

**DAWSON COUNTY BOARD OF COMMISSIONERS  
VOTING SESSION AGENDA – SEPTEMBER 16, 2021  
DAWSON COUNTY GOVERNMENT CENTER ASSEMBLY ROOM  
25 JUSTICE WAY, DAWSONVILLE, GEORGIA 30534  
6:00 PM**

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**A. ROLL CALL**

**B. INVOCATION**

**C. PLEDGE OF ALLEGIANCE**

**D. ANNOUNCEMENTS**

**E. APPROVAL OF MINUTES**

1. Minutes of the Work Session held on September 2, 2021
2. Minutes of the Voting Session held on September 2, 2021

**F. APPROVAL OF AGENDA**

**G. PUBLIC COMMENT**

**H. PUBLIC HEARINGS**

1. Hotel-Motel Tax Ordinance Update (*1st of 1 hearing*)
2. Update to Subdivision Regulations (*1st of 1 hearing*)

**I. NEW BUSINESS**

1. Consideration of Request to Conduct Fundraiser to Benefit Emergency Services

**J. PUBLIC COMMENT**

**K. ADJOURNMENT**

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

**DAWSON COUNTY BOARD OF COMMISSIONERS  
WORK SESSION MINUTES – SEPTEMBER 2, 2021  
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 (via teleconference); Commissioner Sharon Fausett, District 1; Commissioner Chris Gaines, District 2; Commissioner Tim Satterfield, District 3; Commissioner Emory Dooley, District 4; County Manager David Headley; County Attorney Angela Davis; County Clerk Kristen Cloud; and interested citizens of Dawson County.*

Vice Chairman Dooley announced that item No. 1 under New Business - Presentation of Request by Development Authority of Dawson County for Renewal of Tax Equity and Fiscal Responsibility Act Concerning Peaks of Dawsonville Revenue Bonds - would be moved to the bottom of the agenda.

**UNFINISHED BUSINESS**

1. Presentation of Update to Subdivision Regulations- Planning & Development (*Moved forward from the August 19, 2021, Work Session*)  
*This item, presented by Planning & Development's Robbie Irvin, will be added to the September 2, 2021, Voting Session Agenda for consideration to move forward to a public hearing.*

**NEW BUSINESS**

1. Presentation of Request to Conduct Fundraiser to Benefit Emergency Services- Emergency Services Director Danny Thompson  
*This item will be placed on the September 16, 2021, Voting Session Agenda.*
2. Presentation of Request to Waive Facility Fee for Department of Public Health- Emergency Services Director Danny Thompson  
*This item will be added to the September 2, 2021, Voting Session Agenda.*
3. Discussion of Request by Ellijay Telephone Company to Provide Cable Television Services to Potential Subscribers in Dawson County- County Attorney Angela Davis  
*This item will be added to a future Work Session Agenda if needed, following correspondence with Ellijay Telephone Company.*
4. Presentation of Request by Development Authority of Dawson County (DADC) for Renewal of Tax Equity and Fiscal Responsibility Act Concerning Peaks of Dawsonville Revenue Bonds- DADC Chairman Tony Passarello  
*This item, presented by Dawson County Chamber of Commerce President and CEO Mandy Power, will be added to the September 2, 2021, Voting Session Agenda.*
5. County Manager Report  
*This item was for information only.*

6. 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 – SEPTEMBER 2, 2021  
DAWSON COUNTY GOVERNMENT CENTER ASSEMBLY ROOM  
25 JUSTICE WAY, DAWSONVILLE, GEORGIA 30534  
6:00 PM**

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

**OPENING PRESENTATION:**

*Lifesaving Award Presentation- Emergency Services Director Danny*

Emergency Services Director Danny Thompson recognized the following personnel with a Lifesaving Award: Captain Paul Cloud, Lieutenant Josh Warren, Firefighter/EMT Brady Leist and Firefighter/Paramedic Carey Maney.

**INVOCATION:** Vice Chairman Dooley

**PLEDGE OF ALLEGIANCE:** Vice Chairman Dooley

**ANNOUNCEMENTS:**

Commissioner Gaines announced that county offices would be closed September 6, 2021, for the Labor Day holiday.

**APPROVAL OF MINUTES:**

Motion passed 4-0 to approve the Minutes of the Work Session held on August 19, 2021. Satterfield/Fausett

Motion passed 4-0 to approve the Minutes of the Voting Session held on August 19, 2021. Fausett/Gaines

**APPROVAL OF AGENDA:**

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

- Addition of Nos. 8, 9 and 10 under New Business:
  - *Move Forward to a Public Hearing for an Update to Subdivision Regulations*
  - *Request by Development Authority of Dawson County for Renewal of Tax Equity and Fiscal Responsibility Act Concerning Peaks of Dawsonville Revenue Bonds*
  - *Request to Waive Facility Fee for Department of Public Health*

Fausett/Gaines

**PUBLIC COMMENT:**

None

**ALCOHOL LICENSE:**

New Alcohol License (Retail Consumption of Beer, Wine and Distilled Spirits) - Ale House Holdings d/b/a Miller's Ale House

Motion passed 4-0 to approve a New Alcohol License (Retail Consumption of Beer, Wine and Distilled Spirits) - Ale House Holdings d/b/a Miller's Ale House. Satterfield/Gaines

**NEW BUSINESS:**

Consideration of Request to Expand Department of Family & Children Services (DFCS) Board by Two New Board Member Positions

- Candidates for Appointment to Two New Board Member Positions (Terms: September 2021 through June 2026):
  - Sheila Glanzer
  - Amy Jusak
  - Jeff Perry

Motion passed 4-0 to approve a Request to Expand the DFCS Board by Two New Board Member Positions, giving the DFCS Board a total of seven members. Gaines/Fausett

Motion passed 4-0 to approve the appointment of Amy Jusak and Jeff Perry to Two New DFCS Board Member Positions for terms of September 2021 through June 2026. Fausett/Satterfield

Consideration of Board Appointment:

- **Department of Family & Children Services**
  - Niki Mincey- replacing Joan Gilleland (Term: September 2021 through June 2026)

Motion passed 4-0 to approve the appointment of Niki Mincey to the DFCS Board for a term of September 2021 through June 2026. Fausett/Gaines

Consideration of RFI #379-21 - Radio System Upgrade Consultant

Motion passed 4-0 to approve RFI #379-21 – Radio System Upgrade Consultant; to accept the information received and hire Federal Engineering, not to exceed the amount of \$168,554. Funds will come from Special Purpose Local Option Sales Tax VII. Gaines/Satterfield

Consideration of RFP #386-21 - Design Build Services for Two Artificial In-Filled Turf Surfaces

Motion was made by Commissioner Satterfield and seconded by Commissioner Fausett to approve RFP #386-21 – Design Build Services for Two Artificial In-Filled Turf Surfaces.

An amended motion passed 4-0 to approve RFP #386-21 – Design Build Services for Two Artificial In-Filled Turf Surfaces; to accept the offers submitted and to award a contract to Sprinturf in the amount of \$1,100,040 with a contingency of \$110,004, not to exceed the amount of \$1,210,044. Funds will come from Special Purpose Local Option Sales Tax VI. Gaines/Satterfield

Consideration to Move Forward to a Public Hearing for an Ordinance Amending Chapter 30 of the Code of Dawson County to Establish a Mechanism Whereby County Residents May Petition the Board of Commissioners for the Creation of Special Tax Districts to Fund Capital Improvement Projects

Motion passed 4-0 to approve to place this item on the September 16, 2021, Work Session Agenda for additional presentation. Fausett/Gaines

Consideration of Settlement Agreement Between Dawson County and Victory Media Group, LLC and Action Outdoor Advertising II, LLC

Motion passed 4-0 to approve a Settlement Agreement Between Dawson County and Victory Media Group, LLC and Action Outdoor Advertising II, LLC, and to authorize the Board of Commissioners vice chairman to sign the document in the chairman's absence. Satterfield/Fausett

Ratification of Request for Letter of Support for Georgia Racing Hall of Fame's COVID-19 Negative Economic Impact Relief Grant Application

Motion passed 4-0 to ratify a Request for a Letter of Support for the Georgia Racing Hall of Fame's COVID-19 Negative Economic Impact Relief Grant Application. Gaines/Fausett

Consideration to Move Forward to a Public Hearing for an Update to Subdivision Regulations

Motion passed 4-0 to approve to Move Forward to a Public Hearing for an Update to Subdivision Regulations. Satterfield/Fausett

Consideration of Request by Development Authority of Dawson County for Renewal of Tax Equity and Fiscal Responsibility Act Concerning Peaks of Dawsonville Revenue Bonds

Motion passed 4-0 to approve a Request by the Development Authority of Dawson County for Renewal of Tax Equity and Fiscal Responsibility Act Concerning Peaks of Dawsonville Revenue Bonds, and to authorize the Board of Commissioners vice chairman to sign the document in the chairman's absence. Gaines/Fausett

Consideration of Request to Waive Facility Fee for Department of Public Health

Motion passed 4-0 to approve a Request to Waive a Facility Fee for the Department of Public Health (DPH) for the use of Fire Station No. 2 in order for DPH to administer the COVID-19 vaccine booster shot when available; and for the county manager and county attorney to research amending any necessary ordinance or document so as to allow a county, state or federal agency to use a county facility for free with county manager approval, without requiring the agency to come before the Board of Commissioners for approval. Satterfield/Gaines

**PUBLIC COMMENT:**

None

**ADJOURNMENT:**

APPROVE:

ATTEST:

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

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

**AN ORDINANCE OF THE  
DAWSON COUNTY  
BOARD OF COMMISSIONERS**

**TO AMEND ARTICLE III OF CHAPTER 30 OF THE CODE OF DAWSON COUNTY  
TO PROVIDE FOR THE REMITTANCE OF EXCISE TAXES ON ROOMS, LODGING,  
AND ACCOMMODATIONS FURNISHED BY MARKETPLACE INNKEEPERS**

**WHEREAS**, the Constitution of the State of Georgia, approved by the voters of the State in November 1982, and effective July 1, 1983, provides in Article IX, Section 2, Paragraph 1 thereof, that the governing authority of the County may adopt clearly reasonable ordinances, resolutions, and regulations;

**WHEREAS**, the Board of Commissioners of Dawson County has determined that it is in the public interest to amend Chapter 30, Article III of the Code of Dawson County, Georgia, in order to provide for the remittance of excise taxes on rooms, lodging, and accommodations by marketplace innkeepers who furnish or facilitate such services; and

**WHEREAS**, the Dawson County Board of Commissioners has determined to adopt an ordinance regulating these matters;

**NOW THEREFORE BE IT ORDAINED** by the Board of Commissioners of Dawson County, Georgia, as follows:

**SECTION 1.**

Chapter 30, Article III of the Code of Dawson County, Georgia, is hereby amended as shown in Exhibit A hereto, with additions indicated by underline and deletions indicated by ~~striketrough~~.

**SECTION 2.**

If any section, provision or clause of any part of this Ordinance shall be declared invalid or unconstitutional, or if the provisions of any part of this Ordinance as applied to any particular situation or set of circumstances shall be declared invalid or unconstitutional, such invalidity shall not be construed to affect the portions of this Ordinance not so held to be invalid, or the application of this Ordinance to other circumstances not so held to be invalid. It is hereby declared as the intent that this Ordinance would have been adopted had such invalid portion not been included herein.

**SECTION 3.**

All ordinances or parts of ordinances in conflict with this ordinance are hereby repealed.

**SECTION 4.**

This Ordinance shall become effective on \_\_\_\_\_, 2021, the public good demanding the same.

**SO ORDAINED** this \_\_\_\_ day of \_\_\_\_\_, 2021.

**Dawson County Board of Commissioners**

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

Attest:

By: \_\_\_\_\_  
Kristen Cloud, County Clerk

[COUNTY SEAL]



**Exhibit A**

**ARTICLE III. - ROOM OCCUPANCY TAX**

**Sec. 30-362. - Levied; exceptions.**

- (a) *Levied.* There is hereby levied an excise tax at the rate of 8 percent of the rent paid for the occupancy of any room or rooms, lodging, or accommodations furnished by any person or legal entity located within the unincorporated portions of Dawson County and that is licensed by, or required to pay business or occupation taxes to Dawson County for operating a hotel, motel, inn, lodge, tourist camp, tourist cabin, bed and breakfast, short-term home rental, or any place in which rooms, lodging, or accommodations are regularly furnished for value. No tax shall be levied as provided in this section upon fees or charges for any rooms, lodging, or accommodations furnished for a period of more than 30 consecutive days or for use as meeting rooms. No tax shall be levied as provided herein upon the fees or charges for any rooms, lodgings, or accommodations furnished for a period of one or more consecutive days for use by Georgia state or local government officials or employees when traveling on official business. In each fiscal year during which the tax set forth herein is collected, the total amount of taxes collected that exceeds the amount of taxes that would be collected at a rate of five percent shall be expended for promoting tourism, conventions, and trade shows by the Dawson County Convention and visitors bureau division of the Dawson County Chamber of Commerce, a designated marketing organization designated by Dawson County.
- (b) *Additional levy authorization.*
- (1) *Room tax authorized.* Pursuant to the authority of subsection (b) of Code Section 48-13-51 of the O.C.G.A. [O.C.G.A. § 48-13-51(b)], the governing authority of Dawson County is authorized within the territorial limits of the special district located within Dawson County to levy an excise tax at a rate not to exceed eight percent of the charge for the furnishing for value to the public of any room or rooms, lodgings, or accommodations furnished by any person or legal entity licensed by, or required to pay business or occupation taxes to, the county for operating a hotel, motel, inn, lodge, tourist camp, tourist cabin, campground, or any other place in which rooms, lodgings, or accommodations are regularly or periodically furnished for value.
- (2) *Enactment subsequent to county resolution.* The enactment of this subsection (b) is subsequent to the adoption of Resolution #2009-001 of the governing authority of Dawson County on February 19, 2009, which specifies the subsequent tax rate, identifies the projects or tourism product development purposes, and specifies the allocation of proceeds.
- (3) *Use of tax.* In accordance with the terms of Resolution #2009-001:
- a. In each fiscal year during which a tax is collected pursuant to paragraph (3) of subsection (b) of Code Section 48-13-51 of the O.C.G.A. [O.C.G.A. § 48-13-51(b)], an amount equal to not less than 50 percent of the total amount of taxes collected that exceed the amount of taxes that would be

collected at the rate of five percent shall be expended for promoting tourism, conventions, and trade shows by the destination marketing organization designated by Dawson County; and

- b. The remaining amount of taxes collected that exceed the amount of taxes that would be collected at the rate of five percent which are not otherwise expended under subsection (1) of this section shall be expended for tourism product development.

(c) Definitions.

(1) “Innkeeper” means:

- a. Any person that furnishes for value to the public any room or rooms, lodgings, or accommodations within the unincorporated portions of Dawson County and that is licensed by, or required to pay business or occupation taxes to Dawson County for operating a hotel, motel, inn, lodge, tourist camp, tourist cabin, campground, bed and breakfast, short-term home rental, or any other place in which room or rooms, lodgings, or accommodations are regularly furnished for value; or
- b. A marketplace facilitator who facilitates the furnishing for value to the public any room or rooms, lodgings, or accommodations on behalf of another person in any manner, including, but not limited to, promoting, marketing, advertising, taking reservations, collecting payment, or as otherwise defined by O.C.G.A. § 48-13-50.2 (2)(B).

(2) “Marketplace innkeeper” means an innkeeper as defined in section 30-362 (c)(1)(b).

