person, officer, member, partner, etc. - (Periodic GA background check)
Advertising Fee (Distilled Spirits)	\$50	Initial application only
Employee Permit (Liquor stores and restaurants)	\$20	Per year
<b>CONSUMPTION ON PREMISES:</b>		
Bars, Additional Fixed	\$500.00/each	Per year
Bars, Movable	\$200.00/each	Per year
Hotel In-Room, Beer & Wine	\$100	Per year
Wine, Farm Winery Tasting Room	\$500	Per year
Special Event – Not for Profit	\$50	Per event (limit 12 days per year)
Special Event – For Profit	\$100	Per event
Beer	\$1000	Per year
Wine	\$1000	Per year
Beer & Wine	\$1500	Per year
Distilled Spirits	\$3300	Per year
Beer, Wine, Distilled Spirits	\$4800	Per year
Brewpub	\$300	Per year
<b>RETAIL PACKAGE:</b>		
Beer	\$1000	Per year
Wine	\$1000	Per year
Beer & Wine	\$1500	Per year
Distilled Spirits	\$4500	Per year
Beer, Wine, Distilled Spirits	\$5800	Per year
Transfer Fee (all licenses)	100% before July 1	50% of license fee after July 1
<b>WHOLESALE DEALER:</b>		
Wholesale Dealer, Based <u>outside</u> Dawson County:		
Malt Beverages, Wine, Distilled Spirits	\$100	Per year
Wholesale Dealer, Based <u>inside</u> Dawson County:		
Beer	\$1000	Per year
Wine	\$1000	Per year
Beer & Wine	\$2000	Per year
Distilled Spirits	\$2300	Per year
<b>ALCOHOL BEVERAGE CATERING:</b>		
Local Business	\$300	Per year
Non-Local Business	\$400	Per year

**\*\*Notes\*\***

License period is January - December; renewals are sent out October 1 and are due November 30. There is a 20% penalty if submitted after November 30.

**Initial:** License fee is 100% if issued before July 1, and 50% if issued after July 1.

Full Administrative/Investigative fee is charged for any initial license and any transfer of license.



## DAWSON COUNTY ANNOUNCEMENT AND ADVERTISEMENT REQUEST

<b>Submitting Department:</b>	Marshals Office	<b>Department contact name:</b>	Kathryn Massey
<b>Submittal Date:</b>	11/15/2024	<b>Run Dates:</b>	11/27/24, 12/04/24, and 12/11/24
<b>AD Description:</b>	Alcohol License	<b>Section of Paper:</b>	Legals - (Separate Category for License Issuance)
<b>Name of Paper:</b>	Dawson County News	<b>Do you want your ad online:</b>	Yes

**NOTICE OF APPLICATION FOR TRANSFER & ISSUANCE OF LICENSE  
(RETAIL PACKAGE OF MALT BEVERAGES AND WINE)**

Notice is hereby provided that Nelson Food Mart LLC, 25 Beartooth Parkway Dawsonville, GA 30534 has applied for the issuance of a license to sell malt beverages and wine for retail package at the following location: 25 Beartooth Parkway Dawsonville, GA 30534

**O.C.G.A. § # (None)**

**Department Head Approval: Angela Byers**

### **ARTICLE III. DEVELOPMENT IMPACT FEES<sup>1</sup>**

#### **Sec. 101-57. Short title, authority, and applicability.**

- (a) *Short title.* This article shall be known and may be cited as the Development Impact Fee Ordinance of Dawson County, Georgia, or    for brevity    the impact fee ordinance.
- (b) *Authority.* This article has been prepared and adopted by the Board of Commissioners of Dawson County, Georgia, in accordance with the authority provided by Article 9, Section 2, Paragraph 3 of the Constitution of the State of Georgia, the Georgia Development Impact Fee ~~act~~ Act O.C.G.A. § 36-71-1 et seq., as amended and such other laws as may apply to the provision of public facilities and the power to charge fees for such facilities.
- (c) *Applicability.*
  - (1) The provisions of this article shall not be construed to limit the power of the county, to use any other legal methods or powers otherwise available for accomplishing the purposes set forth herein either in substitution of or in conjunction with this article.
  - (2) This article shall apply to all areas under the regulatory control and authority of the county and such other areas as may be included by intergovernmental agreement.

(Ord. of 7-20-2006, § 1; Ord. of. 8-16-2018)

#### **Sec. 101-58. Findings, purpose, and intent.**

- (a) *Findings.* The Board of Commissioners of Dawson County, Georgia, finds and declares:
  - (1) That an equitable program for planning and financing public facilities to serve new growth and development is necessary in order to promote and accommodate orderly growth and development and to protect the public health, safety    and general welfare of the citizens of the county;
  - (2) That certain public facilities as herein defined have been and must be further expanded if new growth and development is to be accommodated at the same level of service available to existing development; and
  - (3) That it is fair and equitable that new growth and development shall bear a proportionate share of the cost of such public facilities necessary to serve new growth and development.
- (b) *Purpose.*
  - (1) The purpose of this article is to impose impact fees as hereinafter set forth for certain public facilities as hereinafter defined.
  - (2) It is also the purpose of this article to ensure that adequate public facilities are available to serve new growth and development in the county and to ~~provide~~ ensure that new growth and development bears a proportionate share of the cost of new public facilities needed to serve them.

---

<sup>1</sup>State law reference(s)—Development impact fees, O.C.G.A. § 36-71-1 et seq.

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- (c) *Intent.* This article is intended to implement and be consistent with the Dawson County Comprehensive Plan, as it may be adopted or amended in ~~accordance~~ accordance with the Georgia Comprehensive Planning Act (O.C.G.A. § 50-8-1 et seq.); and the applicable *Minimum Standards and Procedures for Local Comprehensive Planning* and the *Development Impact Fee Compliance Requirements* both as adopted by the Georgia Board Of Community Affairs and amended from time to time.

(Ord. of 7-20-2006, § 2; Ord. of. 8-16-2018)

## **Sec. 101-59. Rules of construction and definitions.**

- (a) The provisions of this article shall be construed ~~so as to~~ effectively carry out its purpose in the interest of the public health, safety, and general welfare of the citizens of Dawson County.
- (b) *Rules of construction.* Unless otherwise stated in this article, the following rules of construction shall apply to the text of this article:
- (1) In the case of any difference of meaning or implication between words or phrases as used in this article and as used in other codes, regulations, or laws of Dawson County, such difference shall not affect the meaning or implication of such words or phrases as used in this article.
  - (2) In the case of any difference of meaning or implication between the text of this article and any caption illustration, summary table, or illustrative table, the text shall control.
  - (3) The word "shall" is always mandatory and not discretionary; the word "may" is permissive.
  - (4) Words used in the present tense shall include the future ~~and words used in the singular number shall include the plural and the plural the singular,~~
  - (5) The word "person" includes an individual, a corporation, a partnership, an incorporated association, or any other legal or similar entity.
  - (6) The conjunction "and" indicates that all the connected terms, conditions, provisions, or events shall apply.
  - (7) The conjunction "or" indicates that the connected items, conditions, provisions, or events may apply singly or in any combination.
  - (8) The use of "either... or" indicates that the connected items, conditions, provisions, or events shall apply singly and not in combination.
  - (9) The word "includes" or "including" shall not limit a term to the specific example but is intended to extend its meaning to all other instances or circumstances of like kind or character.
  - (10) The article, section, and paragraph headings and enumerations used in this article are included solely for convenience and shall not affect the interpretation of this article.
- (c) *Definitions.* As used in this article, the following terms shall have the meanings set forth below:

*Administrator* means the County Manager of Dawson County, Georgia, or the county manager's designee, who is hereby charged with the implementation and enforcement of this article.

*Annual CIE update* means the annual update to the capital improvements element that includes an annual financial report for the last completed fiscal year and a schedule of improvements (i.e., community work program or short-term work program) for the current year plus the next four years, in accordance with the Development Impact Fee Compliance Requirements of the Georgia Department of Community Affairs. ~~Also referred to as the "annual update report".~~

*Board of commissioners* means the Board of Commissioners of Dawson County, Georgia.

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*Building permit* is the permit required for new construction, completion of construction, or an interior finish pursuant to the applicable building code. As used herein, the term shall not include permits required for remodeling, rehabilitation, or other improvements to an existing structure, provided there is no increase in the demand placed on those public facilities as defined herein.

*Capital improvement* means an improvement with a useful life of ten years or more, by new construction or other action, which increases the service capacity of a public facility.

*Capital improvements element* means that portion of the Dawson County Comprehensive Plan that sets out projected needs for system improvements during the planning horizon established therein, which provides a schedule that will meet the anticipated need for system improvements, and which provides a description of anticipated funding sources for each required improvement, as most recently adopted or amended by the board of commissioners.

*Change of Use in land.* Any change in the occupancy classification of a building or structure or change in the purpose of, or a change in the level of activity within a building or structure, or on land

*Commencement of construction*—~~F~~ for private development, means the initiation of physical construction activities as authorized by a development or building permit and leading to completion of a foundation inspection or other initial inspection and approval by a public official charged with such duties; and for public projects, means expenditure or encumbrance of any funds whether they be development impact fee funds or not, for a public facilities project or advertising of bids to undertake a public facilities project.

*Community work program* means the component of the comprehensive plan that identifies the specific activities the county plans to undertake during the five years following adoption of the plan.

*Completion of construction* means the issuance of the final certificate of occupancy by a county official building inspector charged with such duties. The date of completion is the date on which such a certificate is issued.

*Comprehensive plan* means the Dawson County plan or planning elements as adopted or amended in accord with the Georgia Comprehensive Planning Act (O.C.G.A. § 50-8-1 et seq.) and the applicable minimum standards and procedures for local comprehensive planning as adopted by the Georgia Board of Community Affairs.

*County* means Dawson County, Georgia, a legal subdivision of the State of Georgia, and also refers to the Board of Commissioners of Dawson County, Georgia, or the appropriate county official appointed by the Board of Commissioners, whenever official action is taken or required.

*Day* means a calendar day unless otherwise specifically identified as a work day or other designation when used in the text.

*Developer* means any person or legal entity undertaking development.

*Development* means any action which creates additional demand on or need for public facilities, as defined herein, and includes any construction or expansion of a building, structure, or use; and any change in use of land, a building, or a structure.

*Development approval* means any written authorization, such as issuance of a building permit, land disturbance permit, or other approval for grading or site development, or other forms of official action required by local law or regulation prior to the commencement of construction.

*Development impact fee* means the payment of money imposed upon and paid by new development as a condition of development approval as its proportionate share of the cost of system improvements needed to serve new growth and development.

*Encumber* means to legally obligate by contract or otherwise commit to use by appropriation or other official act of the county.

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*Excess capacity* means that portion of the capacity of a public facility or system of public facilities which is beyond that necessary to provide adequate service to existing development at the adopted level of service standard.

*Fee payor* means that person or entity who pays a development impact fee or his or her legal successor in interest when the right or entitlement to any refund of previously paid development impact fees which is required by this article has been expressly transferred or assigned to the successor in interest. In the absence of an express transfer or assignment of the right or entitlement to any refund of previously paid development impact fees, the right or entitlement shall be deemed "not to run with the land."

*Individual assessment* means the engineering, financial, or economic documentation prepared by a fee payor or applicant to allow individual determination of a development impact fee other than by use of the applicable fee schedule.

*Individual assessment determination* means a finding by the administrator that an individual assessment study does or does not meet the requirements for such a study as established by this article or if the requirements are met, the fee calculated therefrom.

*Level of service* means a measure of the relationship between service capacity and service demand for specified public facilities as established by the county, in terms of demand to capacity ratios, the comfort and convenience of use or service of such public facilities, or both.

*Present value* means the current value of past, present, or future payments, contributions, or dedications of goods, services, materials, construction, or money, as calculated using accepted methods of financial analysis for the determination of net present value.

*Project* means a single improvement or set of interrelated improvements undertaken together within a finite time period at a specific location. With regard to land development, a project may be identified as those construction activities authorized collectively by a single building permit or other development approval or for an interrelated collection of buildings and common public facilities, such as a residential subdivision or an office park.

*Project improvements* means ~~site-specific~~ site-specific improvements or facilities ~~that are~~ planned, designed, or built to provide service for a specific development project and that are necessary for the use and convenience of the occupants or users of that project only and that are not "system" improvements. The character of the improvement shall control a determination of whether an improvement is a "project" improvement or a "system" improvement and the physical location of the improvement onsite or off-site shall not be considered determinative of whether an improvement is a "project" improvement or a "system" improvement. A project improvement may provide no more than incidental service or facility capacity to persons other than users or occupants of the particular project they serve. No improvement or facility included in a plan for public facilities and approved for public funding by the county, shall be considered a project improvement.

*Property owner* means that person or entity that holds legal title to property.

*Proportionate share* means that portion of the cost of system improvements that is reasonably and fairly related to the service demands and needs of a project.

*Public facilities* (and public facility categories) means:

- (1) Parks, open space, and recreation areas, and related facilities;
- (2) Public safety facilities, including sheriff, and inmate housing;
- (3) Fire, emergency medical, and rescue facilities;
- (4) Libraries and related facilities; and
- (5) Roads, streets, and bridges, including rights-of-way, traffic signals, landscaping, and any local components of state or federal highways.

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Regional commission means the Georgia Mountains Regional Commission as designated by the Georgia Department of Community Affairs.

*Service area* means a geographically defined area as designated in the capital improvements element of the comprehensive plan in which a defined set of public facilities provide or are proposed to provide service to existing or future development.

*System improvement costs* means costs incurred to provide public facilities capacity to serve new growth and development, including the costs of planning, design, engineering, construction, land acquisition, and land improvement for the construction or reconstruction of facility improvements or expansion. System improvement costs include the construction, contract price, surveying, and engineering fees, related land acquisition costs, including land purchases, court awards, and costs, attorneys' fees and expert witness fees; and expenses incurred for qualified staff or any qualified engineer, planner, architect, landscape architect, or financial consultant for preparing or updating the capital improvements element; and administrative costs of up to three percent of the total of all other system improvement costs. Projected interest charges and other finance costs may be included if the impact fees are to be used for the payment of principal and interest on bonds, notes, or other financial obligations issued to finance system improvements. System improvement costs do not include routine and periodic maintenance expenditures, personnel training, and other operating costs.

*System improvements* means capital improvements that are public facilities and are designed to provide service to more than one project or to the community at large, in contrast to "project" improvements.

*Unit of development* means the standard governmental measure of land development activity for a specific type of land use upon which the rate of demand for public service and facilities is based, such as a dwelling unit, square foot of nonresidential floor area, motel room, etc.

*Unused or excess impact fee* means any individual impact fee payment from which no amount of money or only a portion thereof has been encumbered or expended according to the requirements of this article.

(Ord. of 7-20-2006, § 3; Ord. of 8-16-2018)

## **Sec. 101-60. Imposition of development impact fees.**

- (a) *When required; amount.* Any person who, after ~~July 20, 2006~~, **April 1, 2025** engages in development shall pay a development impact fee in the manner and amount set forth in this article.
- (b) *Construction not subject to impact fees.* The following projects and construction activities do not constitute "development" as defined in this article, and are therefore not subject to the imposition of impact fees:
- (1) Rebuilding no more than the same number of units of development as defined in this article that were removed by demolition or destroyed by fire or other catastrophe on the same lot or property.
  - (2) Remodeling or repairing a structure that does not result in an increase in the number of units of development.
  - (3) Replacing a residential housing unit with another housing unit on the same lot or property.
  - (4) Placing or replacing a manufactured home in a manufactured home park on a prepared manufactured home pad in existence and operation prior to the effective date of this article.
  - (5) Placing a temporary construction office or temporary sales office on a lot during the period of construction or build-out of a development project.
  - (6) Constructing an addition to or expansion of a residential housing unit that does not increase the number of housing units.

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- (7) Adding uses that are typically accessory to residential uses and intended for the personal use of the residents, such as a deck or patio, satellite antenna, pet enclosure, or private recreational facilities such as a swimming pool.

(c) *Grandfathered projects.*

- (1) Notwithstanding any other provision of this article, any project for which a valid building permit had been issued prior to July 20, 2006 the effective date of an amendment to this article, shall not be subject to additional development impact fees so long as the project remains valid and in its construction and land use as authorized is commenced and is pursued according to the terms of such building permit.
- (2) Any building for which a valid and complete-complete application for a building permit has been received prior to the effective date of an amendment to this article may proceed without payment of additional impact fees otherwise imposed by this article, provided that:
- All fees and development impact fees in effect prior to the effective date of this article shall be or have been paid in full; and
  - Said construction shall be commenced, pursued, and completed within the time established by the building permit or within 180 days, whichever is later.

(4) Work for which a valid permit has been issued shall continue with grandfathered status until the permit expires, at which time the renewal of the permit or the issuance of a new permit for the same work or additional work on the same property shall require payment of the applicable impact fee. Such fee shall be the amount of the increase over the amount previously paid, if any.

(d) *Method of calculation.*

- (1) Any development impact fee imposed pursuant to this article shall not exceed a project's proportionate share of the cost of system improvements, shall be calculated on the basis of the establishment of service areas, and shall be calculated on the basis of levels of service for public facilities that are the same for existing development as for new growth and development, as established in the capital improvements element of the comprehensive plan.
- (2) Notwithstanding anything to the contrary in this article, the calculation of impact fees shall be net of credits for the present value of ad valorem taxes or other revenues as established in the capital improvements element of the comprehensive plan and which:
- Are reasonably expected to be generated by new growth and development; and
  - Are reasonably expected on the basis of historical funding patterns to be made available to pay for system improvements of the same category and in the same service area for which an impact fee is imposed.
- (3) The method of calculating impact fees for public facilities under this article shall be maintained for public inspection as a part of the official records of the county, and may be amended from time to time by official act of the board of commissioners.
- (4) In addition to the cost of new or expanded system improvements needed to be built to serve new development, the cost basis of a development impact fee may also include the proportionate cost of existing system improvements to the extent that such public facilities have excess service capacity and new development will be served by such facilities as established in the capital improvements element.
- (5) Development impact fees shall be based on actual system improvement costs or reasonable estimates of such costs as set forth in the capital improvements element.

(Ord. of 7-20-2006, § 4; Ord. of 5-21-2009(1), § 1; Ord. of 8-16-2018)



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## Sec. 101-61. Fee assessment and payment.

(a) *Fee schedule.*

- (1) Payment of a development impact fee pursuant to the fee schedule attached hereto and incorporated herein as attachment A shall constitute full and complete payment of the project's proportionate share of system improvements as individually levied by the county and shall be deemed to be in compliance with the requirements of this article.
- (2) When a land development activity for which an application for a building permit has been made includes two or more buildings, structures, or other land uses in any combination, including two or more uses within a building or structure, the total development impact fee shall be the sum of the fees for each and every building, structure, or use, including each and every use within a building or structure.
- (3) In the event that an applicant contends that the land use category of the proposed project is not shown on the fee schedule or fits within a different category, then:
  - a. The administrator in his or her sole discretion shall make a determination as to the appropriate land use designation and the appropriate development impact fee.
  - b. In making such determination, the administrator may require ~~such~~ additional information from the applicant ~~as necessary~~ to form a logical fee determination relative to the impact fees shown on the adopted fee schedule.
  - c. If a land use designation is not in a category contained in this article, then an appropriate new category may be added by the administrator and an appropriate fee established under the county's current impact fee methodology, subject to annual confirmation by the board of commissioners.
  - d. Appeals from the decision of the administrator shall be made to the board of commissioners in accordance with the administrative appeals section of this article.

(b) *Timing of assessment and payment.*

- (1) Development impact fees shall be assessed at the time of application for a building permit.
- (2) All development impact fees shall be collected ~~no earlier than the time of issuance of a building permit, and no later than by the time of issuance of a building permit, and by~~ as a prerequisite to issuance of a certificate of occupancy for the building.
- (3) For projects not involving the issuance of a building permit, all development impact fees shall be collected at the time of approval of the development permit, or such other authorization to commence construction or to commence use of a property.
- (4) If the final use of a building cannot be determined at the time of the initial building permit, the administrator shall have the authority to assess a development impact fee based on the most likely use of the building and shall adjust the fee in accordance with the actual use prior to issuance of an interior finishes permit or approval of a certificate of occupancy. An adjustment may result in a refund to the fee payor or payment of the marginal increase of the adjusted fee over the amount already paid.
- (5) Notwithstanding any other provision of this article, any future change in demand for public facilities in excess of the average demand anticipated at the time of issuance of the building permit shall be assessed such additional fee as would otherwise have been due. The feepayer shall furnish all documentation the impact fee administrator requires to determine the previous use. Future changes in demand may result from a change in the land use category of the occupant of the building or property,

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the expansion of a building, or the expansion of a land use on a property that results in an increase in the units of development (as defined herein), or the subsequent discovery of facts unknown or misrepresented at the time of issuance of the building permit. [Should the proposed change to the building or use as described above result in a net decrease in demand for public facilities, no refunds or credits for impact fees previously paid shall be made.](#)

- (c) *Individual assessment determinations.* Individual assessments of development impact fees may be established as follows:
- (1) At their option, an applicant for development approval may petition the administrator for an individual assessment determination of development impact fees due for their project in lieu of the fee established on the fee schedule attached hereto and incorporated herein as attachment A.
  - (2) In the event that an applicant elects an individual assessment, the applicant shall submit an individual assessment study. Each ~~individual~~ assessment study shall:
    - a. Be based on relevant and credible information from an accepted standard source of engineering or planning data, or
    - b. Be based on actual, relevant, and credible studies or surveys of facility demand conducted in Dawson County or its region, carried out by qualified engineers or planners pursuant to an accepted methodology; and
    - c. Provide any other written specifications as may be reasonably required by the administrator to substantiate the individual assessment determination.
  - (3) The administrator in his or her sole discretion shall determine whether the content of an individual assessment study satisfies the requirements of this article. A negative determination by the administrator may be appealed to the board of commissioners in accordance with the administrative appeals section of this article.
  - (4) Any fee approved as an individual assessment determination shall have standing for 180 days following the date of approval. Payment of such an approved individual assessment determination shall constitute full and complete payment of the project's proportionate share of system improvement as individually levied by the county, and shall be deemed to be in compliance with the requirements of this article.
- (d) *Fee certification.* Upon application to the administrator, a developer [or property owner](#) may receive a certification of the development impact fee [schedule attached hereto and incorporated herein as Attachment A or a certified fee](#) for a particular project, as applicable. Such certified schedule or fee shall establish the development impact fee due for a period of 180 days from the date of certification, even if new or revised rate schedules are adopted in the interim.
- (1) [The administrator shall provide an applicant with a written certification of the impact fee schedule or individual fee determination for a particular project, as applicable, within five working days after the administrator's receipt of a completed application.](#)
  - (2) [The fee certification shall establish the individual fee schedule or individual determination for a particular project for the proposed development activity for the 180-day period immediately following the date of such certification.](#)
  - (3) [Notwithstanding the issuance of any certification of an individual fee determination for a particular project, any additions to the proposed development activity or changes to the land use identified in the original application shall negate any such certification.](#)

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(Ord. of 7-20-2006, § 5; Ord. of 5-9-2009(1), § II; Ord. of 8-16-2018)

### Sec. 101-62. Exemptions.

(a) Economic development exemptions. According to the following provisions, the board of commissioners may waive a percentage of impact fees for particular development projects that create extraordinary economic development and employment growth.

- 1) The board of commissioners shall make a finding that the proposed development would create employment growth.
- 2) The board of commissioners shall appropriate non-impact fee revenue to pay for the exemption.
- 3) The impact fee administrator shall transfer funds into the appropriate impact fee accounts and issue the exemption. The exemption documentation shall include the application for a building permit.