**Sec. 30-363. - Use of proceeds.**

The proceeds collected pursuant to this article shall be used to promote tourism, conventions, and trade shows in accord with O.C.G.A. § 48-13-51(a)(3).

**Sec. 30-364. - Duty to collect.**

- (a) It shall be the duty of every ~~operator~~ innkeeper of any establishment covered by section 30-362 to collect the tax on occupants as hereinabove imposed in section 30-362.
- (b) A marketplace innkeeper shall constitute the innkeeper with respect to the transactions taxable pursuant to this article that it facilitates on behalf of another person. All taxes levied or imposed by this article on transactions facilitated by a marketplace innkeeper shall be paid by the purchaser to the marketplace innkeeper.
- (b) The marketplace innkeeper shall remit all taxes in the manners provided in this article and, when received by the taxing authority.
- (c) Each marketplace innkeeper shall be liable for the full amount of taxes levied or imposed by this article on its transactions or the amount of tax collected by such marketplace innkeeper from all purchasers on all such transactions, whichever is greater.

- (d) A transaction that is not taxable pursuant to section 30-362 (a) shall not be taxable to the marketplace innkeeper.
- (e) In the event that the marketplace innkeeper fails to remit the full amount of taxes levied or imposed by this article to Dawson County, the innkeeper shall be liable for the full amount of taxes levied or imposed by this article.

**Sec. 30-365. - Registration of business.**

- (a) Every person engaging in, or about to engage in, business as an ~~operator~~innkeeper of any establishment covered by section 30-362 shall immediately register said business with Dawson County, on a form provided by the county for such purpose. The required registration hereunder shall set forth the name under which the ~~operator~~innkeeper transacts business or intends to transact business, the location of the place or places of business, and such other information as would facilitate the collection of the tax by the county. The registration shall be signed by the owner if a natural person; by a member or general partner in case of ownership by an association or partnership; or by an appropriate officer in the case of ownership by a corporation.
- (b) A separate registration shall be required for each place of business of an ~~operator~~innkeeper.

**Sec. 30-366. - Certificate of authority.**

Upon the registration of an ~~operator~~innkeeper as hereinabove provided, Dawson County shall issue to such ~~operator~~innkeeper without charge a certificate of authority to collect the tax on occupants. Each certificate shall state the name and location of the business to which it relates. Such certificate of authority shall also constitute a license by the county to operate such an establishment; provided, however, that such license shall not relieve the ~~operator~~innkeeper from obtaining any other required licenses or permits.

**Sec. 30-367. - When due and payable.**

All taxes levied by this section shall be due and payable to Dawson County monthly on or before the 20th day of every month next succeeding each respective month in which such taxes are collected, and payment shall be accompanied by a return for the preceding monthly period showing the gross rent, rent from permanent residents, taxable rent, amount of tax collected or otherwise due for the period, and such other information as may be required by the county.

**Sec. 30-368. - Reimbursement.**

~~Operator~~Inkeepers collecting the tax levied hereunder shall be allowed a percentage of the tax due and accounted for and shall be reimbursed in the form of a deduction for submitting, reporting, and payment of the amount due, if said amount is not delinquent at the time of payment. The rate of the deduction shall be three percent of the total amount of tax collected.

**Sec. 30-369. - Failure to file return.**

- (a) If any ~~operator~~inkeeper fails to file a return as required under the provisions of this section, the county shall make an estimate of the amount of gross rentals that are subject to the tax. The estimate shall be made for the period or periods in which the ~~operator~~inkeeper failed to file the return and shall be based upon any information that is or may come into the possession of the county.
- (b) The board of commissioners or designated representative shall give to the ~~operator~~inkeeper written notice of the determination as herein provided. The notice may be served personally or by mail; if by mail such service shall be addressed to the ~~operator~~inkeeper at his/her/its address as it appears in the county's records. Service by mail is complete when delivered by certified mail with a receipt signed by the addressee.
- (c) The amount of the determination made hereunder shall bear interest at the rate of three-fourths of one percent per month, or fraction thereof, from the 20th day of the month following the monthly period, for which the amount or any portion thereof should have been returned, until the date of payment.
- (d) In addition, a penalty of five percent of the tax due or \$5.00, whichever is greater, for each 30 days or fraction thereof of delinquency, not to exceed 25 percent or \$25.00 in the aggregate, whichever is greater, shall be assessed and paid by the ~~operator~~inkeeper to the county.
- (e) The estimated tax together with applicable penalties and interest may be collected utilizing any of the enforcement methods set forth in this section.

**Sec. 30-370. - Records retention.**

Each ~~operator~~inkeeper collecting a tax under the provisions of this section shall keep for a period of at least three years all records, receipts, invoices, and other pertinent papers setting forth the rental charged for each occupancy, the date or dates of occupancy, and such other information as the county may require.

**Sec. 30-371. - Administration and enforcement.**

The board of commissioners or designated representative shall administer and enforce the provisions of this section for the collection of the tax herein imposed, and in so doing shall have the following powers:

- (1) To examine, or authorize the examination of, books, papers, records, financial reports, equipment, and other facilities of any ~~operator~~inkeeper subject to this article, in order to verify the accuracy of any return made, or if no return is made by the ~~operator~~inkeeper, to ascertain and determine the amount required to be paid;
- (2) To require the filing of reports by any person or persons having in their possession or custody information relating to rentals which are subject to the tax herein levied; and
- (3) To allow a credit on any amount due and payable from persons who paid the tax herein levied but who were erroneously or illegally subjected thereto.

**Sec. 30-372. - Court action for collection; time limit.**

At any time within three years after any tax or any portion of such tax required to be collected becomes due and payable, the county attorney at the direction of the board of commissioners may bring an action in a court of competent jurisdiction in the name of the county to collect such amount due together with interest, court fees, filing fees, attorney's fees, and other legal fees incident thereto.

**Sec. 30-373. - Sale of business; liability for unpaid taxes.**

If any ~~operator~~inkeeper becomes liable for any amount required to be paid by this article and subsequent thereto sells out or quits the business, the successors or assigns of such ~~operator~~inkeeper shall withhold a sufficient amount of the purchase price to cover such amount due. In the event said purchaser of the business fails to withhold the required amount, he/she/it shall become personally liable therefor to the extent of the tax owed, together with any applicable penalties and interest.

**Sec. 30-374. - Violation of article provisions; penalty.**

- (a) Any person who shall do anything prohibited by this article or who shall fail to do anything required by this article shall be guilty of a misdemeanor, amenable to the process of the 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 county resolutions or ordinances. Each and every day that such violation exists shall be deemed a separate offense.
- (b) In order to enforce this article or to correct or abate any violation of this article, the Board of Commissioners of Dawson County, in addition to other remedies, may institute injunction, mandamus, or other appropriate action.

**Sec. 30-375. - Other laws.**

- (a) Any resolution or law which may be applicable hereto and aid in carrying out or making effective the intent, purpose, and provisions hereof, which shall be literally construed to be in favor of Dawson County is hereby adopted as a part hereof.
- (b) The effective date of this article shall be April 1, 1991.



## DAWSON COUNTY BOARD OF COMMISSIONERS AGENDA FORM

Department: Planning & Development

Work Session: August 19, 2021

Prepared By: Robbie Irvin

Voting Session: Sept. 2, 2021

Presenter: Jameson Kinley

Public Hearing: Yes  No

Agenda Item Title: Presentation of

**Background Information:**

Per the directive of the BOC in the May 2021 Moratorium Regarding Subdivision Plats and New Roads, the Planning department has worked to update the Subdivision Regulations. This update modernizes standards for platting and road design and construction.

**Current Information:**

In conjunction with the Public Works Department and the County Attorney's Office, the Dawson County Subdivision Regulations have been updated in the draft document attached hereto.

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

Fund	Dept.	Acct No.	Budget	Balance	Requested	Remaining

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

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

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

Finance Dept. Authorization: Vickie Neikirk

Date: 8/12/21

County Manager Authorization: David Headley

Date: 8-12-2021

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

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

**Comments/Attachments:**

Draft document



## Subdivision Regulations of Dawson County

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**ARTICLE I**

**GENERAL PROVISIONS**

**Section 100. Short Title.**

The Subdivision Regulations and Standards shall be known and may be cited as the "SUBDIVISION REGULATIONS FOR DAWSON COUNTY, GEORGIA", and are referred to herein as "these Regulations."

**Section 101. Jurisdiction.**

These Regulations control the subdivision of land within the unincorporated portions of Dawson County, Georgia.

**Section 102. Content.**

These Regulations, among other things, require and regulate the preparation of preliminary plats and Final Plats for the subdivision of land; establish minimum design and construction standards for subdivisions, streets and improvements; set forth the procedure to be followed in applying these Regulations; and set forth other matters pertinent to the subdivision of land.

**Section 103. Purposes.**

The various Articles and Sections of these Regulations have been adopted:

1. to promote the health, safety, and general welfare of the present and future inhabitants of Dawson County, Georgia;

2. to encourage economically sound and stable land development;
3. to encourage the development of economically sound and stable communities;
4. to assure the provision of required streets, utilities, and other facilities and services to new land developments;
5. to assure the adequate provision of safe and convenient traffic access and circulation, both vehicular and pedestrian, in new land developments;
6. to assure the provision of needed public open spaces and building sites within new land development through the dedication or reservation of land for recreational, educational and other purposes;
7. to assure, in general, the wise development of new areas in harmony with the comprehensive plan of the County; and
8. to lessen congestion upon the streets and roads, to secure safety from fire and other dangers, to provide adequate light and air, to promote such development of land as will tend to facilitate and conserve adequate provision for transportation, water supply, drainage, sanitation, and for other purposes.

**Section 104. Scope.****Section 104.1. Applicability of Regulations.**

No person shall divide or subdivide, recombine or cause a subdivision to be made, by deed or plat, of any parcel of land located within the boundaries of Dawson County, without complying with these Regulations. Notwithstanding the foregoing, a single lot or parcel of land may be divided into not more than two (2) parcels if the division of such single lot into two parcels conforms to the applicable zoning district, does not obstruct natural drainage or a planned major highway, and does not adversely affect an adopted plan.

Any owner or developer of any tract of land situated within Dawson County who subdivides a tract of land shall cause a plat of such subdivision to be made and recorded in the office of the Clerk of the Superior Court of Dawson County, Georgia. No such plat of subdivision shall be filed or recorded unless and until the plat shall have been submitted to and approved in accordance with these Regulations.

These Regulations shall not affect any private easement, covenant, agreement, or restriction; and the responsibility of enforcing such private easement, covenant, agreement, or restriction shall be the sole responsibility of affected private parties. When these Regulations call for more restrictive standards than those required by private contract or contracts, the provisions of these Regulations shall control.

**Section 104.2. Recombinations.**

The combination or recombination of portions of previously approved platted lots where the total number of lots are not increased and the resultant lots are equal to the standards herein and are in compliance with the Land Use Resolution shall be exempt from the subdivision provisions of these regulations. A plat showing parcels to be combined shall be submitted to the Planning and Development Department for review and approval. The subdivider shall file the plat with the Clerk of the Superior Court of Dawson County, Georgia.

**Section 105. Interpretation.**

The provision of these Regulations shall be the minimum requirements for development of subdivisions, preparation, and recording of all plans and plats. Words used in the present tense include the future tense, except where the natural construction of these Regulations indicate otherwise; words in the singular number include the plural number; words in the plural number include the singular; "shall" is mandatory and not discretionary; "may" is permissive.

**Section 106. Administration.****Section 106.1. Administrative Body.**

The Board of Commissioners is hereby delegated the authority and power to administer these Regulations. Any acts authorized herein shall be deemed to have been delegated by the Board in accordance herewith.

**Section 106.2. Authority.**

The Board of Commissioners is vested with the authority to review, approve, and disapprove applications for the subdivision of land, including Concept Plans, Preliminary Plats, and Final Plats. The Planning Director and Public Works Director shall have the authority to approve Final Plats for subdivisions not containing public roads. The Planning Commission may grant variances from these regulations pursuant to the provisions of Article XI.

**Section 106.3. Duties.**

The Board of Commissioners shall perform duties regarding the subdivision and recombination of subdivided parcels in accordance with these Regulations. The Planning Director and the Public Works Director shall enforce these Regulations. The county attorney shall advise the County regarding enforcement or lack of compliance with these regulations.

**Section 106.4. Professional Consultation and Technical Assistance.**

In the performance of their duties, the Board of Commissioners, the Planning Commission (in the event a variance is requested), the Planning Director, and the Public Works Director may call for opinions or decisions, either oral or written, from other departments and agencies when considering details of any submitted plat.

From time to time additional personnel may be employed, with the approval of the Board of Commissioners, to provide assistance, technical oversight and advice.

**Section 106.5. Developments of Regional Impact (DRI's).**

Prior to any action taken by the Board of Commissioners or Planning Commission, the Planning Director, or their designated representative, shall determine if the proposed subdivision qualifies as a Development of Regional Impact (DRI). If so, then the County shall request a formal review by the Georgia Mountains Regional Development Center (GMRDC).

**Section 106.6. Additional Authority.**

In addition to the regulations herein contained with respect to the administration of these Regulations, the Board of Commissioners may, from time to time, establish any reasonable additional regulations to promote the intent and purpose of these Regulations.

**ARTICLE II**

**DEFINITION OF TERMS USED**

**Section 200. Purpose.**

The purpose of this Article is to establish definitions of terms used in these Regulations.

**Section 201. Definitions.**

When used in these Regulations, the following words and phrases have the meaning as defined in this Article. Terms not defined herein have the same meaning as is found in regularly accepted



dictionaries, where consistent with the context. The terms “must” and “shall” are mandatory in nature, indicating that action shall be done. The term “may” is permissive and allows discretion regarding an action. When consistent with the context, words used in the singular include the plural, and those used in the plural include the singular. Words used in the present tense include the future. The word “developer” includes a firm, corporation, partnership, association, institution, or person. The word “lot” includes the word “plot” or “parcel.” The word “building” includes the word “structure.” The words “used” or “occupied” as applied to any land or building include the words “intended, arranged, or designed to be” used or occupied.

AASHTO. The American Association of State Highway and Transportation Officials.

Access. The place, means, or way by which pedestrians or vehicles shall have safe, adequate, or usable ingress and egress to a property, use, or parking space.

Accessory Structure or Accessory Use. A structure or use incidental and subordinate to the main use of property and located on the same lot as the main use.

Agriculture. The tilling of the soil, the raising of crops, dairying, animal husbandry, poultry houses, forestry, and horticulture.

Alley. A paved drive which is used primarily for vehicular service access to the back or side of properties otherwise abutting on a street.

Alter. To change, add, or modify the construction or occupancy of a building or structure or to change, add or modify the construction of a road or roadway.

Amenity Area. The area situated within the boundaries of a development site intended for recreational purposes and may include landscaped areas, patios, private community rooms, balconies, communal lounges, swimming pools, sports fields, play areas and similar uses along with attendant parking areas, but does not include any area occupied by service areas, aisles or access driveways.

Appeal. The process by which an aggrieved party may petition for review of a decision made by an official or department of county government.

Applicant. The owner of land proposed to be subdivided or the representative who shall have express written authority to act on behalf of the owner.

Basement. That portion of a building that is partly or completely below grade.

Block. A tract of land bounded by streets or by a combination of streets and public parks, cemeteries, railroad rights-of-way, waterways, or boundary lines of local governments.

Bond. Any form of a surety bond in an amount and form satisfactory to the Governing Body.

Buffer. A horizontal distance designed to provide attractive space or distance, obstruct undesirable views, serve as an acoustic barrier, or generally reduce the impact of adjacent development.

**Building.** A structure built and maintained for the support, shelter, or enclosure of persons, motor vehicles, animals, or personal or real property of any kind. The word "building" shall include the word "structure."

**Building Height.** The vertical distance from the average grade of the footprint to the highest point of the coping of a flat roof or to the deck line of a mansard roof or the average point of a pitch or hip roof.

**Building Line.** A line parallel with the lot line that coincides with the front side of the main building on the lot at a distance equal to the minimum front setback required for the property.

**Building Permit.** A written permit issued by Dawson County authorizing construction, renovation, or repairs to a structure.

**County.** Dawson County, Georgia.

**Cluster Development.** A subdivision, planned development, or grouping of lots or dwellings attached or arranged in such a way that open space is maintained throughout the area, that sensitive lands such as wetlands and steep slopes remain undeveloped, and that lot layout requires reduced street and utility placement.

**Common Driveway.** A private driveway that is used by two or more different property owners.

**Common Open Space.** Publicly or privately owned undeveloped open space intended for aesthetic, recreation, public safety, or other conservation purposes, to be used by the owners or residents of a particular development or the public in general.

**Commission.** The Board of Commissioners of Dawson County, Georgia. Also referred to as the Board of Commissioners.

**Concept Plan.** A drawing or depiction representing the conceptual design of the property to be developed.

**Condominium.** A unit available for sale in fee simple contained in a multi-occupancy project subject to covenants and restrictions placing control over the common facilities in an elected board.

**Conservation Subdivision.** Subdivision of property that preserves green space, historic, archaeological sites, scenic views, while promoting construction of walking trails and bike paths connecting to neighboring communities, business, and facilities to reduce reliance on automobiles, and promoting clustering of houses to minimize environmental impacts.

**Construction Plan.** The maps or drawings and schedule accompanying a subdivision plat and showing the specific location and design of improvements to be installed in the subdivision in accordance with the requirements of the Board of Commissioners as a condition of the approval of the plat.

Conventional Construction. A building constructed on the building site from basic materials delivered to the site and/or lumber cut on site. A conventional building is subject to local codes and ordinances.

Cooperative. An entire project that is under common ownership of a Board of Directors with units leased and stock sold to individual cooperators.

Core Sample. A cylindrical section of roadway construction materials which can be taken to test the properties and strength of the materials used.

Courtyard. An open unoccupied space other than a yard, on the same lot with a building and bounded on two or more sides by such building.

Cul-de-sac. A local street with one lone outlet, closed and terminated by a vehicular turnaround.

Density, Net. The number of dwellings per acre based on the total area of the parcel, including vacated rights-of-way, and excluding separate or non-contiguous lands, previously designated common open space, and excluding rights-of-way or easements.

Density, Gross. The number of dwellings per acre, inclusive of all internal rights-of-way and open space.

Developer. The owner of land proposed to be subdivided or the representative who is responsible for any undertaking that requires review and / or approval under these regulations. See Sub-divider.

Development Standard. A specific requirement of these Regulations regulating land use, generally quantitative in nature.

Driveway. An access way connecting one tax parcel and/or their parking spaces with a street.

Dwelling Unit. One or more rooms designed for occupancy by one family and not having more than one cooking facility except facilities designed for camping purposes such as tents and recreation vehicles.

Easement. Authorization by a property owner for another to use the owner's property for a specified purpose.

Engineer. A registered, practicing engineer, licensed by the State of Georgia.

Escrow. A deposit of cash with the local government or escrow agent to secure the promise to perform some act.

Family. One person or two or more persons related by blood, marriage, legal adoption, or guardianship; or a group of not more than five persons (excluding servants) all or part

of whom are not related by blood, marriage, legal adoption, or guardianship living together as a single housekeeping unit in a dwelling unit.

Fence, Sight Obscuring. A fence consisting of wood, metal, masonry, or similar materials, or an evergreen hedge or other evergreen planting arranged in such a way as to obscure visibility of the parcel at least by 80 per cent.

Fill. The placement of sand, sediment, or other material, usually in submerged lands, or wetlands, to create new uplands or raise the elevation of land.

Final Subdivision Plat. The map of a subdivision to be recorded after approval by the Board of Commissioners and any accompanying material as described in these Regulations.

Frontage. Property abutting on a street.

GDOT. The Georgia Department of Transportation

Goal. A general statement establishing a direction for policies, resolutions, or actions.

Governing Body. The Board of Commissioners of Dawson County.

Grade. The slope of a road, private drive, street or public way specified in percentage terms.

Grade, Ground Level. The average of the finished ground level at the center of all walls of a building. Where the walls are parallel to and within five feet of a public sidewalk, alley, or public way, the ground level shall be measured at the average elevation of the sidewalk, alley, or public way.

Hazards. Threats to life, property, or the environment such as landslides, floods, erosion, or fire.

Intensity. A measure of the magnitude and negative impact of a land use on the environment and neighboring land uses.

Land Use. Any use of the land including, but not limited to, commercial, industrial, residential, agriculture, recreation, public utilities placement, forest management, or natural uses.

Land Use District. Land Use Districts which are established in the Land Use Resolution are areas of land within the County which have different development standards and criteria. These differences are intended to promote the separation of incompatible uses and to retain the character of the community.

Land Use Plan or Comprehensive Plan. A development plan or any part thereof adopted by Dawson County which indicates the general various physical classes of public works, places, and structures and general planned physical development of the County.

Limited Access Highway. A highway or arterial road for high-speed traffic, typically which do not contain traffic lights or stop signs.

Loading Space. An off-street space or berth on the same lot, or parcel, with a building or use, or contiguous to a group of buildings or uses, for the temporary parking of a vehicle while loading or unloading persons, merchandise, or materials, and which space or berth abuts upon a street, alley, or other appropriate means of ingress and egress.

Lot. For purposes of these Regulations, a lot is a parcel of land of at least sufficient size to meet minimum district requirements for use, coverage, and area and to provide such yards and other open spaces as are herein required. See also "parcel."

Lot Area. The total area of a lot measured in a horizontal plane within the lot boundary lines exclusive of public streets.

Lot, Corner. A lot situated at the intersection of two (2) streets, the interior angle of such intersection not exceeding 135 degrees.

Lot Coverage. The portion of a lot or parcel of land which is covered with buildings, parking and maneuvering areas, patios, decks, covered or paved storage areas, or other impervious surface.

Lot Depth. The average distance measured from the front lot line to the rear lot line.

Lot, Flag. Any lot that gains road frontage through the use of a narrow strip of land that is an integral part of the lot.

Lot, of Record (Buildable). A lot or parcel of land that existed as a single parcel recorded with the Clerk of Superior Court or that is shown in its entirety on a Final Plat or Exemption Plat duly approved under these or any previously applicable regulations providing for the subdivision of land in Dawson County and recorded with the Clerk of Superior Court of Dawson County.

Lot Line, Front. For an interior lot, a line separating the lot from the street; and for a corner lot, lines separating both frontages of the lot from the street.

Lot Panhandle. See Lot, Flag.

Lot Line, Rear. For an interior lot, a line separating one lot from another on the opposite side of the lot from the front lot line; for a corner lot, either (but not both) interior lot line separating one lot from another; and for an irregular or triangular shaped lot, a straight line ten (10) feet in length that is parallel to and at the maximum distance from the front lot line.

Lot Line, Side. For an interior lot, a line separating one lot from the abutting lot or lots fronting on the same street; for corner lots, a line other than the front lot line and rear lot line separating the lot from the abutting lot along the same frontage.

Lot Width. The average distance between side lot lines or a side lot line and parallel street on corner lots.

Major Subdivision. All subdivisions not classified as minor subdivisions, including but not

limited to subdivisions of six (6) or more lots, or any size subdivision requiring any new public or private street, or extension of the local government facilities.

Major Thoroughfare. Any public street, existing or proposed, which is shown in the Dawson County Comprehensive Plan Transportation Element as an arterial or major collector.

MUTCD. The Manual on Uniform Traffic Control Devices

Minor Subdivision. Any subdivision containing not more than five (5) lots, not involving any new street or road, or the extension of public facilities or the creation of any public improvements.

Model Home. A dwelling unit used initially for display purposes which typifies the types of units that will be constructed in the subdivision and which will not be permanently occupied during its use as a model.

Non-Conforming Structure or Use. A lawful existing structure or use, at the time these Regulations or any amendment thereto become effective, which does not conform to the requirements of these Regulations.

Non-conforming Private Street. A private street existing prior to December 31, 2009 that does not meet the standards for public streets contained herein.

Non-residential Subdivision. A subdivision whose intended use is other than residential, such as commercial or industrial. Such subdivision shall comply with the applicable provisions of these Regulations.

No Access Easement. A linear easement parallel to a property line or right-of-way that is platted and disallows the extension of any public or private road or driveway system onto adjacent lots or right of ways.

Off-Site. Any premises not located within the area of the property to be subdivided, whether or not in the common ownership of the applicant for subdivision approval.

Open Area. The area devoted to lawns, setbacks, buffers, landscaped areas, natural areas, outdoor recreation areas, and similar types of uncovered open area and maintained in plant cover, and excluding storage areas for materials, boats, or vehicles.

Owner. Any individual, firm, association, syndicate, partnership, corporation, trust, or any other legal entity having proprietary interest in the land, including the attorney and agent thereof.

Parcel. A unit of land which is created by a partitioning of land also commonly referred to as a lot.

Parking Area. Privately or publicly owned property, other than streets or alleys, on which parking spaces are defined, designated, or otherwise identified for use by the tenants, employees, or owners of the property or for retail customers, patrons and clients either free or for remuneration which may be required by these regulations.

Parking Space. An area permanently available for the parking of a full size automobile, typically having dimensions of not less than 9 feet by 18 feet.

Pavement. That portion of a street having an all-weather, stable constructed surface and subsurface for the support and movement of vehicular traffic.

Pavement Width. The shortest distance as measured from edge of pavement to edge of pavement exclusive of curb and gutter.

Person. Any natural person, firm, partnership, association, social or fraternal organization, corporation, estate, trust, receiver, syndicate, branch of government, or any other group or combination acting as a unit.

Planning Commission. The Dawson County Planning Commission.

Planning Director. The director of the Dawson County Planning and Development Department or their designee or such person in an equivalent position if this position no longer exists.

Plat. A final map, Final Plat, diagram, drawing, re-plat or other writing containing all the descriptions, locations, specification, dedications, provisions, and information concerning a subdivision.

Police Power. Inherent, delegated, or authorized legislative power for purposes of regulation to secure health, safety, and general welfare.

Policy. A definitive statement of requirements of the comprehensive plan or Land Development Resolution, generally qualitative in nature.

Preliminary Plat. The preliminary drawing or drawings, described in these regulations, indicating the proposed manner or layout of the subdivision to be submitted to the Planning Director or designee for approval.

Private Access. A situation in which the general public is prohibited from utilizing a private road by means of a gate or other such structure.

Private Street/Road. A street or road owned and maintained by a private entity.

Property Owners' Association. An association or organization, whether or not incorporated, which operates under and pursuant to recorded covenants or deed restrictions, through which each owner of a portion of a subdivision-be it a lot, parcel site, unit plot, condominium, or any other interest-is automatically a member as a condition of ownership and each such member is subject to a charge or assessment for a pro-rated share of expense of the association which may become a lien against the lot, parcel, unit, condominium, or other interest of the member.

Public Access: A situation in which the general public is able to utilize a road, whether public or private, without needing to traverse a gate or other such structure.

Public Improvement. Any drainage ditch, roadway, parkway, sidewalk, pedestrian way, tree, lawn, off-street parking area, other improvement, or other facility for which the County may ultimately assume the responsibility for maintenance and operation, or which may affect an improvement for which county responsibility is established.

Public Street/Road. An officially approved public thoroughfare or right-of-way dedicated, deeded, or condemned, which has been accepted by the Board of Commissioners for use as such, other than an alley, which affords the principal means of access to abutting property, including avenue, place, way, drive, lane, boulevard, highway, road and any other thoroughfare, except as excluded in these Regulations. The word "street" shall include all arterial highways, freeways, traffic collector streets, local streets, roads and lanes, owned and maintained by a government. Official designations for streets in Dawson County include: Local Residential Street, Local Commercial Street, Local Industrial Street, Minor Residential Collector, Minor Non-Residential Collector, Major Collector, Minor Arterial and Major Arterial

Arterial, Collector and Local Roads and Streets are defined as follows:

1. Arterial - Arterials are usually state and federal highways designed to move traffic over greater distances and provide access between counties and states.
2. Collector Roads - The main function of collector roads is to provide access to arterials and to move traffic from local roads to arterials. A collector road that serves a neighborhood should be designed so that no residential driveways access it and houses should not face onto it.
3. Local Road and Street - Local roads or streets are designed to provide access to abutting property and to provide right-of-way beneath it for sewer, water and storm drainage pipes. Local roads and are not intended for through traffic.

Public Utility(ies). Water, sanitary and storm sewer, natural gas, electrical and communications lines and facilities.

Public Works Director. The director of the Dawson County Public Works Department or their designee or such person in an equivalent position if this position no longer exists.

Re-subdivision. Any change in a map of an approved or recorded subdivision plat that affects any street layout on the map or area reserved thereon for public use or any lot line, or that affects any map or plan legally recorded prior to the adoption of any regulations controlling subdivisions.

Right-of-Way. A strip of land occupied or intended to be occupied by any or all of the following: a street, crosswalk, railroad, road, electrical transmission line, oil or gas pipeline, water main, sanitary or storm sewer main or for another special use.

Road Right-of-Way Width. The distance between property lines of a road or street measured at right angles to the center line of the road or street.



Roundabout. A circular intersection with specific design and traffic control features including yield control of all entering traffic, channelized approaches, and appropriate geometric curvature to ensure that travel speeds on the circulatory roadway are within safe parameters and which comply with recommendations of the latest published roundabout manual by the Federal Highway Administration and the recommendations of the latest edition of the Manual on Uniform Traffic Control Devices.

Screen. A fence, wall berm, hedge, tree row, or other dense structure intended to perform a buffering effect in a limited space, and may be required in addition to a buffer.

Setback. The minimum allowable horizontal distance measured from the furthest projection of a structure to the adjacent property line.

Shoulder. That portion of a street or road from the outer edge of the paved surface or back of curb to the inside edge of the ditch or gutter, original ground surface, fore-slope or back-slope.

Sidewalk. The portion of the right-of-way which is intended for pedestrian traffic.

Sight Distance. The length of an uninterrupted line as recommended by the AASHTO's publication "A Policy on Geometric Design of Highways and Streets" latest edition, measured along the path of vehicle travel, of visibility from a driver's perspective regarding certain aspects of decision making.

Sign. An identification, description, illustration, or device which is affixed to or represented, directly or indirectly, upon a building, structure, or land and which directs attention to a product, place, activity, person, institution, or business. Each display surface of a sign shall be considered to be a sign.

Slope. See Grade.

Speed Hump. A raised section of pavement in the street designed to encourage safe travel speeds on local streets.

Stormwater Management Facility. A facility or other technique used to reduce volume, flow rate, or pollutants from stormwater run-off. These facilities include structures or devices that collect, convey, detain, retain or provide a discharge point for stormwater run-off.

Storm Sewer. The pipe system designed to accommodate the 100-year storm water runoff collected in the street.

Storm Sewer Conveyance. Portion of storm sewer system including but not limited to: open ditches, swells, culverts, intersectional drains, drop inlets, bridges, and closed pipe systems that conveys stormwater to a detention pond or other facility in order to safely remove the stormwater from a street or road..