(Ord. of 7-20-2006, § 6; Ord. of 8-16-2016)

### Sec. 101-63. Deposit and expenditure of fees.

(a) *Maintenance of funds.*

- (1) All development impact fee funds collected for future expenditure on construction or expansion of facilities pursuant to this article shall be maintained in one or more interest-bearing accounts until encumbered or expended. Restrictions on the investment of development impact fee funds shall be the same that apply to investment of all such funds ~~generally~~.
- (2) Separate accounting records shall be maintained for each public facility category of system improvements.
- (3) Interest earned on development impact fees shall be considered funds of the account on which it is earned and shall be subject to all restrictions placed on the use of development impact fees under this article. Interest earned each fiscal year shall be distributed among the various funds in proportion to their end-of-year balances ~~on hand~~.

(b) *Expenditures; restrictions.*

- (1) Expenditures from the impact fee accounts shall be made only for the system improvements in the public facility category for which the development impact fee was assessed and collected.
- (2) Expenditures from the impact fee account for a particular public facility category shall be made only for projects ~~that are~~ listed for that category in the most recently adopted capital improvements element.
  - a. Such expenditures for a specific project may be based on the amount of the actual cost of the project, but;
  - b. Such expenditures may not exceed the percentage of impact fee eligibility established for such projects in the capital improvements element.
  - c. Expenditures for projects not listed in the capital improvements element may be made only after they have been included in the capital improvements element by amendment adopted by the board of commissioners.
- (3) Notwithstanding anything ~~to the~~ contrary in this article, the following shall be considered general revenue of the county and may be expended accordingly.

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- a. Impact fees collected to recover the present value of excess capacity in existing system improvements;
  - b. Any portion of an impact fee collected as a requirement for expenditures made by the county for system improvements intended to be funded by such impact fee; and
  - c. Any portion of the impact fee collected for administration of the impact fee program and such additional amount assessed for repayment of the cost of preparing the capital improvements element (CIE) or required annual CIE update reports to the state.
- (c) *Annual ~~CIE Update report~~.*
- (1) The administrator shall prepare an annual ~~CIE update report~~ to the board of commissioners based on the preceding annual audit describing the amount of any development impact fees collected, encumbered, and used during the preceding fiscal year by ~~the~~ public facility category.
  - (2) Such ~~annual report-CIE update~~ shall be prepared following guidelines of the Georgia Department of Community Affairs (DCA) and submitted to the Georgia Mountains Regional Commission in conjunction with the annual update of the community work program of the comprehensive plan, [in accordance with Sec.101-67\(b\). of this article](#) .

(Ord. of 7-20-2006, § 7; Ord. of 8-16-2018)

#### **Sec. 101-64. Credits.**

When eligible, fee payors shall be entitled to a credit against impact fees otherwise due and owing under the circumstances and in the manner set forth in this section.

- (1) *Credits; restrictions.*
  - a. Except as provided in subsection (1)b of this section, no credit shall be given for construction, contribution, or dedication of any system improvement or funds for system improvements made before the effective date of this article.
  - b. If the value of any construction, dedication of land, or contribution of money made by a developer (or his or her predecessor in title or interest) prior to the effective date of this article for system improvements that are included for impact fee funding in the most recently adopted capital improvements element is greater than the impact fee that would otherwise be paid for the project, then the developer shall be entitled to a credit for such excess construction, dedication, or funding. Notwithstanding anything to the contrary in this article, any credit due under this section shall not constitute a liability of the county, and shall accrue to the developer to the extent of impact fees assessed for new development for the same category of system improvements.
  - c. In no event shall credit be given for project improvements or for system improvements not included for impact fee funding the most recently adopted capital improvements element.
- (2) *Granting of credits.*
  - a. Credit shall be given for the present value of any construction of improvements, contribution or dedication of land, or payment of money by a developer or his or her predecessor in title or interest for system improvements of the same public facilities category for which a development impact fee is imposed, provided that:
    - 1. The system improvement is included for impact fee funding in the most recently adopted capital improvements element;

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2. The amount of the credit does not exceed the portion of the system improvement's cost that is eligible for impact fee funding, as shown in the capital improvements element, and
  3. The board of commissioners shall have explicitly approved said improvement, contribution, dedication, or payment and the value thereof prior to its construction dedication or transfer.
- b. The credit allowed pursuant to this section shall not exceed the impact fee due for such system improvement unless a greater credit is authorized under a private agreement executed under the provisions of section 101-66.
- (3) *Guidelines for credit valuation.* Credits under this section shall be valued using the following guidelines:
- a. For the construction of any system improvements by a developer or his or her predecessor in title or interest and accepted by the county, the developer must present evidence satisfactory to the administrator of the original cost of the improvement, from which present value may be calculated.
  - b. For any contribution or dedication of land for system improvements by a developer or his or her predecessor in title or interest and accepted by the county, the original value of the land shall be the same as that attributed to the property by the validated tax appraisal at the time of dedication, from which present value may be calculated.
  - c. For any contribution of capital equipment that qualifies as a system improvement by a developer or his or her predecessor in title or interest and accepted by the county, the value shall be the original cost to the developer of the capital equipment or the cost that the county would normally pay for such equipment, whichever is less.
  - d. For any contribution of money for system improvements from a developer or his or her predecessor in title or interest accepted by the county, the original value of the money shall be the same as that at the time of contribution from which present value may be calculated.
  - e. In making a present value calculation, the discount rate used shall be the net of the interest returned on a State of Georgia, AA rated or better municipal bond, less average annual inflation, or such other discount rate as the board of commissioners in its sole discretion may deem appropriate.
- (4) *Credits: application.*
- a. Credits shall be given only upon written request of the developer to the administrator. A developer must present written evidence satisfactory to the administrator at or before the time of development impact fee assessment.
  - b. The administrator in his or her sole discretion shall review all claims for credits and make determinations regarding the allowance of any claimed credit, and the value of any allowed credit.
  - c. Any credit approved by the administrator shall be acknowledged in writing by the administrator and calculated at the time of impact fee assessment.
  - d. Credit denials by the administrator may be appealed to the board of commissioners in accordance with section 101-68, administrative appeals.
- (5) *Credits; abandoned building permits.* In the event that an impact fee is paid but the building permit is abandoned, credit shall be given for the impact fee paid against future impact fees for the same parcel of land upon submission of adequate evidence to the administrator that an impact fee was received by the county, the amount paid, and that the building permit was abandoned.

(Ord. of 7-20-2006, § 8; Ord. of 8-16-2018)

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## Sec. 101-65. Refunds.

(a) *Eligibility for a refund.*

- (1) Upon the request of a fee payor regarding a property on which a development impact fee has been paid, the development impact fee shall be refunded if:
  - a. Capacity is available in the public facilities for which the fee was collected but service is permanently denied; or
  - b. The development impact fee has not been encumbered or construction has not been commenced within six years after the date the fee was collected.
- (2) In determining whether development impact fees have been encumbered, development impact fees shall be considered encumbered on a first-in- first-out (FIFO) basis.

(b) *Notice of entitlement to a refund.* When the right to a refund exists due to a failure to encumber the development impact fees, the administrator shall provide written notice of entitlement to a refund to the fee payor who paid the development impact fee at the address shown on the application for development approval or to a successor in interest who has given adequate notice to the administrator of a legal transfer or assignment of the right to entitlement to a refund and who has provided a mailing address. Such notice shall also be published in a newspaper of general circulation in Dawson County within 30 days after the expiration of the six-year period after the date that the development impact fee was collected, and shall contain a heading notice of entitlement to development impact fee refund. No refund shall be made for a period of 30 days from the date of said publication.

(c) *Filing a request for a refund.* All requests for refunds shall be made in writing to the administrator within one year of the time the refund becomes payable or within one year of publication of the notice of entitlement to a refund, whichever is later. Failure to ~~make a claim for~~claim a refund within said time period shall result in a waiver of all claims to said funds.

(d) *Payment of refunds.*

- (1) All refunds shall be made to the fee payor within 60 days after it is determined by the administrator that a sufficient proof of claim for refund has been made, but no sooner than 30 days after publication of the notice of entitlement to the refund.
- (2) A refund shall include a refund of a pro rata share of interest ~~actually~~ earned on the unused or excess impact fee collected.
- (3) In no event shall a fee payor be entitled to a refund for impact fees assessed and paid to recover the cost of excess capacity in existing system improvements, for any portion of an impact fee collected as a repayment for expenditures made by the county, for system improvements intended to be funded by such impact fee, ~~er~~ for that portion of the fee payment that was assessed for administration of the impact fee ordinance, or for recovery of the cost of preparation of the capital improvements element.

(Ord. of 7-20-2006, § 9; Ord. of 8-16-2018)

## Sec. 101-66. Private contractual agreements.

(a) *Private agreements: authorized.* Nothing in this article shall prohibit the voluntary mutual approval of a private contractual agreement between the county and any developer or property owner or group of developers and ~~or~~ property owners in regard to the construction or installation of system improvements, and providing for credits or reimbursement for system improvement costs incurred by a developer, including

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interproject transfers of credits or providing for reimbursement for project improvement costs which are used or shared by more than one development project, provided that:

- (1) The system improvements are included for impact fee funding in the most recently adopted capital improvements element; and
  - (2) The amount of any credit or reimbursement granted shall not exceed the portion of the system improvements cost that is eligible for impact fee funding.
- (b) *Private agreements; provisions.* A private contractual agreement for system improvements may include, but shall not be limited to, provisions that:
- (1) Modify the estimates of impact on public facilities according to the methods and provisions concerning the calculation of impact fees, provided that any such agreement shall allow the county to assess additional development impact fees after the completion of construction according to the fee schedule set forth in this article as attachment A.
  - (2) Permit construction of, dedication of property for, or other in-kind contribution for specific public facilities of the type for which development impact fees would be imposed in lieu of or with a credit against applicable development impact fees.
  - (3) Permit a schedule and method of payment appropriate to particular and unique circumstances of a proposed project in lieu of the requirements for payment under this article, provided that acceptable security is posted, ensuring payment of the development impact fees. Forms of security that may be acceptable include a cash bond, an irrevocable letter of credit from a bank authorized to do business within the State of Georgia, a surety bond, or a lien or mortgage on lands to be covered by the building permit.
- (c) *Private agreements; procedure.*
- (1) Any private agreement proposed by an applicant pursuant to this section shall be submitted to the administrator for review, negotiation, and submission to the board of commissioners.
  - (2) Any such agreement must be presented to and approved by the board of commissioners prior to the issuance of a building permit.
  - (3) Any such agreement shall provide for execution by mortgages, lien holders, or contract purchasers in addition to the landowner, and shall require the applicant to submit such agreement to the clerk of the superior court for recording.

(Ord. of 7-20-2006, § 10; Ord. of 8-16-2018)

## **Sec. 101-67. Periodic review and amendments.**

- (a) *Ordinance amendments.*
- (1) This article may be amended from time to time as deemed appropriate or desirable.
  - (2) Interim amendments to the impact fee schedule regarding the establishment of new land use categories by the administrator under section 101-61(a)(3) are expressly authorized.
- (b) *Annual CIE update.*
- (1) Once each year, the county shall prepare an annual CIE update for submission to the regional commission for regional and state review. The report must include a financial report for the impact fee program based on the latest adopted audit. In addition, the report must update the community work program to maintain, at a minimum, a schedule of system improvements to be undertaken for each of the subsequent five years.

- 
- (2) The financial report shall include the beginning balances, the impact fees collected in each public facility category, interest earned on the funds on hand, refunds made, funds expended, and the ending balances in each public facility category (such as parks & recreation, roads, etc.).
  - (3) The community work program shall be updated by adding a future year and deleting the past year, such that a total of five years is always shown. Impact fee-funded projects that are anticipated to be undertaken are to be listed individually, with the year of implementation the cost of the project the source of funds, and the department responsible for implementation.
  - (4) The annual CIE update may include changes in funding sources or project costs, or changes in the scheduling of projects. However, new projects not included in the list of impact fee eligible projects contained in the most recently adopted capital improvements element itself cannot be added in the annual CIE Update, unless the capital improvements element is amended in accordance with Sec. 101-67(c).
  - (5) The annual CIE update is to be submitted to the regional commission for regional and state review, in accordance with the development impact fee compliance requirements as adopted by the Georgia Department of Community Affairs.

(c) Capital improvements element amendment.

- (1) At least once each year in accordance with the annual review schedule established for the county by the Georgia Department of Community Affairs, the board of commissioners shall review and amend the capital improvements element so as to maintain, at a minimum, a schedule of system improvements for each of the subsequent five years. From time to time, the board of commissioners may determine to amend the capital improvements element. Amendments to the capital improvements element shall be required for any change to the capital improvements element that would:
- ~~(2) In conducting an annual review of the capital improvements element and calculation of development impact fees, the board of commissioners may determine to further amend the capital improvements element itself. Amendments to the capital improvements element shall be required for any change that would:~~
  - a. Change the list of system improvement projects by adding, deleting or substantially modifying the projects;
  - b. Redefine or extend growth projections, land development assumptions, or goals or objectives that would affect system improvements proposed in the capital improvements element;
  - c. Add new public facility categories for impact fee funding;
  - d. Change the level of service established for a public facility category; or
  - e. Make any other revisions needed to keep the capital improvements element up to date.
- ~~(3) The capital improvements element amendment shall be prepared in accordance with the development impact fee compliance requirements as adopted by the Board of the Georgia Department of Community Affairs and submitted to the Georgia Mountains Regional Commission for their regional and state review, in accordance with the development impact fee compliance requirements as adopted by the Board of Community Affairs of the State of Georgia.~~

- (ed) Continuation of validity. The failure of the board of commissioners to undertake an annual a periodic review of the capital improvement element shall result in the continued use and application of the latest adopted development impact fee schedule, service areas, project listings, impact eligibility percentages, and other data upon with the level of service standards and impact fee calculations are based. The failure to annually periodically review the capital improvements element shall not invalidate this article.

(Ord. of 7-20-2006, § 11; Ord. of 8-16-2018)



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## Sec. 101-68. Administrative appeals.

- (a) *Eligibility to file an appeal.* Only applicants or fee payors who have already been assessed an impact fee by the county or who have already received a written determination of individual assessment refund or credit amount shall be entitled to an appeal.
- (b) *Appeals process.*
- (1) The aggrieved applicant or fee payor (hereinafter the "appellant") must file a written appeal with the administrator within 15 days of the decision or receipt of the written determination from which the appeal is taken.
  - (2) Such written appeal shall constitute an application for relief ~~shall state the basis for the appeal and the relief sought, and~~ shall include:
    - a. the basis for the appeal and the relief sought;
    - ab. ~~The~~ the name and address of the appellant;
    - bc. ~~The~~ the location of the affected property;
    - cc. ~~A~~ a copy of any applicable written decision or determination made by the administrator from which the appeal is taken.
  - (3) Within 15 days after receipt of the appeal, the administrator shall make a written final decision with respect to the appeal. Such a decision shall be of sufficient content to set forth the basis for the determination.
  - (4) Appeals from the final decision of the administrator shall be made to the board of commissioners within 30 days of receipt by the appellant of the administrator's decision. Delivery by hand or certified mail to or posting upon the property at the address given by the appellant in the application for relief shall constitute "receipt by the appellant" under this provision.
  - (5) The board of commissioners shall thereafter hold a hearing on the appeal within 30 days, provided that at least two weeks written notice thereof can be given to the appellant. The board of commissioners shall decide the issue within a reasonable time following the hearing, but in no case more than 30 days following the hearing unless the appellant agrees to an extension to a later date. Any party making an appeal shall have the right to appear at the hearing to present evidence and may be represented by counsel.
- (c) *Payment of impact fee during appeal.*
- (1) The filing of an appeal shall not stay the assessment or collection of a development impact fee as a condition to the issuance of development approval.
  - (2) A developer may pay a development impact fee under protest to obtain a building permit or development approval and by making such payment shall not be estopped from exercising his or her right of appeal or receiving a refund of any amount deemed to have been collected in excess.

(Ord. of 7-20-2006, § 12; Ord. of 8-16-2018)

## Sec. 101-69. Enforcement and penalties.

- (a) *Enforcement authority.*
- (1) The enforcement of this article shall be the responsibility of the administrator and such personnel as the administrator may designate from time to time.

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- (2) The administrator shall have the right to inspect the lands affected by this article and shall have the right to issue a written notice ~~of violation, or~~ a stop work order, ~~or citation for violations as the administrator in his or her sole determination may deem appropriate to the circumstances.~~ Refusal of written notice of violation, ~~or~~ stop work order, ~~or citation~~ under this article shall constitute legal notice of service. ~~The citation shall be in the form of a written official notice issued in person or by certified mail to the owner of the property or to his or her agent, or to the person performing the work.~~ The receipt of a ~~citation~~ written notice of violation shall require that corrective action be taken within 30 days unless otherwise extended at the discretion of the administrator.
- (3) The administrator may suspend or revoke any building permit or withhold the issuance of other development approvals if the provisions of this article have been violated by the developer or the owner or their assigns.
- (b) *Violations.*
- (1) Knowingly furnishing false information on any matter relating to the administration of an ordinance shall constitute an actionable violation.
- (2) Proceeding with the construction of a project ~~that is not consistent~~ inconsistent with the impact fee assessment, such as the use category claimed, or units of development indicated, shall constitute an actionable violation.
- (3) Failure to take corrective action following the receipt of a ~~citation~~ written notice of violation ~~or stop work order~~ shall constitute an actionable violation.
- (4) A violation of this article shall be a misdemeanor punishable according to law, including the general penalty provisions of the Dawson County Code of Ordinances. In addition to or in lieu of criminal prosecution, the board of commissioners shall have the power to sue in law or equity for relief in civil court to enforce this article, including recourse to such civil and criminal remedies in law and equity as may be necessary to ensure compliance with the provisions of this article, and including but not limited to injunctive relief to enjoin and restrain any person from violating the provisions of this article, and to recover such damages as may be incurred by the implementation of specific corrective actions.

(Ord. of 7-20-2006, § 13; Ord. of 8-16-2018)

### **Sec. 101-70. Incorporation by reference ~~of to~~ Georgia laws.**

It is the intent of the board of commissioners that the development impact fee ordinance ~~comply~~ complies with the terms and provisions of the Georgia Development Impact Fee Act (O.C.G.A. § 36-71-1 et seq.) as amended. To the extent that any provision of this article is inconsistent with the provisions of said act, the latter shall control. Furthermore, to the extent that this article is silent as to any provision of said chapter that is otherwise made mandatory by said chapter, such provision shall control and ~~shall~~ be binding upon the county.

(Ord. of 7-20-2006, § 14.03; Ord. of 8-16-2018)

### **Sec. 101-71. Effective date.**

This article or any amendments thereto shall take effect on ~~adoption~~ April 01, 2025.

(Ord. of 7-20-2006, § 14.04; Ord. of 8-16-2018)

### **Secs. 101-72—101-100. Reserved.**



***Public Hearing 1:***  
***Development Impact***  
***Fee Ordinance***  
***Amendment***

**Dawson County Board  
of Commissioners**

**12.19.24**

# Purpose of Public Hearing

- **Receive public comment on the draft Development Impact Fee Ordinance Amendment \***
  - Text amendments to clarify guidance on administering the impact fee program
  - New fee schedule to change fees collected for **library** services, **parks & rec**, **law enforcement**, **fire** protection, and **road** improvements
- **Follow State requirements**
  - 2 public hearings required (at least two weeks apart)
  - Adoption can occur on or after the date of the 2<sup>nd</sup> hearing: 1.16.24

*\*Amends 2018 ordinance*

# Ordinance Provisions

- Requirements for assessing and collecting impact fees
- Guidance on administering the impact fee program
- Mechanisms for reducing impact fees on a case-by-case basis
  - Appeals Process
  - Individual Assessments
  - Exemptions (for ‘extraordinary economic development and employment growth’, if approved by BOC)
  - Fee Certification (locks in current fees for up to 180 days, at the request of property owner or developer before new fees take effect)

***Adheres to GA Development Impact Fee Act (DIFA)***

# Prospective Fee Schedule

- BOC can adopt up to the maximum fees that could be charged
- A lower fee can be adopted by reducing fees for all land uses in one or more public facility categories by the same percentage
- 4.1.25 Effective Date (suggested)

# Prospective Fee Schedule

Impact Fees Collected from  
Residential Development

↓ Only ↓

Applies to **All New Development\***

<i>Single-Family Detached House</i>	Parks	Library	Fire	Law Enforcement	Roads	TOTAL
<b>2018 Adopted Fee</b>	\$ 1,748.43	\$ 550.46	\$ 185.88	\$ -	\$ 82.44	\$ <b>2,567.21</b>
<b>2024 Maximum Fee</b>	\$ 4,350.12	\$ 285.59	\$ 1,955.71	\$ 334.14	\$ 22.01	\$ <b>6,982.21</b>
<i>2024 Proposed</i>	<i>\$ 4,350.12</i>	<i>\$ 285.59</i>	<i>\$ 574.67</i>	<i>\$ 334.14</i>	<i>\$ 22.01</i>	<i>\$ 5,500.00</i>

\* Residential, Retail, Services, Offices, Medical, Institutional, Recreational, Lodging & Industrial land uses

# Prospective Fee Schedule

Proposed Fire Protection fee is 29.38% (rounded) of the maximum



<i>Single-Family Detached House</i>	Parks	Library	Fire	Law Enforcement	Roads	TOTAL
<b>2018 Adopted Fee</b>	\$ 1,748.43	\$ 550.46	\$ 185.88	\$ -	\$ 82.44	\$ 2,567.21
<b>2024 Maximum Fee</b>	\$ 4,350.12	\$ 285.59	\$ 1,955.71	\$ 334.14	\$ 22.01	\$ 6,982.21
<b>2024 Proposed</b>	\$ 4,350.12	\$ 285.59	\$ 574.67	\$ 334.14	\$ 22.01	\$ 5,500.00

And, administrative fees for all impact fee collections reduced from 3% (the max. allowed under State law) to 1.5%



# County Comparisons

Fee per Single-Family House	Public Facility Category				Adopted Fee*	< Max?	Year	
	Parks, Rec & Greenspace	Public Safety **	Library	Roads				
Bryan County	\$ -	\$ -	\$ -	\$ 3,147.00	\$ 3,241.00	unknown	2021	
Butts County***	\$ 240.00	\$ 295.00	\$ 50.00	\$ 405.00	\$ 1,020.00	unknown	2009	
Camden County	\$ 285.99	\$ 568.75	\$ 29.36	\$ 168.52	\$ 1,052.62	✓	2024	
Cherokee County	\$ 1,620.15	\$ 640.64	\$ 126.00	\$ 173.81	\$ 2,560.60	✓	2023	
<b>Dawson County</b>								
2018 Adopted	\$ 1,748.43	\$ 185.88	\$ 550.46	\$ 82.44	\$ 2,567.21	✓	2018	
2018 Max	\$ 1,748.43	\$ 743.51	\$ 550.46	\$ 329.76	\$ 3,372.16			
2024 Maximum	\$ 4,287.68	\$ 2,289.85	\$ 281.49	\$ 22.01	\$ 6,982.21		2024	
2024 PROPOSED	\$ 4,287.68	\$ 908.81	\$ 281.49	\$ 22.01	\$ 5,500.00			
Effingham County	<i>Parks, public safety &amp; road fees reduced to \$0 in 2011. Water &amp; Sewer = \$4,600 per dwelling unit</i>							2007
Fayette County	\$ -	\$ 583.08	\$ -	\$ -	\$ 600.57	unknown	2001	
Forsyth County	\$ 1,178.00	\$ 510.00	\$ 148.00	\$ 1,968.00	\$ 3,804.00	✓	2016	
Hall County	\$ 815.47	\$ 127.98	\$ 261.27	\$ -	\$ 1,241.93	unknown	2003	
Henry County	\$ 1,368.18	\$ 686.97	\$ 110.81	\$ 1,378.50	\$ 3,544.46	✓	2023	
Jasper County	\$ 275.34	\$ 1,073.83	\$ 27.53	\$ -	\$ 1,376.70	unknown	2007	
Lee County	\$ 391.49	\$ -	\$ 337.13	\$ -	\$ 770.35	✓	2007	
Long County	unknown	unknown	unknown	unknown	\$ 1,000.00	✓	2019	
Newton County	\$ 2,138.60	\$ 909.31	\$ 287.76	\$ 0.34	\$ 3,493.20	✓	2024	
Pike County***	\$ 822.94	\$ 5,210.40	\$ 203.96	\$ 538.69	\$ 6,775.99	unknown	2023	
Rockdale County	\$ 2,224.98	\$ 752.07	\$ 591.63	\$ -	\$ 3,568.00	no	2019	
Spalding County	\$ 1,432.64	\$ 1,914.42	\$ 45.40	\$ -	\$ 3,544.46	✓	2023	
Thomas County	\$ 654.54	\$ 913.34	\$ -	\$ -	\$ 1,614.91	unknown	2007	
Walton County	unknown	unknown	unknown	unknown	\$ 1,224.01	unknown	2005	

\* Includes Administrative Fees (and may include additional surcharge for "CIE Preparation").

\*\* Number of sub-categories varies. May include fire protection, law enforcement, animal control, EMS, EMA &/or animal control.

\*\*\* In the process of updating their fees.

**NOTE: 2024 Proposed Public Safety = \$334.14 Law Enforcement = \$574.67 Fire Protection (29.384154% of Max.)**

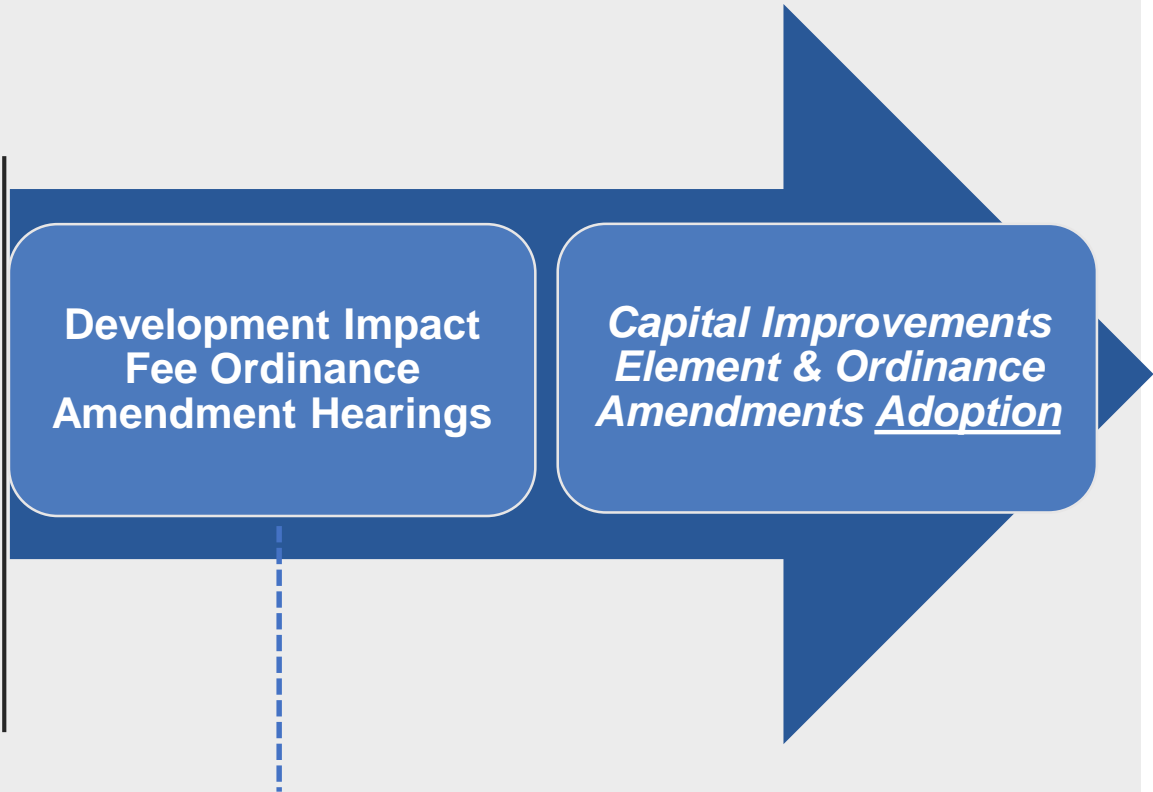
# Prospective Fee Schedule

Land Use	Library Services	Parks and Recreation	Law Enforcement	Fire Protection	Road Improvements	Administrative Fee	CIE Prep Fee	Total Impact Fee	Unit of Measure
<b>Residential</b>									
Single-Family Detached Housing	\$ 273.2950	\$ 4,162.7988	\$ 324.4095	\$ 517.7103	\$ 21.3719	\$ 100.2093	\$ 100.2093	\$ 5,500.00	per dwelling
Duplex or Townhouse 1-3 stories	\$ 273.2950	\$ 4,162.7988	\$ 324.4095	\$ 517.7103	\$ 16.3179	\$ 100.1335	\$ 100.1335	\$ 5,494.80	per dwelling
Multi-Family Low Rise 2-3 stories	\$ 273.2950	\$ 4,162.7988	\$ 324.4095	\$ 517.7103	\$ 15.2754	\$ 100.1179	\$ 100.1179	\$ 5,493.72	per dwelling
Senior Adult Single-Family Housing	\$ 273.2950	\$ 4,162.7988	\$ 324.4095	\$ 517.7103	\$ 9.7681	\$ 100.0353	\$ 100.0353	\$ 5,488.05	per dwelling
Senior Adult Multi-Family Housing	\$ 273.2950	\$ 4,162.7988	\$ 324.4095	\$ 517.7103	\$ 7.3431	\$ 99.9989	\$ 99.9989	\$ 5,485.55	per dwelling
Congregate Care Facility	\$ 273.2950	\$ 4,162.7988	\$ 324.4095	\$ 517.7103	\$ 5.0087	\$ 99.9639	\$ 99.9639	\$ 5,483.15	per dwelling
<b>Industrial</b>									
General Light Industrial	\$ -	\$ -	\$ 0.2335	\$ 0.3726	\$ 0.0100	\$ 0.0242	\$ 0.0242	\$ 0.66	per square foot
Manufacturing	\$ -	\$ -	\$ 0.2854	\$ 0.4554	\$ 0.0099	\$ 0.0295	\$ 0.0295	\$ 0.81	per square foot
Warehousing	\$ -	\$ -	\$ 0.0511	\$ 0.0815	\$ 0.0036	\$ 0.0053	\$ 0.0053	\$ 0.15	per square foot
Mini-Warehouse (Self Storage)	\$ -	\$ -	\$ 0.0511	\$ 0.0815	\$ 0.0030	\$ 0.0053	\$ 0.0053	\$ 0.15	per square foot
High-Cube Warehouse, short term	\$ -	\$ -	\$ 0.0986	\$ 0.1574	\$ 0.0029	\$ 0.0102	\$ 0.0102	\$ 0.28	per square foot
High-Cube Warehouse, fulfillment center	\$ -	\$ -	\$ 0.0985	\$ 0.1572	\$ 0.0038	\$ 0.0102	\$ 0.0102	\$ 0.28	per square foot
High-Cube Hub Warehouse	\$ -	\$ -	\$ 0.1031	\$ 0.1646	\$ 0.0097	\$ 0.0107	\$ 0.0107	\$ 0.30	per square foot
Data Center	\$ -	\$ -	\$ 0.0698	\$ 0.1113	\$ 0.0021	\$ 0.0072	\$ 0.0072	\$ 0.20	per square foot
Specialty Trade Contractor	\$ -	\$ -	\$ 0.4079	\$ 0.6510	\$ 0.0205	\$ 0.0422	\$ 0.0422	\$ 1.16	per square foot
<b>Lodging</b>									
Hotel	\$ -	\$ -	\$ 84.0167	\$ 134.0784	\$ 12.8569	\$ 8.8293	\$ 8.8293	\$ 248.61	per room
All Suites Hotel	\$ -	\$ -	\$ 139.3842	\$ 222.4369	\$ 7.0802	\$ 14.4341	\$ 14.4341	\$ 397.77	per room
Motel	\$ -	\$ -	\$ 20.0692	\$ 32.0275	\$ 4.4795	\$ 2.1302	\$ 2.1302	\$ 60.84	per room
<b>Recreational</b>									
Golf Course	\$ -	\$ -	\$ 37.0357	\$ 63.6953	\$ 10.2803	\$ 1.6652	\$ 1.6652	\$ 114.34	per acre
Movie Theater	\$ -	\$ -	\$ 0.2136	\$ 0.3674	\$ 0.1504	\$ 0.0110	\$ 0.0110	\$ 0.75	per square foot
Tennis Courts	\$ -	\$ -	\$ 36.7755	\$ 63.2477	\$ 33.1661	\$ 1.9978	\$ 1.9978	\$ 137.18	per acre
Racquet/Tennis Club	\$ -	\$ -	\$ 0.0716	\$ 0.1232	\$ 0.0369	\$ 0.0035	\$ 0.0035	\$ 0.24	per square foot
Recreational Community Center	\$ -	\$ -	\$ 0.1595	\$ 0.2743	\$ 0.0555	\$ 0.0073	\$ 0.0073	\$ 0.50	per square foot
<b>Institutional</b>									
Private Elementary School	\$ -	\$ -	\$ 0.1034	\$ 0.1650	\$ 0.0280	\$ 0.0110	\$ 0.0110	\$ 0.32	per square foot
Private High School	\$ -	\$ -	\$ 0.0954	\$ 0.1522	\$ 0.0271	\$ 0.0102	\$ 0.0102	\$ 0.30	per square foot
Church/Place of Worship	\$ -	\$ -	\$ 0.0572	\$ 0.0914	\$ 0.0155	\$ 0.0061	\$ 0.0061	\$ 0.18	per square foot
Day Care Center	\$ -	\$ -	\$ 0.3359	\$ 0.5360	\$ 0.0108	\$ 0.0347	\$ 0.0347	\$ 0.95	per square foot
Cemetery	\$ -	\$ -	\$ 15.7185	\$ 25.0845	\$ 12.2792	\$ 1.8000	\$ 1.8000	\$ 56.68	per acre
<b>Medical</b>									
Hospital	\$ -	\$ -	\$ 0.4308	\$ 0.6874	\$ 0.0188	\$ 0.0446	\$ 0.0446	\$ 1.23	per square foot
Nursing Home	\$ -	\$ -	\$ 0.3075	\$ 0.4907	\$ 0.0115	\$ 0.0318	\$ 0.0318	\$ 0.87	per square foot
Clinic	\$ -	\$ -	\$ 0.4079	\$ 0.6509	\$ 0.0656	\$ 0.0429	\$ 0.0429	\$ 1.21	per square foot
Veterinary Clinic	\$ -	\$ -	\$ 0.2555	\$ 0.4077	\$ 0.0341	\$ 0.0268	\$ 0.0268	\$ 0.75	per square foot

# Prospective Fee Schedule

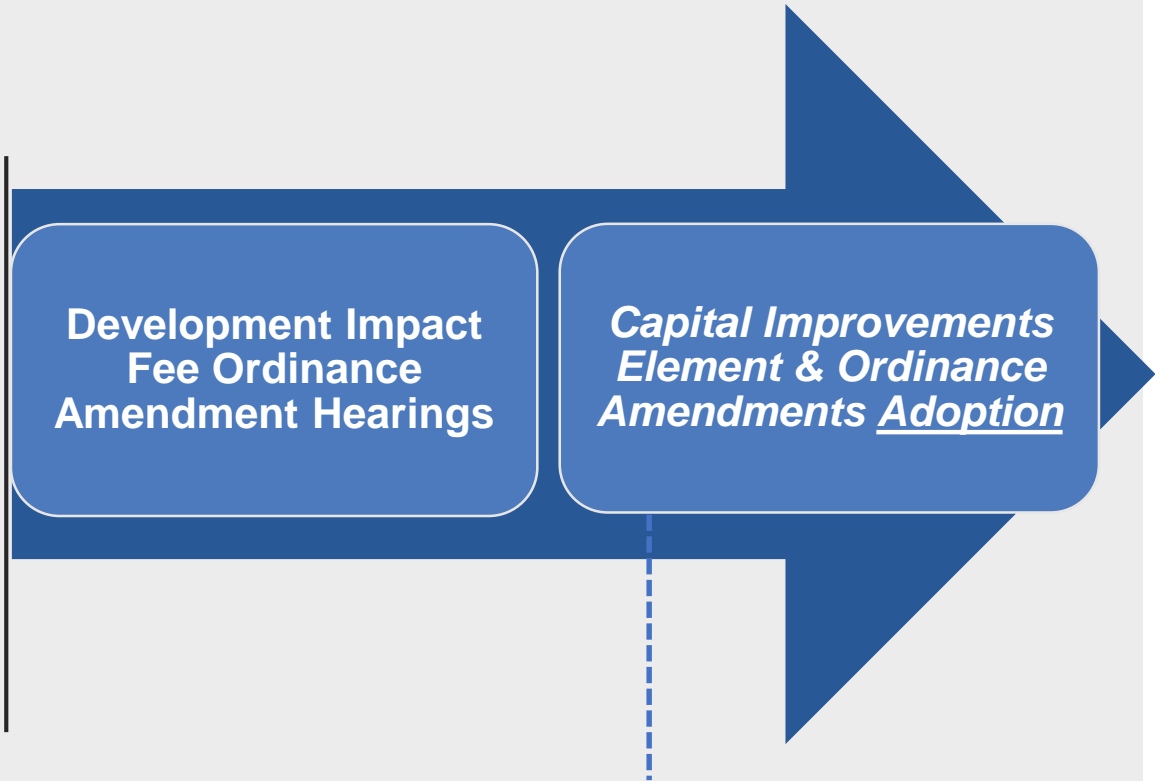
Land Use	Library Services	Parks and Recreation	Law Enforcement	Fire Protection	Road Improvements	Administrative Fee	CIE Prep Fee	Total Impact Fee	Unit of Measure
<b>Office</b>									
General Office Building	\$ -	\$ -	\$ 0.4909	\$ 0.7833	\$ 0.0226	\$ 0.0508	\$ 0.0508	\$ 1.40	per square foot
Small Office Building	\$ -	\$ -	\$ 0.2761	\$ 0.4406	\$ 0.0300	\$ 0.0288	\$ 0.0288	\$ 0.80	per square foot
Corporate Headquarters Building	\$ -	\$ -	\$ 0.5189	\$ 0.8282	\$ 0.0166	\$ 0.0536	\$ 0.0536	\$ 1.47	per square foot
Single-Tenant Office Building	\$ -	\$ -	\$ 0.5119	\$ 0.8169	\$ 0.0273	\$ 0.0530	\$ 0.0530	\$ 1.46	per square foot
Medical-Dental Office Building	\$ -	\$ -	\$ 0.6232	\$ 0.9946	\$ 0.0628	\$ 0.0650	\$ 0.0650	\$ 1.81	per square foot
Office Park	\$ -	\$ -	\$ 0.4715	\$ 0.7525	\$ 0.0231	\$ 0.0488	\$ 0.0488	\$ 1.34	per square foot
Research and Development Center	\$ -	\$ -	\$ 0.4958	\$ 0.7912	\$ 0.0231	\$ 0.0513	\$ 0.0513	\$ 1.41	per square foot
Business Park	\$ -	\$ -	\$ 0.4643	\$ 0.7410	\$ 0.0259	\$ 0.0481	\$ 0.0481	\$ 1.33	per square foot
<b>Retail</b>									
Building Materials and Lumber Store	\$ -	\$ -	\$ 0.0998	\$ 0.1592	\$ 0.0313	\$ 0.0107	\$ 0.0107	\$ 0.31	per square foot
Free-Standing Discount Superstore	\$ -	\$ -	\$ 0.3478	\$ 0.5551	\$ 0.0824	\$ 0.0370	\$ 0.0370	\$ 1.06	per square foot
Variety Store	\$ -	\$ -	\$ 0.1004	\$ 0.1603	\$ 0.0707	\$ 0.0114	\$ 0.0114	\$ 0.35	per square foot
Free-Standing Discount Store	\$ -	\$ -	\$ 0.3298	\$ 0.5263	\$ 0.0501	\$ 0.0347	\$ 0.0347	\$ 0.98	per square foot
Hardware/Paint Store	\$ -	\$ -	\$ 0.0439	\$ 0.0701	\$ 0.0073	\$ 0.0046	\$ 0.0046	\$ 0.13	per square foot
Nursery (Garden Center)	\$ -	\$ -	\$ 0.4704	\$ 0.7507	\$ 0.1250	\$ 0.0502	\$ 0.0502	\$ 1.45	per square foot
Nursery (Wholesale)	\$ -	\$ -	\$ 0.2513	\$ 0.4011	\$ 0.0716	\$ 0.0269	\$ 0.0269	\$ 0.78	per square foot
Shopping Center (150,000 sf +)	\$ -	\$ -	\$ 0.3204	\$ 0.5112	\$ 0.0361	\$ 0.0335	\$ 0.0335	\$ 0.93	per square foot
Shopping Plaza (40-150K)	\$ -	\$ -	\$ 0.3204	\$ 0.5112	\$ 0.0835	\$ 0.0342	\$ 0.0342	\$ 0.98	per square foot
Strip Retail Plaza (< 40,000 sf)	\$ -	\$ -	\$ 0.3204	\$ 0.5112	\$ 0.0814	\$ 0.0342	\$ 0.0342	\$ 0.98	per square foot
Automobile Sales (New)	\$ -	\$ -	\$ 0.3748	\$ 0.5982	\$ 0.0498	\$ 0.0393	\$ 0.0393	\$ 1.10	per square foot
Automobile Sales Used)	\$ -	\$ -	\$ 0.3269	\$ 0.5218	\$ 0.0484	\$ 0.0343	\$ 0.0343	\$ 0.97	per square foot
Recreation Vehicle Sales	\$ -	\$ -	\$ 0.0957	\$ 0.1527	\$ 0.0090	\$ 0.0100	\$ 0.0100	\$ 0.28	per square foot
Auto Parts Store	\$ -	\$ -	\$ 0.2440	\$ 0.3893	\$ 0.0544	\$ 0.0259	\$ 0.0259	\$ 0.74	per square foot
Tire Store	\$ -	\$ -	\$ 0.2488	\$ 0.3971	\$ 0.0420	\$ 0.0262	\$ 0.0262	\$ 0.74	per square foot
Supermarket	\$ -	\$ -	\$ 0.3226	\$ 0.5148	\$ 0.0723	\$ 0.0342	\$ 0.0342	\$ 0.98	per square foot
Discount Club	\$ -	\$ -	\$ 0.1988	\$ 0.3172	\$ 0.0587	\$ 0.0213	\$ 0.0213	\$ 0.62	per square foot
Sporting Goods Superstore	\$ -	\$ -	\$ 0.8076	\$ 1.2888	\$ 0.0323	\$ 0.0835	\$ 0.0835	\$ 2.30	per square foot
Home Improvement Superstore	\$ -	\$ -	\$ 0.8076	\$ 1.2888	\$ 0.0223	\$ 0.0834	\$ 0.0834	\$ 2.29	per square foot
Pharmacy/Drugstore w/drive-through	\$ -	\$ -	\$ 0.2363	\$ 0.3771	\$ 0.0934	\$ 0.0257	\$ 0.0257	\$ 0.76	per square foot
Furniture Store	\$ -	\$ -	\$ 0.0869	\$ 0.1387	\$ 0.0029	\$ 0.0090	\$ 0.0090	\$ 0.25	per square foot
<b>Services</b>									
Drive-in Bank	\$ -	\$ -	\$ 0.4623	\$ 0.7378	\$ 0.0500	\$ 0.0483	\$ 0.0483	\$ 1.35	per square foot
Fast Casual Restaurant	\$ -	\$ -	\$ 0.7603	\$ 1.2134	\$ 0.0815	\$ 0.0794	\$ 0.0794	\$ 2.21	per square foot
Fine Dining Restaurant	\$ -	\$ -	\$ 0.7603	\$ 1.2134	\$ 0.0722	\$ 0.0792	\$ 0.0792	\$ 2.20	per square foot
High-Turnover (Sit-Down) Restaurant	\$ -	\$ -	\$ 0.7603	\$ 1.2134	\$ 0.0899	\$ 0.0795	\$ 0.0795	\$ 2.22	per square foot
Fast-Food Restaurant w/o drive-thru window	\$ -	\$ -	\$ 1.2393	\$ 1.9778	\$ 0.2757	\$ 0.1315	\$ 0.1315	\$ 3.76	per square foot
Fast-Food Restaurant w/drive-thru window	\$ -	\$ -	\$ 1.5833	\$ 2.5268	\$ 0.2861	\$ 0.1670	\$ 0.1670	\$ 4.73	per square foot
Quick Lubrication Vehicle Shop	\$ -	\$ -	\$ 0.6556	\$ 1.0463	\$ 0.1135	\$ 0.0691	\$ 0.0691	\$ 1.95	per square foot
Automobile Parts & Service Center	\$ -	\$ -	\$ 0.2188	\$ 0.3492	\$ 0.0214	\$ 0.0228	\$ 0.0228	\$ 0.64	per square foot
Gasoline/Service Station	\$ -	\$ -	\$ 94.0500	\$ 144.04	\$ 53.2130	\$ 4.6352	\$ 4.6352	\$ 318.28	per pump
Convenience Store with Gas	\$ -	\$ -	\$ 0.3902	\$ 0.6111	\$ 0.2383	\$ 0.0195	\$ 0.0195	\$ 1.34	per square foot

# Next Steps: Impact Fee Program Update



- Public Hearing 1: Tonight
- Public Hearing 2: 1.16.25

# Next Steps: Impact Fee Program Update



- Adopt CIE & Ordinance after 1.16.25 hearing
- Adoption authorizes new list of projects (CIE) & new fee schedule (ordinance)



## DAWSON COUNTY BOARD OF COMMISSIONERS AGENDA REQUEST FORM

Department: Planning and Development

Work Session: November 7, 2024

Prepared By: *sf*

Voting Session: November 21, 2024

Presenter: SFarrell

Public Hearing: TBD No X

Agenda Item Title: Presentation of Amendment to Sign Code

**Background Information:**

The sign code includes administrative variances – state law changed in 2023, eliminating variances granted at the staff level. Additionally, edits to align with the type of variances presented to the Planning Commission - elimination of variances to the sign code.

Time frame added to clarify what constitutes an abandoned sign.

**Budget Information:**

Applicable:  Not Applicable:

Budgeted: Yes  No

Fund	Department	Account #	Budget	Balance	Requested	Remaining

\*If this is a personnel-related request, has it been reviewed by Human Resources? n/a

\*If this item is being requested to move to the same day’s voting session for BOC consideration, provide *detailed justification* for the request:

n/a

Recommendation/Motion: Move forward to a Public Hearing.

Department Head Authorization: sf

Date: 10/29/24

Finance Department Authorization: Vickie Neikirk

Date: 10/29/24

County Manager Authorization: J. Leverette

Date: 11/1/24

Comments/Attachments: draft code

## Chapter 129 SIGNS<sup>1</sup>

### **ARTICLE I. TITLE, PURPOSE, JURISDICTION, COMPLIANCE RESPONSIBILITY**

#### **Sec. 129-1. Title.**

This chapter shall be known as the Sign Ordinance of Dawson County, Georgia and will be referred to as "the Sign Ordinance."