Stormwater Management Facility. A facility or other technique used to reduce volume, flow rate, or pollutants from stormwater run-off. These facilities include structures or

devices that collect, convey, detain, retain or provide a discharge point for stormwater runoff.

Structure. Materials that when combined form a construction for use occupancy or ornamentation. A structure may be installed on above or below the surface of land or water. For purposes of these Regulations, all buildings (including overhangs) are considered structures but not all structures are considered buildings. Specifically exempted from the definition of structure are the following: driveways; mail boxes; flag poles; walls, unless they are an integral part of a structure not exempted herein; light poles/fixtures; patios at grade; pool decking at grade; sidewalks; swing sets; and any construction not requiring a building permit by Dawson County.

Sub-divider. Any individual, firm, association, syndicate, co-partnership, corporation, trust, or any other legal entity commencing proceedings under these Regulations to effect a subdivision of land hereunder for himself or for another.

Subdivision. Subdivision means all divisions of a tract or parcel of land into two (2) or more lots, building sites, or other divisions for the purpose, whether immediate or future, of sale or building development.

Thoroughfare. Roads that have a primary purpose to carry through traffic (traffic not relevant to subdivision or development traffic) and provide a network connecting to a state highway system.

Traffic Calming Device. A feature used on a roadway to encourage lower travel speeds than would exist without the feature. Devices include but are not limited to tee-intersections, roundabouts, and minimum radius horizontal curves or other devices approved by the Public Works Director.

Use. The purpose for which land or a structure is designed, arranged, or intended, or for which it is occupied or maintained.

Vehicle. A device in, upon, or by which any person or property is or may be transported or drawn upon a public highway, except devices moved by human power or used exclusively upon stationary rails or tracks.

Water-Related. Uses which are not directly dependent upon access to a water body, but which provide goods or services that are directly associated with water-dependent land or waterway use, and which, if not located adjacent to water, would result in a public loss of the quality of goods or services offered. Except as necessary for water-dependent or water-related uses or facilities, residences, parking lots, spoil and dump sites, roads and highway, restaurants, businesses, factories, and trailer parks are not generally considered dependent on or related to water location needs.

Yard. A required open space other than a court unoccupied and unobstructed by any structure or portion of a structure or portion of a structure from 30 inches above the general ground level of the graded lot upward, provided, however, that fences, walls, poles, posts, and other customary yard accessories, ornaments, and furniture may be permitted in any yard subject to height limitations and requirements limiting obstruction of visibility.

Yard, Front. That part of a lot which extends across the full width of a lot between the front lot line and the nearest wall of a building or structure on the lot.

**ARTICLE III**

**PLATTING JURISDICTION AND ENFORCEMENT**

**Section 300. Platting Authority.**

No plat for property within the unincorporated areas of Dawson County shall be filed in the office of the Clerk of the Superior Court of Dawson County unless the plat has been approved in compliance with these regulations and bears the signature(s) of the Chairman of the Board of Commissioners, the Planning Director, and/or the Public Works Director as required herein, certifying such approval. The Clerk of the Superior Court shall not file or record a plat of a subdivision which does not have the approval as required by these Regulations. The submission for filing or recording of a plat of a subdivision without the required approval is hereby declared a misdemeanor and, upon conviction, is punishable as provided by law.

**Section 301. Penalties for Transferring Lots in Unapproved Subdivisions.**

The owner or agent of the owner of any land to be subdivided within Dawson County who transfers or sells or agrees to sell or negotiates to sell such land by reference to or exhibition of or by other use of a plat of subdivision of such land before such plat has been approved as required herein and recorded in the Office of the Clerk of the Superior Court of Dawson County shall be guilty of a misdemeanor and, upon conviction thereof, shall be punished as provided by the law; and the description by metes and bounds in the instrument of transfer or other document used in the process of selling or transfer shall not exempt the transaction from such penalties. Dawson County, through its attorney or other official designated by the governing authority of Dawson County, may enjoin such transfer or sale or agreement by appropriate action.

**Section 301.1. Plat Approval Procedures.**

Plats shall be submitted to the Planning and Development Department. The Planning Director and the Public Works Director shall review the submitted plat for compliance with these Regulations.

- (a) For all plats that do not propose any new public roads or other public facilities, if the plat complies with these Regulations, the Planning Director and Public Works Director shall execute a certification indicating such compliance on the face of the plat and return the plat to the applicant for recording. If the plat does not comply with these Regulations, the plat shall be returned to the applicant with comments reflecting why the plat did not comply with these Regulations.
- (b) For all plats that propose new public roads or other public facilities to be accepted by the County,
  - (1) If the plat complies with these Regulations, the Planning Director and Public Works Director shall execute a certification indicating such compliance on the face of the plat and shall then request that the Board of Commissioners place the item on its next

available agenda to consider approval of the plat and acceptance of the offered public roads and facilities. The Board of Commissioners shall then consider whether or not to approve the Final Plat, including the offered dedication of public roads and facilities identified on the plat. The Board of Commissioners shall not be obligated to accept any offered dedication.

- a. If the Board of Commissioners approves the plat and accepts the offered dedications, the Chairman of the Board of Commissioners shall execute a certification of the approval on the face of the plat.
  - b. If the Board of Commissioners rejects the offer of dedication of new public roads or other public facilities, the plat shall be returned to the applicant along with notification that the Board of Commissioners rejected the offer of dedication.
- (2) If the plat does not comply with these Regulations, the plat shall be returned to the applicant with comments reflecting why the plat did not comply with these Regulations.

(c) The County is not responsible for recording any approved Final Plat.

**Section 302. Acceptance of, Improvements in, and Requirements as to Unapproved Streets.**

The governing authority of Dawson County shall not accept, layout, open, improve, grade, pave, or light any street, or lay or authorize the laying of any water mains, sewers, connections, or other facilities or utilities in any street within the County unless such street shall have been expressly accepted or opened as, or shall otherwise have received the legal status of, a public street before the effective date of these Regulations or unless such street is shown on a subdivision plat approved by the Board of Commissioners or on a street plat made and adopted by said Board of Commissioners; provided, however, that the Board of Commissioners may within the spirit and intent of these Regulations locate and construct or may accept any other street in compliance with these Regulations or other measure, upon submission of a request for such approval is submitted to the Board of Commissioners in accordance with these Regulations.

**Section 303. Public Accessibility to Roads.**

Access to private roads within a major subdivision shall be provided over and through a public street or road or a public easement. Lots within a minor subdivision may be accessed by means of private common driveway.

**Section 304. Privately Maintained Streets or Roads.**

The following statement shall be placed on all plats identifying privately maintained roads:

“The roads, streets identified as “Privately Maintained” are private ways and are not maintained by state, county, city or other public agencies. Maintenance of these private ways shall be the responsibility of an established homeowners association or related private organization.”

All roads or streets not accepted by the County shall be designated as “Privately Maintained.” For subdivisions with privately maintained roads the Final Plat shall include a statement regarding whether such roads have specifically been approved by the Board of Education and Post Office. All private streets and roads shall be constructed to public street and county road standards.

In all new proposed subdivisions, neighborhoods and developments where roads are to be privately maintained, a mandatory property owners association or related organization shall be established prior to approval of the Final Plat in order to administer at the associations expense, the maintenance and final construction of the privately maintained road(s), and storm drainage system.

Prior to approval of the Final Plat for a major subdivision with privately maintained roads and facilities, the developer shall submit a copy of a completed Certificate of Development Conformance (CDC package) and post a guaranty bond or other surety as approved by the governing body in an amount equal to one hundred (100) percent of the development costs of the streets, curbs, storm sewer conveyances and other public facilities. Said bond shall be payable to Dawson County and shall, at a minimum guarantee that said streets, curbs, and storm sewer conveyances will be installed in a workmanlike manner, and that same will be free from defects caused by faulty material or workmanship. Said bond or other surety shall be subject to call by the County, and shall not be released, until at least 85% of the homes in the subdivision have received certificates of occupancy and the Public Works Director has performed an inspection and determined that the streets, curbs and storm sewer conveyances meet all county requirements.

In addition, the developer shall also post a guaranty bond or other surety as approved by the governing body in an amount equal to one hundred (100) percent of the reasonable cost of maintenance of the streets, curbs, and storm sewer conveyances, as reasonably estimated by the Public Works Director, payable to Dawson County and guarantying that said street, curb, and storm sewer conveyances will remain in acceptable condition for a period of eighteen (18) months following the release of the performance bond described above (upon final completion of the streets, curbs, and storm sewer conveyances as determined by the Public Works Director) and subject to passing a further inspection to insure compliance with county regulations. If, before the end of the eighteen 18-month period, the streets, curbs, or storm water conveyances are found to have settled or be otherwise unacceptable because of faulty workmanship or material or are otherwise not in an acceptable condition, said defective street, curb, and storm water conveyances shall be repaired by the developer. If the repair is not performed by the developer, the County may, but shall not be required to, call the Bond and perform the required maintenance. Notwithstanding the County performing such work pursuant to this provision, the roads shall not be deemed to have been dedicated to, nor accepted by, the County.

### **Section 305. Privately Maintained Common Driveways**

The following statement shall be placed on all plats identifying privately maintained common driveways:

"The common driveways identified as "Privately Maintained" are private ways and are not maintained by state, county, city or other public agencies."

Privately maintained common driveways are ineligible for adoption as public roads or streets.

## **ARTICLE IV**

### **PROCEDURES FOR CONDITIONAL APPROVAL OF CONCEPT PLAN AND PRELIMINARY PLAT**

#### **Section 400. Pre-application Review.**

If a developer owns, controls or has adjacent property under contract beyond the boundary of the first proposed subdivision of land, then a Concept Plan must be prepared, submitted and reviewed by the Planning Director. The purpose of the Concept Plan is to give Dawson County a preview of the overall development so that large scale issues such as transportation planning, utility planning, and other infrastructure impacts can be planned for by the developer and the County.

When submitting an application for plat approval, the developer must certify that no adjacent land is owned, controlled or under contract for purchase by the developer or an affiliated entity unless a Concept Plan including this land has been reviewed by the Planning Director. If the developer purchases or contracts to purchase land adjacent to the original proposed development, then the developer shall submit a revised Concept Plan to the Planning and Development Department incorporating the additional land purchased or to be purchased.

No rights shall be vested in a subdivision on the basis of informal meetings with the Chairman of the Board of Commissioners, members of the Board of Commissioners or County staff. The County reserves the right to amend subdivision regulations at any time, and any amendment adopted before the submission of a formal application for preliminary plat approval shall apply to the subdivision being proposed.

#### **Section 400.1. Submittal of Concept Plan.**

When review of a Concept Plan is required by these Regulations, the sub-divider shall submit the following to the Planning and Development Department:

1. Copies of the Concept Plan and other documents, as may be specified.
2. The Concept Plan shall include the following;
  - a. A drawing of the subject district and immediate surrounding area, drawn to scale of one inch equals 100 feet. The Planning Director may allow a smaller scale if deemed to be legible.
  - b. A date, scale and north arrow.
  - c. The proposed land use, zoning, building outline and maximum proposed height of all buildings and structures as it would appear should the rezoning application be approved.
  - d. The present zoning classification of all adjacent parcels. The proposed location of all drives, streets, off-street parking and loading areas, and entry/exit points for vehicular traffic, using arrows to depict direction of movement.
  - e. Approximate location of point of access to public sewer where appropriate or septic tank and drain field lines, sewage plant if planned, storm water detention structures, lakes, ponds and any other improvements.
  - f. Location and elevation of the 100-year floodplain on the property subject of the proposed zoning.
  - g. Acreage of property and proposed number of residential lots, dwelling units, or manufactured home spaces, if applicable.
  - h. For multifamily developments, the minimum size of each type of dwelling unit (efficiency, one-bedroom, etc.) and the number of dwelling units by such type in each building.
  - i. Driveways, streets, streams, and trails on all adjacent and abutting properties that

- may have an impact on the design of the subject property.
3. A Concept Plan review fee as approved by the Board of Commissioners.

**Section 400.2. Review of Concept Plan.**

The Planning Director and the Public Works Director or their designated representatives shall review the Concept Plan for conformance with these Regulations and provide comments to the developer with respect to such conformance.

One copy of the Plan along with any comments which have arisen during the review process shall be returned to the sub-divider or his agent, one copy forwarded to the appropriate public health agency, and one copy retained in the records of the Planning and Development Department.

Review and comment on a Concept Plan does not constitute approval of a Preliminary Plat or Final Plat, but represents only a guide to the preparation of the Preliminary Plat.

**Section 400.3. Reserved.**

**Section 401. Application for Preliminary Plat (Construction Plans) Approval.**

When submitting a preliminary plat for approval, the sub-divider shall submit to the Planning Director, or the designated representative the following:

1. Copies of the Concept Plan, if one was required.
2. Copies of the Preliminary Plat and other documents, as may be specified by the Planning Director in order to evaluate proposed subdivision's compliance with these Regulations.
3. A Preliminary Plat review fee as approved by the Board of Commissioners.

**Section 402. Review of Preliminary Plat.**

The Planning Director and the Public Works Director or their designated representatives shall review the proposed preliminary plat for conformance with these Regulations.

Once approved, one copy of the plat shall be returned to the sub-divider or his agent, one copy forwarded to the appropriate public health agency, and one copy retained in the records of the Planning and Development Department.

Approval of a Preliminary Plat does not constitute approval of a Final Plat, but indicates only approval of the layout as a guide to the preparation of the Final Plat. Approval shall expire and be null and void after a period of one year unless an extension of time is approved by the Planning Director and the Public Works Director.

**Section 403. Preliminary Plat Specifications.**

The Preliminary Plat shall conform to the specifications in the in the latest copy of the checklists available from the County’s web site and contain the following required information:

1. Cover Sheet with applicable notes including notes regarding private/public roads
2. Preliminary Plat including lots, streets and utility layout
3. Hydrology Study in accordance with County Stormwater Regulations
4. Grading and Drainage Plans
5. Erosion, Sedimentation Control and Pollution Prevention Plans
6. Street or Common Driveway Plan and Profiles (showing existing utilities)
7. Sanitary Sewer Plan and Profiles
8. Storm Drainage Profiles
9. Water Distribution Plan
10. Details

The latest checklist, as amended from time to time, for review of the Preliminary Plat is available from the Planning and Development Department or from the Dawson County web site.

The Preliminary Plat must also contain the following Certifications:

Certification of Approval: A Certificate of Approval of the Preliminary Plan in the exact language as set forth below properly executed shall be inscribed on the plat:

“Pursuant to the Subdivision Regulations of Dawson County, Georgia, all the requirements of Approval having been fulfilled, this Preliminary Plat was given Approval by the County Planning Director and Public Works Director on \_\_\_\_\_, 20\_\_\_\_. This approval does not constitute approval of a Final Plat. This Certificate of Approval shall expire and be null and void on \_\_\_\_\_, 20\_\_\_\_.”

\_\_\_\_\_  
 Director of Planning and  
 Development, Dawson County

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

\_\_\_\_\_  
 Director of Public  
 Works, Dawson County

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



An extension to the one-year period may be granted by the Planning Director and the Public Works Director. No extensions will be granted beyond three years of initial approval.

Certification concerning Privately Maintained Roads. A statement required by Sections 608 and 609 if the roads within the subdivision that are not accepted by the County.