(Ord. of 12-1-2022(4))

#### **Sec. 129-2. Purpose.**

The sign chapter within Dawson County is necessary in the public interest to:

- (1) Protect property values;
- (2) Protect the public from damage or injury caused or partially attributable to distractions or obstructions from improperly designed or situated signs;
- (3) Maintain the legibility and effectiveness of signs;
- (4) Create and maintain high quality signage;
- (5) Eliminate excess signage;
- (6) Protect the right of citizens to enjoy Dawson County's natural scenic beauty;
- (7) Encourage business and tourism; and
- (8) Regulate the construction, erection, maintenance, and size of signs.

(Ord. of 12-1-2022(4))

#### **Sec. 129-3. Jurisdiction.**

This chapter applies to all signs in the unincorporated areas of Dawson County, Georgia.

(Ord. of 12-1-2022(4))

#### **Sec. 129-4. Compliance.**

All signs must be in compliance with the provisions of the Dawson County Minimum Standards Code for Construction and the Dawson County Land Use and Land Development Resolutions adopted by Dawson County.

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<sup>1</sup>Ord. adopted Dec. 1, 2022(4), amended chapter 129 in its entirety to read as herein set out. Former ch. 129, pertained to similar subject matter, and derived from Ord. adopted June 2, 2011.

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(Ord. of 12-1-2022(4))

**Sec. 129-5. Responsibility.**

It shall be both the property owner's and the sign owner's responsibility to maintain and ensure conformity with the provisions of this chapter.

(Ord. of 12-1-2022(4))

**Sec. 129-6. Message substitution.**

A non-commercial message of any type may be substituted for any duly permitted or allowed commercial message or any duly permitted or allowed non-commercial message if the sign structure or mounting device complies with the provisions of this sign chapter without consideration of the message content. Such substitution of message may be made without any additional approval or permitting. This provision prevails over any more specific provision to the contrary within this chapter. The purpose of this provision is to prevent any inadvertent favoring of commercial speech over non-commercial speech or the favoring of any particular non-commercial message.

(Ord. of 12-1-2022(4))

**Sec. 129-7. Findings on the public health, safety, and welfare rationales of sign regulations.**

Building code requirements address many public concerns about dangerous signs. Appendix H of the ~~2012~~ 2018 International Building Code is supposed to ensure that they will not pose a fire hazard and are appropriately anchored or secured so that they do not fall or blow down. However, Appendix H does not regulate the location of signs, except to prevent them from interfering with an entryway, opening required for ventilation, or fire escape (International Building Code. ~~0121994~~-Appendix H, Section H103.1, Location Restrictions).

Sign regulations achieve public safety rationales not achieved by the standard building code. Without a sign ordinance, signs can pose a clear danger to public safety. It has long been recognized that signage controls are needed to promote traffic safety and avoid traffic accidents. A 1980 Federal Highway Administration study found a positive correlation between billboards and accident rates (Scenic America. Fact Sheet (1): Billboard Control: Fighting Visual Pollution, <http://www.scenic.org/factl.htm>).

Signs too close to the road can cause accidents. Without additional regulation, signs can be placed dangerously close to rights-of-ways in locations where they might be struck by an oncoming vehicle using the road or having to veer off the road.

Signs can impair visibility. The placement of signs can interfere with the sight of motorists trying to exit a driveway onto a public road. Traffic safety is improved by restricting the size, height, and spacing of signs.

Signs distract motorists. By their very nature, signs are designed to direct attention to something and distract motorists to view a message or turn off the roadway and into a property to frequent a business, place, or activity. To the extent that signage captures the sight and attention of a motorist, it distracts motorists from the primary purpose of safely maneuvering a vehicle along the road.

Signs can confuse motorists by mimicking traffic safety signals and signs. Motorists might confuse signs that contain flashing or blinking red, green, or yellow lights (such as a lighted portable sign adjacent to the road) with roadway traffic signals, emergency vehicles, or other hazards. Signs constructed of shapes like an octagonal "stop" sign might also impair public safety by confusing the motorist.

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(Supp. No. 29, Update 2)

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Limitations on window signs can increase visibility from the public right-of-way and thus deter crime and robberies. Sign controls that limit the amount of storefront window and door areas that can be covered with signs enhance the visibility of activities within the store or building. Limits on window signs can provide for an appropriate minimum of exterior visibility and thus increase the public safety of commercial areas through a reduction in crime potential.

Signs can degrade property values. A principal purpose of land use regulations, including sign controls, is to protect and preserve property values. There is no question that signs affect the character of districts and the value of buildings, or that they are not appropriate in different parts of a community.

The size, height, materials of construction, location, condition, and attributes of signs can have an impact on surrounding and nearby land uses. For instance, if signs were unregulated, large, tall signs could be erected in the county's single-family residential districts. Such signs, if erected, would be out of character with residential neighborhoods and could result in the lowering of property values for residential use. As another example, blighted signs and antiquated signs and sign structures (i.e., the pole with a blank structure for a sign face) can contribute to an overall image of blight and a reduction of property values in declining areas, if not addressed and removed via sign controls. Dawson County's sign regulations are needed to ensure that signage is compatible with its surroundings and does not take away from the character of particular districts.

Unregulated signage can degrade the utility of public safety signs. In some places, unregulated signs can reduce the effectiveness of signs needed to direct the public due to competition with other signs and the resulting reduction in visibility of public purpose signs.

The Federal Communications Commission regulates our air waves and television stations and the content that passes through them. Aside from the Highway Beautification Act of 1965, there is little if any federal involvement in the regulation of signs. Signs are one of the most obtrusive forms of advertising. Signage is probably the only type of advertising that cannot be turned off or rejected by the consumer. Radio advertisements can be avoided by turning off the radio. The same is true with television advertisements; we flip channels or take a break when television commercials come on. Junk mail can be thrown away. We quickly flip past the advertisements in our favorite magazine when we are disinterested. Phone solicitations can be avoided with "caller identification" or terminating the conversation. The same cannot be said of outdoor advertising structures and commercial signs. One's vision of signage cannot be turned off. We are captivated by signage when we drive down the road. How do you avoid signs? We must keep our eyes open to drive and cannot block out signs from our peripheral vision. Perhaps one could take an alternative route that is not developed with signs, but that is not always feasible. Absent federal and significant state regulation, it is in the public interest for cities and counties to control signage.

Signs derive their value from public improvements. Businesses locate, and signs are constructed, because of the access the community provides to business locations. It is precisely these types of advertising that are the principal target of local sign regulation—the signs controlled locally are those which are visible from public ways. It is the public way that creates the value for the person erecting the sign, and visibility from the public way is what creates the problems which give rise to the need for sign controls. This is a sound rationale for sign regulation. It logically follows that, because the public way provides value, the public therefore has a right, and indeed an obligation, to control the problems that arise from creating that value.

Unregulated signs adversely impact public investments. Sign regulation helps to assure that public benefits derived from expenditures of public funds for the improvement and beautification of streets and other public structures and spaces are protected. Unregulated signs have the potential to negate those public investments, as well.

(Ord. of 12-1-2022(4))

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**Sec. 129-8. Findings on the business interest rationales of sign regulations.**

Sign regulation is in the interest of businesses. One often overlooked justification for the regulation of signs is that sign regulations benefit those businesses that seek to advertise. Unregulated competition among ~~business~~ ~~businesses~~ results in too many signs and can reach a point of diminishing returns where individual business signs are not adequately visible. Patrons of individual businesses located along the unregulated commercial strip may miss their destination because they cannot find the particular business in the sea of signage. The unregulated commercial strip signage ~~also can~~ ~~also~~ work to the detriment of individual businesses in that they are forced to erect larger and more costly signs to outdo their neighboring businesses and competitors. Therefore, sign regulations benefit individual business owners.

The lack of sign controls causes uncertainty among prospective business owners. Dawson County's sign ordinance provides prospective businesses with guidance on how much signage they may have, where it is allowed to be located, and what types of signs are permitted. Without sign controls, business owners lack such guidance. Such a situation could have detrimental impacts on businesses, either through inequitable treatment or a delay in the time involved in the permitting of signs. Such potential detrimental impacts would not exist or would be mitigated with a clear set of sign regulations.

(Ord. of 12-1-2022(4))

**Sec. 129-9. Findings on the aesthetic rationales of sign regulations.**

There are many reasons to justify the county's sign ordinance. However, among the most relevant reasons ~~are~~ ~~is~~ to promote and ensure the aesthetics of the community. In the earliest days of sign regulations, relying on aesthetics as a rationale could not legally justify local sign controls. The United States Supreme Court began a slow transformation, from its previous position that aesthetics alone could not justify land use regulations, to a position that aesthetic considerations were legitimately within the scope of police power. In 1954, Justice Douglas found the following: The concept of public welfare is broad and inclusive. The values it represents are spiritual as well as physical, aesthetic as well as monetary. It is within the power of the legislature to determine that the community should be beautiful as well as healthy, spacious as well as clean, well-balanced as well as carefully controlled (Berman v Parker 348 U.S. 26, 75 S. Ct. 98, 99 L. Ed. 27 (1954)).

Sign regulations help communities maintain their scenic heritage and unique character. Without Dawson County's brand of sign regulation its commercial areas will likely end up looking like any other place. Signs can interfere with scenic views. The appearance of the community, which is substantially influenced by signs, is essential to the county's long-term economic viability and helps determine how residents and visitors alike perceive it. Sign control is an integral part of improving visual character and quality of life.

(Ord. of 12-1-2022(4))

**Secs. 129-10—129-30. Reserved.**

## **ARTICLE II. DEFINITIONS**

### **Sec. 129-31. Purpose.**

The purpose of article II is to define specific terms for use in enforcement and interpretation of the sign ordinance. When construing the terms of this chapter, the word "shall" is deemed mandatory not discretionary. The word "may" is permissive.

(Ord. of 12-1-2022(4))

### **Sec. 129-32. Definitions.**

The following words that are used in this chapter shall be deemed to have the following meaning(s), unless the context requires otherwise:

*Awning* shall mean a cloth, plastic or other non-structural covering attached to a building when the same is so erected as to permit its being raised or retracted to a position against the building when not in use.

*Banner* shall mean a cloth, plastic or paper sign characteristically suspended along or across any private street, from a building fronting a street or towed by or attached to an aircraft or other mobile machinery.

*Beneficial use* shall mean a person or persons deriving the proceeds or other advantages from the erection or operation of a sign.

*Canopy* shall mean a non-retractable structure, other than an awning made of cloth, metal, or other material, with frames attached to a building and carried by a frame supported by the ground or the building.

*Canopy sign* shall mean a sign affixed to, imposed upon, or painted on any roof-like structure either permanently or temporarily extended over a sidewalk or walkway, which can be mounted flush or suspended. A flush canopy sign is one that is mounted in such a manner that a continuous plane with the canopy is formed. A hanging canopy sign is one suspended from beneath the canopy.

*Changeable copy sign* shall mean a sign whereon provision is made for letters or characters to be placed in or upon the surface area either manually or electronically to provide a message or picture.

*County* means the unincorporated areas of Dawson County, Georgia.

*County board of commissioners or commissioners* means the Dawson County Board of Commissioners.

*Development entrance sign.* A sign located on either side of an intersection of the driveway, road, or entryway of a residential subdivision, or a multi-family development, or a commercial/industrial development with a county-maintained road or state route.

*Directional sign* shall mean a sign, no larger than two square feet for projects where circulation is complex and traffic must proceed through the site along a specific path for service.

*Electronic sign* shall mean a sign whose message may be changed at intervals by computer controller, microprocessor controller or remote control, and whose message is displayed through the use of LED, LCD, or other similar technology, including devices known as commercial electronic message signs, and digital signs.

*Face or facing* shall mean the surface or plane of the sign upon, against, or through which a message or picture is displayed.

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*Flashing sign* shall mean any sign whose illumination is not kept constant in intensity at all times when in use, and exhibits sudden or marked change in lighting effect.

*Freestanding canopy* shall mean a self-supported, open-air structure with a roof which protects goods/services or people which are underneath from direct exposure to rain or sunshine.

*Height* shall mean the vertical distance from the grade at the base of the sign to the highest point on the sign unless otherwise specified in the ordinance.

*Illuminated sign* shall mean any sign that has characters, letters, figures, designs, or outline illuminated by electric lights or luminous tubes as a part of the sign or by accessory flood or spotlights.

*Individual lot* shall mean a lot of record that is not part of any other overall development and where the lot is owned by one person, entity, or corporation, ~~and~~ where only one primary structure will be located.

*Lot* shall include the words piece, plot and parcel.

*May* is permissive.

*Monument sign* shall mean a freestanding sign where the base of the sign structure is on the ground; with a solid-appearing base with no open space between the ground and the sign for the entire width of the sign.

*Name plate* shall mean a sign no larger than two square feet placed on the front of a premises, multi-use building or shopping center.

*Official signs and notices* mean signs posted by authorized persons performing official governmental duties.

*Out parcel* shall mean a lot of record or leased lot that is part of an overall development and where only one primary structure will be located.

*Permanent* shall mean permanently affixed to the building or ground, intended to last indefinitely without change, lasting a relatively long time.

*Permanent window signs* shall mean any letters, words, or symbols which are displayed on and permanently attached to the window glass of a structure or displayed permanently within the building but visible through the window primarily to attract the attention of the passing public. Such signs shall be deemed wall signs.

*Person* shall mean and include any individual, firm, partnership, association, corporation, company, or organization of any kind.

*Planned center* shall mean a building or group of buildings in common ownership or condominium ownership developed on one lot, which may include buildings with more than one tenant. Multi-tenant buildings singularly or in a group may be considered planned centers if the following provisions apply:

- (1) Building size of at least 25,000 square feet.
- (2) The building is intended for multiple tenants (i.e., constructed with fire-wall separations and has separate outside entrances for each tenant).
- (3) Each tenant in a wholly enclosed space separate from other tenant space (i.e., no sharing of space).
- (4) A minimum of five tenants are included in the building ~~or the campus~~.
- (5) Accessory uses. Uses that are related but subordinate to the primary use (based on square footage), may not be counted as a separate tenant.

~~Planning commission means the Dawson County Planning Commission.~~

*Shall* is mandatory, not discretionary.

*Sight triangle.* A triangular-shaped portion of land established at street intersections in which nothing is erected, placed, planted, or allowed to grow in such a manner as to limit or obstruct the sight distance of motorists entering or leaving the intersection.

*Sign* shall mean a device designed to inform or attract the attention of the public.

*Sign, abandoned.* A sign or sign structure on a site where all buildings have been demolished or ~~removed~~ removed or a sign or signs where a business or other use has not operated on the site for 120 days or more.

*Sign, animated, or moving.* Shall mean any sign or part thereof that changes physical position or light intensity by any movement or rotation or that gives the visual impression of such movement or rotation.

*Sign, awning.* See canopy sign.

*Sign, face.* The surface or plane of the sign upon, against, or through which a message is displayed or illustrated. The sign face area shall constitute the entire face of the sign, including any illustrations and script and any framing, trim or molding, ~~however~~ specifically excluding the support structure (i.e., poles, monument base, etc.). Ground-mounted signs shall be limited to two faces.

*Sign, illegal.* See article V of this chapter.

*Sign, non-conforming* shall mean any sign legally existing prior to the adoption of this chapter that does not conform to the requirements of the zoning district in which it is located.

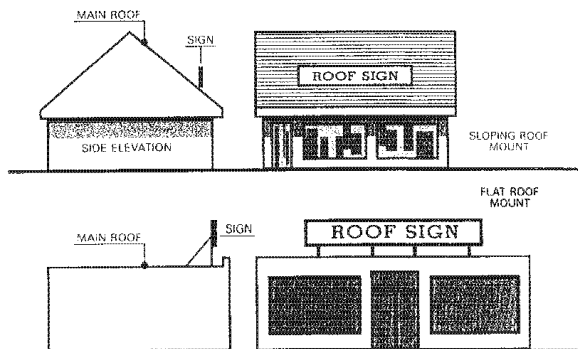
*Sign, owner* shall include the person receiving benefit from the sign and/or the property owner or, lessee.

*Sign, pole.* A sign that is mounted on a freestanding pole or other support that is not itself an integral part of the sign.

*Sign, portable.* Any sign that is not permanently attached to the ground, a structure, or a building that can easily be moved from one location to another, with or without wheels. A-frame signs and trailer signs are examples of portable signs.

*Sign, prohibited.* See article V.

*Sign, roof.* Shall mean a sign that is mounted on the roof of a building or that is wholly dependent upon a building for support and that projects above the top walk or edge of a building with a flat roof, the eave line of a building with a gambrel, gable, or hip roof, or the deck line of a building with a mansard roof.



Source: United States Sign Council. 2001. *Guideline Code for Regulation of On-Premise Signs.*

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*Sign, standard* shall mean a sign with an area of not greater than six square feet with a sign face made for short-term use that, when erected, stands at a height no greater than three feet and is mounted on a stake or metal frame with a thickness or diameter not greater than one and one-half inches.

*Sign, temporary* shall mean any sign constructed of an impermanent material not permanently attached to the ground or a building.

*Sign, wall* shall mean any sign attached to or painted or printed upon the exterior vertical side (wall) of a building in such a way that the wall becomes the supporting structure, not including temporary signs placed on windows but including signs placed on canopies and awnings attached to the exterior vertical structure (wall).

*Sign, window.* A sign affixed to the interior or exterior of a window or placed immediately behind a window pane so as to attract the attention of persons outside the building.

*Structure* shall include the words building and sign.

*Temporary* shall mean having or suggesting a non-durable character or a limited or short-term period of use.

*Used for* shall include the phrases arranged for and designed for.

*Visible* means capable of being seen (whether or not legible) or noticed without visual aid by a person with normal visual acuity.

(Ord. of 12-1-2022(4))

**Secs. 129-33—129-52. Reserved.**

**ARTICLE III. GENERAL PROVISIONS**

**Sec. 129-53. Purpose.**

The purpose of article III is to provide general regulation for all signage within the unincorporated portions of Dawson County.

(Ord. of 12-1-2022(4))

**Sec. 129-54. Sign maintenance.**

Any sign not meeting the following provisions shall be repaired or removed within 30 days after the receipt of notification by the county manager or designee or his authorized representatives.

- (1) Undergrowth vegetation around the sign shall be properly maintained.
- (2) All damaged panels that create a safety hazard or detract from the surrounding aesthetics must be replaced as soon as they are discovered.
- (3) All sign copy shall be maintained securely to the face, and all missing copy must be replaced.
- (4) All structural defects that create a safety hazard shall be promptly repaired.
- (5) Cracked or peeling paint on the face or supporting structure shall be refurbished and/or repainted.

(Ord. of 12-1-2022(4))

**Sec. 129-55. Reserved.**

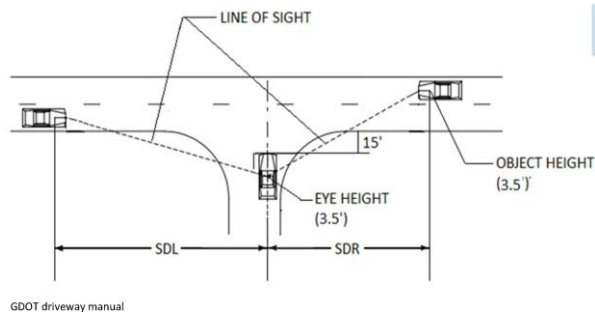
**Sec. 129-56. Sign in or over the public right-of-way.**

No sign shall be allowed to project in or over a public right-of-way or easement over or through which the general public maintains a right of access.

(Ord. of 12-1-2022(4))

**Sec. 129-57. Sight triangle.**

Signs shall not obstruct the view of the street intersection sight triangle.



(Ord. of 12-1-2022(4))

**Sec. 129-58. Sign face area.**

The sign face area shall be the entire face of the sign, including the advertising surface and any framing, trim, or molding; the support structure (i.e., poles, monument base, etc.) shall be excluded in measuring the sign face area. Sign-The sign face area shall be measured by encompassing all signage elements.

(Ord. of 12-1-2022(4))

**Sec. 129-59. Electronic (LED) signs.**

Electronic (LED) signs must comply with the following:

- (1) Only freestanding monument-style signs shall be used as electronic signs.
- (2) Electronic signs shall contain static messages only, and shall not have movement nor flashing on any part of the sign structure, design, or pictorial segment of the sign.
- (3) Electronic signs shall not have varying light intensity during display of any single message.

(Supp. No. 29, Update 2)

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- (4) Sign displays must be equipped with ~~an~~ automatic dimming technology such that the sign(s) automatically sense dusk and darkness and adjust the brightness level accordingly.
  - (5) The sign owner must provide Dawson County the 24-hour number of an employee or agent capable of adjusting the brightness of the sign(s) or, if the over-bright condition cannot be fixed, turning off the sign(s) until repairs can be made.
  - (6) Maximum brightness levels for changeable, LED and EMC signs shall not exceed 5,000 nits when measured from the sign face at ~~is~~ maximum brightness, during daylight hours.
  - (7) Maximum brightness levels for changeable, LED and EMC signs shall not exceed 500 nits when measured from the sign face at its maximum brightness, between sunset and sunrise; ~~z~~ those times are determined by the National Weather Service.
  - (8) Staff of Dawson County may request a certification of brightness under measurement conditions by an independent contractor if a concern arises as to the brightness. The owner shall have ten days to provide the certification to Dawson County.
  - (9) No more than 60 percent of the freestanding sign area can be digital display.
  - (10) The message or copy of the sign cannot move or change more frequently than once every eight seconds—it shall not wipe, scroll, etc.
  - (11) Illumination spillover to neighboring properties cannot exceed one foot candle as measured at the property line.
  - (12) Electronic signs shall not be allowed in residential zones.

(Ord. of 12-1-2022(4))

**Secs. 129-60—129-89. Reserved.**

#### ***ARTICLE IV. NON-CONFORMING SIGNS***

##### **Sec. 129-90. Purpose.**

The purpose of article IV is to identify non-conforming signs and establish regulations pertaining to non-conforming signs.

(Ord. of 12-1-2022(4))

##### **Sec. 129-91. Definition and statement of intent.**

Any sign legally existing prior to the adoption of the sign ordinance of October 27, 1997, and as amended from time to time, which does not conform to the requirements of this chapter, shall be deemed to be a non-conforming sign.

(Ord. of 12-1-2022(4))

##### **Sec. 129-92. Existing non-conforming signage.**

Subject to the following conditions, non-conforming permanent signs may remain in operation and maintenance after the effective date of this chapter. Such signs shall not be:

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- (1) Changed to or replaced with another non-conforming sign.
  - (2) Enlarged, extended, reconstructed, moved, or structurally altered except to bring the sign into conformity with all provisions of the ordinance.

Nothing contained herein shall prevent repairing or restoring to a safe condition any part of a sign or sign structure or normal maintenance operations, unless the damage or destruction to the sign is 50 percent or more of the area of the sign, or if the sign no longer serves a function as a sign because of damage or destruction.

(Ord. of 12-1-2022(4))

#### **Sec. 129-93. Removal.**

All signs erected after the effective date of this chapter that are non-conforming under this chapter or any sign which has been modified as contemplated by section 129-92(a) or (b) shall be removed within 90 days of notice by the county manager or designee in accordance with enforcement provisions of this chapter.

(Ord. of 12-1-2022(4))

#### **Secs. 129-94—129-114. Reserved.**

### ***ARTICLE V. ILLEGAL AND PROHIBITED SIGNAGE***

#### **Sec. 129-115. Purpose.**

The purpose of article V is to define those signs that are of a type specifically prohibited in the unincorporated area of Dawson County.

(Ord. of 12-1-2022(4))

#### **Sec. 129-116. Illegal sign.**

An illegal sign shall mean:

- (1) Any sign established prior to or subsequent to the adoption of this chapter, without proper authorization or permit; or
- (2) Any sign existing in the public right-of-way.

(Ord. of 12-1-2022(4))

#### **Sec. 129-117. Prohibited signs.**

The following signs are not permitted in any land use district:

- (1) Signs imitating traffic or emergency signals. No signs shall be permitted which imitates an official traffic sign or signal, or contains words or symbols displayed in a manner ~~which that~~ might mislead or confuse drivers of vehicles, or which displays intermittent lights resembling the color, sign, shapes, or order of light customarily used in traffic signs or in emergency vehicles or on law enforcement vehicles, except as part of a permitted or public traffic control sign.

- 
- (2) Signs employing confusing, distracting, or intense illumination when visible from the public right-of-way. No sign shall be permitted which utilizes spot-lights, flood lights, flashing or blinking lights, or any type of pulsating or moving light which may impair the vision, cause glare, or otherwise interfere with a driver's operation of a motor vehicle or aircraft.
  - (3) Signs employing confusing or distracting motion either by changing physical position or light intensity. No sign shall be permitted which employs motion in such a manner as to obstruct or interfere with a driver's view of approaching, merging, or intersecting traffic, or a traffic signal, device of sign, or which would otherwise interfere with a driver's operation of a motor vehicle.
  - (4) Sign lighting. No sign shall be illuminated if such illumination is not effectively shielded ~~so as to~~ prevent beams or rays of light from being directed at any portion of the traveled way, which beams or rays of light are of such intensity or brilliance as to cause glare or impair the vision of the driver of any motor vehicle or which otherwise may interfere with the operation of a motor vehicle.
  - (5) Signs that project into or over, or are constructed within the public right-of-way.
  - (6) Signs that are tacked, painted, posted, marked, or otherwise affixed on trees, utility poles, or other similar structures or on rocks or other natural features.
  - (7) Signs that prevent free ingress or egress from any door, window, or fire escape. No sign of any kind shall be attached to any fire escape.
  - (8) Signs placed on or painted on a motor vehicle or trailer and parked within sight of a public right-of-way and in such a manner that the sign ~~not~~ would not otherwise be allowed by this chapter.
  - (9) Signs that require the removal of any trees from the public right-of-way, excluding official signs and notices.
  - (10) Any air or gas filled balloons or other similar devices and permanent signs made of paper, cloth or other nondurable materials, except as specifically permitted in this chapter.
  - (11) Roof signs.
  - (12) Portable signs.
  - (13) Abandoned signs.
  - (14) Signs on courtesy benches, waste containers, or other forms of street furniture.
  - (15) Searchlights.

(16.) Temporary signs on the inside of windows that cover more than 25 percent of the total window area.

(Ord. of 12-1-2022(4))

**Secs. 129-118—129-148. Reserved.**

## **ARTICLE VI. SIGNS THAT DO NOT REQUIRE A PERMIT**

### **Sec. 129-149. Purpose.**

The purpose of article VI is to identify those signs for which a permit is not necessary.  
(Ord. of 12-1-2022(4))

### **Sec. 129-150. Sign types included.**

A permit is not required for the following types of signs, and such signs shall not be considered in determining the allowable number or size of signs on a parcel or at a specific location; ~~provided~~, however, that such signs must comply with all other applicable sections of this article. The erection of any sign not listed in this section shall require a permit.

- (1) Official signs and notices.
- (2) Standard signs. All signs shall have a contact name and phone number legibly displayed on the back of such sign. No sign shall be posted within the public right-of-way or a private easement.
- (3) Name-plates not exceeding two square feet in area.
- (4) Flags shall be limited to one per parcel and shall not exceed 40 square feet in area.
- (5) Integral architectural features of buildings.
- (6) Indoor signs, not including permanent window signs.
- (7) Signs that appear on vending machines as original factory design.
- (8) Temporary signs ~~located~~ on the inside of windows that do not cover more than 25 percent of the total window area.
- (9) Air or gas-filled balloons, inflatable signs, banners, feather signs, and streamers may be displayed for no more than seven consecutive days and shall not be displayed more than six times per calendar year on the same property. Such signs or devices shall not be illuminated, may not exceed 35 feet in height from ~~the~~ ground, nor interfere with the safe and free flow of traffic.
- (10) Signs carried by a person.
- (11) Temporary signs as permitted in article VII.
- (12) Temporary banner signs made of non-rigid material within mixed-use village districts when attached to pedestrian lighting fixtures for ~~a period~~ up to 60 days.
- (13) Signs authorized in accordance with the Manual of Uniform Traffic Control Devices (MUTCD), as amended.
- (14) Monument-style directional signs within a planned center parking area that do not exceed six feet in height.
- (15) Directional signs.
- (16) Informational signs, e.g. "Pick up," less than six square feet in size attached to a building.

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~~(Ord. of 12-1-2022(4))~~

Secs. 129-151—129-168. Reserved.

## ARTICLE VII. TEMPORARY SIGNS

### Sec. 129-169. Purpose.

The purpose of article VII is to provide for the regulation and enforcement of appropriate temporary signage.  
(Ord. of 12-1-2022(4))

### Sec. 129-170 General.

~~Temporary sign shall mean any sign not permanently anchored to the ground or a building, meeting the performance standards of section 129-171.~~

~~(1)~~ Types of temporary signs permitted: freestanding signs, and window signs.

~~(12)~~ A temporary sign shall not be permitted in the public right-of-way.

~~(32)~~ Temporary signs shall not be illuminated.

~~(43)~~ A temporary sign shall not have flashing lights or copy, moveable parts, or colored lights that may resemble those of traffic signals ~~and/or~~ emergency vehicles, or lights.

(Ord. of 12-1-2022(4))

### Sec. 129-171. Performance standards for Temporary Signs.

Temporary signs may be constructed of cloth, canvas, fabric, paper, plywood, or other light materials which are not intended or designed for permanent display. Temporary signs must comply with the following standards:

- (1) For parcels or lots that front on a four or more-lane roadway, a single sign less than or equal to 32 square feet of sign copy area and greater than three square feet of sign copy area, may be displayed on said property or parcel. The following criteria shall apply:
  - a. Each sign shall be a maximum of eight feet in height.
  - b. Electric or illuminated signs are prohibited.
  - c. Each sign shall not obstruct the visibility of a permanent sign.
  - d. Each sign shall be located a minimum of 20 feet from the right of way and a minimum of ten feet from side property lines.
  - e. Each sign shall be kept in a good and safe condition and not permitted to deteriorate as evidenced by, but not limited to, tearing, rot, corrosion, peeling paint, etc.
- (2) For parcels or lots without frontage on a four or more-lane roadway, for every 330 linear feet of road frontage a parcel has, a single sign less than or equal to 16 square feet of sign copy area and greater than three square feet of sign copy area, may be displayed on said property or parcel. The following criteria shall apply:

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- a. Each sign shall be a maximum of six feet in height.
  - b. Electric or illuminated signs are prohibited.
  - c. Each sign shall not obstruct the visibility of a permanent sign.
  - d. Each sign shall be located a minimum of 20 feet from the edge of the pavement and a minimum of ten feet from side property lines.
  - e. Each sign shall be kept in a good and safe condition and not permitted to deteriorate as evidenced by, but not limited to, tearing, rot, corrosion, peeling paint, etc.
- (3) For any sign less than or equal to three square feet of sign copy area in size, the following criteria shall apply:
- a. Each sign shall be a maximum of six feet in height.
  - b. Electric or illuminated signs are prohibited.
  - c. Each sign cannot obstruct the visibility of a permanent sign.
  - d. Each sign shall be located a minimum of 20 feet from the edge of the pavement and a minimum of ten feet from side property lines.
  - e. Each sign shall be kept in a good and safe condition and not permitted to deteriorate as evidenced by, but not limited to, tearing, rot, corrosion, peeling paint, etc.
- (4) Window signs:
- a. Maximum of 25 percent of window coverage;
  - b. Window signs shall be limited to the ground floor only.

Signs placed on a lot in contravention of this section shall be subject to all enforcement action allowed under article XIII of this ordinance. However, if the only basis for enforcement action is the number of temporary signs on a lot, the marshal's office shall notify the pertinent lot/sign owner and provide the lot/sign owner with an opportunity to remove the number of temporary signs such as will result in compliance.

(Ord. of 12-1-2022(4))

**Secs. 129-172—129-197. Reserved.**

### ***ARTICLE VIII. PERMANENT SIGNS IN RESIDENTIAL ZONING DISTRICTS***

#### **Sec. 129-198. Purpose.**

The purpose of article VIII is to provide ~~definition and for the~~ regulation for permanent signage within residential districts in unincorporated areas of Dawson County located adjacent to arterial and collector roads in order to promote traffic safety and ~~to~~ preserve the aesthetics of residential districts along arterial and collector roads.

(Ord. of 12-1-2022(4))

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**Sec. 129-199. Entrance signage.**

(1) By permit only if a tract or parcel of land has been developed to create a residential subdivision and is adjacent to a collector road, as opposed to a major arterial road;

(2)a. One freestanding monument sign is allowed at each entrance from the primary roadway. Sign face shall not exceed 36 square feet with a maximum of eight feet in height overall. The sign shall be set back ten feet from any road right-of-way. Illumination will be allowed by indirect lighting only. Signage must be maintained by the property owner's association or sign owner; or

(2)b. Two freestanding monument signs, one on either side of the entrance from the primary roadway. Sign face not to exceed 20 square feet each with a maximum of six feet in height. The sign shall be set back ten feet from any road right-of-way. Illumination will be allowed by indirect lighting only. Signage must be maintained by the homeowner's association or sign owner.

(3) There shall be a minimum 100-foot separation between signs at each entrance.

(4) If signage is not maintained, then the provisions of article III section 129-54 "sign maintenance" shall be applied.

(5) No signs will be permitted on islands within a public right of way.

(Ord. of 12-1-2022(4))

**Sec. 129-200. All other permanent signs in residential zoning districts.**

One freestanding monument sign shall be allowed on an individual residential lot ~~except as provided in article VI section 611 of the Dawson County Land Use Resolution.~~ The sign face shall not exceed six square feet with a maximum height of six feet overall. Signs shall be constructed on a base of brick or stone. The sign shall meet the minimum building setbacks for the lot on which it is placed as prescribed in the Dawson County Land Use Resolution ~~121-76.~~ Illumination of the sign shall not be allowed.

(Ord. of 12-1-2022(4))

**Secs. 129-201—129-221. Reserved.**

**ARTICLE IX. PERMANENT SIGNS IN COMMERCIAL ZONING DISTRICTS**

**Sec. 129-222. Purpose.**

The purpose of article IX is to identify signs allowed within commercial districts in unincorporated areas of Dawson County in order to promote traffic safety and ~~to~~ preserve the aesthetics of such areas.

(Ord. of 12-1-2022(4))

**Sec. 129-223. Freestanding permanent signs.**

Freestanding permanent signs are ~~those~~ signs wholly supported by their ~~own~~ structure and completely separate from a commercial building.

(1) Planned center.

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(Supp. No. 29, Update 2)

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- a. ~~One freestanding sign per street frontage not to exceed 100 square feet.~~ One freestanding permanent sign per street frontage will be allowed, assuming for each frontage is equal to or greater than 200 feet in length. ~~The sign shall not exceed 100 square feet.~~ The sign shall be constructed of material such as brick, stone, stucco or similar material consistent with the architecture and exterior treatment of the building(s).
  - b. The sign shall have a maximum height of 20 feet. However, up to an additional ten feet in height may be added resulting in a total maximum height of 30 feet if the base of the sign is below the grade of the adjoining road as calculated at a one-foot rise of sign height per one foot drop from road grade elevation.
  - c. Any and all structural components shall be fabricated or covered so that such components may not be detected visually.
  - d. The width of a monument sign shall not exceed the width of the supporting structure.
  - e. The copy area of freestanding signs shall not exceed 75 percent of the sign area. The copy area shall be measured by the smallest geometric form that encompasses it.
  - f. Changeable copy signage may be used, but the sign counts toward the total sign area allowed.
  - g. The sign shall include the street address for the project. The maximum copy area does not include the street address.
  - h. All signs shall be located in such a way that they maintain horizontal and vertical clearance from all overhead utilities in accordance with the International Electrical Code specification. In no case shall any sign be installed within five feet horizontally or vertically from an overhead utility line or utility guy wire.
  - i. To ensure visibility, the copy of the sign shall be no less than five feet above grade.
- (2) Outparcels and individual lots.
- a. Signs shall be limited to ground-mounted type signs. ~~The B~~base and sign structure shall be constructed of materials such as brick, stone, or similar materials consistent with the architecture and exterior treatment of the building.
  - b. ~~The Surface~~ area of the sign face shall be a maximum of 48 square feet per side.
  - c. The sign shall have a maximum height of ten feet. However, up to an additional five feet in height may be added resulting in a total maximum height of 15 feet if the base of the sign is below the grade of the adjoining road as calculated at a one-foot rise of sign height per one foot drop from road grade elevation.
  - d. Structural poles used in the construction of said sign shall be wrapped with either brick or stone which shall be at least four feet in width on the sides of the sign intended for viewing. The pole wrap shall not be used as part of the sign face for ~~the~~ copy.
  - e. Changeable copy signage may be used but will count towards the sign area allowed.
  - f. For individual lots and outparcels, only one freestanding sign shall be allowed.
  - g. All signs shall be located in such a way that they maintain horizontal and vertical clearance from all overhead utilities in accordance with the International Electrical Code specification. In no case shall any sign be installed within five feet horizontally or vertically from an overhead utility line or utility guy wire.
  - h. To ensure visibility, the copy of the sign shall be no less than four feet above grade.

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(Ord. of 12-1-2022(4))

**Sec. 129-224. Wall signs and canopy signs.**

~~Those signs attached to the building or structure for stability or decoration.~~

- (1) Wall signage for single-tenant buildings.
  - a. ~~A maximum of t~~Three wall signs will be permitted per building.
  - b. ~~Only one wall sign shall be permitted per wall. For facades less than 100 feet in length, a maximum of one sign is permitted per facade~~
  - c. Signs shall not exceed one square ~~feet-foot~~ per linear ~~feet-foot~~ of building wall facade each and shall not exceed 180 square feet each.
  - d. ~~One additional wall sign may be permitted in lieu of the freestanding monument sign as found Sec. 129-223.(2).~~
- (2) Wall ~~signage-signs~~ for multi-tenant buildings.
  - a. Two wall signs shall be permitted per street frontage or entrance.
  - b. Only one wall sign shall be permitted per tenant wall.
  - c. Wall signs shall not exceed one square ~~feet foot~~ per linear ~~feet-foot~~ of tenant wall facade each and shall not exceed 180 square feet each.
  - d. Wall signs shall not exceed three feet maximum height of copy area.
- (3) Canopy signs.
  - a. One canopy sign per entrance not to exceed 12 square feet shall be permitted.
- (4) No wall sign or canopy sign shall be located so that any part of the sign or supporting structure extends above the top of the wall or parapet.
- (5) Signs installed below a canopy, awning, overhang, or porch shall be a minimum of nine feet above ground from the pedestrian way.

(Ord. of 12-1-2022(4))

**Sec. 129-225. Freestanding canopy signage.**

- (1) One sign per road frontage not to exceed 20 square feet shall be permitted on each freestanding canopy.
- (2) Signage must be flush against the canopy fascia.
- (3) Banding of corporate colors shall be regarded as part of the sign and shall count toward the allowable 20 square feet.

(Ord. of 12-1-2022(4))

**Secs. 129-226—129-245. Reserved.**

***ARTICLE X. VARIANCES***

~~(Supp. No. 29, Update 2)~~

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**Sec. 129-246. Purpose.**

~~Variances to the sign chapter are granted for specific waiver or release of a requirement of this chapter based on proof of hardship to the applicant.~~

(Ord. of 12-1-2022(4))

**Sec. 129-247. Administration. Reserved.**

~~Variances to sign requirements shall be granted by the planning commission in the same manner and pursuant to the same criteria as variances from the Dawson County Land Use Regulations. Administrative variances may be granted by the county manager or designee if the following criterion exists:~~

- ~~(1) Dimensional variances only (i.e., setback, size, or height).~~
- ~~(2) Shall not be greater than ten percent of allowable limits.~~
- ~~(3) Shall not subvert the intent of the ordinance.~~
- ~~(4) Applicant shall show substantial hardship naturally occurring or otherwise.~~
- ~~(5) Granting the variance shall not create a safety hazard or other condition inconsistent with the general purpose of this chapter; and~~
- ~~(6) Granting the variance may include minor stipulations to ameliorate the impact of the variance (i.e., landscaping, material, lighting, etc.).~~

(Ord. of 12-1-2022(4))

**Secs. 129-248—129-272. Reserved.**

**ARTICLE XI. PERMITS**

**Sec. 129-273. Purpose.**

The purpose of article XI is to establish methods for allowing signs within the unincorporated portions of Dawson County.

(Ord. of 12-1-2022(4))

**Sec. 129-274. Permits required.**

It shall be unlawful for any person to erect or relocate within the county any sign, as defined in this chapter, without first obtaining a sign permit from the county manager or designee and making payments scheduled if applicable. Signs shall also be subject to the provisions of the electrical code and the permit fees required therein. A permit shall be required for each incidence of temporary sign usage.

(Ord. of 12-1-2022(4))

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**Sec. 129-275. Application for a sign permit.**

Applications for sign permits shall be made upon application forms provided by the county manager or designee and shall contain or have attached thereto the following information:

- (1) Name, address, and business telephone number of the applicant, sign owner, and land owner;
- (2) Address of building, structure, or lot to which or upon the sign is to be attached or erected;
- (3) The sign and the distance of the sign from adjacent buildings, structures, property lines, other signs, and any other measurements as may be required by the county manager or designee.
- (4) Drawings of the plans, specifications, and method of construction and attachment to the building or ground for the sign, as well as a scale drawing of the site showing drives, structures, and any other limiting site features, as well as drawings showing the relation of the road grade of the adjoining road to which the sign face is perpendicular to the base of the sign;
- (5) Name of person, firm, corporation, or association erecting the structure; and
- (6) A plat, with street right of way lines, showing the sign location upon the premises.
- (7) The type of sign.
- (8) The value of the sign.
- (9) The square foot area per sign and the aggregate square foot area if there is more than one sign face.
- (10) Written consent of the owner, or his agent, granting permission of which the subject sign will be located.

(Ord. of 12-1-2022(4))

**Sec. 129-276. Permit issuance.**

It shall be the duty of the county manager or designee, upon the filing of a complete application for a sign permit, to examine such plans and specifications and other data and the premises upon which it is proposed to erect the sign; and if it shall appear that the proposed sign is in compliance with all the requirements of this chapter and all other laws and resolutions of the county, then the permit shall be issued. If no decision is made by the county manager or designee within 30 days of the application being filed, the application shall be deemed denied. If the work authorized under a sign permit has not been started within six months after the date of issuance, then the permit shall become null and void, and a new permit shall be required. All signs shall be subject to on-site inspections by the county manager or designee or its authorized representative before a permit is issued.

(Ord. of 12-1-2022(4))

**Sec. 129-277. Permit fees.**

Every applicant, before being granted a sign permit, shall pay the county a-permit fees in accordance with the fee schedule approved by the board of commissioners.

(Ord. of 12-1-2022(4))

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**Sec. 129-278. Relationship to Building and Electrical Codes.**

These sign regulations are intended to complement the requirements of the building and electrical codes adopted by Dawson County. Wherever there is an inconsistency between these regulations and the building or electrical code, the more stringent requirement shall apply.

(Ord. of 12-1-2022(4))

**Secs. 129-279—129-302. Reserved.**

**ARTICLE XII. APPEALS**

**Sec. 129-303. Purpose.**

Any decision or action of county personnel under this chapter may be appealed to the Board of Commissioners of Dawson County; ~~however, provided, however, that~~ any such action or decision shall remain in full force and effect pending such appeal.

(Ord. of 12-1-2022(4))

**Sec. 129-304. Appeals process.**

If an applicant or permittee desires to appeal any decision or action of the county manager or designee or its authorized representative ~~or the planning commission,~~ then the applicant or petitioner shall notify the county manager or designee of Dawson County in writing within ten days of the date of the action or decision. Upon receipt of the notice, the board of commissioners shall set an appeal hearing date regarding the appeal within ~~45~~ days of such notice and shall notify the applicant or permittee in writing by first class mail and shall render a decision within ~~60~~ days of such notice.

(Ord. of 12-1-2022(4))

**Secs. 129-305—129-326. Reserved.**

**ARTICLE XIII. ENFORCEMENT AND ADMINISTRATION**

**Sec. 129-327. Purpose.**

The purpose of article XIII is to provide clear guidelines for the enforcement and administration of the sign chapter.

(Ord. of 12-1-2022(4))

**Sec. 129-328. Administrative powers.**

The Board of Commissioners of Dawson County, Georgia, shall administer and enforce the provisions of this chapter, and the county manager or designee is hereby appointed to exercise the powers prescribed by this

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chapter. These powers shall include, but shall not be limited to, accepting and processing applications, conducting inspections, issuing permits and instituting enforcement actions through one or more employees of the county; subject to the right of appeal to the board of commissioners as otherwise provided by this chapter.

(Ord. of 12-1-2022(4))

### **Sec. 129-329. Enforcement.**

The erection or maintenance by any person, firm, or corporation of any sign for which a permit is required by this chapter without a valid permit or renewal thereof issued by the county is declared to be a public nuisance. In addition to the remedies provided for in this chapter or that may otherwise exist under the laws of the State of Georgia, the county is authorized to pursue all equitable remedies and criminal and civil sanctions available.

- (1) Notification of violations. Such notification shall be made in writing from the county manager or designee or an authorized representative of the board of commissioners to the applicant's or individual's last known address or at the location of the sign if notice can be given in person or to the owner's representative and shall provide the violator ten days from the date of the letter to bring the sign into compliance. The notice shall be deemed sufficient upon mailing to the last known address or upon hand delivery to the owner or owner's representative.
- (2) Signs placed in the public right-of-way or any sign posing an immediate danger to the public may be removed by the Dawson County Marshal's Office or the Dawson County Sheriff's Office without notice. Signs placed in the right-of-way are hereby considered litter and shall be remanded to the county transfer station. Signs will be returned to the sign owner, if said owner collects the sign in a timely manner.
- (3) Revocation of permits and licenses. Any person failing to comply with any provision of this chapter shall be subject to revocation of the business license, work permit, or other authorization for the conduct of business and associated work activities within the unincorporated areas of Dawson County.
- (4) Stop work orders. Any person failing to comply with any provision of this chapter shall be subject to a stop work order. Upon receipt of the stop work order, work on any project that is being performed in violation of this chapter shall immediately stop. Such notice shall be in writing and shall be given to the owner of the property, the owner of the sign, the owner's authorized agent, or the person or persons in charge of the activity on the property and shall state the conditions under which work may resume. If an emergency exists, then no written notice shall be required.
- (5) Violation of permit. If, through inspection, it is determined that a person engaged in any activity covered by this chapter has failed to comply with the ordinance or the conditions of the permit issued, then a written notice to comply shall be served upon that person. The notice shall set forth the measures necessary to achieve compliance and shall state the time within which such measures must be completed. If the person engaged in the activity fails to comply within the time specified, then such person shall be in violation of this chapter, and in addition to other penalties or enforcement, any applicable performance or surety bond shall be subject to forfeiture.
- (6) Permit suspension or revocation. The permit issued hereunder may be suspended or revoked by the county upon a finding that the holder is in violation of the permit or any portion of this chapter.
- (7) Administrative fines. Any person violating any provision of this chapter, permitting conditions, or stop work order shall be liable for a civil penalty of not less than \$100.00 per day or not to exceed \$1,000.00 per day. Each day the violation continues shall constitute a separate violation.
- (8) Criminal citation. Any person who shall do anything prohibited by this chapter or who shall fail to do anything required by this chapter shall be guilty of a misdemeanor, amenable to the process of the

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magistrate court of Dawson County, and upon conviction, shall be assessed with any penalty, including fine, confinement, or both, allowed by law for the violation of the county resolutions or ordinance. Each day and every day that such violation exists shall be deemed to constitute a separate offense.

(9) Board of commissioner's action. In addition to any other remedies, any violation of this chapter may be addressed by the board of commissioners of Dawson County by instituting injunction, mandamus, or other appropriate action or proceeding to stop the violation. Such proceeding may be instituted without the necessity of showing the lack of an adequate remedy at law.

(10) Any one or more of the foregoing enforcement provisions may be utilized separately or in combination to achieve compliance with this chapter.

(Ord. of 12-1-2022(4))

**Sec. 129-330. Abandonment.**

An abandoned sign must be removed within ~~30~~ 45 days from the date official notice is given by the county manager or designee, the county marshal, or the board of commissioners to the owner by certified mail to the last known address. If an abandoned sign is not removed within ~~30~~ 60 days of the receipt of the official notice or if said notice is returned undeliverable, then the county may remove such sign.

(Ord. of 12-1-2022(4))

**Sec. 129-331. Reserved.**

**Sec. 129-332. Disclaimer.**

Nothing in this chapter shall be construed to abrogate or impair the powers of the courts or of any department of the county to enforce any provisions of its ordinances or regulations nor to prevent or punish violations thereof; and the powers conferred by this chapter shall be in addition to and supplemental to the powers conferred by any other law.

(Ord. of 12-1-2022(4))

**Sec. 129-333. Reserved.**

**Sec. 129-334. Effective date.**

This chapter shall be effective on the day of its adoption by the board of commissioners of Dawson County.

(Ord. of 12-1-2022(4))



# Dawson County

## PUBLIC HEARING APPLICATION- LAND USE AMENDMENT

A short summary of the proposed use:

280-home Residential Community on 152.44 acres. The lots will be a minimum of 85'x100' per the RS-2

### Contact Information:

Contact Name: Jim King

Address: 131 Prominence Court Suite: 230

City: Dawsonville State: GA Zip: 30534

Telephone: [REDACTED] Email: jim@kingconsulting.info  
PLEASE DO NOT PROVIDE UNLISTED NUMBER

### Subject Property Information:

Address: SE corner of State Highway 9 & Dawson Forest Road Current Zoning: RA

District: 4th Section: 1st Land Lot: 1121,1122,1123,1124,38 Parcel ID: LL (cont): 1123,1124 & 38 Parcel #098 015

Proposed Zoning: RS-2 Current Use: Undeveloped/wooded

### This Application Is For (Check All That Apply) :

- Appeal of Administrative Decision
- Rezoning (Land Use change)
- Special Use
- Master Plan Review - MUV
- Amendment of Master Plan
- Amendment of Stipulations
- Other: \_\_\_\_\_

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# APPLICANT INTENT

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Applicant's Request (Letter of Intent):

Dawson Forest Road | Residential Community | August 30, 2024

The applicant, Jim King requests the Rezoning of Parcel Number 098 015 from R-A to RS-2 in order to construct a 280-home Residential Community on 152.44 acres bordered on the North by Dawson Forest Road, the West by State Route 9, the East by Goodson Rd. and on the south by single family residences. The property is currently undeveloped and zoned RA. A large buffer area is being preserved along both State Hwy 9 and Dawson Forest Road and a 200' buffer preserved along Goodson Road.

The Property lies within the Suburban Living Character Area as designated by the newly adopted Comprehensive Plan. The lot size specified within the Suburban Character Area is 85' x 100' or 8,500 sq feet and the plan we are proposing exceeds that lot size. The property was formerly designated as Industrial and Mixed-Use Village on the 2028 and 2049 Future Land Use Plans. Mixed-Use Village carries a maximum density of 2.8 homes per acre with no minimum lot size. Our plan exhibits a density of 1.8 homes per acre with large 85' wide lots which far exceeds the residential size and density requirements of the prior FLUP and the other new developments along Dawson Forest Road. The proposed development is in harmony with the existing and/or currently developing neighborhoods along Dawson Forest Road and the surrounding area and completely conforms to the new 2023 Comprehensive Plan designation as Suburban Living Character Area in which it resides.

Water, sewer and electricity are available to the property. Sewer service will be provided once the Silver City Sewer Interceptor Line is completed. A 12" water main will be extended from Blacks Mill Elementary School to the site by the developer. All utilities within the development will be underground.

The proposed development is within walking distance of both Riverview Elementary and Middle Schools which will greatly reduce the traffic impact that is typically associated with similar residential developments, making this an ideal location. The primary entrance will access Hwy 9 to focus traffic south into Forsyth County along Hwy 9 in order to insure minimal traffic impact to Dawson Forest Road and other Dawson County secondary and minor roads. If, in the future, any access is required on Goodson Road, it will be gated and limited to Emergency access only.

# Applicant Certification

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

I understand that the Planning & Development staff may either accept or reject my request upon review. My request will be rejected if all the necessary data is not presented. The staff will send notices to adjacent property owners advising of the request and proposed use prior to the public hearing.

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

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

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

Signature \_\_\_\_\_

Date 8/29/2024

Witness [Signature]

Date 8/29/2024



# Property Owner Authorization

I/we, Timothy P. LeBlanc, hereby swear that I/we own the property located at (fill in address and/or tax map parcel #s):

Street Address of Property being rezoned: Dawson Forest Road / Georgia Highway 9

TMP#: 098-015

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

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

Printed Name of applicant or agent: Jim King

Signature of applicant or agent: \_\_\_\_\_ Date: \_\_\_\_\_

\*\*\*\*\*

Printed Name of Owner(s): LeBlanc Family Partners LLLP

Signature of Owner(s): Jim LeBlanc Date: August 29, 2024

Mailing address: \_\_\_\_\_

City, State, Zip: \_\_\_\_\_

Phone (Listed/Unlisted): \_\_\_\_\_

Sworn and subscribed before me this 29th day of August

{Notary Seal}

Mannette V. Watson  
Notary Public



My Commission Expires: \_\_\_\_\_

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

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

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

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

This notice and acknowledgment shall be public record.

Applicant Signature: \_\_\_\_\_

*Jim King*  
JIM KING

Applicant Printed Name: \_\_\_\_\_

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

8/29/2024

Sworn and subscribed before me

this 29th day of August, 2024.

*Gail Loggins*

Notary Public

My Commission Expires: 9/7/2025

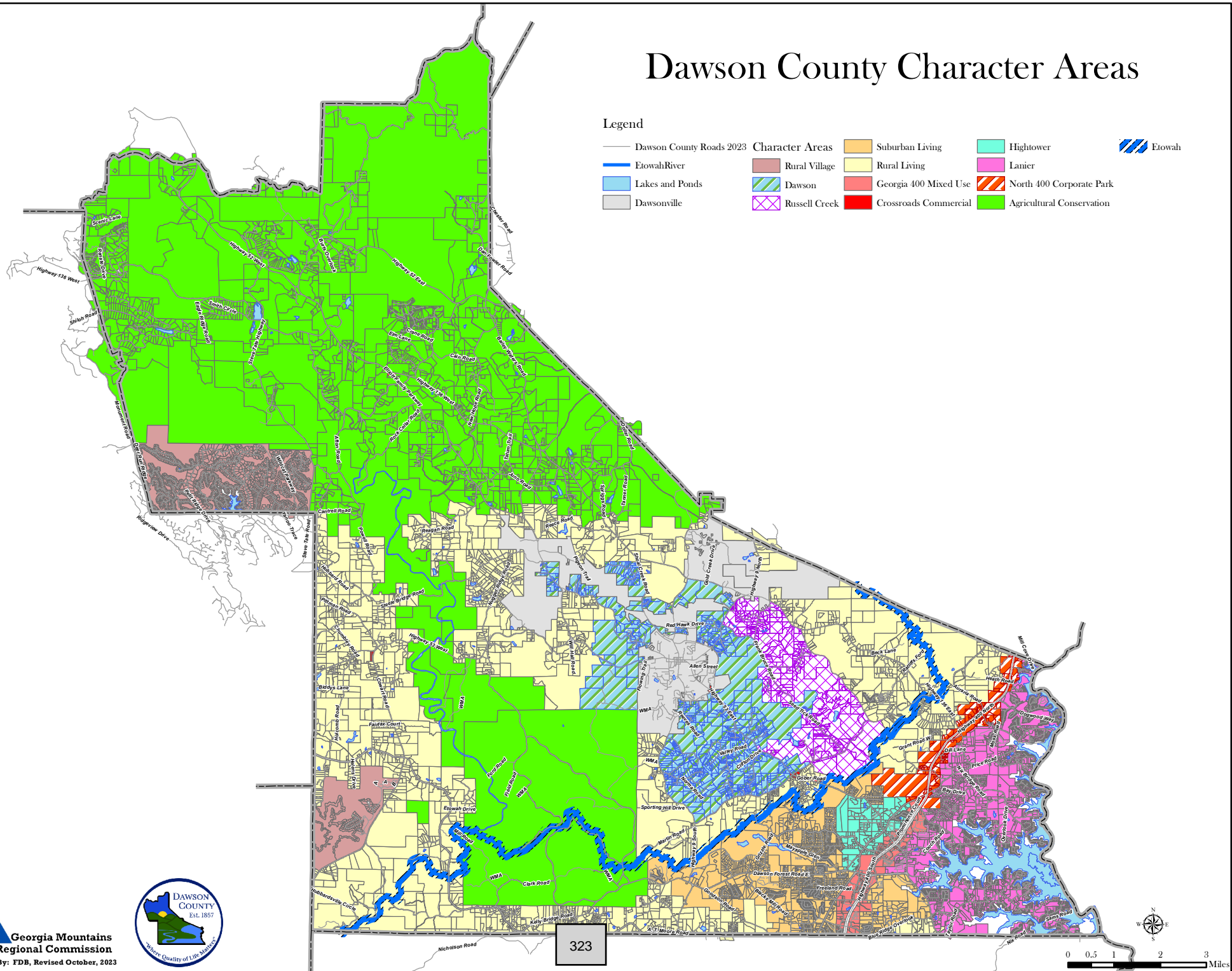


Application Number (by staff): \_\_\_\_\_

# Dawson County Character Areas

## Legend

- |                            |                 |                       |                           |        |
|----------------------------|-----------------|-----------------------|---------------------------|--------|
| — Dawson County Roads 2023 | Character Areas | Suburban Living       | Hightower                 | Etowah |
| Etowah River               | Rural Village   | Rural Living          | Lanier                    |        |
| Lakes and Ponds            | Dawson          | Georgia 400 Mixed Use | North 400 Corporate Park  |        |
| Dawsonville                | Russell Creek   | Crossroads Commercial | Agricultural Conservation |        |



## **CONSTRUCTION & DEVELOPMENT SCHEDULE**

Entitlement Process: August 2024 - November 2024

Engineering Design: December 2024 – May 2025

Land Development Ph1: May 2025 – November 2025

Home Construction Ph1: November 2025 – November 2026

Land Development Ph2: March 2026– September 2026

Home Construction Ph2: November 2026 – November 2027



LINE	BEARING	DISTANCE
L1	S66°-45'-02"E	136.74'
L2	S66°-35'-51"E	194.72'
L3	S66°-37'-07"E	168.31'
L4	S66°-35'-01"E	254.60'
L5	S89°-54'-24"E	169.84'
L6	S51°-00'-29"E	200.44'
L7	N38°-59'-16"E	149.56'
L8	N51°-00'-44"W	203.61'

**PARCEL DESCRIPTION**

(Per Certificate of Title, Dawson County File No. 67531, Dated March 30, 2021)

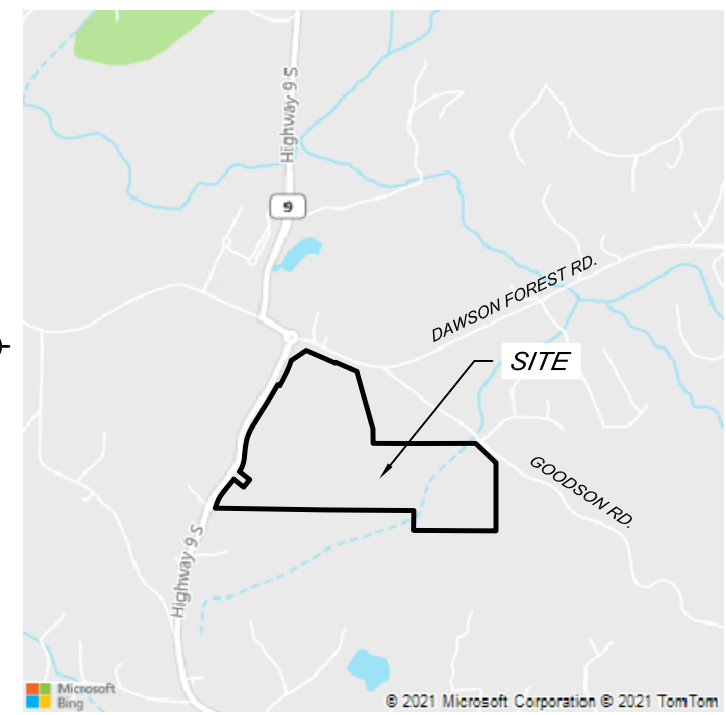
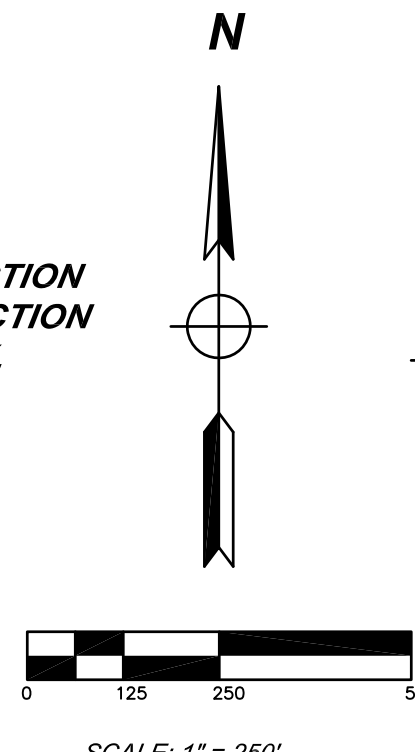
All that tract or parcel of land lying and being in the 4th District and 1st Section, and South half of the 13th District and 1st Section of Dawson County, Georgia and more particularly described as follows:

Beginning at a point where United States Highway 19 crosses the original North and South line on the West side of Lot 1124, near the Southwest corner of said lot of land, thence along a Northerly direction and on the East side of U.S. Highway 19 to a point where U.S. Highway 19 intersects with State Highway No. 318, thence an Easterly direction along State Highway 318 and on the South side thereof through a portion of Lot No. 1121 and Lots 1122, No. 39 in the 4th District and 1st Section of Dawson County, Georgia, and a portion of lots No. 421 and 420 in the South half of the 13th District and 1st Section of said county and to a point where said State Highway No. 318 crosses the North and South line and on the East side of Lot 420 as aforesaid, thence South along the North and South line and on the East side of Lots No. 420, 421 and 486 to the Southeast corner of Lot of land No. 486 in the South half of the 13th District and 1st Section of said county, thence West along the East and West lines and on the South sides thereof of Lot No. 486 in said last named District and Section and Lot 38, 1123, and 1124 in the 4th District and 1st Section of said county to Highway No. 19, the beginning point, and being lots and portions of lots of land No. 1122, 1124, 1121, 1123, 38 and 39 in the 4th District and 1st Section of said county and being lots 486, 421 and a portion of lot 420 in the South half of the 13th District and 1st Section of Dawson County, and containing 228 acres, more or less, excepting therefrom one (1) acre, more or less.

Less and Except from the above described property:

- That certain tract or parcel adjacent to the right of way of State Route 0 in Land Lot 1124 of the 4th District, 1st Section of Dawson County, Georgia, containing one (1) acre, more or less, and being depicted as "out" on that certain survey recorded in Plat Book 1, Page 82, Dawson County, Georgia Records.
- That certain tract or parcel of land lying and being in Land Lots 39 and 1122 of the 4th District, 1st Section of Dawson County, Georgia, containing 13.46 acres, more or less, and being the same property conveyed by Warranty Deed from Dr. Marcus Mashburn, Sr., Dr. Marcus Mashburn, Jr., and Dr. Jim Mashburn to Elizabeth Strickland Gill and P.B. Gill, dated September 17, 1962, and recorded at Deed Book 1, Page 531, Dawson County, Georgia Records.
- That certain tract or parcel of land lying and being in Land Lot 39 of the 4th District, 1st Section of Dawson County, Georgia, and lying and being in Land Lots 420, 421, and 486 of the South Half of the 13th District, 1st Section of Dawson County, Georgia, containing 49.5 acres, more or less, and being the same property conveyed by Marcus Mashburn, Jr. and James S. Mashburn to P.B. Gill and Elizabeth Strickland Gill, dated March \_\_, 1966, and recorded at Deed Book 4, Page 391, Dawson County, Georgia.
- That certain tract or parcel of land lying and being in Land Lots 39, 1122, and 1123 of the 4th District, 1st Section of Dawson County, Georgia, and lying and being in Land Lot 421 of the South Half of the 13th District, 1st Section of Dawson County, Georgia, containing 17 acres, more or less (a portion of which was previously conveyed at Deed Book 1, Page 531, Dawson County, Georgia Records), and being the same property conveyed by Warranty Deed from Marcus Mashburn, Jr. and James S. Mashburn to Elizabeth Strickland Gill and P.B. Gill, dated April 5, 1976, and recorded at Deed Book 35, Page 165, Dawson County, Georgia Records.
- That certain tract or parcel of land lying and being in Land Lots 38 and 1123 of the 4th District, 1st Section of Dawson County, Georgia, containing 4.28 acres, more or less, and being the same property conveyed by Warranty Deed from Marcus Mashburn, Sr., Marcus Mashburn, Jr., and James S. Mashburn to Harold Hansard, dated August 12, 1978, and recorded at Deed Book 44, Page 763, Dawson County, Georgia Records.
- Any portion of the above-described property contained within the right of way of Georgia State Route 9, Georgia State Route 318 (a.k.a. Dawson Forest Road), or the right of way of Goodson Road.

**4th DISTRICT & 1st SECTION  
13th DISTRICT & 1st SECTION  
DAWSON COUNTY,  
GEORGIA**



**LOCATION MAP  
NOT TO SCALE**

**LEGEND**

- - MANHOLE
- ⊙ - CATCHBASIN
- ⊗ - CURB CATCHBASIN
- ⊕ - FIRE HYDRANT
- ⊖ - WATER VALVE
- ⊙ - GAS VALVE
- - TELEPHONE POLE
- - POWER POLE
- ⊙ - POWER AND TELEPHONE POLE
- ⊙ - LIGHT POLE
- ⊙ - MAIL BOX
- ⊙ - SIGN
- ⊙ - SPRINKLER
- ⊙ - RAILROAD SIGNAL
- ⊙ - TRANSFORMER
- ⊙ - BARRIER FREE PARKING
- ⊙ - BITUMINOUS SURFACE
- ⊙ - CONCRETE SURFACE
- ⊙ - CONCRETE CURB
- ⊙ - FENCE LINE
- ⊙ - OVERHEAD POWER LINES
- ⊙ - TREE LINE
- ⊙ - STUMP
- ⊙ - PINE
- ⊙ - BUSH
- ⊙ - TREE
- ⊙ - TELEPHONE PEDESTAL
- ⊙ - FOUND SURVEY CORNER
- ⊙ - SET 1/2" IRON ROD
- ⊙ - SET WOOD LATH
- ⊙ - SET P.K. NAIL
- ⊙ - GUY ANCHOR AND POLE
- ⊙ - NOT FIELD LOCATED
- ⊙ - CABLE TV PEDESTAL
- ⊙ - ANTENNA
- ⊙ - SATELLITE DISH
- ⊙ - AIR CONDITIONING UNIT
- ⊙ - SOIL BORING
- ⊙ - ELECTRICAL PEDESTAL
- ⊙ - BURIED CABLE LINES
- ⊙ - BURIED ELECTRIC LINES
- ⊙ - GAS MAINS
- ⊙ - SANITARY SEWER LINES
- ⊙ - STORM SEWER LINES
- ⊙ - TELEPHONE LINES
- ⊙ - WATER MAINS

**UTILITY NOTE**

THE UTILITY LOCATIONS AS HEREON SHOWN ARE BASED ON FIELD OBSERVATIONS AND A CAREFUL REVIEW OF MUNICIPAL AND UTILITY COMPANY RECORDS. HOWEVER, IT IS NOT POSSIBLE TO DETERMINE THE PRECISE LOCATION AND DEPTH OF UNDERGROUND UTILITIES WITHOUT EXCAVATION. THEREFORE, WE CANNOT GUARANTEE THE ACCURACY OR COMPLETENESS OF THE BURIED UTILITY INFORMATION HEREON SHOWN. THE CONTRACTOR SHALL CALL "MISS DIG" (1-800-482-7171 OR 811) WITHIN THREE WORKING DAYS PRIOR TO ANY EXCAVATION. THE CONTRACTOR IS RESPONSIBLE FOR VERIFYING THESE UTILITY LOCATIONS PRIOR TO CONSTRUCTION AND SHALL MAKE EVERY EFFORT TO PROTECT AND OR RELOCATE THEM AS REQUIRED. THE CONTRACTOR SHALL NOTIFY THE ENGINEERS/SURVEYOR AS SOON AS POSSIBLE IN THE EVENT A DISCREPANCY IS FOUND.