## **ARTICLE V**

### **FINAL PLAT PROCEDURE**

#### **Section 500. Application for Final Plat Approval.**

After the Preliminary Plat of a proposed land subdivision has been given approval by the Planning Director and the Public Works Director, the sub-divider may, within one year from approval, submit to the Planning Director and the Public Works Director:

1. Four (4) paper copies of the Final Plat and other documents, as may be specified; and the original tracing or reproducible print thereof drawn in permanent ink or equivalent on film, which is to be returned to the sub-divider.
2. A Final Plat filing fee as approved by the Board of Commissioners.
3. A complete disclosure on how all utilities, roads, and amenities are to be maintained, e.g., Department of Housing and Urban Development Property Report, plus information requested as a result of findings during preliminary review.
4. As-Builts upon completion including stormwater ponds, storm drainage pipes, streets, sewers and water mains.

#### **Section 501. Review of Final Plat.**

Review of submitted Final Plats shall proceed as described in Section 301.1.

#### **Section 502. Recording of Final Plat.**

Upon approval of Final Plat by the Planning Director, Public Works Director or Board of Commissioners as appropriate, the Final Plat must be recorded in the Office of the Clerk of the Superior Court of Dawson County by the sub-divider.

A digital file of the Final Plat and As-Builts in the format required by Dawson County GIS must be provided to Dawson County prior to recording of the Final Plat.

#### **Section 503. Final Plat Inspection.**

The Final Plat shall conform to and meet the specifications and contain the required information as specified in the latest copy of the review checklists available from the County. The plat preparer is advised to obtain the latest version of the review checklists from the County prior to plat preparation.

**Section 504. Minor Subdivision Plat Specifications (Not applicable to Commercial/Industrial Districts)****Section 504.1. Purpose and Intent**

It is intended that the subdivision process comply with this section for subdivision of land up to five lots. It is the intent of the Board of Commissioners to prohibit the practice of “chain” subdivisions where the same or related landowners seek to subdivide consecutive and/or contiguous minor subdivisions to avoid the requirements of a major subdivision. It is also the intent of the Board of Commissioners to prohibit minor subdivisions adjacent to each other within a five-year period if the original tract of land is owned by another person or entity and was transferred or sold to circumvent the major subdivision requirements.

**Section 504.2. General Requirements**

All Minor Subdivision Plats shall conform to all applicable regulations regarding subdivision of land and the Dawson County Minor Subdivision Plat Review Checklist available from the Dawson County Office of Planning and Development in addition to the following requirements:

1. No more than five lots will be created from the parent tract within a five-year period.
2. Minimum lot size shall be regulated according to the Land Use Resolution.
3. Extension of common driveways onto adjacent tracts beyond the subdivision of a maximum of 5 lots will not be allowed.
4. The Public Works Director may require the applicant to submit a Stormwater Management Plan with the Minor Subdivision Plan if after examination of the Minor Plat it is determined that such a plan shall be necessary for proper stormwater management.
5. Common Driveways shall be centered in a 30-foot-wide access and utility easement.
6. Submittal, review, approval and recording of a Minor Subdivision Plat shall be in accordance with the procedures for a Final Plat contained in Sections 500, 501, 502, 503.
7. The minor subdivision shall not render any lots from the original tract unusable with regard to lot size, and shall not conflict with any provision or portion of the Master Plan, Official Map, Land Use Resolution, or these regulations

**Section 504.3. General Plat and Plan Appearance**

The Georgia Plat Act (O.C.G.A. § 15-6-67) and Dawson County Minor Subdivision Plat Review Checklist shall govern the appearance and size of the documents.

**Section 504.4. Access**

Access to Minor Subdivisions may be provided by either existing public streets or a common private driveway. Profiles of common private driveways must be submitted with the Minor Subdivision Plat.

**Section 504.5. Flag Lots (Panhandle)**

No more than two flag lots shall adjoin one another within the minor subdivision. The “pole” portion of the flag lot shall be a minimum of 30 feet wide for its entire length. Multiple individual driveways may be rejected by the Public Works Director where the road conditions along the primary roadway the subdivision adjoins make multiple driveways a safety hazard, in which case one common private driveway may be required to serve multiple lots.

#### **Section 504.6. Maintenance of Common Elements**

The common private driveway and all other common elements of all major and minor subdivisions shall be owned and maintained by a mandatory property owners’ association or homeowner’s association. Dawson County will not be responsible for maintenance of common private driveways or other common elements. Minor Subdivision Plats shall contain the following note in large bold letters: “The Common Private Driveway and Common Elements shown on this plat are the responsibility of the property owners’ association or property owner. Dawson County will not maintain the Common Private Driveway.”

#### **Section 504.7. Minor to Major Subdivision**

The Planning and Development Director and Public Works Director may require a major subdivision plat if a minor subdivision plat does not conform with the purposes and intent of the minor subdivision plat specifications.

### **ARTICLE VI**

#### **GENERAL DESIGN AND OTHER REQUIREMENTS**

##### **Section 600. Suitability of the Land.**

Land subject to flooding, improper drainage, or erosion or that is for topographical or other reasons unsuitable for residential use shall not be platted for residential use nor for any other use that will continue to increase danger to the health, safety, or property destruction, unless the hazards can be and are corrected.

##### **Section 601. Names of Subdivisions and Streets.**

The name of the subdivision and streets must have approval of E911 and the Planning Director. The name shall not duplicate or closely approximate the name of an existing subdivision or street.

##### **Section 602. Access.**

Access to every subdivision shall be provided over and through a public or private street built to public street standards as specified herein, except as provided in Sections 303 and 304.

The number of access points required is as follows:

- 1 to 50 contiguous lots -- Single means of street access
- 51 to 124 contiguous lots – Minimum of two means of street access.
- 125 + contiguous lots – Minimum of two means of street access and traffic study required to determine whether additional access points are required.

**Section 603. Conformance to Adopted Dawson County Plans.**

All streets and other features shall be coordinated and located in conformance with Dawson County Community Agenda and Transportation Element, Dawson County Transportation Improvement Plan and any other County Transportation Plans approved by the Board of Commissioners.

Whenever a plat proposes the dedication of land to public use that the Board of Commissioners finds not required or suitable for such public use, the Board of Commissioners may refuse to approve the plat, and shall notify the developer of the reasons for such action.

**Section 604. Large Scale Developments and Developments of Regional Impact.**

Large scale developments which meet or exceed the thresholds of a Development of Regional Impact, as defined by the Department of Community Affairs pursuant to the Georgia Planning Act, will require a review by the Georgia Mountains Regional Commission.

**Section 605. Stormwater Easements**

1. The minimum width of any subdivision drainage easement is 20' centered on the drainage structure, pipe, swell, or any form of conveyance system. Larger pipes or swales may require larger drainage easements at the direction of the Public Works Director if necessary for proper maintenance.
2. Publicly maintained drainage easements off the public right of way shall be clearly identified on the approved site plan, plat, and deed of the individual property owner. The limits of the County's responsibility is terminated at the furthest point of discharge.
3. Private Development drainage easements off the street right-of-way shall be clearly identified on the site plan, plat, and deed of the individual property owner and said property owner will be required to keep the easement free of obstructions and will maintain same in such a way as to assure free and maximum flow at all times.
4. Drainage easements shall be provided where a subdivision is traversed by a water course, drainage way, natural stream, or channel, which easements shall conform substantially to the limits of a 100-year storm of the watercourse, or the limits of the state and/or county buffers, whichever is greater. Further width or construction, or both, as will be adequate for the purpose and shall conform to the approved grading and site plan for the development.
5. All easements shall remain clear of debris, excess dirt, and other materials that impair flow. Any necessary form of removal will be performed at the owner's expense.
6. Ponds and water quality devices and stormwater management BMPs will require a minimum 10' access easement around the perimeter so as to provide access for inspection and maintenance equipment. The entire BMP will be included within the easement. This access easement shall extend from the public right-of-way. The required access easement size and location may be adjusted by the Public Works Director based on BMP type, location, and required maintenance. All easements must be clearly noted and depicted on plans and plats.
7. Drainageways and easements on residential lots shall be centered on the property lines when possible.
8. Permanent structures are not permitted within drainage easements. Removal of permanent structures inside the designated easement will be at owner's expense.

**Section 606. Reservation of Public Sites and Public Open Space.**

Where a Concept Plan includes features such as school site, parks, playgrounds, and other public spaces located in whole or in part in a proposed subdivision, such features shall be reserved by the sub-divider and offered for acceptance by Dawson County.

Whenever the public body responsible for land acquisition executes a written release, stating that the reserved land will not be accepted, the Board of Commissioners shall waive the reservation requirements.

Whenever the Board of Commissioners finds that proposed reservation of land or dedication of land for public use is not required or suitable for such public use, lots may be reconfigured to include subdivision of unrequired land or reservation of land for a more suitable public use.

**Section 607. Responsibility for Private Streets, Private Roads and Private Common Driveways.**

The owner, agent, or seller of any subdivision where the roads or streets have not been accepted by the County shall include the following statement on the instrument of transfer and sales contract: "grantee herein recognizes that any and all means of ingress and egress, which is provided by the grantor herein or assigns, to the property hereby conveyed are considered by the governing body of Dawson County to be private streets and private common driveways not maintained by said governing authority. Therefore, the grantee herein hereby agrees to hold harmless the governing body of Dawson County of any upkeep or maintenance."

Maintenance and upkeep of private common driveways and private streets shall be the responsibility of the private common driveway owner or private street owner or any future Home Owners/Property Owners Association (HOA/POA) accepting this responsibility from the owner of the private street or private common driveway. If maintenance for private roads, private streets or private common driveways may be designated as a responsibility of a Property Owners Association (POA) of the subdivision. In doing so, this designation shall also be recorded on the deed of property.

Common Driveways are privately maintained and are not required to have curb and gutter for stormwater conveyance. Common driveways are not maintained by the County. The owner of the driveway or other party accepting maintenance responsibilities must maintain the driveway.

If an offer is made for any privately maintained road or streets in existing subdivisions to be accepted by the County, said road or streets must be brought up to current county specifications, including curb and gutter, if required, prior to being accepted by the County in accordance with section 909.1. The Board of Commissioners has the authority to accept or deny the acceptance of a privately maintained road or street into the County's public road system.

**Section 608. School Bus Service, Mail/Parcel Delivery, Fire Service and Police Service.**

Privately maintained roads may not be acceptable or adequate for school bus service or for mail or parcel delivery service unless specifically approved by the County School Superintendent, the Postmaster, the County Fire Marshall and Sheriff. A statement to the effect that a privately maintained road has or has not been approved for these services shall be placed on the plat.

Dawson County shall be provided access codes or other means to access private streets, private roads or private common driveways that are gated for access in the event of emergency and to promote public safety as required by Dawson County Emergency Services.

## **ARTICLE VII**

### **REQUIREMENTS FOR STREETS AND OTHER RIGHT OF WAY**

#### **Section 700. Continuation of Existing Streets.**

No street shall be extended at less than the existing width of said street. However, in no case shall the extended portion of the street be less than the required width of 30 feet.

#### **Sections 701. Street Names and Signage.**

Proposed streets which are in alignment with others already existing and named shall bear the names of existing streets. In no case shall the name for proposed streets duplicate existing street names or the sound of existing street names, irrespective of the use of the suffix street, avenue, boulevard, drive, place, way, court or trail. All signs shall meet the *Manual on Uniform Traffic Control Devices* standards. Street name signs shall be green for public streets and blue for private streets or for named driveways where postal addresses contain the name of that driveway.

#### **Section 702. Street Jogs.**

Street jogs with center-line offsets of less than one hundred and twenty-five (125) feet shall not be permitted.

#### **Section 703. Cul-de-sacs or Dead-end Streets.**

1. Minor streets or courts designed to have one end permanently closed shall be no more than fifteen hundred (1,500) feet long unless necessitated by topography as determined by the design engineer, and shall be provided with an approved turn around at the closed end.
2. When street access to adjoining property is provided, the street shall be extended to the boundary of such property and be provided with a temporary turn around. Stub outs for streets must be provided for future extension onto a neighboring property where the land uses are compatible as determined by the Planning Director. Stub streets in excess of one hundred fifty (150') shall have an approved turn around such as a cul-de-sac or hammerhead.

#### **Section 704. Development Along Major Thoroughfares, Limited Access Highway.**

When a subdivision abuts or contains a major thoroughfare or a limited access highway, access to the subdivision shall comply with GDOT, FHWA and MUTCD standards and specifications with respect to access from the major thoroughfare or limited access highway.

#### **Section 705. Alleys.**

Alleys are allowed at the rear of all lots used for single-family, multi-family, commercial, or

industrial developments.

**Sections 706. Street Right-of-Way Widths.**

All road and street widths shall comply with the Road and Street Design Criteria – Chart 1.

In cases where a split street or one-way street is proposed, the sub-divider must consult with the Public Works Director regarding required street and right-of-way widths. The proposal shall be approved by the Public Works Director if street and right of way design is based on the design width of the existing road, posted speed, purpose of the split (additional access points), drainage, traffic analysis design standards established by GDOT, FHWA, MUTCD and AASHTO, and adequately protects public safety as determined by the Public Works Director.

**Section 707. Additional Widths on Existing Streets.**

1. Subdivisions which adjoin existing streets shall dedicate additional right-of-way to meet the minimum street width requirements.
2. The entire right-of-way shall be provided where any part of the subdivision is on both sides of the street.

**Section 708. Compliance with Standards**

All new streets, common driveways and alleys within proposed subdivisions shall comply with Road and Street Design Criteria – Chart 2:

**Section 708.5. Street Intersections.**

- A. Street intersections shall be as nearly at right angle as possible. No street intersection shall be at an angle of less than eighty-five (85) degrees, unless required by unusual circumstances and approved by the Public Works Director.
- B. Intersection Approaches: Horizontal Alignment
  1. New local streets which approach an intersection with a street in a category higher than itself on a horizontal curve having a centerline radius less than 240 feet shall provide a tangent section of roadway at least 30 feet long. Minor collectors approaching an intersection with a major thoroughfare on a horizontal curve having a centerline radius of less than 550 feet shall also provide a 30 foot tangent section. The tangent length shall be measured along the centerline of the street, from the right-of-way line of the intersecting street, extended, to the point of tangency with the centerline of the curve section.
  2. New major thoroughfares shall provide tangent sections at intersections with streets in equal or higher categories as needed to provide adequate stopping distances at their design speeds.
- C. See Road and Street Design Criteria – Chart 2 for other applicable criteria.

**Section 708.6. Curb-line and Right-of-Way Radii.**

All curb-line and right of way radii shall comply with Road and Street Design Criteria – Chart 1

**Section 708.7. Slope Development.**

- A. Depth of cuts and fills during road construction shall be held to a minimum in order to avoid excessive land disturbance. The smallest practical area should be denuded at any one time during the construction period. Suitable vegetative cover or mulch shall be applied immediately following construction to all denuded areas located on street rights-of-ways.
- B. Permanent drainage structures designed for anticipated run-off must be installed in the initial phase of road construction.

**Section 708.8. Privately Maintained Roads and Streets.**

Privately maintained roads and streets shall be identified as such on all plats and shall be constructed to the same standard as public roads and public right-of-ways. (See Section 304, Section 608 and Article 7)

**Section 708.9. Shoulders of Street or Road.**

All streets or roads shall have shoulders complying with the standard detail for that type of road as shown in Road and Street Design Criteria – Chart 1. Shoulders of the road shall be sloped at 0.25 inches per foot either toward the road or away from road depending on drainage considerations. Shoulders of uncurbed roads shall always slope away from the pavement.

**Section 708.10. Deceleration, and Left Turn Lanes.**

All new subdivisions must be evaluated by the designer for the necessity of deceleration and/or left-turn lanes. Georgia Department of Transportation's Regulations for Driveway and Encroachment Control shall be used in determining traffic volumes requiring deceleration and/or left-turn lanes and the design of these facilities. The Institute of Transportation Engineer's (ITE)'s *Trip Generation* shall be consulted for non-residential traffic volumes. For typical residential subdivisions, calculations shall be based on nine (9) trips per day generated for each home. Deceleration and/or left-turn lanes shall not be required on main line streets having a speed limit of 25 mph. The Public Works Director may approve a variance to these requirements based on site conditions.

**Section 708.11. Grade of Driveway Entering Street or Road.**

All driveways entering any county street or road shall have a minimum ten (10) foot breaking area no greater than five (5) inches above the crown of the street or road.

**Section 710. Sight Distance Requirements**



Intersections and sight-distances from intersections shall be designed in accordance with the latest edition of the American Association of State Highway and Transportation Officials (AASHTO) Policy on Geometric Design of Highways and Streets unless otherwise be approved by the Public Works Director.

### **Section 711. Sidewalk Requirements**

- A. Sidewalks and curb ramps shall be constructed in all new development or redevelopment along all abutting or internal streets. Whenever a discrepancy occurs between the design and construction standards of this section and any state or federal regulation, then the most protective of the public health, safety and welfare shall apply. Internal sidewalks at a minimum shall be required on one side of the street. Internal sidewalks are not required in subdivisions where lot sizes are 1.5 acres or greater.
- B. Sidewalk Installation & Timing

Sidewalks shall be installed as follows:

1. Residential Subdivision Projects. Sidewalks shall be installed on new internal streets (including “eyebrow” turnarounds) and on abutting external streets (abutting side). Sidewalks are not required adjacent to cul-de-sac turnarounds or on streets ending in a cul-de-sac turnaround which provide access to 5 or fewer lots. Sidewalks may end at the radius transition of a cul-de-sac turnaround with an L-shaped “mid-block” curb ramp in alignment with the ramp on the opposite side of the street.
  - a. Residential Subdivision Developer Responsibility.  
Developers shall install sidewalks on abutting external streets, “passive” recreation area lots, common area lots, and open space lots, and shall install intersection radius curb ramps at new street intersections, and L-shaped mid-block ramps at cul-de-sac turnarounds, within 60 days of approval of the Final Plat. Sidewalks on “active” recreation area lots shall be installed prior to issuance of a Certificate of Occupancy or shall be installed by the developer prior to release of the subdivision maintenance surety, whichever is earlier. Developers shall also install sidewalks on any vacant lots remaining between developed lots (i.e. dwellings under construction or completed) prior to release of the subdivision maintenance surety.
  - b. Homebuilder Responsibility.  
Homebuilders shall install sidewalks, and curb ramps not required to be installed by developers, on building lots prior to release of the Certificate of Occupancy for a home. It is the developers’ responsibility to meet all compaction standards as outlined in AASHTO Method T-99, See section 902, Grading.
  - c. Sidewalk Responsibility.  
Sidewalk repair and routine maintenance shall be the responsibility of the HOA or POA for a defined subdivision or development regardless of classification, public or private.
2. Nonresidential Subdivision Projects.

Sidewalks shall be installed by the developer on new internal streets (both sides including cul-de-sac and “eyebrow” turnarounds) and on abutting external streets (abutting side) within 60 days of approval of the Final Plat.

### **Section 712. Sidewalk Design & Construction Standards**

Sidewalks shall be constructed in accordance with the requirements of this section. The Planning Director and the Public Works Director are authorized to grant modifications upon specific application due to topographic or drainage difficulty.

1. Width.

All sidewalks shall be at least 5 feet wide.

2. Setback.

Sidewalks shall be located at least 2 feet from the back of curb except in conservation subdivisions or subdivisions in which street trees are provided (bridges exempted).

Sidewalks in conservation subdivisions or in subdivisions in which street trees are provided shall be located at least 6 feet from the back of curb (bridges excepted). The area between the curb and the sidewalk shall consist of grass or landscaping. Where no curb exists, or if road improvements are proposed for installation by the County, sidewalks (including appropriate drainage facilities) shall be constructed in a location acceptable to the Department of Public Works.

3. Cross Slope.

Sidewalks shall be constructed with a 2.00 percent cross slope. Sidewalks shall maintain this cross slope at driveway crossings, unless the transition from sidewalk to driveway uses ramps and detectable warnings.

4. Material.

Sidewalks shall be constructed of concrete at least 4 inches thick. Concrete shall be Class "B" as defined by The Georgia Department Of Transportation (GDOT with a minimum strength of 2,800 PSI at 28 days.

5. Final Stabilization.

Disturbed areas resulting from sidewalk construction shall be backfilled, stabilized, and grassed or landscaped. The strip of land between the sidewalk and curb plus the two feet on the opposite side of the sidewalk must be sodded.

6. GDOT Controlled Roads.

Sidewalks located in the right-of-way of roads under the jurisdiction of the GDOT shall be constructed in accordance with GDOT design and construction standards.

### **Section 713. Sidewalk Curb Ramp Design & Construction Standards.**

Intersection radius curb ramps shall be provided at street intersections. L-shaped mid-block curb ramps shall be provided to end sidewalks at the radius of cul-de-sac turnarounds in residential

subdivisions. Straight ramps may be provided at intersections of curbed driveways and at streets without sidewalks. Curb ramps shall meet the requirements of the County's Standard Drawings. Sidewalks and crossings shall be ADA compliant.

**Section 714. Sidewalk Damage Repair.**

Damage to sidewalks and ramps caused by construction or development activity shall be repaired by the developer at no cost to the County within 30 days from the date the damage occurs or prior to issuance of a Certificate of Occupancy, whichever is earlier.

**Section 715. Traffic Calming Requirements**

Traffic calming shall be required in residential subdivisions. Traffic calming devices include measures such as tee-intersections, standard cul-de-sacs, roundabouts or minimum radius curves. Notwithstanding anything in this section to the contrary, speed humps and table tops are not permitted on public or private roads. The total number of traffic calming devices required shall be determined by the Public Works Director based on the final design of the roadway and associated elements. All elements shall follow Ga. DOT, AASHTO and MUTCD standards.

**Section 716. Trail Specifications**

ADA specifications shall apply if trails are chosen as an alternative to sidewalks.

**ARTICLE VIII**

**DESIGN STANDARDS FOR BLOCKS AND LOTS**

**Section 800. Block Lengths and Widths.**

Block lengths and widths shall be as follows:

1. Blocks shall not be greater than one thousand eight hundred (1,800) feet.
2. Blocks shall be wide enough to allow two tiers of lots, except where fronting on major thoroughfares, limited access highways, or prevented by topographical conditions or size of property; in which case the Planning Director and the Public Works Director may approve a single tier of lots of minimum depth to include buffer zone.

**Section 801. Lots Sizes and Proportions.**

1. Residential lots shall meet the lot width and lot area requirements of the Dawson County Land Use Resolution.
2. Residential lots shall have a depth of not less than one hundred (100) feet, unless allowed by zoning.
3. Commercial and industrial lots shall provide service areas and off-street parking of sufficient area suitable for the intended use.

- 4. Residential corner lots shall have adequate width to meet front yard building setback requirements from both abutting streets.
- 5. Lot sizes shall meet the requirements of the Dawson County Environmental Health Department when not served by public water and public sewer.

**Section 802. Adequate Building Sites.**

Building sites shall not be approved unless such sites are not subject to flooding, and do not encroach on any existing easement or building setback lines required by these Regulations or the Dawson County Land Use Resolution.

**Section 803. Lot Line Arrangements.**

In so far as practical, side lot lines shall be at right angle to straight street lines or radial to curved street lines. Each lot must front for at least thirty (30) feet on or have access to a dedicated public street or private street, except as provided in Sections 303 and 304. Lot lines may vary up to ten degrees from radial to the street centerline. Lot lines proposed to be more than ten degrees from radial will require approval from the Planning Director and the Public Works Director, which shall be granted if topography, soil conditions or other environmental factors would make compliance with the radial requirement a burden on the sub-divider.

**Section 804. Reserved**

**Section 805. Building Setback Lines.**

Building setback lines shall be indicated on each plat. The minimum setbacks shall be established by the Dawson County Land Use Resolution.

**Section 806. Double Frontage Lots.**

Double frontage lots, with the exception of rear alleys, are prohibited except where essential to provide separation of residential development from major traffic arteries or to overcome specific disadvantages of topography and orientation. A planting screen easement of at least ten (10) feet, and across which there shall be no right of access, shall be provided along the line of lots abutting such a traffic artery or other disadvantageous use.

**ARTICLE IX**

**REQUIRED IMPROVEMENTS**

**Section 900. Performance and Specifications.**

Every sub-divider shall be required to make the following improvements outlined in this Article in accord with the specifications herein or otherwise adopted by Dawson County.

**Section 901. Monuments.**

- 1. For subdivisions greater than 5 lots, Dawson County Control Monuments shall be placed at block corners, and at intermediate points of at least one Dawson County Control

Monument for each 25 lots or fraction thereof. Monuments shall be of reinforced concrete with dimensions of at least 4" x 4" x 24" with metal center pins of one-fourth (1/4) inch diameter and four (4) inch length or PK nails shall be installed in the curbing at a frequency of one per 15 lots. After installation the top of the Dawson County Control Monument shall be flush with the finished grade. The coordinates of Dawson County Control Monuments shall be submitted to the GIS Department prior to Final Plat approval.

2. Lot corners shall be marked with rebar not less than one-half (1/2) inch in diameter and eighteen (18) inches in length and driven so as to be flush with the finished grade or countersunk no more than three (3) inches.

## **Section 902. Grading.**

All street, road, and alleys shall be graded by the sub-divider so that pavement and sidewalks can be constructed to the required cross section. Subgrade preparation shall be in accordance with GDOT specifications and these Regulations.

1. Preparation. Before grading is started, the right-of-way shall be first cleared of all stumps, roots, brush, and other objectionable materials, and all trees not intended for preservation.
2. Cuts. All tree stumps, boulders, and other obstructions shall be removed to a depth of two feet below the subgrade. Rock, when encountered shall be scarified to a depth of twelve inches below the subgrade. Maximum slope of cuts is 2H:1V unless otherwise certified by a geotechnical engineer and approved by the Public Works Director.
3. Fill. All suitable material from roadway cuts may be used in the construction of fills, approaches, or at other places as needed. Excess materials, including organic materials, soft clays, etc., shall be removed from the right-of-way. The fill shall be spread in layers not to exceed eight inches of loose material and compacted by a sheepfoot roller. The filling of utility trenches and other places not accessible to the roller shall be mechanically tamped. All compacted material must meet or exceed 95 % of maximum dry density except for the top 12" which shall be compacted to 100% of maximum dry density as determined by AASHTO Method T-99. Maximum slope of fills is 2H:1V unless otherwise certified by a geotechnical engineer and approved by the PublicWorks Director.
4. Subgrade.
  - The subgrade shall be properly, shaped, rolled, and uniformly compacted to conform with the lines, grades, and typical cross-sections as shown on approved drawings. Unsuitable materials shall be excavated and replaced with acceptable compacted material. All compacted material must meet or exceed 95 % of maximum dry density except for the top 12" which shall be compacted to 100% of maximum dry density as determined by AASHTO Method T-99.
  - After the earthwork has been completed, all storm drainage, water, and sanitary sewer utilities have been installed within the right-of-way as appropriate, and the backfill in all such ditches thoroughly compacted, the subgrade shall be brought to the lines, grades, and typical roadway section shown on the plans.

- Utility trenches cut in the subgrade shall be backfilled as specified herein. Compaction tests at the rate of one per 150 feet of trench shall be provided to verify compaction.
  - The subgrade must pass roll testing prior to placement of the base material. A geo-textile or grid may be used to stabilize a subgrade that does not pass proof rolling where soil conditions, including but not limited to separation, filtration, drainage, reinforcement and stabilization, are determined by the Public Works Director to sufficiently protect the public health, safety and welfare.
5. Grading outside of Rights-of-Way. The subgrade for areas outside of rights-of-way, which will include structures, parking lots, driveways and utilities, shall be compacted to 95% of maximum dry density as determined by AASHTO Method T-99 and shall be free from unsuitable materials such as organic materials and soft clays. All other areas outside of rights-of-way shall be compacted to at least 85% of maximum dry density as determined by AASHTO Method T-99.
  6. Maximum Disturbed Area. No more than 50 acres of disturbed area under development excluding road and rights-of-way shall exist on the site at one time. If proposed development disturbance exceeds 50 acres at any one time excluding roads and road rights-of-way, then the applicant shall obtain a variance, as prescribed in the Dawson County Land Use Resolution, before proceeding with the proposed development.

### **Section 903. Storm Drainage and Plan.**

A drainage system, including necessary open ditches, pipes, culverts, intersectional drains, drop inlets, bridges, etc., shall be provided for the proper drainage of all surface water. Cross-drains shall be provided to accommodate all natural water flow, and shall be of sufficient length to accommodate the full width roadway and the required slopes. All storm drainage and stormwater management systems shall meet the requirements of the latest editions of the Dawson County Stormwater Management Ordinance and the Dawson County Addendum to the Georgia Stormwater Management Manual.

#### **Section 903.1. Reserved**

#### Section 903.2. Storm Drainage Ponds

All Storm Water Facilities which will detain or retain water shall be privately maintained and have an executed Maintenance Agreement per Dawson County Stormwater Ordinance section 3.4.

All detention and retention storm drainage ponds 18 inches or greater in depth will require fencing that surrounds the full length of the pond. Fencing material must be at minimum 8-gauge black coated chain link. A min twenty (20) foot wide double access gate must be installed for adequate maintenance. The minimum height of the fence shall be sixty (60") inches.

Alternative fence types: Fences are required for the safety of the general public. The Public Works Director will review requests for an alternate type of fence if safety requirements can be met using an alternative design or due to the design of the detention/retention pond, e.g. shallow ponds may not require fencing.

**Section 904. Installation of Utilities**

After grading is completed and approved and before any base is applied, all of the underground work, water mains, gas mains, etc., and all service connections shall be installed completely and approved throughout the length of the road and across the flat section.

**Section 905. Water Supply System.**

Public water systems shall meet the requirements of the provider unless requirements contained herein are more stringent in which case the more stringent of the two criteria shall apply. Water mains within subdivisions must be provided with connections to each lot.

Minimum diameter of water main pipes shall be eight (8) inches. Individual connections shall be made to each lot, and pipe sizes shall not be less than three-fourths (3/4) of an inch in diameter.

Dawson County Emergency Services shall be notified 24 hours prior to construction of water main. The developer must obtain Dawson County Emergency Services approval of the water system prior to approval of a Final Plat.

If a public water supply is not available to the subdivision at the time of development, the developer shall provide an adequate water source and an adequate water storage facility. This may be accomplished by the use of individual wells for each housing unit. Individual wells are the responsibility of the lot purchaser.

Any community (subdivision) water system shall be sanitary, and shall have a minimum adverse pressure of thirty (30) pounds per square inch at each lot in the subdivision, and the capacity to provide 100 gal./day/capita.

Any community water system shall be approved by the appropriate health agency; and a Letter of Approval from the Georgia Department of Human Resources, Public Health Division or Georgia Department of Natural Resources, Water Supply Section, as appropriate, shall accompany the recording permit application.

**Section 905.1. Water Distribution Plan.**

A water distribution plan shall be provided for all developments having a community water system. It shall contain the following information:

1. Location and size of water distribution system including pipes, valves, fittings, hydrants, high pressure pumping equipment, pressure reducing valves, etc., complete to individual lots.
2. Location and size of all wells, storage tanks, and lift stations.
3. A certificate in the exact language set forth below, properly executed, shall be attached or affixed to the water distribution plan:

Water Supply Certification:

State of Georgia, County of Dawson.