**EXHIBIT "B" EXCEPTIONS**

- All matters shown on Plat Book 1, Page 82, Dawson County, Georgia records. (Document unclear as to location of any easements)
- Easement from J.C. Hughes and G.O. Hughes to Georgia Power Company, dated May 11, 1938, filed June 24, 1938, recorded in Deed Book T, Page 366, aforesaid records. (Blanket easement granting rights to Georgia Power Company to enter property to maintain electrical facilities, not plottable)
- General Permit from J.C. Hughes and G.O. Hughes to Southern Bell Telephone and Telegraph Company, dated May 4, 1939, filed July 10, 1939, recorded in Deed Book T, Page 481, aforesaid records. (25' wide easement each side of telephone lines on property, not shown as exact location of telephone lines unknown)
- Easements granted in Right of Way Deed from G.O. Hughes to Dawson County, dated and filed June 28, 1940, recorded in Deed Book U, Page 50, aforesaid records. (80' wide right of way - 40' each side of road centerline - width has since widened)
- Easements granted in Right of Way Deed from Mrs. Erma Dell Duncan and J.C. Hughes to Dawson County, dated and filed June 28, 1940, recorded in Deed Book U, Page 51, aforesaid records. (80' wide right of way - 40' each side of road centerline - width has since widened)
- Easements granted in Right of Way Deed from G.O. Hughes to State Highway Department of Georgia, dated May 9, 1953, filed October 14, 1953, recorded in Deed Book W, Page 537, aforesaid records. (80' wide right of way - 40' each side of road centerline - width has since widened)
- Easements granted in Right of Way Deed from J.C. Hughes to State Highway Department of Georgia, dated September 22, 1954, filed February 3, 1955, recorded in Deed Book W, Page 549, aforesaid records. (15' wide right of way added on to the present right of way)
- Easement from J.C. Hughes to Sawnee Electric Membership Corporation, dated October 22, 1958, filed October 24, 1958, recorded in Deed Book Y, Page 45, aforesaid records. (30' wide easement - 15' each side of electric transmission line, not shown as exact location of electric transmission line unknown)
- Easement from J.C. Hughes to Georgia Power Company, dated March 5, 1957, filed March 20, 1957, recorded in Deed Book Y, Page 191, aforesaid records. (Blanket easement granting rights to Georgia Power Company to enter property to maintain electrical facilities, not plottable)
- Easements granted in Right of Way Deed from J.C. Hughes to Dawson County, dated June 4, 1958, filed June 5, 1958, recorded in Deed Book Y, Page 547, aforesaid records. (65' wide right of way and 100' wide right of way for a county road intersection, as shown)
- Easement from J.C. Hughes to Sawnee Electric Membership Corporation, dated September 10, 1958, filed September 12, 1958, recorded in Deed Book Z, Page 3, aforesaid records. (Blanket easement granting rights to Sawnee Electric Membership Corporation to enter property to maintain electrical facilities, not plottable)
- Civil Action (CA #02-CV-219-A). Condemnation Proceedings. Georgia Transmission Corporation, successor to Oglethorpe Power Corporation (an electric membership corporation) vs. all that tract or parcel of land lying and being in Land Lot 1122, 4th District, First Section, Dawson County, Georgia, et. al. dated and filed September 12, 2002, recorded in Deed Book 463, Page 11, aforesaid records. (As shown)
- Tenancy-In-Common Agreement among Mary Helen Mashburn McGruder, Susan Mashburn Hawkins and Van Mashburn LeBlanc, dated November 14, 2011, filed November 17, 2011, recorded in Deed Book 1005, Page 82, as amended by First Amendment dated November 30, 2012, filed December 13, 2012, recorded in Deed Book 1051, Page 86, aforesaid records. (Blanket agreement document dividing the subject property up into divided ownership between multiple parties, not plottable)
- Easement from LeBlanc Family Partners LLLP, a Georgia limited liability partnership, Sarah Hawkins Warren f/k/a Sarah M. Hawkins, in her capacity as Trustee of the Sarah Hawkins Trust Number 6, Pilgrim Mill Family Limited Partnership LLLP, a Georgia limited liability partnership and Carter M. Hawkins, in his capacity as Trustee of the Carter M. Hawkins Trust Number 6 to Georgia Power Company, dated March 8, 2019, filed April 19, 2019, recorded in Deed Book 1342, Page 114, aforesaid records. (15' wide easement, each side of proposed Georgia Power Company overhead distribution line as shown on Exhibit A of document, appears to affect property, as shown)

**FLOODPLAIN INFORMATION**

ACCORDING TO THE FEDERAL EMERGENCY MANAGEMENT AGENCY MAPS, MAP #13085C0201C, EFFECTIVE DATE OF APRIL 4, 2018, THE SUBJECT PROPERTY LIES WITHIN ZONE X, AREAS OF MINIMAL FLOODING.

**SURVEYOR'S NOTES**

- THE DATUM FOR THIS SITE WAS ESTABLISHED UTILIZING GLOBAL POSITIONING SYSTEMS AND BASED ON POSITIONAL VALUES FOR THE REFERENCE STATION NETWORK DEVELOPED BY eGPS SOLUTIONS. THE HORIZONTAL REFERENCE FRAME IS NORTH AMERICAN DATUM OF 1983 - STATE PLANE COORDINATE SYSTEM OF GEORGIA-WEST ZONE. THE VERTICAL REFERENCE FRAME IS NORTH AMERICAN VERTICAL DATUM OF 1988. ANY DIRECTIONS OR DIMENSIONS SHOWN ARE A RECTANGULAR, GROUND LEVEL PROJECTION OF THE STATE PLANE COORDINATE SYSTEM.
- EQUIPMENT USED: LEICA GS14 GNSS RECEIVER.
- IN MY OPINION, THIS PLAT IS A CORRECT REPRESENTATION OF THE LAND PLATTED AND HAS BEEN PREPARED IN CONFORMITY WITH THE MINIMUM STANDARDS AND REQUIREMENTS OF THE GEORGIA PLAT ACT OCGA 15-6-67.
- CONSTRUCTION WAS PRESENT AT THE INTERSECTION OF GA-9 AND DAWSON FOREST ROAD. THIS AREA HAS BEEN NOTED IN THE DRAWING.
- NO BUILDINGS WERE OBSERVED ON THE SUBJECT PROPERTY.
- NO PARTY WALLS WERE OBSERVED ON THE SUBJECT PROPERTY.
- THE UTILITIES PROVIDED FROM GEORGIA 911 CONTACTS WERE CONTINUED VIA IMAGES, ALL UTILITIES ARE APPROXIMATE.
- NO PARKING SPACES WERE OBSERVED ON THE SUBJECT PROPERTY.
- NO INDICATION OF EARTH MOVING, BUILDING CONSTRUCTION OR ADDITIONS WERE OBSERVED DURING THE COURSE OF SURVEY.
- THE PROPERTY DESCRIBED IN THE COMMITMENT AND AS DEPICTED ON THE SURVEY ARE ONE AND THE SAME.

**PARCEL DESCRIPTION**

Land situated in Land Lots 1121, 1122, 1123, 1124, 38 of the 4th District, 1st Section, and Land Lots, 38, and 486 of the South half of the 13th District, Dawson County Georgia, being more particularly described as: beginning at a found 1/2" Rebar at the Southwest Corner of Land Lot 1124, and the Easterly right-of-way of Highway GA 9 South, thence along said Easterly right-of-way along a curve to the right 288.67', having a radius of 580.81', and a Chord Bearing N.26°-07'-43"E, 285.70 feet; thence continuing along said Easterly right-of-way, N.38°-44'-34"E, 257.03 feet, thence S.51°-00'-29"E, 200.44 feet to found Rock; thence N.38°-59'-16"E, 149.56 feet to a found Axle Shaft; thence N.51°-00'-44"W, 203.61 feet to the said Easterly right-of-way of Highway GA 9 South; thence along the Easterly right-of-way of Highway GA 9 South, along a curve to the left 266.59 feet, having a radius of 487.93, and a Chord Bearing N.17°-14'-04"E, 263.57 feet; thence continuing along said Easterly right-of-way the following 8 courses and distances: thence N.05°-44'-44"E, 140.29 feet; thence along a curve to the right 338.40 feet, having a radius of 723.45, and a Chord Bearing N.18°-37'-52"E, 335.32 feet; thence N.32°-07'-02"E, 450.61 feet; thence along a curve to the left 318.18 feet, having a radius of 5184.15 feet, and a Chord Bearing N.30°-22'-34"E, 318.13 feet; thence S.61°-23'-05"E, 35.00 feet; thence N.27°-16'-45"E, 252.66 feet; thence along a curve to the left 186.90 feet, having a radius of 1061.09 feet, and a Chord Bearing N.21°-18'-33"E, 186.66 feet; thence N.56°-01'-07"E, 277.51 feet to the Southerly right-of-way of Dawson Forest Road (HWY. 318); thence along the said Southerly right-of-way of Dawson Forest Road (HWY. 318) the following 6 courses and distances: thence S.66°-35'-51"E, 136.74 feet; thence S.66°-35'-51"E, 194.72 feet; thence S.66°-37'-07"E, 168.31 feet; thence N.23°-24'-09"E, 15.00 feet; thence S.66°-35'-01"E, 254.60 feet; thence along a curve to the left 110.91 feet, having a radius of 1267.07 feet, and a Chord Bearing S.66°-35'-51"E, 110.81 feet to a found Axle Shaft; thence S.15°-32'-16"E, 937.20 feet; thence S.00°-22'-24"E, 227.04 feet to a found Axle Shaft; thence S.89°-53'-49"E, 563.77 feet to found 1/2" rebar with cap (unreadable); thence S.89°-54'-24"E, 169.84 feet to found 1/2 rebar with cap #2985; thence S.89°-54'-24"E, 169.84 feet to found 1/2" rebar with cap #2985; thence N.89°-54'-24"E, 875.11 feet to set 1/2" rebar on Westerly right-of-way of Goodson Road; thence along the Westerly right-of-way of Goodson Road, S.46°-47'-50"E, 441.18 feet to a found 1/2" pipe and the East line of Land Lot 486; thence along the said East line of Land Lot 486, S.00°-05'-03"E, 795.84 feet to found 1/2" rebar; thence continuing along the said East line of Land Lot 486, S.00°-01'-07"E, 276.10 feet to found Monument Rock, and the Southeast corner of said Land Lot 486; thence along the South line of said Land Lot 486, N.89°-39'-33"W, 529.68 feet to a found 1/2" Rebar; thence continuing along said South line, N.89°-39'-28"E, 765.77 feet, to a set 1/2" rebar with cap, and the Southwest corner of said Land Lot 486, thence along the West line of said Land Lot 486, N.00°-55'-47"E, 311.47 feet, to a set 1/2" Rebar with cap, and the Southeast corner of Land Lot 38, thence along the South line of said Land Lot 38, N.89°-34'-04"W, 385.71 feet to set 1/2" Rebar with Cap, and the corner common to Land Lot 37, 38, 1190, and 1123; thence N.89°-27'-56"W, along the South line of said Land Lot 1123 1376.73 feet to a found Rock, and the Southwest Corner of Land Lot 1123; thence N.89°-05'-15"W, along the South Line of Land Lot 1124, 1344.19 feet to point of Beginning of this description, containing 152.43 acres more or less of land.

PREPARED BY:  
NATHAN G. SHEPHERD RLS  
514 WEST MAPLE ST.  
CUMMING, GEORGIA 30004  
TEL 989-284-6178  
DRAWN BY: JT  
DATE: 04/29/2021  
JOB NUMBER: 130141SG2021



To (name of insured, if known), (name of lender, if known), (name of insurer, if known), (names of others as negotiated with the client):

This is to certify that this map or plat and the survey on which it is based were made in accordance with the 2016 Minimum Standard Detail Requirements for ALTA/NSPS Land Title Surveys, jointly established and adopted by ALTA and NSPS, and includes items \_\_\_\_\_ of Table A thereof. The fieldwork was completed on \_\_\_\_\_ [date].

Nathan G. Shepherd  
Professional Surveyor No. LS003466

**ALTA/NSPS LAND TITLE SURVEY FOR:  
LeBLANC FAMILY PARTNERS LLLP**

622 PILGRIM MILL ROAD  
CUMMING, GA 30040

**ALTA/NSPS LAND TITLE SURVEY OF:  
PART OF THE 4th DISTRICT & 1st SECTION &  
SOUTH 1/2 OF THE 13th DISTRICT & 1st SECTION  
DAWSON COUNTY, GEORGIA**



## LAND USE AMENDMENT STAFF REPORT PLANNING & DEVELOPMENT

**ZA Number:** 24-11 / DRI #4298

**Public Meetings:** Planning Commission, November 19, 2024  
Board of Commission Hearing, December 19, 2024

**Project Name:** Leblanc Tract

**Owner:** T.P. LeBlanc

**Applicant:** King Consulting

**Requested Action:** Rezone the property to develop a residential subdivision of 2.0 units per net acre, calculated on 140 acres.

**Planning Commission Recommendation:**

**Property Size:** 152.83 acres

**Location:** GA Highway 9S and Dawson Forest Road

**Commission District:** District 1

**Parcel I.D. Number:** 098-015

**Zoning District:** RA Residential Agricultural

**Road Classification:** Dawson Forest Road is a two-lane roadway with a 50-mph posted speed limit. State Road 9S is a two-lane roadway with a 55-mph posted speed limit near the proposed development. Goodson Road is a two-lane local roadway adjacent to the site.

**Requested Zoning District:** RS-2 Residential

**Character Area:** Suburban Living

**Dawson Trail Segment:** Segment 1-A Dawson Forest Road

Location	Character Area	Zoning	Existing Use
Site	Suburban Living	RA	Wooded acreage
North	Suburban Living	RA	Large lot residential
South	Rural Living	RA	Large lot residential
East	Suburban Living	RA	Residential
West	Suburban Living	RSR	Vacant land

## -Analysis-

The applicant proposes rezoning the property from RA to RS-2 to develop a residential subdivision with an amenity tract. The concept plan depicts 280 single-family homesites with a small recreational tract. In 2021, a rezoning application (ZA 21-21) for the property was tendered to rezone the site from R-A (Residential Agriculture) to RS-3 (Residential Suburban 3) to develop a 379-lot subdivision; the Planning Commission denied the application afterward it was withdrawn from the county agenda.

The property is located within the Suburban Living Character area as delineated on Dawson County's Character Area Map, which was adopted in October 2023. The Suburban Living Character Area allows for the RS-2 designation. RS-2 residential suburban districts are areas with low-density single-family residential growth and access to public sewer. These areas are typified by conventional subdivision development and suburban-style, single-family on-site construction. The proposal is consistent with the Character Area Plan. The Character Area Map as adopted by the Board of Commissioners provides the best possible indication of desirable future district patterns.

Additional natural resources assessments will be required for the final design and permitting, which may modify the concept plan and the number of home sites.

## Sec. 121-313. Guidelines to be considered when Granting an Amendment.

Whenever consideration is being given to an amendment to the Land Use Code, the planning commission shall make its recommendations, and the board of commissioners shall make its decision based on the following criteria:

1. The existing uses and classification of nearby property
2. The extent to which the particular land use classification diminishes property values;
3. The extent to which the destruction of property values of the applicant promotes the health, safety, morals, or general welfare of the public;
4. The relative gain to the public, as compared to the hardship imposed upon the individual property owner;
5. The suitability of the subject property for the proposed land use classification;
6. The length of time the property has been vacant under the present classification, considered in the context of land development in the area in the vicinity of the property and
7. Whether the requested zoning would result in a use that could create an excessive or burdensome use of existing streets, transportation facilities, utilities, or schools;



## Suburban Living

The primary function of the Suburban Living character area is to economically provide for public facilities and services in an established residential area and provide for growth while retaining levels of open space. Residential development in the Suburban Living character area shall have a maximum density of two (2) dwelling units per net acre.

Future development will continue to be detached, single-family homes. Opportunities for variety in dwelling sizes and types can be developed, provided such action is part of a Residential Planned Community. New commercial development shall be an allowable use within Crossroads Commercial nodes.

Table 3-20. Suburban Living Character Area Land Uses

LAND USES	LAND USE DESIGNATION
Residential uses	<b>Residential Suburban (RS)</b> <b>Residential Suburban (RS-2)</b> Residential Planned Community (RPC) Commercial Office Institutional (C-OI) Commercial Rural Business (C-RB)
Offices	
Places of worship	
Libraries	
Schools	
Recreation	
Greenways and trails	
Neighborhood and Community Parks	
Conservation Subdivisions	

### MITIGATION STRATEGIES:

- Strategy 10.1: Provide pedestrian multi-use paths to adjacent and nearby residential or commercial areas.
- Strategy 10.2: Residential subdivision design should set aside a high percentage of open space, excluding utility easements.
- Strategy 10.3: Residential development plans should reduce the limits of clearing and grading, i.e., no land disturbance of more than 30 percent in any single contiguous area.
- Strategy 10.4: Developments should provide open and green space, including shared civic space, exclusive of utility easements.
- Strategy 10.5: Amend the Land Use Code to include maximum impervious surface requirements.
- Strategy 10.6: Require trail construction or payment instead of land uses adjacent to the proposed greenway and trails.



### Public Works Department:

1. The proposed development will require a stormwater Pre-Design/Pre-Submittal Consultation
2. Provide sight distance analysis for both proposed driveways to verify stopping distance requirements are met
3. Transportation improvements in accordance with the Traffic Impact Study prepared by KCI Technologies dated September 2024 and subsequent amendments to include:
  - a. In addition to the northbound deceleration lane, construct a southbound left turn deceleration lane on SR9
  - b. Provide a full detailed study to determine the needed improvements to the roundabouts to mitigate the overall decrease in the LOS as a result of this development. The study is to include a topographic survey of existing improvements and the available right of way. The needed improvements will be the responsibility of the developer.
4. Recommend sidewalks along the frontage of SR9 and Dawson Forest Road to connect to the existing sidewalks at the roundabout.
5. Provide street lighting at both proposed driveways
6. Note that a performance bond will be required for all new work within the right of way of Dawson Forest Road
7. All work on State Route 9 must be coordinated and permitted by the GDOT

### Etowah Water and Sewer Authority

EWSA will require that the developer extend sewer to the property along with a 12" water main upgrade down Dawson Forest Road. Both extensions must come from the Blacksmill Elementary School area. EWSA is unsure of the time frame since this will be up to the developer; however, if they want to develop, they will work on upgrading and extending the water and sewer lines as soon as we let them. Both extensions/upgrades must be designed and installed per EWSA specifications. Plans must be submitted for review and approval before any construction activity starts.

### Emergency Services

A preliminary comment based on information in the zoning application is not to be construed as a final position on all matters related to the proposed property development.

All apparatus access roads within the proposed development shall conform to the requirements of IFC Appendix D for width, hydrants, no parking, turnarounds, etc. The Dawson County Fire Ordinance requires a minimum 1-hour fire resistance rating of paralleling exterior walls within 25 feet of a lot line and 20 feet of another occupiable structure.

### Transportation Analysis:

Traffic Impact Study prepared by KCI Technologies dated September 2024 and subsequent amendments.

Dawson County Board of Education: As of November 13, 2024, there are no comments.

# SEGMENT 1 DAWSON FOREST



## Overview:

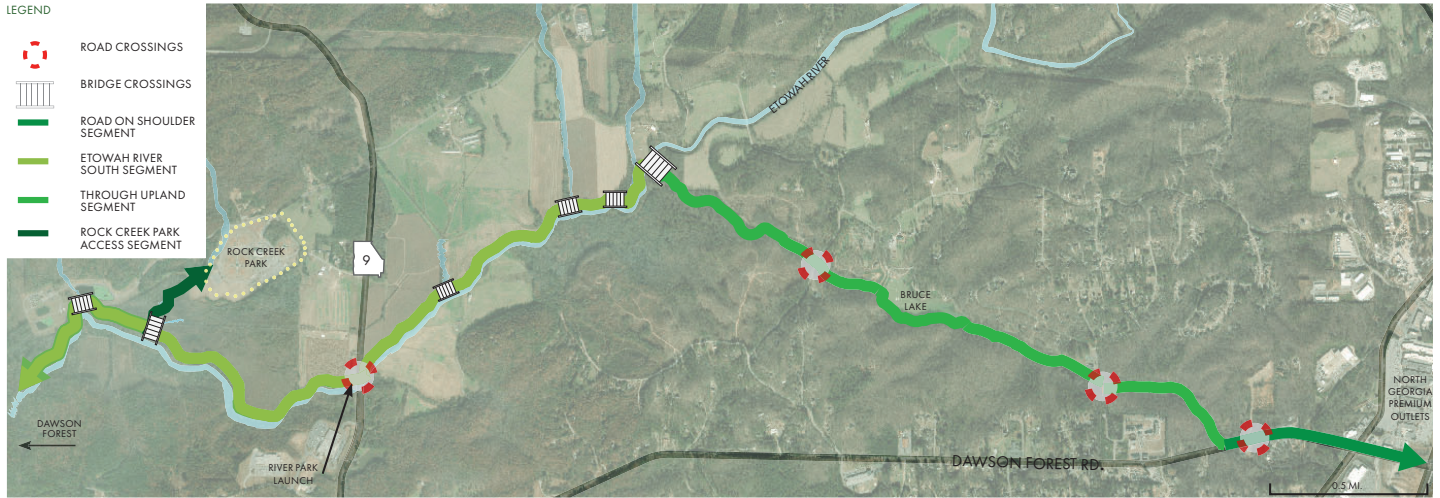
**Connecting points of interest:** North Georgia Premium Outlets, Etowah River, Dawson Forest, Rock Creek Park  
**Begins/Ends:** GA 400/Dawson Forest  
**Distance:** +/- 6.4 miles

## Benefits:

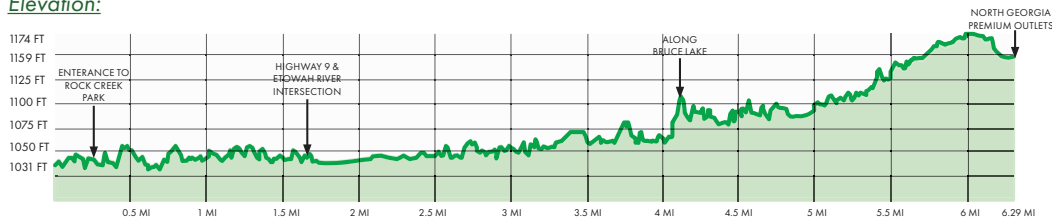
- Connects commercial hub to existing natural areas, river, and parks
- Adjacent to existing and planned residential
- Connects existing trail heads

## Challenges:

- Requires drainage improvements on Dawson Forest Road
- Right-of-way acquisition through upland areas



## Elevation:



**MINIMUM ELEVATION | 1031 FT**  
**AVERAGE ELEVATION | 1074 FT**  
**MAX ELEVATION | 1174 FT**

TOTAL DISTANCE: 6.29 MILES    ELEVATION GAIN/LOSS: 808 FT., -693 FT    MAX SLOPE: 14.4 %, -15.5%    AVERAGE SLOPE: 2.9%, -2.7%

After consideration of Section 121-313, Guidelines to be considered when granting an amendment: if the commission grants this request, staff recommends the following stipulations to lessen the impacts of the development:

1. A maximum of 265 residential home sites.
2. A recreation area of at least four acres shall be provided. The common area shall be located and designed to ensure residents can use and enjoy it for active or passive recreation. This area shall be accessible via pedestrian connections. Constrained lands shall not be utilized for common areas.
3. Transportation improvements per the Traffic Impact Study prepared by *KCI Technologies* dated September 2024.
4. Construct a northbound deceleration lane on SR9.
5. Construct a southbound left turn deceleration lane on SR9.
6. Provide a complete, detailed study to determine the needed improvements to the roundabouts to mitigate the overall decrease in the existing LOS due to this development. The study will include a topographic survey of existing improvements and the available right of way. The developer will be responsible for the improvements that are needed.
7. Sidewalks along the frontage of SR9 and Dawson Forest Road connecting to the existing sidewalks at the roundabout.
8. Provide street lighting at both proposed driveways.
9. A performance bond will be required for all new work within Dawson Forest Road's right-of-way.
10. All work on State Route 9 must be coordinated and permitted by the GDOT.
11. Provide sight distance analysis for both proposed driveways to verify that stopping distance requirements are met.
12. Before the 100th building permit is issued, the applicant must contribute \$45,000 to the Dawson Forest Trail.
13. No internal residential driveway shall be permitted to be located closer than 120 feet to the existing or proposed right-of-way of Dawson Forest Road or GA Hwy 9S intersecting roadways.
14. Common mailbox areas must include a roofed area to shelter the patron from the elements. Such structures are exempt from setback requirements.
15. Retaining walls must be faced with natural stone, brick, or a minimum of four-inch-thick manufactured stone; modular block is allowed. The underlying substrate may not be visible through the facing material. Retaining walls located on individual lots are not subject to this requirement.















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**NOTICE OF PUBLIC HEARINGS**

The Dawson County Board of Commissioners will hear the below application on Thursday, December 19, 2024, at the Voting Session immediately following the 4:00 p.m. Work Session. This Public Hearing will be held in the Dawson County Administration Building, 25 Justice Way, Assembly Room, Second Floor, Suite 2303, Dawsonville, Georgia. Applications are available for public review on the County's website at [www.dawsoncountyga.gov](http://www.dawsoncountyga.gov). The physical location for the application listed below is provided for general locational purposes only. A more detailed depiction of the property can be found using the GIS viewer, also located on the County's website.

ZA 24-11, Jim King has submitted a request to the proper authorities requesting a Land Use Amendment to zone 152.44 acres of property currently zoned RA (Residential Agricultural) to RS-2 (Residential Suburban – at 2 du/per net acre). This property is located at the SE corner of the GA-9N and Dawson Forest Rd., Dawsonville, GA (Parcel ID 098 015).

If you wish to speak at the Public Hearing, you must provide your name and address. Any speaker who has made a campaign contribution of \$250.00 or more within two (2) years prior to this meeting date is required to complete a Campaign Disclosure Form. If you have any questions or concerns regarding this application or require special accommodations, please contact Priscilla Coley, Zoning Administrator at 706-344-3500, ext. 42255. 141560 12/04

Chairman Jason Hamby called the Dawson County Planning Commission meeting to order at 6:01 p.m.

Neil Hornsey gave the invocation. Chairman Hamby led the Pledge of Allegiance.

Members present: Jason Hamby, District 1, Chairman; John Maloney, District 2; Shelton Townley, District 3; Neil Hornsey, District 4. Staff present: Priscilla Coley and Sharon Farrell.

Member absent: Steve Sanvi, Chairman Appointee.

Chairman Hamby requested a motion to approve the minutes from the September 17<sup>th</sup>, 2024 Planning Commission Meeting, as prepared. **Motion passed by a vote of 3-0 (Hornsey/Maloney)**

Chairman Hamby asked for a motion to approve the agenda presented by staff. **Motion passed by a vote of 3-0. (Hornsey/Maloney)**

Chairman Hamby announced that anyone who wishes to speak in favor of or oppose any application must complete a statement of disclosure of campaign contributions of \$250 or more. **No disclosure statements were requested/required.**

**New Business**

**VR 24-10:** Roberta Hastreiter-Heady is requesting a variance to the Dawson County Land Use Resolution side setback requirements, for purposes of constructing an addition to a residence seven (5) feet from the side property line.

Chairman Hamby asked if anyone could speak on behalf of the application.

Applicant presented the variance request.

Chairman Hamby asked for a motion.

**Motion to approve the variance passed unanimously, 3-0 (Maloney/Townley).**

**VR 24-11:** Jeff & Lori Garrett are requesting a variance to the Dawson County Land Use Resolution side setback requirements, for purposes of constructing an addition to a residence seven (5) feet from the side property line.

Chairman Hamby asked if anyone could speak on behalf of the application.

Applicant was not in attendance.

Chairman Hamby asked for a motion to postpone the hearing to the end of the regular meeting, allowing the applicant additional time to arrive.

November 19<sup>th</sup> 2024  
DAWSON COUNTY PLANNING COMMISSION MEETING  
DAWSON COUNTY GOVERNMENT CENTER

**Motion to postpone passed unanimously, 3-0 (Townley/Hornsey).**

**ZA 24-11: Jim King** has submitted a request to the proper authorities requesting a Land Use Amendment to rezone 152.44 acres of property zoned RA (Residential Agricultural) to RS-2 (Residential Suburban – at 2 du/per net acre).

Chairman Hamby asked if anyone could speak on behalf of the application.

**Jim King** presented his application to the Board with a power point presentation.

Chairman Hamby asked if there was anyone to speak in favor of the application. There were none.

Chairman Hamby asked if there was anyone to speak in opposition to the application.

Shannan Stanford, resident of Dawson County, spoke for 2 minutes and 41 seconds.

Linda Mahler, resident of Dawson County, spoke for 5 minutes and 49 seconds.

Ruby Daniel, resident of Dawson County, spoke for 3 minutes.

Sabrina Needy, resident of Dawson County, spoke for 2 minutes and 9 seconds.

Harris Georgia, resident of Dawson County, spoke for 3 minutes and 24 seconds.

Alyssa Stasi, resident of Dawson County, spoke for 2 minutes.

Brittany Hunt, resident of Dawson County, spoke for 2 minutes and 48 seconds.

Nick LeBarnes, resident of Dawson County, spoke for 1 minute and 31 seconds.

Chairman Hamby speaks to the scope of the Planning Commission being a recommendation board, unable to address repeated public statements regarding staffing shortages of EMS, proposing a moratorium on building, traffic patterns, etc.. The Chairman urged any additional speakers to limit their time to topics that hadn't been addressed by previous speakers. The Chairman asked if anyone else would like to speak in opposition.

Michelle Strap, resident of Dawson County, spoke for 1 minute and 27 seconds.

Heather White, resident of Dawson County, spoke for 1 minute and 16 seconds.

Stephen Chamblee, resident of Dawson County, spoke for 1 minute and 7 seconds.

Tonia Bagwell, resident of Dawson County, spoke for 48 seconds.

Carolyn Davis, resident of Dawson County, spoke for 2 minutes.

Robert Smith, resident of Dawson County, spoke for 1 minute and 17 seconds.

Joel Crislor, resident of Dawson County, spoke for 1 minute and 24 seconds.

November 19<sup>th</sup> 2024  
DAWSON COUNTY PLANNING COMMISSION MEETING  
DAWSON COUNTY GOVERNMENT CENTER

Chairman Hamby allowed Jim King to speak in rebuttal, Mr. King spoke for 1 minute and 4 seconds.

Chairman Hamby asked if there was anyone else to speak in opposition to the application. There were no additional speakers.

Chairman Hamby closed the Public Hearing for Commissioner discussion.

Chairman Hamby asked for a motion.

**Motion to recommend denial of the request passed 2-1 (Maloney/Hornsey).**

Chairman Hamby asked if there were updates from Planning and Development, there were none.

Chairman Hamby recalled VR 24-11, the applicant was not in attendance. Chairman Hamby asked Planning Director Sharon Farrell if Planning could present on behalf of the applicant to prevent postponement. Director Farrell differed to Zoning Administrator Priscilla Coley, who presented VR 24-11 on behalf of the Garrett's.

Chairman Hamby asked for a motion.

**Motion to recommend approval of the request passed 3-0 (Maloney/Hornsey).**

There being no further business to discuss, the meeting was adjourned at 7:39 p.m.

\_\_\_\_\_  
Jason Hamby, Chairman

\_\_\_\_\_  
Date



## DAWSON COUNTY BOARD OF COMMISSIONERS AGENDA REQUEST FORM

Department: Administration

Work Session: November 21, 2024

Prepared By: Joey Leverette

Voting Session: December 5, 2024

Presenter: Joey Leverette

Public Hearing: Yes \_\_\_\_\_ No X

Agenda Item Title: Presentation of Request to Extend and Allocate Additional Funds for Sign-On Bonuses for Full-Time Paramedic Applicants/New Hires

**Background Information:**

Dawson County desires to continue efforts to recruit certified paramedics. Currently, Dawson County offers a \$3,000 sign-on bonus for qualified paramedic applicants. This bonus program is set to expire on December 31, 2024.

**Current Information:**

In an effort to attract additional paramedic applicants, Dawson County/Emergency Services proposes to extend and increase the sign-on bonus program to \$12,000 for calendar year 2025. If the applicant qualifies for the bonus, the bonus is to be paid in equal installments quarterly to the employee during the first year of employment. The proposed program extension for 2025 is for vacant/new hire paramedic positions only. Estimated total cost: \$36,000.

**Budget Information:**

Applicable: X Not Applicable: \_\_\_\_\_

Budgeted: Yes \_\_\_\_\_ No X

Fund	Department	Account #	Budget	Balance	Requested	Remaining

\*If this is a personnel-related request, has it been reviewed by Human Resources? Yes

\*If this item is being requested to move to the same day's voting session for BOC consideration, provide *detailed justification* for the request:

Recommendation/Motion: Motion to Approve a Request to Extend and Allocate Additional Funds for Sign-On Bonuses for Full-Time Paramedic Applicants/New Hires, increasing the sign-on bonus program to \$12,000 for calendar year 2025 for vacant/new hire paramedic positions only.

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

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

Finance Department Authorization: Vickie Neikirk

Date: 11/12/24

County Manager Authorization: Joey Leverette

Date: 11-08-2024

Comments/Attachments: \_\_\_\_\_



Under Old Business for the Thursday evening (12/5) work session, is the continuation of the discussion related to a recommendation for Retention/Sign-On Bonuses and paid Training for Paramedics.

ES and HR staff have met, and the following will be the recommendations:

- Fully paid paramedic certification training for any existing ES employee whom successfully completes an accredited paramedic certification program. Upon completion of the County paid training, employee must remain employed full-time with Dawson County for a period of (2) two years from the date that the certification is issued. A formal written policy and agreement will be developed related to this educational incentive. (Typical costs of paramedic training is \$8K over an 18-month period from an accredited technical college) It is intended that this will be an on-going incentive program budgeted each year with no expiration date. Budget for FY25 for program is requested at \$32,000.

- Retention Bonus of \$4,000 for FY25 for all existing Dawson County employees that are certified paramedics. Retention bonuses to be paid quarterly at \$1,000 per quarter in FY25. Budget request for FY25 is \$64,000.

Option #2 for discussion: \$6,000 Retention Bonus (\$1,500 paid quarterly)  
Budget request for Option #2 is \$96,000 FOR FY25. #

- Sign-On Bonus program for qualified and certified new hire paramedics in the amount of \$8,000. Sign-on Bonus of \$2,000 paid quarterly upon completion of each quarter the first year of employment. Upon date of hire and acceptance of sign-on bonus agreement, new hires are required to complete (2) two years of full-time employment with Dawson County. Budget request of \$32,000 for FY25. If approved, the sign-on program bonus will continue and be budgeted for FY26. The request is to approve the sign-on bonus program to expire on December 31<sup>st</sup>, 2026.

Total funds requested for all three incentive programs: \$128,000.

Total funds requested for all incentive programs including Option #2: \$160,000

\*Formal written policies will be developed for all 3 incentive programs.



## DAWSON COUNTY BOARD OF COMMISSIONERS AGENDA REQUEST FORM

Department: Public Works

Work Session: December 5, 2024

Prepared By: Melissa Hawk

Voting Session: December 19, 2024

Presenter: Robert Drewry

Public Hearing: Yes No X

Agenda Item Title: Presentation of IFB #460-24 SR 136 @ Shoal Creek Road Roundabout Award Request

**Background Information:**

The design and construction of a roundabout at SR 136 and Shoal Creek Road has been in the works since February 1, 2018. Southeastern Engineering, Inc. was contracted on March 2, 2020, to begin the very tedious survey work, road design, highway lighting design and the creation of right-of-way plans required for the construction documents.

**Current Information:**

An IFB was released on October 15, 2024, for the work and opened on November 21, 2024. Six bids were received. Bartow Paving is the most responsible and responsive bidder, with an offer of \$2,085,040 to perform all scope of work.

**Budget Information:**

Applicable:  Not Applicable:

Budgeted: Yes  No

Fund	Department	Account #	Budget	Balance	Requested	Remaining
					\$2,085,040	

\*If this is a personnel-related request, has it been reviewed by Human Resources?

\*If this item is being requested to move to the same day's voting session for BOC consideration, provide *detailed justification* for the request:

**Recommendation/Motion:** Staff respectfully requests the Board to accept the bids received, award a contract to Bartow Paving, approve a 10% County-Controlled Contingency; and to determine the funds to be utilized for this project.

Department Head Authorization: Robert Drewery

Date: 11/25/2024

Finance Department Authorization: \_\_\_\_\_

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

County Manager Authorization: J. Leverette

Date: 11/26/24

Comments/Attachments: Presentation

IFB #460-24  
SR 136 @ SHOAL  
CREEK  
ROUNDAABOUT



DECEMBER 5, 2024





## Background and Overview

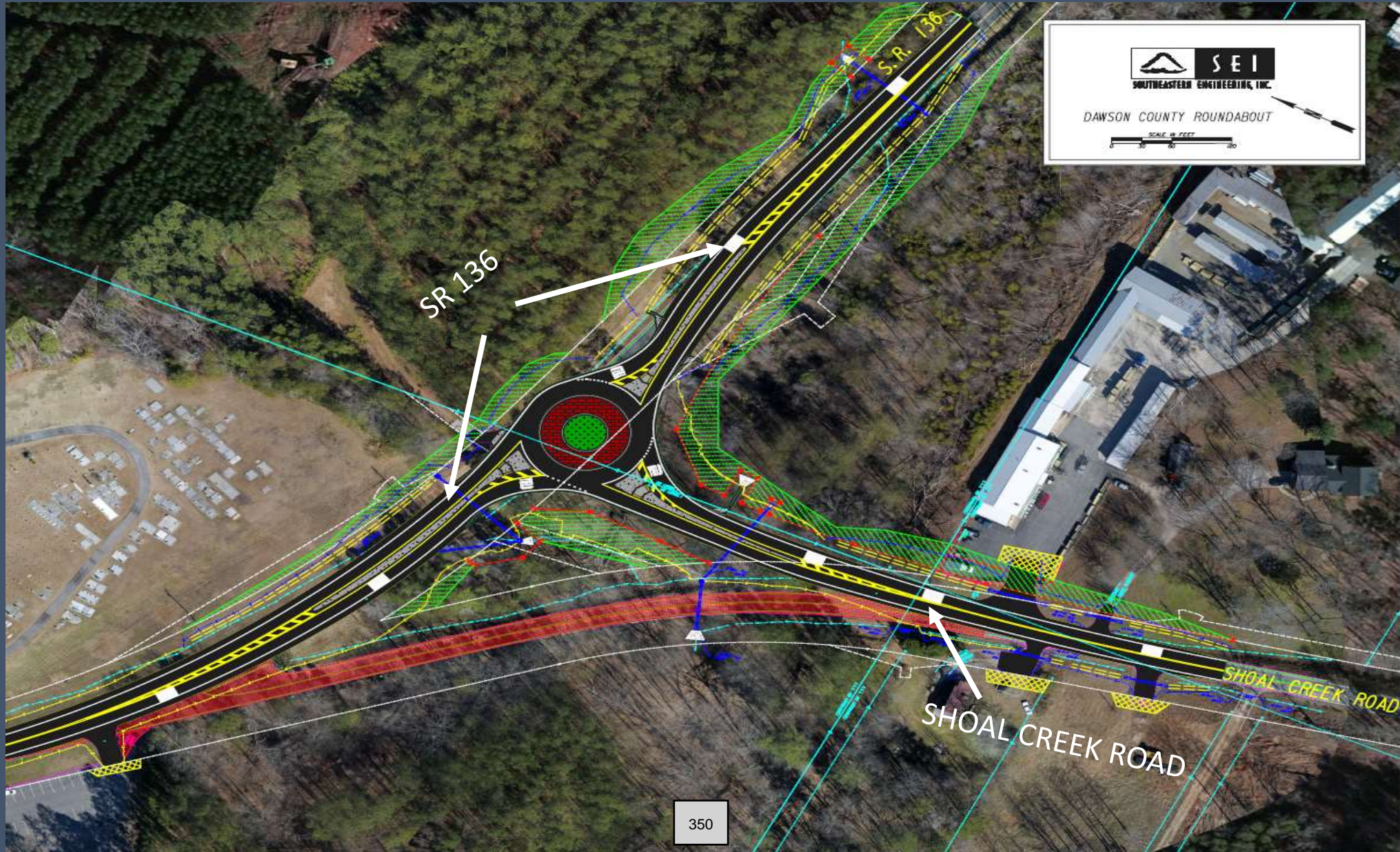
- ❖ The design and construction of a roundabout at SR 136 and Shoal Creek Road has been in the works since February 1, 2018.
- ❖ Southeastern Engineering, Inc. was contracted on March 2, 2020 to begin the very tedious survey work, road design, highway lighting design and the creation of right of way plans required for the construction documents.
- ❖ The plans were completed using GDOT details and specifications, and all applicable AASHTO, MUTCD and Federal Highway Administration standards and specifications, latest editions.

## Project Special Considerations

- ❖ Locating the roundabout was difficult due to a cemetery, church grounds and State Route 136 was in a superelevated curve.
- ❖ The County obtained right of way for 4 parcels and 9 temporary construction easements. Part of the acquisition included a land swap with the Church.
- ❖ The County obtained a Special Encroachment permit from the GDOT to construct the project on a state route.



# SR 136 @ SHOAL CREEK ROAD ROUNDABOUT



# Scope of Work Overview

## ❖ The Scope of Work includes, but not limited to:

- Traffic Control
- Clearing and Grubbing
- Relocating Shoal Creek Road
- Erosion Control/Storm Sewer
- Asphalt Paving
- Curb & Gutter
- Compaction Testing
- Staging construction to keep traffic open on State Route 136
- Paving and concrete work
- Clean up will be the responsibility of the contractor per the General Terms and Conditions 35 and 70 and the Contract Article VIII 8.6 Cleaning the Site and the Project
- Permanent Lighting at Roundabout



# Procurement Approach and Procedure



## Bid According to Policy

- ✓ Advertised in Legal Organ
- ✓ Posted on County Website through Vendor Registry
- ✓ Posted on Georgia Procurement Registry
- ✓ Notification through County's Facebook and Twitter accounts
- ✓ Notification through Dawson County Chamber of Commerce
- ✓ Received 6 bids received





# Offers Received

Strickland & Sons Pipeline		Ohmshiv Construction		Backbone Infrastructure		FS Scarbrough		Vertical Earth		<b>Bartow Paving</b>	
GRAND TOTAL	\$4,056,585.35	GRAND TOTAL	\$2,614,077.45	GRAND TOTAL	\$2,353,625.00	GRAND TOTAL	\$2,493,008.80	GRAND TOTAL	\$2,214,926.16	<b>GRAND TOTAL</b>	<b>\$2,085,040.00</b>

Pricing was received for Roadway Items such as traffic control, materials and grading; Signage and Marking Items; Landscape Items, Erosion Control Items,



## Staff Recommendation

Staff respectfully requests the Board to accept bids received; award a contract to Bartow Paving, in the amount of \$2,085,040.00; and determine the Funds for the project.



## DAWSON COUNTY BOARD OF COMMISSIONERS AGENDA REQUEST FORM

Department: County Manager

Work Session: 12/05/2024

Prepared By: Melissa Hawk

Voting Session: 12/19/2024

Presenter: Melissa Hawk

Public Hearing: Yes  No

Agenda Item Title: Presentation of RFP #459-24 Construction Services – Styles Park

**Background Information:**

On August 4, 2022, the Board approved to accept donated land from Anne L. Styles. The land donation agreement was fully executed on August 4, 2022. The county determined that the park would remain a passive park.

**Current Information:**

An RFP opened on November 25, 2024, and evaluations of the proposer’s technical score began immediately following.

**Budget Information:**

Applicable:  Not Applicable:

Budgeted: Yes  No

Fund	Department	Account #	Budget	Balance	Requested	Remaining
324	6120				\$334,296	

\*If this is a personnel-related request, has it been reviewed by Human Resources?

\*If this item is being requested to move to the same day’s voting session for BOC consideration, provide *detailed justification* for the request:

**Recommendation/Motion:** Staff respectfully requests the Board to reject proposals received for Task 1; accept the proposals received for Task 2; and award a contract Steele & Associates in the amount not to exceed \$334,296, utilizing SPLOST VI funds.

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

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

Finance Department Authorization: \_\_\_\_\_

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

County Manager Authorization: \_\_\_\_\_

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

Comments/Attachments: Presentation

RFP #459-24  
CONSTRUCTION  
SERVICES – STYLES  
PARK



DECEMBER 5, 2024





## Background and Overview

- ❖ On August 4, 2022, the Board approved to accept donated land from Anne L. Styles. The land donation agreement was fully executed at this time.
- ❖ The County determined the land would be used as a passive beginner mountain bike trail park. There will also be an ADA walking trail at this park.
- ❖ The County contracted with Ensite Civil Consulting, LLC to prepare the civil plans.

# Procurement Approach and Procedure



## Bid According to Policy

- ✓ Advertised in Legal Organ
- ✓ Posted on County Website through Vendor Registry
- ✓ Posted on Georgia Procurement Registry
- ✓ Notification through County's Facebook and Twitter accounts
- ✓ Notification through Dawson County Chamber of Commerce
- ✓ Received 4 proposals



# Technical Proposals Evaluation Committee

- ❖ County Manager Joey Leverette
- ❖ Parks/Recreation Director Matt Payne
- ❖ Public Works Director Robert Drewry
- ❖ Facilitated by Purchasing Manager Melissa Hawk

## Scope of Work Overview

❖ The work has been divided into two Tasks as follows:

❖ Task 1:

- Install a septic tank and field lines
- Impervious parking lot, with two ADA spaces
- Asphalt pavement entry driveway
- Parking lot lighting
- Mulch path
- Concrete sidewalk

❖ Task 2:

- A 4.5-mile passive biking and walking trails
- A .5-mile ADA walking trail, 6 feet in width, topped with asphalt



360





# Offers Received

Description	PE STRUCTURES	SCROGGS & GRIZZEL	STEELE & ASSOCIATES	TRISCAPES
TASK 1A– SITE WORK FOR ALL WORK EXCLUDING THE BIKING /WALKING TRAIL AND ADA TRAIL	\$257,196.00	\$799,265.00	\$0.00	\$330,730.52
TASK 1B – PARKING LOT AND STRIPING	\$112,984.00	\$99,735.00	\$0.00	\$316,962.23
TASK 1C – SEPTIC SYSTEM INSTALLATION	\$16,830.00	\$14,377.00	\$0.00	\$327,914.04
TASK 1D – WATER WELL INSTALLATION AND ASSOCIATED PIPING	\$0.00	\$0.00	\$0.00	\$0.00
TASK 1E – INSTALLATION PRE-FABRICATED BATH HOSE	\$0.00	\$0.00	\$0.00	\$0.00
TASK 1F – ALL WORK OUTSIDE OF BIKING /WALKING AND ADA TRAIL NOT LISTED ABOVE	\$0.00	\$34,331.00	\$0.00	\$393,809.53
TASK 2 –PASSIVE BIKING /HIKING TRAIL AND ADA TRAIL SCOPE OF WORK	\$389,997.00	\$610,200.00	\$334,296.00	\$633,882.00
<b>SUBTOTAL - TASK 1</b>	<b>\$387,010.00</b>	<b>\$947,708.00</b>	<b>\$0.00</b>	<b>\$1,369,416.32</b>
<b>SUBTOTAL - TASK 2</b>	<b>\$389,997.00</b>	<b>\$610,200.00</b>	<b>\$334,296.00</b>	<b>\$633,882.00</b>

# Scoring Summary

							Task 1	Task 2	Task 1	Task 2
COMPANY	COMPANY BACKGROUND AND STRUCTURE	EXPERIENCE & QUALIFICATIONS OF DEDICATED STAFF	PROJECT UNDERSTANDING/ APPROACH TO SCOPE OF WORK	REFERENCES	MANAGEMENT	TECHNICAL SCORE	COST/ FINANCIAL	COST/ FINANCIAL	TOTAL SCORE	TOTAL SCORE
PE STRUCTURES	16	35	27	18	17	37	25	20	62	58
SCROGGS & GRIZZEL	29	62	53	23	29	66	11	2	76	68
STEELE & ASSOCIATES	29	64	59	21	26	66		25	N/A	91
TRISCAPES	25	58	39	16	30	56	0	2	56	58
Rounded up to the nearest whole number		Steele & Associates did not submit a response for Task 1. This does follow the directions in the RFP.								



## Staff Recommendation

Staff respectfully requests the Board to reject proposals received for Task 1; accept proposals received for Task 2; and award a contract to Steele & Associates in the amount of \$334,296.00, utilizing SPLOST VI Funds.