"The water supply system proposed for (Name of Development or Subdivision) meets all design requirements for an acceptable water supply system based on the appropriate code of the State of Georgia.

\_\_\_\_\_  
Public Water Provider Representative  
or, (Dawson County Environmental Health Department)

\_\_\_\_\_  
Date

**Section 905.2. Placement of Fire Hydrants and Valves.**

Fire hydrants shall be required for all subdivisions and water systems if public water is available. Fire hydrants shall be located no more than five hundred (500) feet apart within a residential subdivision and no more than three hundred (300) feet apart within a commercial subdivision. Fire hydrants must also be placed at the end of each cul-de-sac. To eliminate future street openings, all underground utilities for fire hydrants, together with fire hydrants themselves and all other water supply improvements shall be installed before any base course application of a street shown on the subdivision plat. All fire hydrants shall be set plumb with outlets 18 inches above a finished concrete surface. No valves shall be located within the pavement or curb area.

**Section 906. Sanitary Sewers.**

Public Sewer systems shall meet the requirements of the provider, as applicable, unless requirements contained herein are more stringent in which case the more stringent of the two criteria shall apply. If the sewage disposal facilities cannot be connected to a trunk line sewer at the time of development of the subdivision, then septic tanks, an oxidation pond, or other approved method of sewage treatment shall be installed by and at the expense of the subdivider or lot purchaser for interim use in conformity with the requirement of the appropriate health agency. Standard on-site Sewage Management (septic) systems shall follow the "Manual for On-Site Sewage Management Systems" (current edition) published by the Georgia Department of Community Health.

**Section 906.1. Sanitary Sewer Plan.**

A sanitary sewer plan shall be provided for those developments offering such service and shall contain the following information:

1. Location of all proposed and existing waste water treatment facilities and information concerning present and projected capacities.
2. Location and size of all existing and proposed sewer lines in the development and tie points to other systems. Location of all sewer laterals.
3. Direction of flow of each sewer line and average slope as built.
4. Location of each manhole and other sewerage system appurtenances including lift



stations, oxidation ponds, and treatment plants.

- 5. Profile of sewage system.
- 6. A certificate of the exact language as set forth below, properly executed, shall be attached to the sanitary sewerage plan:

Sanitary Sewage System Certification: State of Georgia, County of Dawson.

"I, \_\_\_\_\_, a Registered Engineer, certify that the Sanitary Sewage System shown on this drawing is properly designated; meets all local and state specifications and is adequate both in size and established depth to serve the drainage area whose sewage would normally be carried through this development or subdivision system, whether or not the total area to be served is within this subdivision. It is further certified that the information shown hereon is true and correct."

\_\_\_\_\_  
Registered Professional Engineer          Number          Date

"I, (Appropriate Official), hereby attest to the fact that this sewage system and treatment plant is satisfactory and meets all requirements of the State of Georgia."

\_\_\_\_\_  
Public Sanitary Sewer Provider Representative          Date  
or, (Dawson County Environmental Health Department)

**Section 907. Street Pavement Widths.**

Street pavement widths shall meet the specifications in Road and Street Design Criteria – Chart 1.

**Section 908. Street and Alley****Improvements. Section 908.1. Specifications**

Unless otherwise specifically set forth herein, all of the materials, methods of construction, and workmanship for the work covered in reference to street construction shall conform to the latest specifications of the Georgia Department of Transportation (GDOT). See Road and Street Design Criteria – Chart 1 for reference. All curbing shall be Class “A” (as defined by GDOT) and have a minimum 28-day compressive strength of 3,000 PSI.

**Section 908.2. Additional Requirements for All Streets**

When the street is to be used for construction traffic before the paving work is completed, a layer of stone (except crusher run) shall be laid as a traffic surface. This material shall not be used as a part of the base material. It may be worked into the subgrade, or it shall be removed before the base course is set up for paving.

Provisions shall be made to drain low points in the road construction when the final paving is delayed. A break in the berm section is required when the curbing has not been constructed. After installation, drainage under the curb to side slopes is required, using minimum 4 inch diameter pipe sections.

**Section 908.3. Project Access Improvement Standards**

For sections 4 feet or greater in width, the section shall comply with the construction standards for new streets, in accordance with the street's category as shown on the Comprehensive Plan. The base course must pass roll testing prior to paving.

For sections less than 4 feet wide, 7 inches of Class "A" concrete base (5 inches on local and minor collector streets) and 1.5 inches of "E" or "F" topping shall be required.

**Section 908.4. New Local Residential and Minor Residential Collector Streets (Curbed)**

The base course shall consist of graded aggregate base as specified in the Road and Street Design Criteria – Chart 1. After being thoroughly compacted and brought to proper section, 2 inches of "B" binder shall be applied. The "E" or "F" wearing course shall be applied after 90% of the houses on the street have been built, or prior to the end of the maintenance period (but after the 11th month), whichever occurs first. Prior to applying wearing course, a tack coat shall be applied to the binder course at a rate of no less than 0.05 gallons per square yard. Type of tack shall be approved by the Department prior to placement.

**Section 908.5. Local Residential Streets (Not Curbed)**

The road base shall be extended 1 foot beyond the edge of pavement and the shoulders shall extend

8 feet from the edge of pavement to a standard ditch section on each side (see Standard Drawings). Otherwise, the roadway shall comply with the standards for new residential subdivision streets, above.

### **Section 908.6. New Nonresidential Local Streets and Minor Collectors**

#### Asphalt

The base course shall consist of at least 7 inches of graded aggregate base. After being thoroughly compacted and brought to proper section 2 inches of "B" binder shall be applied. If a delay in paving is reasonably expected by the Developer or the Department, the base shall be primed with 0.25 gallon of R.C. 70 per square yard the same day it is compacted, and cured for 7 days prior to paving. The final 1 inch of type "E" or "F" wearing course shall be applied after 90% of the buildings on the street have been built, or prior to the end of the maintenance period (but after the 11th month), whichever occurs first. Prior to applying wearing course, a tack coat shall be applied to the binder course at a rate of no less than 0.05 gallons per square yard. Type of tack shall be approved by the Department prior to placement.

#### Concrete

Seven (7) inches of Class "A" 3500 psi concrete is to be applied on a stabilized subgrade consisting of at least 150 pounds of stone per square yard mixed in four inches deep and compacted. The design and construction of the street shall comply with the Portland Cement Association standards.

### **Section 908.7. New Major Thoroughfares**

Major Collectors, Minor Arterials and Major Arterials shall be constructed with designs prepared by Dawson County or GDOT depending on the jurisdiction. If no design is provided for a Dawson County road, the criteria in Road and Street Design Criteria – Chart 1 shall apply.

### **Section 908.8. Curb and Gutter Requirements**

1. Curb and gutter required. All streets within subdivisions shall provide curbs and gutters constructed with either precast concrete curb, or integral concrete curb and gutter conforming to Road and Street Design Criteria – Chart 1.
2. Curb and gutter shall be set true to line and grade, horizontal shall be field staked, and finished to the section shown on the plans. Along the Project Access Improvements of a road which the Department of Transportation has identified for resurfacing within 1 year of the new construction, the grade of the new gutter shall be placed 1" above the Project Access Improvement pavement grade in areas where drainage will not be adversely affected.
3. Line and grade shall be set by developer's engineer or surveyor on grade less than 2% and over 12%, and within 100 feet in both directions from all low points.

4. One-half inch expansion joints or pre-molded bituminous expansion joint material shall be provided at all structures and radius points and at intervals not to exceed 250 feet in the remainder of the curb and gutter.
5. Inferior workmanship or unprofessional construction methods resulting in unacceptable curb and gutter will be cause for rejection of the finished work.
6. Disturbed areas along all curbing shall be backfilled, stabilized, and grassed.

**Section 908.8.1. Exemption from Curb and Gutter Requirement.**

All residential subdivisions and developments where lot sizes are 1.5 acres or greater shall be exempt from the provision of curb and gutter. All other street requirements must be met.

**Section 908.9. General Requirements for Road Construction**

Defects shall be remedied as soon as they are discovered. New material shall be added if necessary, and defective portions shall be entirely removed.

The base course shall be maintained under traffic and kept free from ruts, ridge and dusting, true to grade and cross-section until it is primed.

No based material shall be deposited or shaped when the subgrade is frozen or thawing or during unfavorable weather conditions.

Sealing of joints. Care and precaution shall be taken that all joints between the surface and mixture and such structures as manholes and curbs are well sealed.

**Section 909. General Requirements for County Acceptance into Maintenance Program**

Eligibility: For a street to be eligible for county maintenance, all of the following guidelines must be applicable:

1. Said street must originate and end at either a state route or county-maintained road
2. County will only accept collector roads inside developments, and must follow the provisions in these Regulations.
3. Street must meet Dawson County design standards
4. Cul-de-sacs shall not be eligible for consideration of acceptance into the County maintenance program.

**Section 909.1 Existing Roads for County Acceptance**

The process described in this section shall be followed for the consideration of the possible acceptance of existing private roads as public roads by the County. Notwithstanding compliance with this process, the County is not obligated to accept the dedicated roads, which acceptance shall be considered in the sole discretion of the Board of Commissioners.

1. The existing private road will require corings. Corings shall be performed every 300

- feet of the roadway and these cores shall be tested by a geotechnical engineering firm licensed in the State of Georgia. This firm will provide the County with a report containing the testing results and also provide recommendations needed so as to bring the road up to County standards. If the Public Works Department determines that additional corings are required in order to confirm compliance with County regulations, the Department will provide the locations for these additional corings. The coring and associated reports will be the responsibility of the owner(s).
2. The Public Works Department will inspect the road during reconstruction and repair.
  3. The existing road's storm conveyance (piped) system will be inspected by the Public Works Department. If the inspection reveals potential safety or performance concerns, the owner(s) will be required to have the system scoped and a report of those findings provided to the Public Works Department.
  4. The existing storm conveyance system (whether open-ditched or piped) must be reviewed by a Civil Engineer licensed in the State of Georgia. The Engineer will provide a report as to the operation and function of the existing system. Any deficiencies reported by the Engineer or found by the Public Works Department must be repaired by the owner.
  5. Once the Public Works Department has confirmed that the road and storm conveyance systems have been reconstructed and/or repaired to County Standards, the owner(s) can submit a request to the Board of Commissioners for acceptance of the road and approval of the road to be brought into the County's road maintenance program.

Deed of Dedication and Acceptance. Subdivision streets and rights-of-way and other lands to be dedicated to the public shall be accepted by Dawson County only upon the delivery to the board of commissioners of the general warranty deed conveying fee simple title of such rights-of-way and lands. The warranty deed shall be accompanied by an attorney's certificate of title and a tax transfer form addressed to the Dawson County Board of Commissioners certifying that the grantor in such deed is vested with marketable fee simple title to the property conveyed thereby, that the property is free and clear of all liens and encumbrances, and further that the individual executing such deed has full authority to do so. Acceptance of such dedication shall be accomplished by resolution of the board of commissioners, a certified copy of which resolution shall be attached to the deed of dedication.

### **Section 909.2 New Developments for County Acceptance**

Prior to approval of the Final Plat for a major subdivision with public roads and facilities, the developer shall submit a copy of a completed Certificate of Development Conformance (CDC package) and post a guaranty bond or other surety as approved by the governing body in an amount equal to one hundred (100) percent of the development costs of the streets, curbs, storm sewer conveyances and other public facilities. Said bond shall be payable to Dawson County and shall, at a minimum guarantee that said streets, curbs, sidewalks and storm sewer conveyances will be installed in a workmanlike manner, and that same will be free from defects caused by faulty material or workmanship. Said bond or other surety shall be subject to call by the County, and shall not be released, until at least 85% of the homes in the subdivision have received certificates of occupancy and the Public Works Director has performed an inspection and determined that the streets, curbs and storm sewer conveyances meet all county requirements.

In addition, the developer shall also post a guaranty bond or other surety as approved by the

governing body in an amount equal to one hundred (100) percent of the reasonable cost of maintenance of the streets, curbs, sidewalks and storm sewer conveyances, as reasonably estimated by the Public Works Director, payable to Dawson County and guarantying that said street, curb, and storm sewer conveyances will remain in acceptable condition for a period of eighteen (18) months following the release of the performance bond described above (upon final completion of the streets, curbs, and storm sewer conveyances as determined by the Public Works Director) and subject to passing a further inspection to insure compliance with county regulations. If, before the end of the eighteen 18-month period, the streets, curbs, or storm water conveyances are found to have settled or be otherwise unacceptable because of faulty workmanship or material or are otherwise not in an acceptable condition, said defective street, curb, and storm water conveyances shall be repaired by the developer. If the repair is not performed by the developer, the County may, but shall not be required to, call the Bond and perform the required maintenance.

Following the 18-month period and release of the maintenance bond, the Public Works Director shall add the new public streets to the County's road maintenance program. The Public Works Director shall give notice to the Board of Commissioners regarding final approval of the street or streets.

Prior to release of bonds for construction and maintenance of public roads, curbs and storm sewer conveyances in a new major subdivision, the developer shall provide the County with the following:

1. Developer will provide the Public Works Director with soil compaction reports and proof roll approvals before filling and for the subgrade. Four (4) out of five (5) tests shall exceed 95% standard proctor type testing. Contractor must also perform core sampling every 300 feet of the road to be accepted. Dawson County may require cores to be delivered to the County prior to being sent to a testing facility to be tested and be sent by either the contractor or Dawson County or have the contractor send the cores directly to the testing facility at the discretion of the Public Works Director. All testing must be done in accordance with GDOT specifications and standards. Compaction tests shall be performed at every utility crossing and must pass Dawson County requirements. Copies of all reports will be provided to the Public Works Director and Planning Director. Developer will hire a Licensed Testing and Engineering Facility to carry out the testing required in this paragraph when inspections are not provided by the County.
2. As-builts of roads and stormwater facilities as referenced in Dawson County's Stormwater Ordinance
3. Stormwater Pond certification forms (if applicable)

### **Section 910. Street Lights**

Street lights may be provided by the developer in new subdivisions which propose the construction of a new street to be dedicated to the County. Street lights may be required under certain conditions such as the Land Use Resolution, Master Plan or any conditional use approved by the Planning Commission or Board of County Commissioners.

1. Prior to the approval of a Final Plat, the developer shall submit a copy of the approved Preliminary Plat to the power company having jurisdiction. The power company shall

prepare a street light design drawn on the Preliminary Plat based upon AASHTO recommendation. The developer shall pay the power provider the appropriate cost for materials and installation. Proof of payment to the power provider shall be required prior to Final Plat approval.

- 2. All fixtures and poles shall meet the requirements of the County and all maintenance shall be the responsibility of the power provider. All street lights shall be shaded so that light shall be directed downward and not visible horizontally. Fixtures shall be mounted a minimum of 16 feet above the ground and each fixture shall have appropriate arm length to illuminate the street. Streetlights shall be required at street intersections within the development.
- 3. Upon acceptance of the street light installation by the County, the power provider shall submit monthly bills to the Property Owner’s Association.

**ARTICLE X Reserved**

**ARTICLE XI**

**VARIANCES**

**Section 1100. Purpose.**

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

**Section 1101. Conditions.**

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

- (a) The Planning Commission shall consider applications for variances in accordance with Article IX of the Dawson County Land Use Resolution.
- (b) The variance request shall specify which requirements are to be varied and shall specify alternative standards and requirements to be met.

**Section 1102. Criteria for Granting Variances.**

Variances may be granted only if all four of the following criteria are expressly found to exist:

- (a) that a strict or literal interpretation and enforcement of the specified standard or

requirement would result in practical difficulty or unnecessary hardship; and

- (b) that there are exceptional or extraordinary circumstances or conditions applicable to the property involved or to the intended use of the property which do not apply generally to other properties; and
- (c) that the granting of the variance will not be detrimental to the public health, safety, or welfare; and
- (d) that the granting of the variance would support the general objectives contained within these Regulations. Variances in accordance with this Article should not ordinarily be granted if the special circumstances on which the applicant relies are a result of the actions of the applicant or owner or previous owners.

**Section 1103. Variance Procedures.**

The following procedures apply:

- (a) Application for variance shall be filed with the Planning Commission on the form prescribed by the County, by any person with a legal interest in the property. The application shall specify the requirement(s) from which the applicant seeks a variance, the reasons said variance is necessary, and the plans, and other information required by the application in order to aid the decision makers.
- (b) The Planning Commission shall review the application and any investigation report provided by staff at the public hearing. The Planning Commission shall determine whether the evidence supports a finding that the required criteria have been met in reaching its decision.
- (c) Appeals may be processed in accordance with Article 1400 & 1401 hereof.

**Section 1104. Compliance with Conditions Approval.**

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

**Section 1105. Vested Interest in Approved Variances.**

While an approved variance remains in effect and has not expired, a valid variance supersedes conflicting provisions of or amendments to these Regulations unless specifically provided otherwise by the provisions of this Article or the conditions of approval to the variance.

**Section 1106. Investigations and Reports.**

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

**Section 1107. Expiration.**



Variations shall expire within one year of the date of approval unless an extension is sought and obtained from the Planning Commission.

**Section 1108. Limitations of Reapplication.**

Applications for which a substantially similar application has been denied shall be heard by the Planning Commission only after a period of twelve (12) months has elapsed from the date of denial.

**Section 1109. Variances for Bona Fide Intra-Family Transfers.**

(a) Upon application the Planning Commission may grant a variance from any provision of these Regulations if the activity to which the subdivision regulations apply is a bona fide intra-family transfer.

(b) Bona fide intra-family transfer is hereby defined as follows:

1. Conveyance by warranty or quit claim deed with consideration recited in the deed as "love and affection", and

2. The grantor and grantee are related as follows:

(a) Parent and child; or

(b) Brother and brother, sister and sister and/or brother and sister; or

(c) Grandparent and grandchild; or

(d) Aunt/uncle and niece/nephew; and

3. The purpose of the conveyance is not to subdivide property for sale or resale to persons not listed in subparagraph (b) or otherwise circumvent the provisions of these Regulations and the applicant so states by sworn verification.

**ARTICLE XII**

**INSPECTION**

**Section 1200. Inspection.**

The Board of Commissioners, the Planning Director and the Public Works Director each shall have the power to conduct or cause to be conducted such investigation as they may reasonably deem necessary to carry out the duties as prescribed in these Regulations, and for this purpose to enter at reasonable time upon any property, public or private, for the purpose of investigating and inspecting the sites of subdivision activities.

**ARTICLE XIII**

## **ENFORCEMENT**

### **Section 1300. Stop Work Orders.**

Any person failing to comply with any provision of these Regulations shall be subject to a stop work order as issued by the Planning Director and/or the Public Works Director or the Dawson County Marshal's Office. Upon receipt of notice of the stop work order, work on any project that is being performed in violation of these Regulations shall be immediately stopped. Such notice shall be in writing and shall be given to the owner of the property, his authorized agent or the person or persons in charge of activity on the property, and shall state the conditions under which work may be resumed. Where an emergency exists, no written notice shall be required.

### **Section 1301. Civil Penalties.**

Any person violating any provision of these Regulations shall be liable for a civil penalty of not less than \$100.00 per day or not to exceed \$500.00 per day. Each day the violation continues shall constitute a separate violation.

### **Section 1302. Enforcement In Magistrate Court.**

Any person who shall do anything prohibited by these Regulations or who shall fail to do anything required by these Regulations shall be guilty of a misdemeanor, amenable to the process of the 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 county resolutions or ordinances. Each and every day that such violation exists shall be deemed a separate offense.

### **Section 1303. Other Penalties.**

Any subdivision hereafter established shall be designed, developed, and recorded in accordance with the provisions of these regulations. Failure to comply with these Regulations shall result in the County's refusal to approve the Final Plat for the subdivision and to maintain, grade, pave or light any street in such subdivision unless such street shall have otherwise been accepted as a public street.

## **ARTICLE XIV APPEALS**

### **Section 1400. Reserved.**

### **Section 1401. Appeals of Decisions of the Planning Department.**

Any decision or action of the Planning Director or the Public Works Director under these Regulations may be appealed to the Board of Commissioners of Dawson County; provided, however, that any such action or decision shall remain in full force and affect pending such appeal. If an applicant or permittee desires to appeal a decision or action of the Planning Director or the Public Works Director, he shall so notify the Board of Commissioners in writing within ten (10) calendar days of the date of the action or decision of the Planning Director or the Public Works Director. Upon receipt of this notice the Board of Commissioners shall establish a date and time on which the appeal shall be heard and shall notify the applicant or permittee in writing.

**Section 1402. Appeals from Decisions of the Board of Commissioners.**

Any decision of the Board of Commissioners with respect to an appeal pursuant to this Article may be appealed to the Superior Court of Dawson County.

**ARTICLE XV**

**AMENDMENTS AND MODIFICATIONS**

**Section 1500. Amendments and Modifications.**

These Regulations may be amended or modified. Before enacting an amendment or a modification to the Regulations, the County Planning Commission shall review and recommend the approval or disapproval and the Board of Commissioners shall hold two public hearings thereon, notice of which shall be published at least fifteen (15) days prior to such hearing in a newspaper of general circulation in Dawson County, Georgia.

**ARTICLE XVI REMEDIES**

**Section 1600. Remedies**

In addition to other remedies, if any land is used in violation these Regulations, the Planning Director, the Public Works Director, the County Attorney, or the Board of Commissioners, may institute legal proceedings to obtain an injunction or other appropriate remedy to stop the violation or to prevent any act which would constitute such a violation.

**ARTICLE XVII**

**PENALTIES FOR VIOLATION**

**ARTICLE XVIII**

**LEGAL STATUS PROVISION**

**Section 1800. Validity/Severability.**

Should any section, clause, or provision these Regulations be declared by a court of competent jurisdiction to be invalid, such adjudication shall not affect the validity of these Regulations as a whole or any part thereof other than the part so declared to be invalid, each section, clause, and provision thereof being declared severable.

**Section 1802. Conflict with Other Laws.**

Whenever the provision of these Regulations impose more restrictive standards than are required under any other statute, the requirements of these Regulations shall govern.

**Section 1803. Liability.**

Neither the approval of a plat under the provisions of these Regulations, nor the compliance with the provision of these Regulations shall relieve any person from the responsibility for damage to any person or property otherwise imposed by law nor impose any liability upon Dawson County for damage to any person or property.

**Section 1804. Effective Date.**

These Regulations shall take effect and be in force from and after the adoption and enactment of the Land Development Resolution of which the Regulations are a part, the public and welfare demanding it.

Approved this \_\_\_\_\_ day of \_\_\_\_\_, 2021.

DAWSON COUNTY, GEORGIA

ATTEST:

\_\_\_\_\_

\_\_\_\_\_

Billy Thurmond, Chairman

Kristen Cloud, County Clerk

<b>Road and Street Design Criteria - Chart 1</b>											
	Minimum Right-of-Way	Minimum Pavement	Shoulder	Intersection	Intersection	Crushed Stone	Intermediate	Surface	Curbing	Cul-de-sac	Cul-de-sac
	Required (ft)	Width (ft) 1	Width (ft)	R/W Radius (ft)	Radius (curb) (ft) 1	Base (inches)	Course	Course	Dimensions	R/W Radius (ft)	Pavement Radius (ft)1
Common Driveway <sup>2</sup>	30 (private easement)	16	2		25	5	N/A	2" Type E or F	N/A	N/A	N/A
Alley	20 (private easement)	16	2		25	5	N/A	2" Type E or F	N/A	N/A	N/A
Local Residential Street (curbed)	50	20	11	14	25	6	2" Type "E"	1.25" Type "F"	6"x24"x12"	57.5	47.5
Local Residential Street (not curbed)	60	24	8	17	25	6	2" Type "E"	1.25" Type "F"	N/A	57.5	47.5
Local Commercial Street	60	24	11	19	30	8	3" Type B Mod.	1.5" Type E or F	8"x24"x14"	60	50
Local Industrial Street	60	26	11	29	40	8	4" Type B Mod.	2" Type "E"	8"x24"x14"	60	50
Minor Residential Collector	60	20	11	14	25	8	2" Type "E"	1.25" Type "F"	6"x24"x12"	57.5	47.5
Minor Non-Residential Collector	60	26	11	29	40	8	4" Type B Mod.	2" Type "E"	8"x24"x14"	57.5	47.5
Major Collector	100	66 - 4 through + center	11	29	40	10	4" Type B Mod.	2" Type "E"	8"x30"x14"	N/A	N/A
Minor Arterial	100	66 - 4 through + center	11	29	40	10	4" Type B Mod.	2" Type "E"	8"x30"x14"	N/A	N/A
Major Arterial	100	66 - 4 through + center	11	29	40	10	4" Type B Mod.	2" Type "E"	8"x30"x14"	N/A	N/A

1. Measured at edge of pavement

2. Used only within Minor Subdivisions (5 lots or less)

Road and Street Design Criteria - Chart 2									
	Minimum Design	Maximum	Stopping Sight	Minimum Centerline	Super elevation	Minimum	Minimum	Minimum Tangent	Approach Distances
	Speed (mph)	Grade	Distance (ft) 1	Radius (ft)	Allowed	k (crest) 2	k (sag) 2	Between Curves (ft)	at Major Intersections (ft) 3
Common Driveway	10	14%	60	30	No	3	10	20	N/A
Alley	10	14%	60	30	No	3	10	20	N/A
Local Residential Street	20	14%	115	110	No	10	20	50	50
Local Commercial Street	20	14%	115	110	No	10	20	50	50
Local Industrial Street	20	14%	115	110	No	10	20	50	50
Minor Residential Collector	30	10%	200	340	No	19	37	75	75
Minor Non-Residential Collector	30	10%	200	See AASHTO	Yes	19	37	75	75
Major Collector	40	10%	305	See AASHTO	Yes	44	64	100	75
Minor Arterial	40	10%	305	See AASHTO	Yes	44	64	100	100
5 Major Arterial	50	8%	425	See AASHTO	Yes	84	96	125	100
1. Stopping sight distances must be adjusted to factor in road grade per AASHTO criteria									
2. Adhering to minimum k values will not necessarily ensure adequate sight distance for all conditions									
3. Where a street approaches a major thoroughfare, a grade not exceeding 2% must be maintained for the following distances (measured from the edge of pavement of the through street to the PVC of the intersecting street)									



# Dawson County Subdivision Regulations

2021 Ordinance Update



# What are we updating?

- Administrative Authority
  - Planning Director and Public Works Director
  - When the Chairman's signature is needed
- Duties
  - Planning Director and Public Works Director
- Definitions and Terms
  - i.e. AASHTO, Building Line, Core Sample, Public Street/Road, etc.
- Platting Authority and Approval Procedures
- Public/Private Access Language





# What are we updating? Continued...

- ▶ Concept Plan Submittal Procedures
- ▶ Preliminary Plat (Construction Plans) Submittal and Approval Procedures
- ▶ Final Plat Submittal and Approval Procedures
- ▶ Minor Subdivision Plats
- ▶ Subdivision Design
  - ▶ Naming of Roads, Access, Connectivity, Stormwater Easements, Open Space
  - ▶ Maintenance Responsibilities, Street and Right of Way Design, Adjacent to Major Thoroughfares, Construction Standards (Pavement, Sidewalks, Stormwater), Traffic Calming, Blocks and Lots Design
  - ▶ Existing Roads for County Acceptance



# A Closer Look... Plats

- ▶ Plat Approval Procedures
  - ▶ Planning Director and Public Works Director to review submitted plans
  - ▶ For Plats with NO new public roads or public facilities
    - ▶ Compliance check, comments, certification and return
    - ▶ Recording of plat by applicant
  - ▶ For plats with new public roads or public facilities
    - ▶ Compliance check, comments, certification
    - ▶ BOC approval and or rejection (Chairman signs if accepted)
    - ▶ Recording of plat by applicant



# A Closer Look... Concept Plan

- ▶ Submitted to Planning and Development
  - ▶ Shows the area
  - ▶ Visually describes proposed land use, zoning, buildings, etc.
  - ▶ Labels surrounding property zoning
  - ▶ Indicates proposed access points, roads, water/sewer locations, flood plains, etc.
  - ▶ Delineates acreage for lots
- ▶ Acts as a “heads up” for Planning and Development and other agencies
- ▶ Provides a guide for the preparation of the Preliminary Plat



# A Closer Look... Preliminary Plat

- ▶ Serves as construction documents
- ▶ Reviewed for compliance with County codes and other regulations
  - ▶ lots, streets and utility layout
  - ▶ Hydrology Study in accordance with County Stormwater Regulations
  - ▶ Grading and Drainage Plans, Erosion, Sedimentation Control and Pollution Prevention Plans, Street or Common Driveway Plan and Profiles (showing existing utilities), Sanitary Sewer Plan and Profiles, Storm Drainage Profiles, Water Distribution Plan
- ▶ Approval required prior to construction



# A Closer Look... Final Plat

- ▶ After Preliminary Plat approved, within one year Final Plat submitted with as-builts
- ▶ Reviewed by Planning Director and Public Works Director
  - ▶ If roads are to be dedicated the Planning Director and Public Works Director shall report the request along with their recommendations to the BOC.
  - ▶ Signed by the BOC Chairman if all requirements are met
  - ▶ Recorded by the applicant with the Clerk of Superior Court
- ▶ Shall contain statements regarding ownership, maintenance, HOA's, etc.



# A Place Of It's Own... Conservation Subdivisions



VS.





Questions...?

Thank you for your attention!



## DAWSON COUNTY BOARD OF COMMISSIONERS AGENDA FORM

Department: **Emergency Services**

Work Session: **9.2.21**

Prepared By: **Danny Thompson**

Voting Session: **9.16.21**

Presenter: **Danny Thompson**

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

Agenda Item Title: **Request for Fundraiser**

Background Information:

**Modern Woodmen of America is the nation's third-largest fraternal benefit society. They work with their local communities, through local volunteer projects that make a difference where their members live, work and play. Alex Williams has approached Dawson County Fire/EMS about raising money for the fire department. This event was performed in 2020 and was very successful in raising almost \$20K.**

Current Information:

**Modern Woodmen of Dawsonville has proposed the 31-Gun raffle. Tickets for \$40 will be sold before December 1, 2021, for the chance to win a firearm. Each day a firearm will be raffled off and, once completed, a portion of the proceeds will go to benefit the fire department. A maximum of 1,000 tickets will be sold.**

Budget Information: Applicable: \_\_\_\_\_ Not Applicable: **X** Budgeted: Yes \_\_\_\_\_ No **X**

Fund	Dept.	Acct No.	Budget	Balance	Requested	Remaining

Recommendation/Motion: **Recommend approval**

Department Head Authorization: DT

Date: 8.18.21

Finance Dept. Authorization: Vickie Neikirk

Date: 8/26/21

County Manager Authorization: David Headley

Date: 8-26-2021

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

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

Comments/Attachments: