

**DAWSON COUNTY BOARD OF COMMISSIONERS  
VOTING SESSION AGENDA - THURSDAY, FEBRUARY 16, 2017  
DAWSON COUNTY GOVERNMENT CENTER ASSEMBLY ROOM  
6:00 PM**

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**A. ROLL CALL**

**B. OPENING PRESENTATION**

[Gordon](#) Pirkle Proclamation

**C. INVOCATION**

**D. PLEDGE OF ALLEGIANCE**

**E. ANNOUNCEMENTS**

**F. APPROVAL OF MINUTES**

[Minutes](#) of the Special Called Meeting held on February 2, 2017

[Minutes](#) of the Voting Session held on February 2, 2017

**G. APPROVAL OF AGENDA**

**H. PUBLIC COMMENT (3 minute limit/person 15 minutes maximum)**

**I. ZONING**

1. [ZA 16-13](#) – Barbara Peterson has made a request to rezone 5.95 acres from RSR (Residential Sub-Rural) to RA (Residential Agricultural). The property is located on TMP 033-021

2. [ZA 16-14](#) – Hardip Singh has made a request to rezone 1 acre from RSRMM (Residential Sub-Rural Manufactured/Moved) to CCB (Commercial Community Business) for a convenience store. The property is located on TMP 076-061

3. [ZA 16-15](#) – Hetrip Unit, LLC has made a request to rezone 1.58 acres from CCB (Commercial Community Business) to CHB (Commercial Highway Business) for a package store. The property is located on TMP 119-032.

**J. PUBLIC HEARING**

1. 2017 Transfer Station Fee Assessment (*1st of 2 hearings. 2nd hearing will be held on March 2, 2017*)

**K. NEW BUSINESS**

1. Consideration of 2017 Emergency Services Boot Drive Dates

2. Consideration of 2017 Georgia Trauma Commission EMS Trauma Equipment Grant Application

3. Consideration of 2017 SPLOST VI Update

4. Consideration of Board Appointments:

a. **Development Authority of Dawson County**

i. Mike Ball- (Term: February 2017 through December 2020)

- ii. Brian Trapnell- replacing Dan Tennant (Term: February 2017 through December 2020)
- iii. Steven Melching- replacing Tom Alexander (Term: February 2017 through December 2020)
- iv. C. Anthony Passarello- replacing Peter Hill (Term: February 2017 through December 2020)
- v. Calvin Byrd- replacing Charlie Tarver (Term: February 2017 through December 2020)

5. Consideration of Paladin Wireless Proposal

6. Consideration of 2016 Dawson County Salary Study

7. Consideration of Dawson County 2016 Capital Improvement Element Adoption Resolution

8. Consideration of SPLOST V Addendum

## **L. ADJOURNMENT**

## **M. PUBLIC COMMENT**

**Backup material for agenda item:**

Gordon Pirkle Proclamation



Dawson County  
Board of Commissioners

Gordon Pirkle Day Proclamation

WHEREAS, Gordon Major Pirkle was born at home on December 27, 1936, the same year one of history's most devastating tornadoes leveled nearby Gainesville, Georgia. He married Idilene Bennett and they have four children, Frankie, Gordon, Jr., Hayley, and Lawton.

WHEREAS, Gordon Pirkle and his wife are lifelong residents of Dawson County. Gordon is the owner of the famous "Dawsonville Pool Room", which he has owned since 1966.

WHEREAS, Gordon Pirkle has been heavily involved in many side ventures. In 1961, he started a bubble gum machine business, placing his machines everywhere. Later, he bought a man's jukebox, then candy, cigarette and pinball machines, and finally video games. In the 1960's, Gordon was a very busy man. In 1966, Gordon's biggest endeavor to date was buying out the owners of the present day "Pool Room".

Gordon's greatest love, other than his wife and children, is racing. Gordon is a local historian on Dawsonville and racing. He is the president of the Georgia Racing Hall of Fame. He started the tradition of sounding a siren anytime Bill Elliott won. It continues today for Bill's son, Chase Elliott. Gordon has been instrumental in keeping the Georgia Racing Hall of Fame alive and active. Gordon can be seen at the museum late at night, working on a new display. Gordon is first on the scene at the funeral home with food from the Pool Room for the families. His service to this community cannot be measured in time nor money, but a love that is rich for Dawsonville and the citizens.

1936 was also the heart of the great Depression but Gordon's parents, the sixth generation of Pirkles here, didn't feel the squeeze. Folks in the North Georgia mountains were pretty independent. Gordon went to school and church near the campground that was built in 1830 and is still very much alive and part of the community today. He still lives in that area and has participated in the campground his entire life. Gordon graduated from Dawsonville High in 1955 at the age of 18. He has been working since 1953.

WHEREAS, whatever blessings life has bestowed on Gordon Pirkle, the lives he has touched have been blessed ten-fold. Gordon's heart and soul has always been for the betterment of Dawson County and the sport of racing.

Now, therefore be it resolved, that the Dawson County Board of Commissioners do recognize and commend Gordon Pirkle for his many years of dedicated service and extend our heartfelt gratitude and congratulations to him.

Dated this 16th day of February, 2017

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

\_\_\_\_\_  
Danielle Yarbrough, County Clerk

**Backup material for agenda item:**

Minutes of the Special Called Meeting held on February 2, 2017

**DAWSON COUNTY BOARD OF COMMISSIONERS  
SPECIAL CALLED MEETING MINUTES – FEBRUARY 2, 2017  
DAWSON COUNTY GOVERNMENT CENTER ASSEMBLY ROOM  
25 JUSTICE WAY, DAWSONVILLE  
10:00 AM**

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**ROLL CALL:** Those present were Chairman Thurmond; Commissioner Fausett, District 1; Commissioner Gaines, District 2; Commissioner Hamby, District 3; Commissioner Nix, District 4; County Manager Headley and County Clerk Yarbrough.

**APPROVAL OF AGENDA:**

Motion passed unanimously to approve the agenda as written. Gaines/Hamby

**EXECUTIVE SESSION:**

Motion passed unanimously to go into Executive Session for the purpose of Personnel. Fausett/Nix

Motion passed unanimously to come out of Executive Session. Hamby/Nix

**ADJOURNMENT:**

**APPROVE:**

**ATTEST:**

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Billy Thurmond, Chairman

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Danielle Yarbrough, County Clerk

**Backup material for agenda item:**

Minutes of the Voting Session held on February 2, 2017

**DAWSON COUNTY BOARD OF COMMISSIONERS  
VOTING SESSION MINUTES – FEBRUARY 2, 2017  
DAWSON COUNTY GOVERNMENT CENTER ASSEMBLY ROOM  
25 JUSTICE WAY, DAWSONVILLE  
6:00PM**

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

**INVOCATION:** Chairman Thurmond

**PLEDGE OF ALLEGIANCE:** Chairman Thurmond

**ANNOUNCEMENTS:**

None

**APPROVAL OF MINUTES:**

Motion passed unanimously to approve the minutes from the Voting Session held on January 19, 2017 as presented. Hamby/Gaines

**APPROVAL OF THE AGENDA:**

Motion passed unanimously to approve the agenda with the following change:

- Deletion of Executive Session

Fausett/Hamby

**PUBLIC HEARING:**

*Updated Purchasing Policy (2nd of 2 hearings. First hearing was held on January 19, 2017)*

County Attorney Homans opened the hearing by asking if there was anyone present who wished to speak on the Updated Purchasing Policy, and hearing none, closed the hearing.

Motion passed unanimously to approve the Updated Purchasing Policy as written. Nix/Fausett

**NEW BUSINESS:**

*Consideration of Proposed Debt Collection and Write-Off Policies*

Motion made to change Section 5-G of the policy from 90 days to 180 days regarding the 1% finance charge, and run Section 5-I concurrently moving accounts to collections in 180 days instead of 90 days. Gaines/Hamby

Motion passed unanimously to amend the first motion and remove Section 8-B from the proposed policy. Gaines/Hamby

Motion passed unanimously to approve the proposed Debt Collection and Write-Off Policies to include changing Section 5-G from 90 days to 180 days, change Section 5-I from 90 to 180 days, and remove Section 8-B completely. Gaines/Hamby



Consideration of Recommended Vendor for Debt Collection Services

Motion passed unanimously to award Bid #286-16 RFP Debt Collection Services for Ambulance Transport Billing to the most responsive, responsible bidder Professional Recovery Consultants at a rate of 24%. Nix/Gaines

Consideration of Letter of Roundabout Support for SR 136 Bailey Waters/Keith Evans Intersection

Motion passed unanimously to approve the Letter of Roundabout Support for SR 136 Bailey Waters/Keith Evans Intersection. Nix/Hamby

Consideration to move forward with Public Hearings on February 16, 2017 and March 2, 2017 regarding Transfer Station Fee Assessment

Motion passed unanimously to move forward with Public Hearings on February 16, 2017 and March 2, 2017 regarding Transfer Station Fee Assessment. Hamby/Gaines

Consideration of County Attorney Applicant

Motion passed 3-1 to appoint Mr. Monroe Frey as County Attorney for Dawson County and to retain Mr. Joey Homans as legal counsel until such time that Mr. Frey, the County Manager, and the Board of Commissioners agree that the transition plan provided by Mr. Frey has been completed. Fausett/Nix- Commissioner Gaines voted against the motion

Consideration of SPLOST V Addendum

Motion passed unanimously to approve the SPLOST V Addendum as written. Nix/Hamby

Consideration of Aerial Photography/LiDAR- Letter of Interest for GMRC

Motion passed unanimously to approve the Aerial Photography/LiDAR- Letter of Interest for GMRC. Nix/Gaines

**ADJOURNMENT:**

APPROVE:

ATTEST:

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

\_\_\_\_\_  
Danielle Yarbrough, County Clerk

**Backup material for agenda item:**

1. ZA 16-13 – Barbara Peterson has made a request to rezone 5.95 acres from RSR (Residential Sub-Rural) to RA (Residential Agricultural). The property is located on TMP 033-021

# DAWSON COUNTY REZONING APPLICATION

\*\*\*This portion to be completed by Zoning Administrator\*\*\*

ZA 16-13 Tax Map & Parcel # (TMP): 033-021  
Submittal Date: 12-2-16 Time: 9:02  am /  pm Received by: [initials] (staff initials)  
Fees Assessed: 150.00 Paid: CR# 2725 Commission District: \_\_\_\_\_  
Planning Commission Meeting Date: 1-17-17  
Board of Commissioners Meeting Date: 2-16-17

## APPLICANT INFORMATION (or Authorized Representative)

Printed Name: Barbara S. Peterson  
Address: 4940 Steve Tate Hwy Marble Hill, Ga 30148  
Phone:  Listed 706-216-6732 Email:  Business  Personal na@net  
Status:  Owner  Authorized Agent  Lessee  Optic

**Notice: If applicant is other than owner, enclosed Property Owner Authorization form must be completed.**

I have  / have not  participated in a Pre-application meeting with Planning Staff.  
If not, I agree  / disagree  to schedule a meeting the week following the submittal deadline.  
Meeting Date: 1/1/17 Applicant Signature: Barbara S. Peterson

## PROPERTY OWNER/PROPERTY INFORMATION

Name: Barbara S. Peterson  
Street Address of Property being rezoned: 4940 Steve Tate Hwy Marble Hill, Ga 30148  
Rezoning from: RSR to: RA Agriculture Total acreage being rezoned: 5.9500  
Directions to Property: Hwy 53, turn on to Steve Tate Hwy, go around round about, 4th driveway on right after Afton Rd. - Copper mailbox

Subdivision Name (if applicable): \_\_\_\_\_ Lot(s) #: \_\_\_\_\_

Current Use of Property: Private residence ± livestock (goats)

Any prior rezoning requests for property? No if yes, please provide rezoning case #: ZA \_\_\_\_\_

\*\*\*Please refer to Dawson County's Georgia 400 Corridor Guidelines and Maps to answer the following:

Does the plan lie within the Georgia 400 Corridor? \_\_\_\_\_ (yes/no) (no)

If yes, what section? \_\_\_\_\_

**SURROUNDING PROPERTY ZONING CLASSIFICATION:**

North Agriculture South Agriculture East Agriculture West \_\_\_\_\_

Future Land Use Map Designation: \_\_\_\_\_

Access to the development will be provided from:

Road Name: Steve Tate Hwy Type of Surface: paved

**REQUESTED ACTION & DETAILS OF PROPOSED USE**

Rezoning to: <sup>RA</sup> Agriculture  Special Use Permit for: \_\_\_\_\_

Proposed Use: to keep goats, horses, chickens for personal use

Existing Utilities:  Water  Sewer  Gas  Electric

Proposed Utilities:  Water  Sewer  Gas  Electric

**RESIDENTIAL**

No. of Lots: \_\_\_\_\_ Minimum Lot Size: \_\_\_\_\_ (acres) No. of Units: \_\_\_\_\_

Minimum Heated Floor Area: \_\_\_\_\_ sq. ft. Density/Acre: \_\_\_\_\_

Type:  Apartments  Condominiums  Townhomes  Single-family  Other

Is an Amenity Area proposed: \_\_\_\_\_; if yes, what? \_\_\_\_\_

**COMMERCIAL & INDUSTRIAL**

Building area: \_\_\_\_\_ No. of Parking Spaces: \_\_\_\_\_

## APPLICANT CERTIFICATION

I hereby request the action contained within this application relative to the property shown on the attached plats and site plan and further request that this item be placed on both the Planning Commission and Board of Commissioners agenda(s) for a public hearing.

I understand that the Planning & Development staff may either accept or reject my request upon review. My request will be rejected if all the necessary data is not presented.

I understand that I have the obligation to present all data necessary and required by statute to enable the Planning Commission and the Board of Commissioners to make an informed determination on my request. I will seek the advice of an attorney if I am not familiar with the zoning and land use requirements.

I understand that my request will be acted upon at the Planning Commission and Board of Commissioner hearings and that I am required to be present or to be represented by someone able to present all facts. I understand that failure to appear at a public hearing may result in the postponement or denial of my rezoning of special use application. I further understand that it is my responsibility to be aware of relevant public hearing dates and times regardless of notification from Dawson County.

I hereby certify that I have read the above and that the above information as well as the attached information is true and correct.

Signature Barbara Peterson Date 12-2-14  
Witness [Signature] Date 12-2-14

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## WITHDRAWAL

**Notice: This section only to be completed if application is being withdrawn.**

I hereby withdraw application # \_\_\_\_\_

Signature \_\_\_\_\_ Date \_\_\_\_\_

### **Withdrawal of Application:**

Withdrawals of any application may be accommodated within the Planning & Development Department if requested before the Planning Commission agenda is set. Therefore, withdrawals may not be made after ten (10) days prior to the scheduled Planning Commission meeting hearing, unless accompanied by written request stating specific reasons for withdrawal. This withdrawal request is to be published in the legal organ prior to the meeting. Following the written request and publication the Planning Commission will vote to remove the item from the agenda at the scheduled hearing. Please note that should the withdrawal be denied, the item will receive deliberation and public hearing with a decision by the Planning Commission. Further, the applicant is encouraged to be present at the hearing to substantiate reasons for withdrawal. Please note that no refund of application fees may be made unless directed by the Board of Commissioners.

ZA \_\_\_\_\_

TMP#: \_\_\_\_\_

**List of Adjacent Property Owners**

It is the responsibility of the Applicant to provide a list of adjacent property owners. This list must include the name and mailing address of anyone who has property touching your property or who has property directly across the street from your property.

**\*\*Please note this information should be obtained using the Tax Map & Parcel (TMP) listing for any parcel(s) adjoining or adjacent to the parcel where a variance or rezone is being requested.**

Name

Address

TMP <u>North</u>	1. <u>David + Lillie Luckie</u>	<u>5104 Steve Tate Hwy</u>
TMP <u>East</u>	2. <u>Barbara Peterson</u>	<u>4940 Steve Tate Hwy</u>
TMP <u>South</u>	3. <u>Huey Goode</u>	<u>4920 Steve Tate Hwy</u>
TMP _____	4.	_____
TMP _____	5.	_____
TMP _____	6.	_____
TMP _____	7.	_____
TMP _____	8.	_____
TMP _____	9.	_____
TMP _____	10.	_____
TMP _____	11.	_____
TMP _____	12.	_____
TMP _____	13.	_____
TMP _____	14.	_____
TMP _____	15.	_____

Use additional sheets if necessary.

<b>TMP</b>	<b>First</b>	<b>Last</b>	<b>Address</b>	<b>City/State/Zip</b>	<b>Case#</b>
032-015	Lillie	Luckie	5104 Steve Tate Hwy.	Marble Hill, GA 30148	ZA 16-13
033-001	Barry & Rebecca Drugg	c/o Trust of Joint Rev	10547 Big Canoe	Jasper, GA 30143	ZA 16-13
033-027	Huey	Goode	4920 Steve Tate Hwy.	Marble Hill, GA 30148	ZA 16-13
016-157	Big Canoe Prop Owners		10586 Big Canoe	Jasper, GA 30143	ZA 16-13
076-062	David James	Sosebee	2191 Kelly Bridge Road	Dawsonville, GA 30534	ZA 16-14
076-107	Jane	Murphy	2227 Kelly Bridge Road	Dawsonville, GA 30534	ZA 16-14
076-051	Constance & Casey	Tatum	2269 Kelly Bridge Road	Dawsonville, GA 30534	ZA 16-14
076-055	Rhonda Stewart	Turner	168 White Lily Trail	Dawsonville, GA 30534	ZA 16-14
076-054	Betty	Clanton	2260 Kelly Bridge Road	Dawsonville, GA 30534	ZA 16-14
076-054-001	Gloria	McKinzie	25 Piedmont Drive	Cleveland, GA 30528	ZA 16-14
119-004	Raymond	Wells	33 Rusty Hughes Circle	Dawsonville, GA 30534	ZA 16-15
119-031	Douglas & Shirley	Hughes	35 Cosmos Place	Dahlonega, GA 30533	ZA 16-15
119-030	Couch Properties, L.P.	c/o Gordon Alexander	P.O. Box 289	Gainesville, GA 30503	ZA 16-15
119-033	Mildred	Stowers	1067 Harmony Church Road	Dawsonville, GA 30534	ZA 16-15
119-033-001	Deborah & Tommy	Freeman	1199 Harmony Church Road	Dawsonville, GA 30534	ZA 16-15
119-003	Lawrence & Lorraine	Veloce	1245 Harmony Church Road	Dawsonville, GA 30534	ZA 16-15

## NOTICE OF RESIDENTIAL EXURBAN/AGRICULTURAL DISTRICT (R-A) ADJACENCY

Agricultural districts include uses of land primarily for active farming activities and result in odors, noise, dust and other effects, which may not be compatible with adjacent development. Future abutting developers in non RA land use districts shall be provided with this "Notice of RA Adjacency" prior to administrative action on either the land use district or the issuance of a building or occupancy permit.

Prior to administrative action the applicant shall be required to sign this waiver which indicates that the applicant understands that a use is ongoing adjacent to his use which will produce odors, noise, dust and other effects which may not be compatible with the applicant's development. Nevertheless, understanding the effects of the adjacent RA use, the applicant agrees by executing this form to waive any objection to those effects and understands that his district change and/or his permits are issued and processed in reliance on his agreement not to bring any action asserting that the adjacent uses in the RA district constitute a nuisance) against local governments and adjoining landowners whose property is located in an RA district.

This notice and acknowledgement shall be public record.

Applicant Signature: Barbara S Peterson

Applicant Printed Name: Barbara S. Peterson

Application Number: 2A16-13

Date Signed: 12-2-16

Sworn and subscribed before me

this 21~~st~~ day of December, 2016

Niki M. McCall  
Notary Public

My Commission Expires: 5-14-19





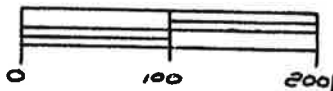
SURVEY FOR  
**RODNEY & TAMMY  
 TURNEY**

IN L.L. 306-5TH DIST.-2ND SECT.  
 DAWSON CO. GA.

NOV. 1989 1" = 100'

CLASS "A"  
 CORNER

705 1079 N W  
 25 20 27 27  
 86 2 06 / M 82 00 9  
 1 00 00



589°05'E 295.44'



NOTE: NO PART OF  
 THIS PROPERTY IS  
 LOCATED IN A FLOOD  
 PLAIN

RUPERT & SHIRLEY GOODE  
 (DB 45-237)  
 500°28'E 767.69'

5TH DIST 1ST SECTION

6.04 AC.

CHERRY LOG SURVEY CO., INC  
 P.O. BOX 755  
 ELLIJAY, GEORGIA 30540

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

of 8:30 AM 11-27-89  
 Recorded in Book 20 Page 121  
 this 5th day of Dec 1989  
 CURTIS CHARPPELL, CLERK



189°07'W 390.32'

BARRY & BARBARA  
 BUCKELEW  
 (PLAT BOOK 23-237)

SURVEY BY  
 20" THEOD-E.D.M.  
 TOTAL ANG. ERROR = 50"  
 L.E.C. = 1'/10,000 + NO ADJ.

BEARINGS ON THIS PLAT  
 HAVE BEEN ROTATED TO  
 MATCH PLAT FOR BARRY  
 & BARBARA BUCKELEW  
 BY FREDERICK YOUNG  
 PB 23-237

*Joel Jordan*  
 GA. R.L.S. 2430



4940 Steve Tate Hwy

Marble Hill, Georgia 30148

November 25, 2016

Dawson County Zoning Board

To Whom It May Concern;

I am filing a request to have my property at 4940 Steve Tate Hwy, Marble Hill to be changed from subrural zoning to agriculture zoning. I presently have a small goat farm on the premises. My intent is to use the property for agriculture for personal needs- raise chickens for eggs, goats and to have the ability to have 1-3 horses/ alpacas. The properties adjoining this property are all zoned for agriculture.

I appreciate the consideration of my property for agriculture.

Respectfully Submitted,

Barbara S. Peterson

DAWSON COUNTY Tax Commissioner

25 Justice Way Suite 1222  
Dawsonville, GA 30534

Trans No	Property ID/District Description	Original Due	Interest & Penalty	Prev Paid	Amount Due	Amount Paid	Balance
9360 Year-Bill No 2016 - 9587	033 005 002 / 001 LL1156 TRACT B  FMV: \$52,206.00	499.41	0.00 Fees 0.00	0.00	499.41	499.41  Paid Date 11/18/2016 09:27:38	0.00  Current Due 0.00
9361 Year-Bill No 2016 - 9586	018 009 / 001 LL 93 LD 5-2  FMV: \$50,827.00	486.24	0.00 Fees 0.00	0.00	486.24	486.24  Paid Date 11/18/2016 09:27:38	0.00  Current Due 0.00
9362 Year-Bill No 2016 - 9585	033 021 / 001 LL 306 LD 5-2  FMV: \$169,482.00  21-21	1,573.51	0.00 Fees 0.00	0.00	1,573.51	1,573.51  Paid Date 11/18/2016 09:27:38	0.00  Current Due 0.00
Transactions:	9360 - 9362 Totals	2,559.16	0.00	0.00	2,559.16	2,559.16	0.00

*- clerk's office*

*Site Plat x 2  
draw structures  
& distance from  
road*

NEIDERHISER BARRY W & BARBARA  
4940 STEVE TATE ROAD  
MARBLE HILL, GA 30148

Paid By :  
BARBARA S PETERSON

Cash Amt: 0.00  
Check Amt: 2,559.16  
Charge Amt: 0.00  
Change Amt: 0.00  
Refund Amt: 0.00  
Overpay Amt: 0.00

19

Check No 1132  
Charge Acct

## Niki McCall

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**From:** Ringle, Bill <Bill.Ringle@dph.ga.gov>  
**Sent:** Friday, December 02, 2016 8:38 AM  
**To:** Niki McCall  
**Cc:** thundermountain@windstream.net  
**Subject:** 4940 Steve Tate Hwy Re-zoning  
**Attachments:** 4940 Steve Tate Hwy Septic Approval.pdf

Niki,

Please see the attached septic system permit that was issued for the subject property in 1989. I spoke with Ms. Peterson yesterday, and she has confirmed that the only building with plumbing on the property is the house. It is not anticipated that there will be any changes to the amount of wastewater generated at this site for the purpose of the re-zoning.

Don't hesitate to contact me if you have any questions.

Thank you,  
Bill

**Bill Ringle**  
Environmental Health Manager  
*Dawson County Environmental Health*  
189 Hwy 53 West  
Suite 102  
Dawsonville, GA 30534  
phone 706-265-2930  
fax 706-265-7529

INDIVIDUAL SEWAGE DISPOSAL SYSTEM PERMIT APPLICATION AND INSPECTION REPORT

PERMIT # 0544 DATE PERMIT ISSUED 3-8-89 DATE SYSTEM INSP. 4-25-89  
RECEIPT # 2619

PROPERTY OWNER & ADDRESS  
Rodney Turney

PROPERTY LOCATION  
Property of Steve Tate Hwy just past  
Construction Gate 3 at Big Camel

TELEPHONE 345-2360  
SEWAGE CONTRACTOR Dobson Builders

I hereby apply for a permit to install or construct an individual sewage disposal system and agree that the system will be installed to conform to the requirements of the former Georgia Department of Public Health, Chapter 270-5-25.

I understand that final inspection is required and hereby promise to notify the Dawson County Health Department upon its completion and before applying final cover at 265-2611 or 265-3223.

I further realize and understand that neither this permit nor the final inspection in any way guarantee the proper operations of the sewage system nor in any way confers any guarantee or warranty of any kind.

Rodney Turney  
Owner or applicant's signature

3-8-89  
Date

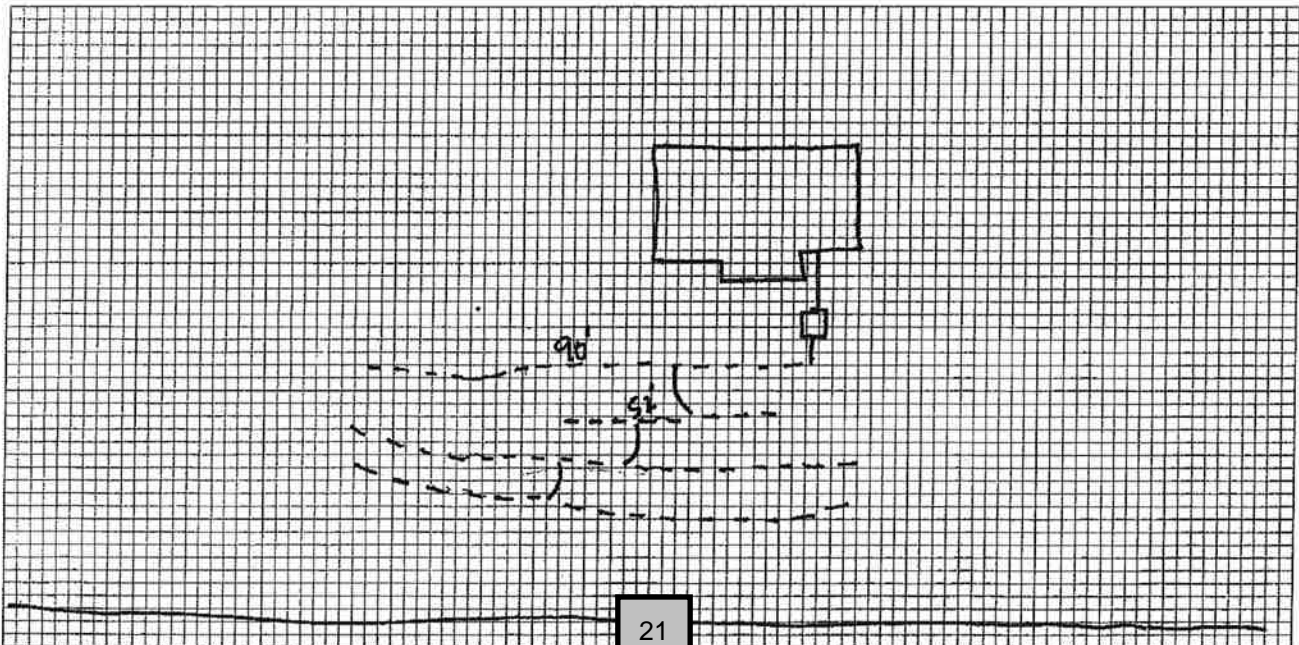
- 1. Type water supply:  
1. individual 2. community 3. public
- 2.  New system 2. Repair 3. Existing
- 3. Perc rate no. none
- 4. Type facility Drainage
- 5. No of bedrooms or gallons 3 BDR
- 6. Subdivision: yes  no
- 7. Lot size \_\_\_\_\_
- 8. Building line \_\_\_\_\_
- 9. Septic tank capacity min. 1000 gallon tank
- 10. As installed \_\_\_\_\_
- 11. Dosing tank capacity \_\_\_\_\_

- 12. Distance S. T. from well \_\_\_\_\_
- 13. Min. amount of field line:  
Ft. sq. 756 Linear ft. 252'
- 14. Field line as installed  
Ft. sq. 756' Linear ft. 252'
- 15. Width of trench 36"
- 16. Distance between trenches 10'
- 17. Trench depth, avg. 38"
- 18. Distance from foundation 10'
- 19. Nearest property line  
front, rear, side \_\_\_\_\_
- 20. Distance from well 300'

Site:  Approved  Approved conditionally  Rejected  
System:  Approved  Approved conditionally  Rejected  
Are there any wells or springs within 100 feet or streams within 50 feet (  Yes ) (  No ).

Inspector: Don Fleming  
Inspector: Don Fleming  
DAWSON COUNTY HEALTH DEPARTMENT  
P.O. BOX 245  
DAWSONVILLE, GEORGIA 30534

REMARKS: Rodney Turney



2182

**DAWSON COUNTY PLANNING COMMISSION  
PLANNING STAFF REPORT AND RECOMMENDATION**

**Applicant**.....Barbara Peterson

**Amendment #** .....ZA-16-13

**Request**.....Rezoning from RSR to RA

**Proposed Use** .....small farm for personal use

**Current Zoning** .....RSR

**Size**.....5.95± acres

**Location** .....4940 Steve Tate Hwy., Marble Hill, GA  
30148

**Tax Parcel** .....033-021

**Planning Commission Date** .....January 17, 2017

**Staff Recommendation** .....Approval

**Applicant Proposal**

The applicant is seeking a rezoning from RSR (Residential Sub-Rural) to RA (Residential Agriculture) to have goats, horses and chickens for personal use.

**History and Existing Land Uses**

The subject property currently contains an occupied residential dwelling.

The subject property is wooded and all adjacent properties to the North, South, East, and West are residentially zoned, with single family residential structures.

<b>Adjacent Land Uses</b>	<b>Existing zoning</b>	<b>Existing Use</b>
North	RA	Single family residential
South	RSR	Single family residential
East	RA	Single family residential
West	RPC	Single family residential (Big Canoe)

### **Development Support and Constraints**

As stated above, the subject property currently contains an occupied single family residence. Ms. Peterson currently has animals on her property. She is requesting the rezoning to allow for the current animals as well as future animals.

### **Relationship to the Comprehensive Plan and FLUP (Future Land Use Plan)**

According to the 2013-2033 comprehensive plan and accompanying FLUP (Future Land Use Plan), the subject property is identified as Exurban Residential. The exurban residential area is neither exclusively agricultural nor exclusively residential. Much of this area is rural, agricultural, steeply sloping, and/or forest land. The minimum lot size of five (5) acres is the least amount of land that is considered necessary to sustain viable agricultural or forestry operations.

With the Exurban Residential designation, this property is in compliant with the request to rezone to RA (Residential Agriculture).

### **Public Facilities/Impacts**

- a) **Engineering Department** – Steve Tate Highway is proposed to be repaved as part of the Splost VI improvement plan. All work will occur within the current right of way.
- a) **Environmental Health Department** – It is not anticipated that there will be any changes to the amount of wastewater generated at this site for the purpose of the re-zoning.
- b) **Emergency Services** – No comments received.
- c) **Etowah Water & Sewer Authority** – No comments necessary.
- d) **Dawson County Sheriff's Office** – No comments received.
- e) **Board of Education** – No comments received.
- f) **Georgia Department of Transportation** – No comments received.

### **Analysis**

- The existing structure was permitted as a single family residence in a single family residential zoning district in 1989. A barn was constructed on the property in 2007.
- The applicant states she currently has a small goat farm on the premises.
- Her intent for the rezoning is to use the property for agriculture for personal needs: raise chickens for eggs; have goats; and have the ability to have 1-3 horses/alpacas.
- RA zoning for this area of the County is consistent with the comprehensive plan.

**The following observations should be noted with respect to this request:**

**A. The existing uses and classification of nearby property.**

All adjacent properties to the North, South, East, and West are residentially zoned for agriculture and single family residential structures.

**B. The extent to which property values are diminished by the particular land use classification.**

A rezoning to RA would not diminish property values.

**C. The extent to which the destruction of property values of the applicant promotes the health, safety, morals, or general welfare of the public.**

This rezoning would not be a destruction of property values or affect the general welfare of the public.

**D. The relative gain to the public, as compared to the hardship imposed upon the individual property owner.**

The applicant/homeowner currently raises goats for personal use.

**E. The suitability of the subject property for the proposed land use classification.**

This request is for a rezoning to RA to allow for a small goat farm, to raise chickens for eggs, and to allow for horses/alpacas.

**F. The length of time the property has been vacant under the present classification, considered in the context of land development in the area in the vicinity of the property.**

This criterion does not apply to this particular situation.

**G. The specific, unusual, or unique facts of each case, which give rise to special hardships, incurred by the applicant and/or surrounding property owners.**

Granting the rezoning should not harm the surrounding area.

Pictures of Property:



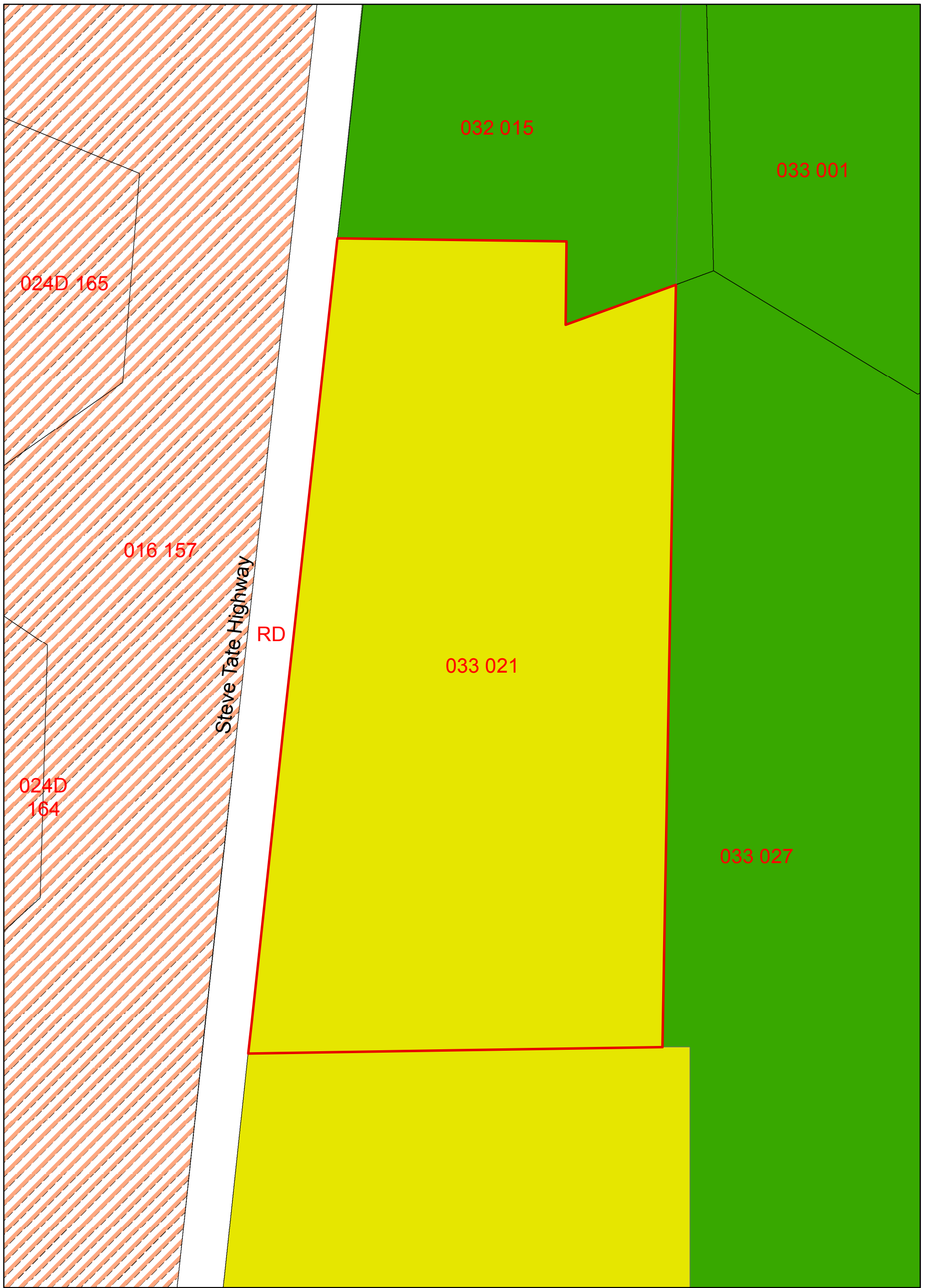




### Staff Recommendation

Staff has reviewed the application for rezoning from RSR to RA. Based on the above analysis and information provided, the planning department recommends **APPROVAL** of the rezoning.

Maps Attached:



0 25 50 100 150 200 Feet

1 inch = 80 feet



1/10/2017



# 033-021 Zoning

## Legend

Parcels

### Zoning

### ZONING CLASS

26 Historic District

MIXED USE VILLAGE

RA

RPC

RSR

RL

RMF

RMHP

RT

RS

RRE

RSRMM

VC

VCR

C-01

C-CB

C-HB

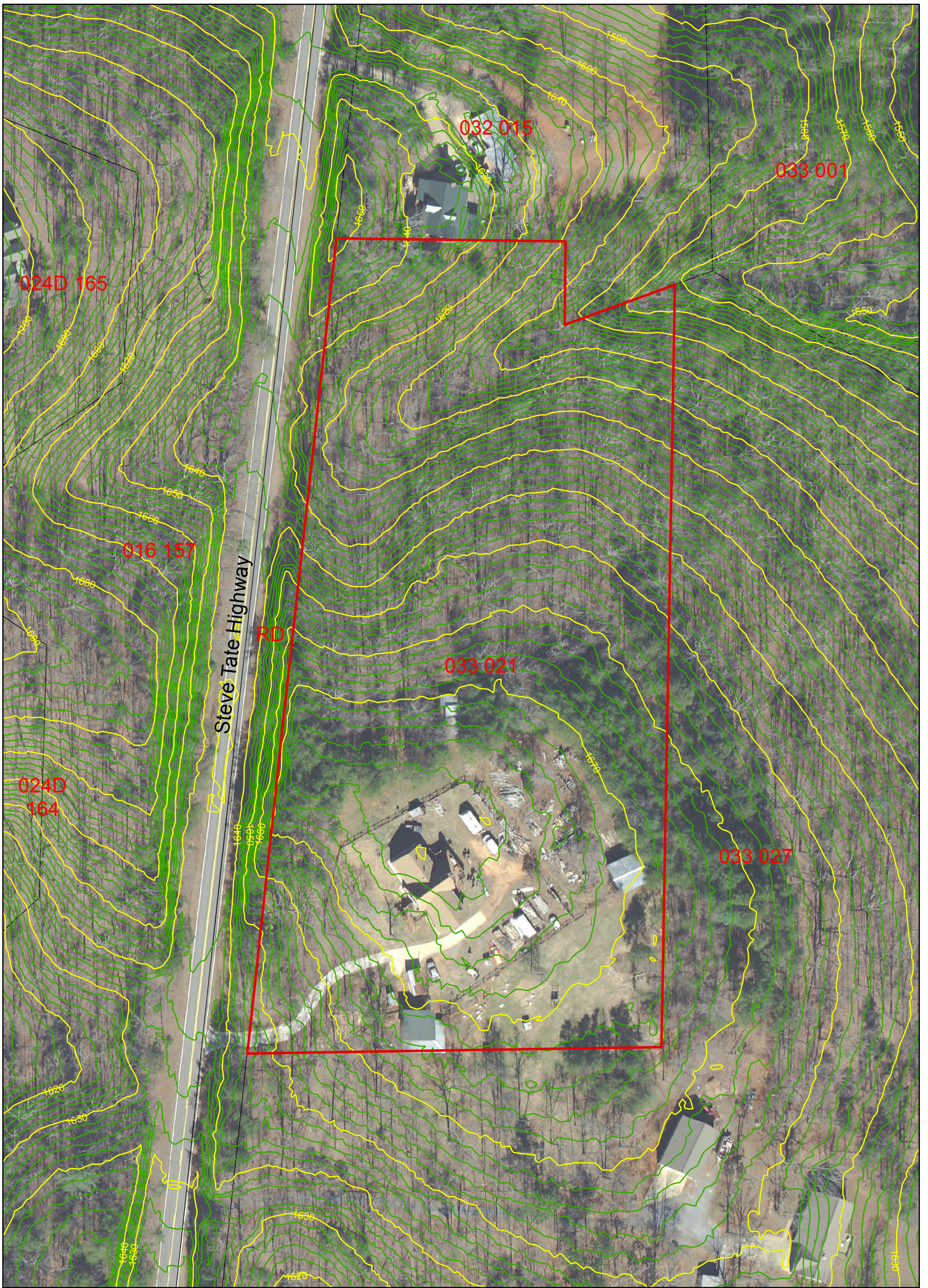
C-IR

C-PCD

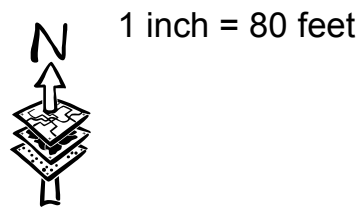
C-RB

C-TB

CT



0 25 50 100 150 200 Feet



1 inch = 80 feet






# 033-021 Topo

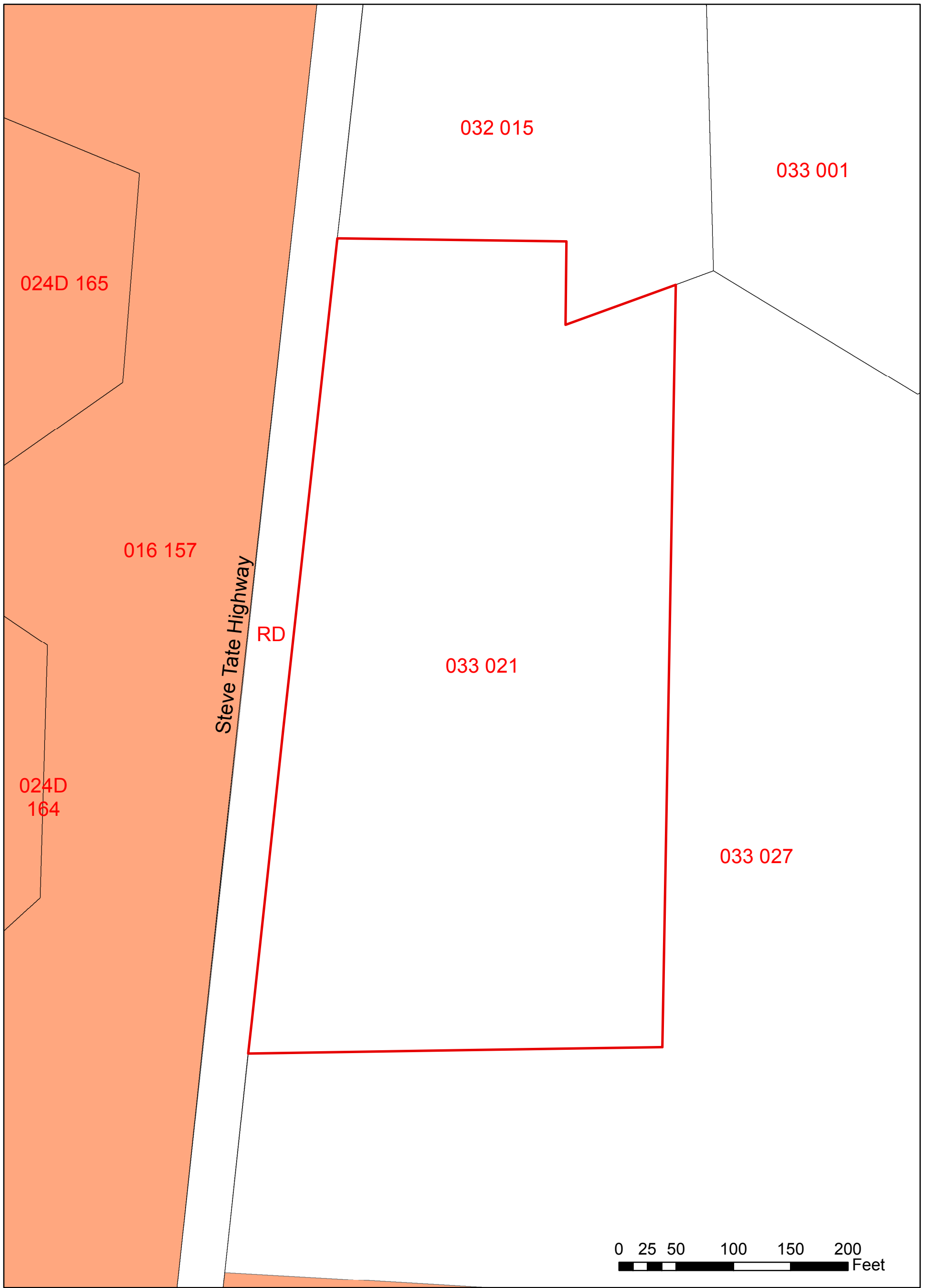
## Dawson County

27

1/10/2017

### Legend

-  Parcels
-  10' Contours
-  2' Contours - north central



# 033-021 Future Land Use

1 inch = 80 feet

1/10/2017



### Legend

- |                                       |                               |                             |  |                               |
|---------------------------------------|-------------------------------|-----------------------------|--|-------------------------------|
| Parcels                               | Future Landuse                | Town Residential            | Office/Professional                    | Parks/Recreation/Conservation |
| Rural Corridor Protection             | Exurban Residential           | Multiple-family Residential | Mixed Use Village                      | Forestry                      |
| Scenic_Byways                         | Rural Residential             | Lakefront Residential       | Public/Institutional                   | Water                         |
| Groundwater_Recharge_Areas            | Sub-Rural Residential         | Commercial - Highway        | Light Industrial                       | Water Supply Protection Area  |
| mountain_protection                   | Suburban Residential          | Crossroads Commercial       | Transportation/Communication/Utilities |                               |
| River_Protection                      | Planned Residential Community | Campus-Style Business Park  | Agriculture                            |                               |
| Watershed_Protection_Overlay_District |                               |                             |  |                               |

28

**Backup material for agenda item:**

2. ZA 16-14 – Hardip Singh has made a request to rezone 1 acre from RSRMM (Residential Sub-Rural Manufactured/Moved) to CCB (Commercial Community Business) for a convenience store. The property is located on TMP 076-061

# DAWSON COUNTY REZONING APPLICATION

\*\*\*This portion to be completed by Zoning Administrator\*\*\*

ZA 16-14 Tax Map & Parcel # (TMP): 076-061  
Submittal Date: 12/9/2016 Time: 10:48 am/pm Received by: [initials] (staff initials)  
Fees Assessed: 500.00 Paid: \_\_\_\_\_ Commission District: \_\_\_\_\_  
Planning Commission Meeting Date: 1-17-17  
Board of Commissioners Meeting Date: 2-16-17

## APPLICANT INFORMATION (or Authorized Representative)

Printed Name: HARDIP SINGH  
Address: 5325 Brookglen Ct Cumming GA 30040  
Phone:  Listed 404-386-7180 Email:  Business \_\_\_\_\_  
 Unlisted \_\_\_\_\_  Personal \_\_\_\_\_  
Status:  Owner  Authorized Agent  Lessee  Option to purchase

Notice: If applicant is other than owner, enclosed Property Owner Authorization form must be completed.

I have  /have not  participated in a Pre-application meeting with Planning Staff.  
If not, I agree  /disagree  to schedule a meeting the week following the submittal deadline.  
Meeting Date: 12/9/16 Applicant Signature: X Hardeep Singh

## PROPERTY OWNER/PROPERTY INFORMATION

Name: HARDIP SINGH  
Street Address of Property being rezoned: 2237, Kelly Bridge Road  
Dawsonville GA 30534  
Rezoning from: Residential to: Commercial Total acreage being rezoned: 1  
Directions to Property: C-store with gas pumps.

Subdivision Name (if applicable): NA Lot(s) #: \_\_\_\_\_

Current Use of Property: vacant c-store with gas pumps

Any prior rezoning requests for property? No if yes, please provide rezoning case #: ZA \_\_\_\_\_

**\*\*\*Please refer to Dawson County's Georgia 400 Corridor Guidelines and Maps to answer the following:**

Does the plan lie within the Georgia 400 Corridor? \_\_\_\_\_ (yes/no) no

If yes, what section? \_\_\_\_\_

**SURROUNDING PROPERTY ZONING CLASSIFICATION:**

North \_\_\_\_\_ South \_\_\_\_\_ East \_\_\_\_\_ West \_\_\_\_\_

Future Land Use Map Designation: \_\_\_\_\_

Access to the development will be provided from:

Road Name: Kelly Bridge Rd Type of Surface: paved

**REQUESTED ACTION & DETAILS OF PROPOSED USE**

Rezoning to: C-CB  Special Use Permit for: \_\_\_\_\_

Proposed Use: \_\_\_\_\_

Existing Utilities:  Water  Sewer  Gas  Electric

Proposed Utilities:  Water  Sewer  Gas  Electric

**RESIDENTIAL**

No. of Lots: \_\_\_\_\_ Minimum Lot Size: \_\_\_\_\_ (acres) No. of Units: \_\_\_\_\_

Minimum Heated Floor Area: \_\_\_\_\_ sq. ft. Density/Acre: \_\_\_\_\_

Type:  Apartments  Condominiums  Townhomes  Single-family  Other

Is an Amenity Area proposed: \_\_\_\_\_ ; if yes, what? \_\_\_\_\_

**COMMERCIAL & INDUSTRIAL**

Building area: 1850 sq ft. No. of Parking Spaces: \_\_\_\_\_

**APPLICANT CERTIFICATION**

I hereby request the action contained within this application relative to the property shown on the attached plats and site plan and further request that this item be placed on both the Planning Commission and Board of Commissioners agenda(s) for a public hearing.

I understand that the Planning & Development staff may either accept or reject my request upon review. My request will be rejected if all the necessary data is not presented.

I understand that I have the obligation to present all data necessary and required by statute to enable the Planning Commission and the Board of Commissioners to make an informed determination on my request. I will seek the advice of an attorney if I am not familiar with the zoning and land use requirements.

I understand that my request will be acted upon at the Planning Commission and Board of Commissioner hearings and that I am required to be present or to be represented by someone able to present all facts. I understand that failure to appear at a public hearing may result in the postponement or denial of my rezoning of special use application. I further understand that it is my responsibility to be aware of relevant public hearing dates and times regardless of notification from Dawson County.

I hereby certify that I have read the above and that the above information as well as the attached information is true and correct.

Signature <u>Harold Swan</u>	Date <u>12-09-16</u>
Witness <u>Mark W. Case</u>	Date <u>12-9-16</u>

**WITHDRAWAL**

*Notice: This section only to be completed if application is being withdrawn.*

I hereby withdraw application # \_\_\_\_\_

Signature \_\_\_\_\_ Date \_\_\_\_\_

**Withdrawal of Application:**

Withdrawals of any application may be accommodated within the Planning & Development Department if requested before the Planning Commission agenda is set. Therefore, withdrawals may not be made after ten (10) days prior to the scheduled Planning Commission meeting hearing, unless accompanied by written request stating specific reasons for withdrawal. This withdrawal request is to be published in the legal organ prior to the meeting. Following the written request and publication the Planning Commission will vote to remove the item from the agenda at the scheduled hearing. Please note that should the withdrawal be denied, the item will receive deliberation and public hearing with a decision by the Planning Commission. Further, the applicant is encouraged to be present at the hearing to substantiate reasons for withdrawal. Please note that no refund of application fees may be made unless directed by the Board of Commissioners.



ZA \_\_\_\_\_

TMP#: 076-061

**List of Adjacent Property Owners**

It is the responsibility of the Applicant to provide a list of adjacent property owners. This list must include the name and mailing address of anyone who has property touching your property or who has property directly across the street from your property.

**\*\*Please note this information should be obtained using the Tax Map & Parcel (TMP) listing for any parcel(s) adjoining or adjacent to the parcel where a variance or rezone is being requested.**

Name

Address

TMP _____	1.	_____
TMP _____	2.	_____
TMP _____	3.	_____
TMP _____	4.	_____
TMP _____	5.	_____
TMP _____	6.	_____
TMP _____	7.	_____
TMP _____	8.	_____
TMP _____	9.	_____
TMP _____	10.	_____
TMP _____	11.	_____
TMP _____	12.	_____
TMP _____	13.	_____
TMP _____	14.	_____
TMP _____	15.	_____

Use additional sheets if necessary.

<b>TMP</b>	<b>First</b>	<b>Last</b>	<b>Address</b>	<b>City/State/Zip</b>	<b>Case#</b>
032-015	Lillie	Luckie	5104 Steve Tate Hwy.	Marble Hill, GA 30148	ZA 16-13
033-001	Barry & Rebecca Drugge	c/o Trust of Joint Rev	10547 Big Canoe	Jasper, GA 30143	ZA 16-13
033-027	Huey	Goode	4920 Steve Tate Hwy.	Marble Hill, GA 30148	ZA 16-13
016-157	Big Canoe Prop Owners		10586 Big Canoe	Jasper, GA 30143	ZA 16-13
076-062	David James	Sosebee	2191 Kelly Bridge Road	Dawsonville, GA 30534	ZA 16-14
076-107	Jane	Murphy	2227 Kelly Bridge Road	Dawsonville, GA 30534	ZA 16-14
076-051	Constance & Casey	Tatum	2269 Kelly Bridge Road	Dawsonville, GA 30534	ZA 16-14
076-055	Rhonda Stewart	Turner	168 White Lily Trail	Dawsonville, GA 30534	ZA 16-14
076-054	Betty	Clanton	2260 Kelly Bridge Road	Dawsonville, GA 30534	ZA 16-14
076-054-001	Gloria	Mackinzie	25 Peidmont Drive	Cleveland, GA 30528	ZA 16-14
119-004	Raymond	Wells	33 Rusty Hughes Circle	Dawsonville, GA 30534	ZA 16-15
119-031	Douglas & Shirley	Hughes	35 Cosmos Place	Dahlonega, GA 30533	ZA 16-15
119-030	Couch Properties, L.P.	c/o Gordon Alexander	P.O. Box 289	Gainesville, GA 30503	ZA 16-15
119-033	Mildred	Stowers	1067 Harmony Church Road	Dawsonville, GA 30534	ZA 16-15
119-033-001	Deborah & Tommy	Freeman	1199 Harmony Church Road	Dawsonville, GA 30534	ZA 16-15
119-003	Lawrence & Lorraine	Velce	1245 Harmony Church Road	Dawsonville, GA 30534	ZA 16-15

Zoning letter of intent

I am requesting to rezone my property located at 2237 Kelly Bridge Road in Dawson County from RSRMM to CCB for a convenience store. There has been an existing convenience store on the property since 1986 but has never been properly zoned.

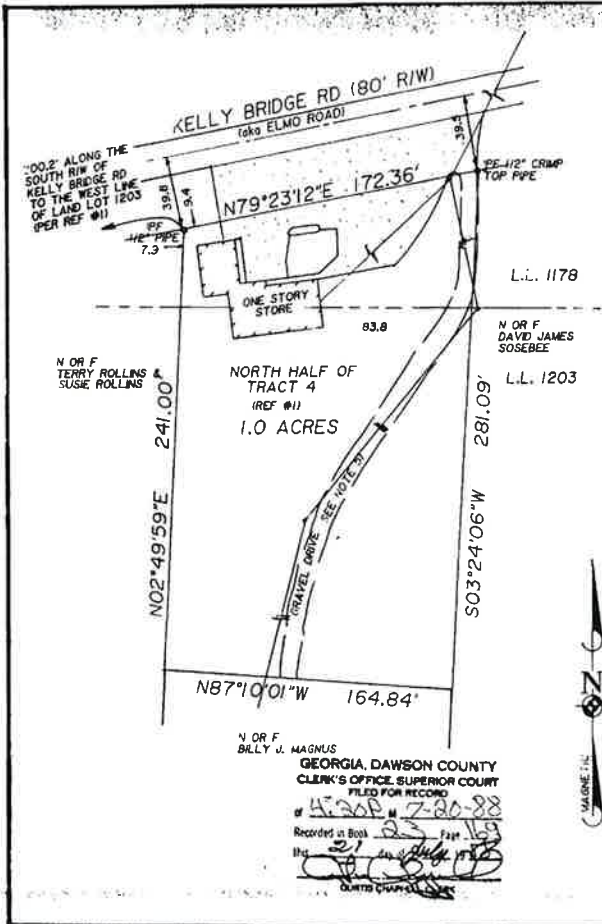
It is my understanding that the store was grandfathered by the maintaining of a current business license. The store was closed in the summer of 2015 and we are wanting to reopen it. Since Dawson County codes say that if a business license has lapsed for longer than 12 months, we have lost our grandfathered status and can not reopen.

We are requesting to rezone the property to bring the store and property into compliance and so we can reopen. Thank you to appointed and elected officials for consideration.

Sincerely

Hardip Singh 12-09-16

Hardip Singh



**NOTES**

1. THE FIELD DATA UPON WHICH THIS PLAT IS BASED HAS A CLOSURE PRECISION OF ONE FOOT IN 250,028 FEET AND AN AVERAGE ANGULAR ERROR OF 1" PER ANGLE POINT, AND WAS ADJUSTED USING THE COMPASS RULE. INITIAL FIELD DATA WAS OBTAINED USING A TOPCON GTS-3 GEODETIC TOTAL STATION ON 16 NOVEMBER 1987. THIS PLAT HAS BEEN COMPUTED FOR CLOSURE AND IS FOUND TO BE ACCURATE WITHIN ONE FOOT IN 126,573 FEET.
2. THIS PLAT BASED ON MAGNETIC NORTH AS DETERMINED BY A COMPASS OBSERVATION ON 16 NOVEMBER 1987. BEARINGS SHOWN ON THIS PLAT WERE COMPUTED FROM ANGLES TURNED.
3. THE PUBLIC RECORDS REFERENCED HEREON REFLECT ONLY THOSE RECORDS USED TO ESTABLISH THE BOUNDARIES SHOWN HEREON, AND REFERENCE TO THE SAME DOES NOT AND IS NOT INTENDED TO CONSTITUTE A TITLE SEARCH OR TITLE OPINION.
4. A PERPETUAL IRREVOCABLE EASEMENT FOR ACCESS FROM THE SOUTH HALF OF TRACT 4 (REF #6) TO KELLY BRIDGE ROAD VIA THE EXISTING GRAVEL DRIVE IS GRANTED BY WARRANTY DEED REF #7.

**REFERENCES**

1. SURVEY FOR MYRON BAGWELL BY JEALIE-MUNDAY & ASSOC., INC DATED 6 MAY 1981 LAST REVISED 11 AUGUST 1982.
2. WARRANTY DEED FROM RICKY DEAN HESTER TO BILLY J. MAGNUS DATED 5 NOVEMBER 1984 (DEED BOOK 76, PG 253).
3. QUITS-CLAIM DEED FROM MORRIS BANNISTER AS EXECUTOR TO MORRIS BANNISTER DATED 3 DECEMBER 1979 (DEED BOOK 49, PG 760).
4. WARRANTY DEED FROM MYRON BAGWELL AND LEON BOLINS TO TERRY ROLLINS AND SUSIE ROLLINS DATED 15 MAY 1981 (DEED BOOK 56, PG 128).
5. WARRANTY DEED FROM MARVIN GARRETT TO DAVID JAMES SOSEBEE (DEED BOOK 88, PG 376).
6. SURVEY OF THE SOUTH HALF OF TRACT 4 FOR BILLY J. MAGNUS DATED 19 NOVEMBER 1987 BY CORDES QUINTANA & ASSOCIATES.
7. WARRANTY DEED FROM BILLY J. MAGNUS TO GLADYS HIGGINS DATED 5 JULY 1988.

**REVISIONS**

- 1. JULY 88 ADD NOTE 5 & REF 7.

SURVEY OF THE NORTH HALF OF TRACT 4 FOR  
**BILLY J. MAGNUS**  
 LAND LOTS 1178 & 1203, 4TH DISTRICT, 1ST SECTION  
 CUMMING COUNTY, GEORGIA  
 DATE: 19 NOVEMBER 1987  
 SCALE: 1" = 60'

**CORDES QUINTANA & ASSOCIATES**  
 CIVIL ENGINEERING  
 DEVELOPMENT PLANNING & CONSTRUCTION MANAGEMENT  
 CUMMING (404)988-0430  
 ATLANTA (404)882-0122  
 ROUTE 6, BOX 85  
 CUMMING, GEORGIA 30130

PRINTED  
 11 July 88  
 K.E.O., INC.

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076-061

**Official Tax Receipt**  
**Linda Townley**  
**DAWSON COUNTY Tax Commissioner**

25 Justice Way Suite 1222  
 Dawsonville, GA 30534

Trans No	Property ID/District Description	Original Due	Interest & Penalty	Prev Paid	Amount Due	Amount Paid	Transaction Balance
16274 Year-Bill No 2016 - 13188	076 061 / 001 LL 1178 1203 LD 4-1 TRACT 4  FMV: \$120,000.00	1,147.97	0.00 Fees 0.00	0.00	1,147.97	1,147.97	0.00
						<b>Paid Date</b> 11/22/2016 10:11:52	<b>Current Due</b> 0.00
Transactions:	16274 - 16274 Totals	1,147.97	0.00	0.00	1,147.97	1,147.97	0.00

Paid By :

TEJA ENTERPRISES LLC  
 5325 BROOKGLEN COURT  
 CUMMING, GA 30040

TEJA ENTERPRISES LLC DBA  
 HARRYS MECHANICAL AND  
 REFRIGERATION SERVICE

Cash Amt: 0.00  
 Check Amt: 1,147.97  
 Charge Amt: 0.00  
 Change Amt: 0.00  
 Refund Amt: 0.00  
 Overpay Amt: 0.00

Check No 145  
 Charge Acct

## Existing On-site Sewage Management System Performance Evaluation Report Form

Applicant: <u>Hardip Singh</u>		Reason for Existing Sewage System Evaluation: (circle) (1) Loan Closing for Home Sale (2) Refinance (3) Home Addition (Non-bedroom) Type: _____ (4) Swimming Pool Construction (5) Structure Addition to Property Type: _____ (6) Mobile Home Relocation
Property/System Address: <u>2237 KELLY BRIDGE RD DAWSONVILLE, GA 30534</u>		
Subdivision Name: _____	Lot: _____ Block: _____	
Existing System Information: Water Supply (circle) <input checked="" type="radio"/> Public <input type="radio"/> Private Well <input type="radio"/> Community	Number of Bedrooms/GPD: <u>400</u> Garbage Grinder: (circle) <input type="radio"/> Yes <input checked="" type="radio"/> No	

\*\*\* One of Section A, B, or C should be Completed \*\*\*

### SECTION A - System on Record

(1) Yes (2) No	Existing On-site Sewage Management System inspection records indicate that all components of the system were properly constructed and installed at the time of the original inspection.	Comments:
(1) Yes (2) No	A copy of the original On-site Sewage Management System Inspection Report is attached.	
(1) Yes (2) No	Maintenance records indicate that the system has been pumped out or serviced within the last five (5) years or the system was installed within that time frame.	
(1) Yes (2) No	A site evaluation of the system on this date revealed no evidence of system failure or of conditions which would adversely affect the functioning of the system.	
Evaluating Environmentalist	Title: _____ Date: _____	Verify this data to be correct at the time of the evaluation. This verification shall not be construed as a guarantee of the proper functioning of this system for any given period of time. No liability is assumed for future damages that may be caused by malfunction.

### SECTION B - System Not on Record

<input checked="" type="radio"/> Yes	No inspection records are on file showing the On-site Sewage Management System was inspected and approved at the time of the installation	Comments: No sign of system malfunction, although it has not been used regularly for approximately 18 months. See site sketch on the back of this page.
<input checked="" type="radio"/> Yes (2) No	The septic tank was uncovered at the time of the evaluation and it appears to meet the required design, construction and installation criteria.	
(1) Yes <input checked="" type="radio"/> No	Documentation from a Georgia Certified Installer has been provided as to the condition of the septic tank and its respective components, certifying its design, construction, and installation criteria. A copy is attached.	
<input checked="" type="radio"/> Yes (2) No	Maintenance records indicate that the system has been pumped out or serviced within the last five (5) years or the system was installed within that time frame.	
<input checked="" type="radio"/> Yes (2) No	A site evaluation of the system on this date revealed no evidence of system failure or of conditions which would adversely affect the functioning of the system; however, appropriateness of the sizing and installation cannot be verified since no initial inspection records exist.	
Evaluating Environmentalist	Title: _____ Date: _____	Verify this data to be correct at the time of the evaluation. This verification shall not be construed as a guarantee of the proper functioning of this system for any given period of time. No liability is assumed for future damages that may be caused by malfunction.
<u>George W. Rife</u>	Environmental Health Specialist IV	12-Dec-16

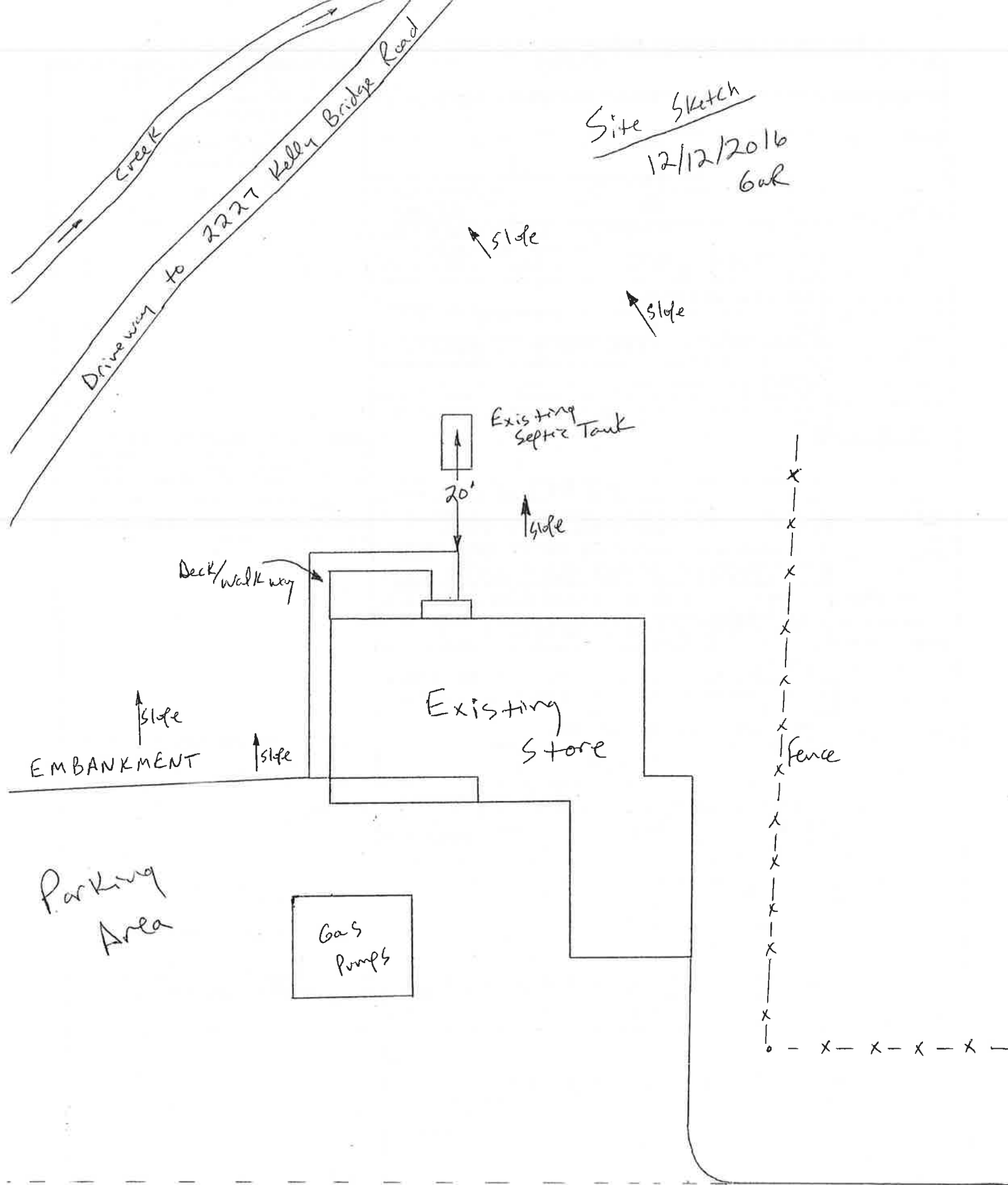
### SECTION C - System Not Approved

(1) Yes (2) No	The On-site Sewage Management System was disapproved at the time of the initial and is thus not considered an approved system.	Comments:
(1) Yes (2) No	Evaluation of the system revealed evidence of system failure or malfunction, and will therefore require corrective action in order to obtain approval of the system.	
(1) Yes (2) No	Evaluation of the system revealed conditions which would adversely affect the proper functioning of the system, and will therefore require corrective action in order to obtain approval of the system.	
Evaluating Environmentalist	Title: _____ Date: _____	Verify this data to be correct at the time of the evaluation. This verification shall not be construed as a guarantee of the proper functioning of this system for any given period of time. No liability is assumed for future damages that may be caused by malfunction.

### SECTION D - Addition to Properly or Relocation of Home (section completed in conjunction with A, B, or C above)

<input checked="" type="radio"/> Yes (2) No	An existing On-site Sewage Management System is located on the property listed above and has been evaluated in accordance with Section A or B above.	Comments: <u>See comments in Section B.</u>	
<input checked="" type="radio"/> Yes (2) No	A site evaluation on this date as well as the provided information indicate that the proposed construction to home or property or that the proposed relocation of the home should not adversely affect the proper functioning of the existing system provided that no additional sewage load is added to the system for the listed size home adjacent.	Number of Bedrooms/GPD: <u>400</u>	Garbage Grinder: (circle) <input type="radio"/> Yes <input checked="" type="radio"/> No
Evaluating Environmentalist	Title: _____ Date: _____	Verify this data to be correct at the time of the evaluation. This verification shall not be construed as a guarantee of the proper functioning of this system for any given period of time. No liability is assumed for future damages that may be caused by malfunction.	
<u>George W. Rife</u>	<u>EHS IV</u>	<u>12-Dec-2016</u>	

Site Sketch  
12/12/2016  
GWR



KELLY BRIDGE ROAD

DATE OF SURVEY: JUNE 3, 2011

THE FIELD DATA UPON WHICH THIS PLAT IS BASED HAS A CLOSURE PRECISION OF ONE FOOT IN N/A (OPEN TRAV) FEET, AN ANGULAR ERROR OF N/A SECONDS PER ANGLE POINT, AND WAS ADJUSTED USING THE LEAST SQUARES METHOD. THIS PLAT HAS BEEN CALCULATED FOR CLOSURE AND IS FOUND TO BE ACCURATE TO WITHIN ONE FOOT IN 132,374 FEET.

BEARINGS SHOWN ARE BASED ON ANGLES TURNED FROM A SINGLE MAGNETIC OBSERVATION AND ARE SUBJECT TO FIELD CONDITIONS.

THE EQUIPMENT USED FOR ANGULAR AND DISTANCE MEASUREMENTS WAS A NIKON TOPGUN.

THIS PROPERTY IS NOT LOCATED WITHIN THE 100-YEAR FLOOD HAZARD AREA AS PER FLOOD INSURANCE RATE MAP NO. 13085C0200 B, DATED 09/26/08.

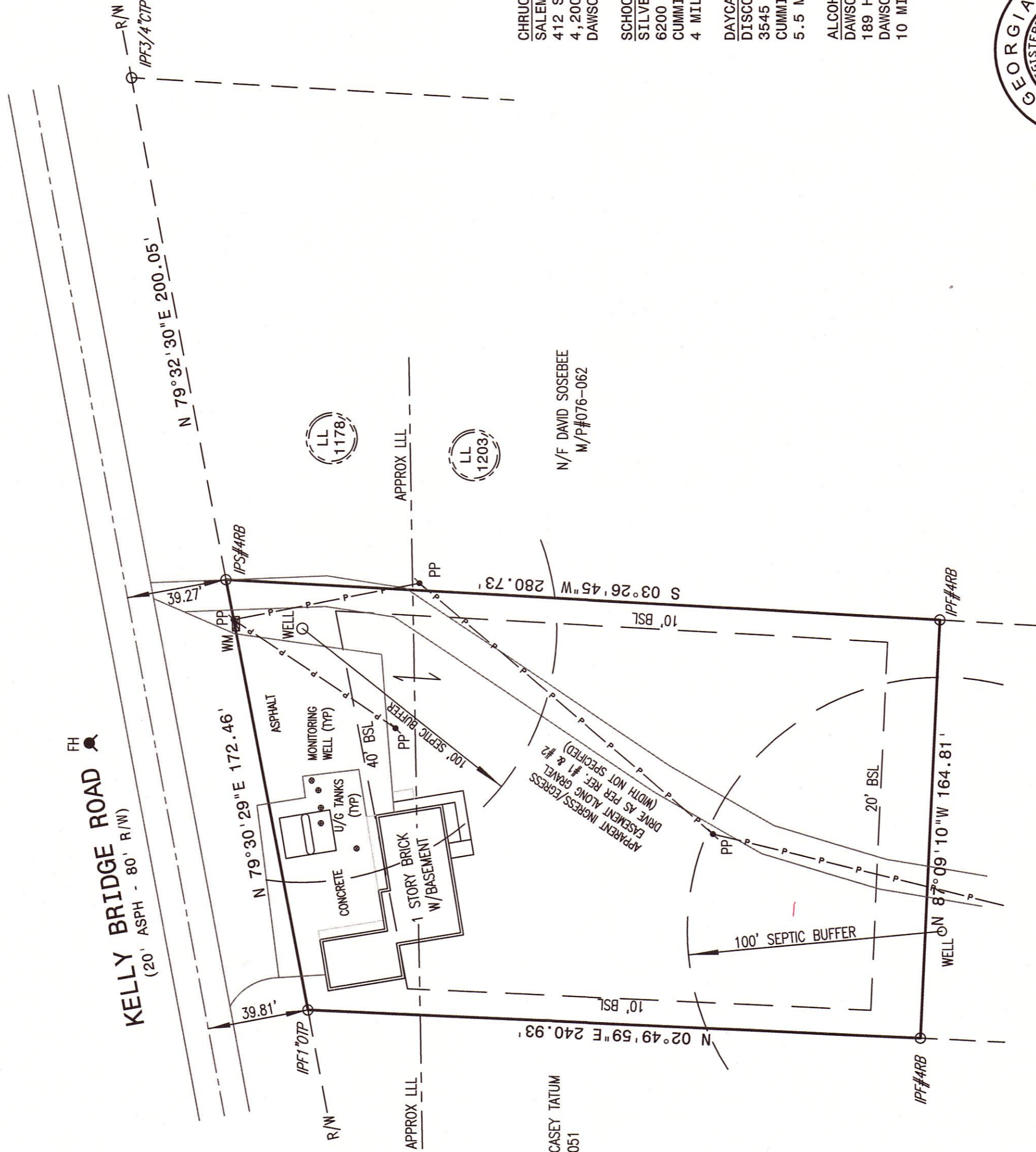
- LEGEND**
- BOC = BACK OF CURB
  - BSL = BUILDING SETBACK LINE
  - P/L = PROPERTY LINE
  - R/W = RIGHT OF WAY
  - LL = LAND LOT LINE
  - N/F = NOW OR FORMERLY
  - M/P# = TAX MAP PARCEL NO.
  - PRO = POINT BEGINNING
  - PF = POINT FOUND
  - IF = IRON PIN SET
  - IPS = IRON PIN SET
  - COR MON = USCOE MONUMENT
  - RB = REBAR
  - CTP = CRIMP TOP PIPE
  - OP = OPEN TOP PIPE
  - SQ. ROD = SQUARE ROD
  - AF = ANGLE IRON FOUND
  - CMP = CORRUGATED METAL PIPE
  - WCP = WETWORK CONC. PIPE
  - WV = WATER VALVE
  - WP = WATER PIPE
  - LP = LIGHT POLE
  - PH. BOX = PHONE BOX
  - U/G = UNDERGROUND
  - C.O. = SEWER CLEAN-OUT
  - MB = MAILBOX
  - SS = SANITARY SEWER
  - MH = MAN HOLE
  - FTE = FINISHED FLOOR ELEV.
  - FP = FIRE HYDRANT
  - SP = SPOKE LINE
  - SS = SANITARY SEWER LINE
  - FFM = SANITARY FORCE MAIN
  - TL = TELEPHONE LINE
  - W = WATER LINE
  - X = FENCE LINE

**NOTES & REFERENCES**

- 1) PLAT BOOK 23 PAGE 169.
  - 2) PLAT BOOK 36 PAGE 95.
  - 3) DEED BOOK 701 PAGES 444-445.
  - 4) DEED BOOK 88 PAGE 376-377.
  - 5) DEED BOOK 834 PAGE 475.
  - 6) TAX MAP/PARCEL #076-061
  - 7) ZONED RSRMM - SETBACKS AS SHOWN
- DAWSON COUNTY RECORDS

**TOTAL = 1.00 ACRE**

*Site Plan*

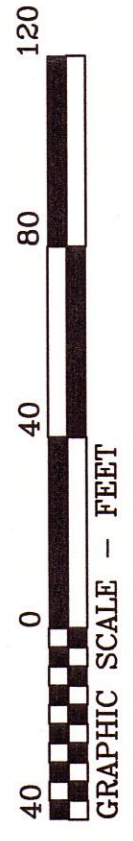


THIS SURVEY AND ITS FINDINGS DOES NOT CONSTITUTE A TITLE SEARCH OR TITLE OPINION BY RICHARD WEBB & ASSOCIATES AS LAND SURVEYORS. ALL DATA USED FOR THE LOCATION OF PROPERTY LINES, EASEMENTS, ADJOINING OWNERS, ETC. WAS GAINED FROM PUBLIC RECORDS, THE CLIENT, OR OTHER SOURCES AS REFERENCED. NO ABSTRACT OF TITLE OR TITLE COMMITMENT, NOR RESULTS OF TITLE SEARCHES WERE PROVIDED TO THE SURVEYOR, UNLESS OTHERWISE NOTED. OTHER DOCUMENTS OR SITUATIONS MAY EXIST THAT WOULD AFFECT THIS PROPERTY, AS WITH ANY LAND TRANSACTION, A TITLE SEARCH AND CERTIFICATE IS RECOMMENDED IN CONJUNCTION WITH THIS SURVEY, OR YOU MUST CONSULT A COMPETENT TITLE ATTORNEY.

- CHURCH BUILDING
- SALEM METHODIST CHURCH
- 412 SALEM CHURCH ROAD
- 4,200' FROM THIS PROPERTY
- DAWSONVILLE, GA 30534
- SCHOOL BUILDING OR SCHOOL GROUNDS
- SILVER CITY ELEMENTARY SCHOOL
- 6200 DAHLONGEA HWY
- CUMMING, GA 30028
- 4 MILES FROM THIS PROPERTY
- DAYCARE
- DISCOVERY POINT CHILD DEVELOPMENT
- 3545 MATT HWY
- CUMMING, GA 30028
- 5.5 MILES FROM THIS PROPERTY
- ALCOHOL TREATMENT FACILITY
- DAWSON COUNTY TREATMENT COURT
- 189 HWY 53 WEST, SUITE 106
- DAWSONVILLE, GA 30534
- 10 MILES FROM THIS PROPERTY



TECHNICAL LAND SERVICES INC. d/b/a  
**RICHARD WEBB & ASSOCIATES**  
 Land Surveying Consultants  
 P.O. BOX 561 CUMMING GA. 30028 (770)-889-6103  
 100 KELLY MILL ROAD CUMMING GA. 30040  
 Email: rjwebb6103@comcast.net



**SURVEY FOR:**  
**BARRETTSVILLE FOOD STORE**

LAND LOT 1178 & 1203  
4th DISTRICT 1st SECTION  
DAWSON COUNTY, GEORGIA  
JUNE 6, 2011

JOB NO.  
11144



**DAWSON COUNTY PLANNING COMMISSION  
PLANNING STAFF REPORT AND RECOMMENDATION**

**Applicant**.....Hardip Singh  
**Amendment #** .....ZA-16-14  
**Request**.....Rezoning from RSRMM to C-CB  
**Proposed Use** .....convenience store with gas pumps  
**Current Zoning** .....RSRMM  
**Size**.....1± acres  
**Location** .....2237 Kelly Bridge Road, Dawsonville  
**Tax Parcel** .....076-061  
**Planning Commission Date** .....January 17, 2017  
**Staff Recommendation** .....Approval

---

**Applicant Proposal**

The applicant is seeking a rezoning from RSRMM (Residential Sub-Rural Manufactured/Moved) to C-CB (Commercial Community Business) to re-open the convenience store that is currently on the property.

**History and Existing Land Uses**

The subject property currently contains a closed convenience store with gas pumps. Safer Enterprise, LLC was the previous owner of the business. The convenience store closed on 5/31/15 and their business license expired on 9/30/15.

This previous business was a non-conforming use for this property. Per Dawson County Land Use Resolution, Article VI, Section 606: For commercial and business purposes, a legal non-conforming status is proven by possession of a valid, legally obtained, Dawson County Business License within the past 12 months. Because their business license expired on 9/30/15; the property and business became non-conforming on 9/30/16.

The applicant, Hardip Singh is requesting to rezone to C-CB to re-open the convenience store and bring the property into county zoning compliance.

The subject property and all adjacent properties to the North, South, East, and West are residentially zoned, with single family residential structures.

<b>Adjacent Land Uses</b>	<b>Existing zoning</b>	<b>Existing Use</b>
North	RSRMM	Single family residential
South	RSRMM	Single family residential
East	RSRMM	Single family residential
West	RA	Single family residential

**Development Support and Constraints**

As stated above, the subject property currently contains a closed down convenience store. Mr. Singh is seeking to rezone to re-open the store.

**Relationship to the Comprehensive Plan and FLUP (Future Land Use Plan)**

According to the 2013-2033 comprehensive plan and accompanying FLUP (Future Land Use Plan), the subject property is identified as Rural Residential.

With the Rural Residential designation, this property is not in compliant with the request to rezone to C-CB (Commercial Community Business).

**Public Facilities/Impacts**

- a) **Engineering Department** – Kelly Bridge Road is proposed to be repaved as part of the Splost VI improvement plan. All work will occur within the current right of way.
- a) **Environmental Health Department** – It is not anticipated that there will be any changes to the amount of wastewater generated at this site for the purpose of the re-zoning.
- b) **Emergency Services** – No comments received.
- c) **Etowah Water & Sewer Authority** – If any improvements affect water system, upgrades may be necessary.
- d) **Dawson County Sheriff’s Office** – No comments received.
- e) **Board of Education** – No comments received.
- f) **Georgia Department of Transportation** – No comments received.

**Analysis**

- The existing structure was built in 1985.
- The business was opened as a convenience store in 2012.

- As stated above, Mr. Singh is wishing to reopen the convenience store. To do this, the property needs to be re-zoned to commercial to allow for the convenience store and to bring the property into zoning compliance
- Community Business Commercial Districts are areas where small businesses are established to serve needs within the local community and primarily of small retail stores and services, and usually located on collector roads rather than major arterial roads.

**The following observations should be noted with respect to this request:**

**A. The existing uses and classification of nearby property.**

All adjacent properties to the North, South, East, and West are residentially zoned for single family residential structures.

**B. The extent to which property values are diminished by the particular land use classification.**

A rezoning to C-CB would not diminish property values.

**C. The extent to which the destruction of property values of the applicant promotes the health, safety, morals, or general welfare of the public.**

This rezoning would not be a destruction of property values or affect the general welfare of the public. A rezoning would bring this property into zoning compliance with Dawson County.

**D. The relative gain to the public, as compared to the hardship imposed upon the individual property owner.**

The rezoning would allow for the vacant building to re-open and serve the surrounding community.

**E. The suitability of the subject property for the proposed land use classification.**

This request is for a rezoning to C-CB to bring the property and the vacant business into compliance with Dawson County.

**F. The length of time the property has been vacant under the present classification, considered in the context of land development in the area in the vicinity of the property.**

The business license for the convenience store expired on 9/30/15.

**G. The specific, unusual, or unique facts of each case, which give rise to special hardships, incurred by the applicant and/or surrounding property owners.**

Granting the rezoning should not harm the surrounding area.

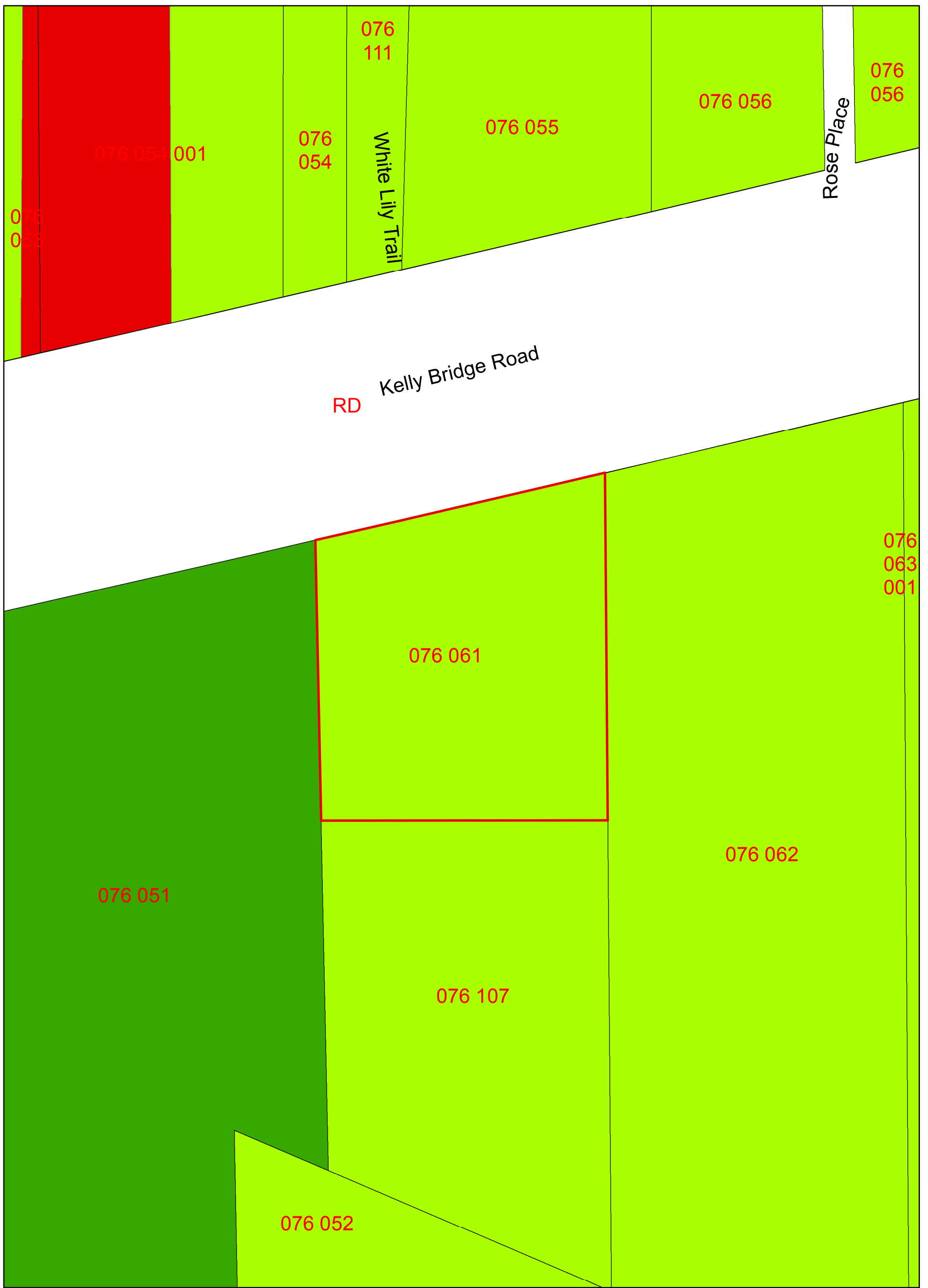
Pictures of Property:



**Staff Recommendation**

Staff has reviewed the application for rezoning from RSRMM to C-CB. Based on the above analysis and information provided, the planning department recommends **APPROVAL** of the rezoning.

Maps Attached:



# 076-061 Zoning

0 20 40 80 120 160 Feet

1 inch = 60 feet



1/10/2017



## Legend

Parcels

### Zoning

### ZONING CLASS

45 Historic District

MIXED USE VILLAGE

RA	RMHP	VC	C-IR
RPC	RT	VCR	C-PCD
RSR	RS	C-01	C-RB
RL	RRE	C-CB	C-TB
MIXED USE VILLAGE	RMF	RSRMM	CT
		C-HB	



0 20 40 80 120 160 Feet

1 inch = 60 feet






# 076-061 Topo

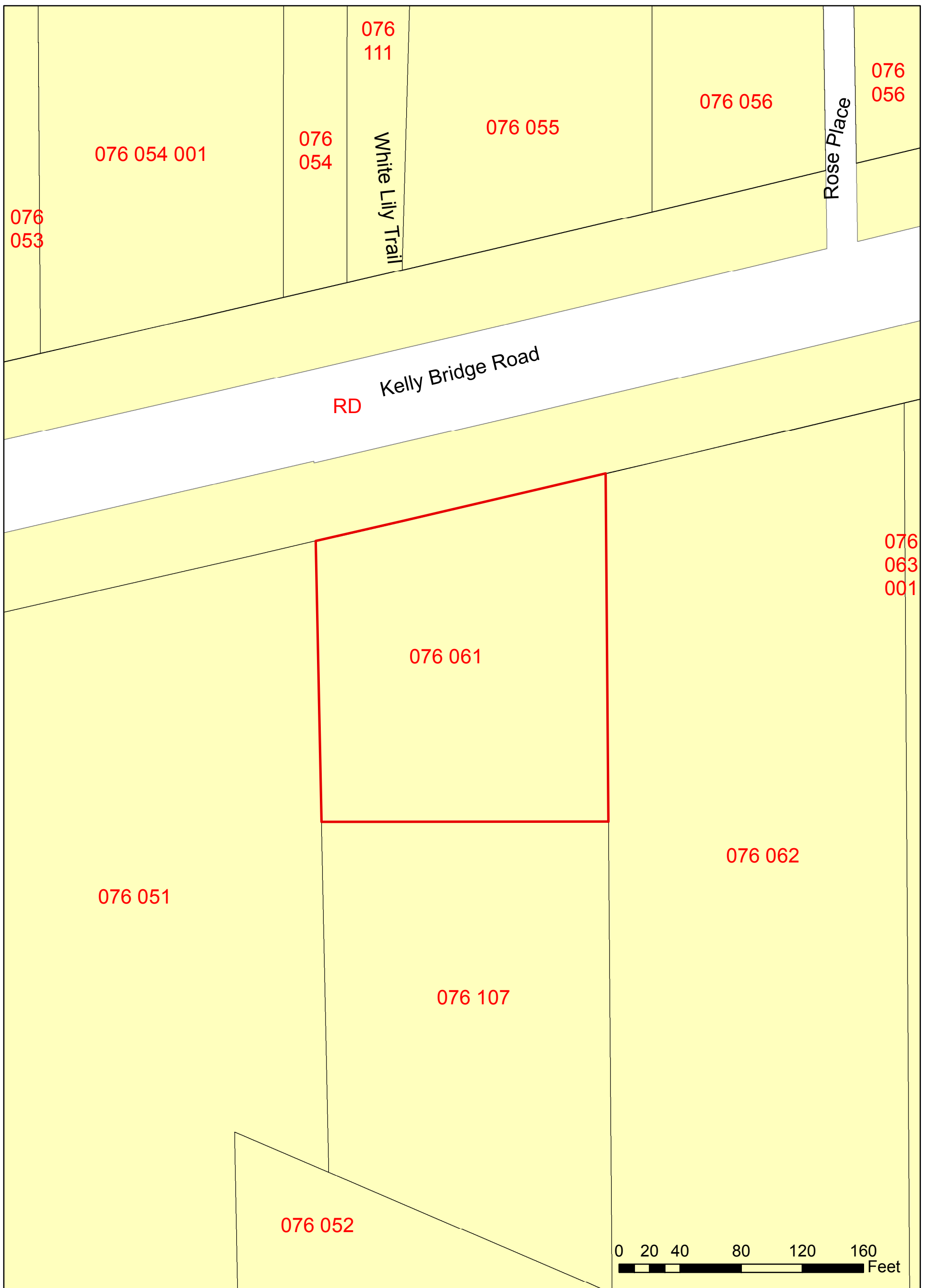
## Dawson County

1/10/2017

46

### Legend

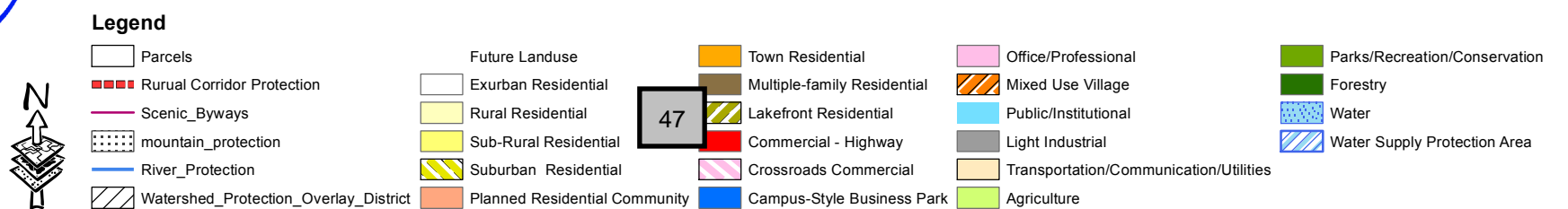
-  Parcels
-  10' Contours
-  2' Contours



# 076-061 Future Land Use

1 inch = 60 feet

1/10/2017



**Backup material for agenda item:**

3. ZA 16-15 – Hetrip Unit, LLC has made a request to rezone 1.58 acres from CCB (Commercial Community Business to CHB (Commercial Highway Business) for a package store. The property is located on TMP 119-032.



# DAWSON COUNTY REZONING APPLICATION

\*\*\*This portion to be completed by Zoning Administrator\*\*\*

ZA 16-15 Tax Map & Parcel # (TMP): 119-032  
Submittal Date: 12-16-16 Time: 10:15  am/pm Received by: [Signature] (staff initials)  
Fees Assessed: 2500.00 Paid: ck # 1244 Commission District: \_\_\_\_\_  
Planning Commission Meeting Date: 1-17-17  
Board of Commissioners Meeting Date: 2-16-17

## APPLICANT INFORMATION (or Authorized Representative)

Printed Name: HETRIP UNIT LLC  
Address: 1128 HARMONY CHURCH RD DAWSONVILLE GA 30534  
Phone:  Listed 757-339-9929  Unlisted  
Email:  Business NORMALPANTEN@YAHOO.COM  Personal  
Status:  Owner  Lessee  Option to purchase  
*Notice: If applicant is owner, Property Owner Authorization form must be completed.*

I have  /have not  participated in a Pre-application meeting with Planning Staff.  
If not, I agree  /disagree  to schedule a meeting the week following the submittal deadline.  
Meeting Date: 12-15-16 Applicant Signature: [Signature]

## PROPERTY OWNER/PROPERTY INFORMATION

Name: ~~NORMALPANTEN~~ HETRIP UNIT LLC  
Street Address of Property being rezoned: 1128 HARMONY CHURCH RD  
DAWSONVILLE GA 30534  
Rezoning from: C-CB to: C-HB Total acreage being rezoned: 1.58  
Directions to Property: vacant building

Subdivision Name (if applicable): \_\_\_\_\_ Lot(s) #: \_\_\_\_\_

Current Use of Property: vacant

Any prior rezoning requests for property? \_\_\_\_\_ if yes, please provide rezoning case #: ZA \_\_\_\_\_

\*\*\*Please refer to Dawson County's Georgia 400 Corridor Guidelines and Maps to answer the following:

Does the plan lie within the Georgia 400 Corridor? NO (yes/no)

If yes, what section? \_\_\_\_\_

**SURROUNDING PROPERTY ZONING CLASSIFICATION:**

North RA South VC East VC/RA West RA

Future Land Use Map Designation: Crossroads Commercial

Access to the development will be provided from:

Road Name: Harmony Church / Hwy. 136 Type of Surface: paved

**REQUESTED ACTION & DETAILS OF PROPOSED USE**

Rezoning to: C-AB  Special Use Permit for: \_\_\_\_\_

Proposed Use: Package Store

Existing Utilities:  Water  Sewer  Gas  Electric

Proposed Utilities:  Water  Sewer  Gas  Electric

**RESIDENTIAL**

No. of Lots: \_\_\_\_\_ Minimum Lot Size: \_\_\_\_\_ (acres) No. of Units: \_\_\_\_\_

Minimum Heated Floor Area: \_\_\_\_\_ sq. ft. Density/Acre: \_\_\_\_\_

Type:  Apartments  Condominiums  Townhomes  Single-family  Other

Is an Amenity Area proposed: \_\_\_\_\_ ; if yes, what? \_\_\_\_\_

**COMMERCIAL & INDUSTRIAL**

Building area: 3910 No. of Parking Spaces: 18

TMP	First	Last	Address	City/State/Zip	Case#
032-015	Lillie	Luckie	5104 Steve Tate Hwy.	Marble Hill, GA 30148	ZA 16-13
033-001	Barry & Rebecca Drugg	c/o Trust of Joint Rev	10547 Big Canoe	Jasper, GA 30143	ZA 16-13
033-027	Huey	Goode	4920 Steve Tate Hwy.	Marble Hill, GA 30148	ZA 16-13
016-157	Big Canoe Prop Owners		10586 Big Canoe	Jasper, GA 30143	ZA 16-13
076-062	David James	Sosebee	2191 Kelly Bridge Road	Dawsonville, GA 30534	ZA 16-14
076-107	Jane	Murphy	2227 Kelly Bridge Road	Dawsonville, GA 30534	ZA 16-14
076-051	Constance & Casey	Tatum	2269 Kelly Bridge Road	Dawsonville, GA 30534	ZA 16-14
076-055	Rhonda Stewart	Turner	168 White Lily Trail	Dawsonville, GA 30534	ZA 16-14
076-054	Betty	Clanton	2260 Kelly Bridge Road	Dawsonville, GA 30534	ZA 16-14
076-054-001	Gloria	McKinzie	25 Peidmont Drive	Cleveland, GA 30528	ZA 16-14
119-004	Raymond	Wells	33 Rusty Hughes Circle	Dawsonville, GA 30534	ZA 16-15
119-031	Douglas & Shirley	Hughes	35 Cosmos Place	Dahlonega, GA 30533	ZA 16-15
119-030	Couch Properties, L.P.	c/o Gordon Alexander	P.O. Box 289	Gainesville, GA 30503	ZA 16-15
119-033	Mildred	Stowers	1067 Harmony Church Road	Dawsonville, GA 30534	ZA 16-15
119-033-001	Deborah & Tommy	Freeman	1199 Harmony Church Road	Dawsonville, GA 30534	ZA 16-15
119-003	Lawrence & Lorraine	Veloce	1245 Harmony Church Road	Dawsonville, GA 30534	ZA 16-15

**APPLICANT CERTIFICATION**

I hereby request the action contained within this application relative to the property shown on the attached plats and site plan and further request that this item be placed on both the Planning Commission and Board of Commissioners agenda(s) for a public hearing.

I understand that the Planning & Development staff may either accept or reject my request upon review. My request will be rejected if all the necessary data is not presented.

I understand that I have the obligation to present all data necessary and required by statute to enable the Planning Commission and the Board of Commissioners to make an informed determination on my request. I will seek the advice of an attorney if I am not familiar with the zoning and land use requirements.

I understand that my request will be acted upon at the Planning Commission and Board of Commissioner hearings and that I am required to be present or to be represented by someone able to present all facts. I understand that failure to appear at a public hearing may result in the postponement or denial of my rezoning of special use application. I further understand that it is my responsibility to be aware of relevant public hearing dates and times regardless of notification from Dawson County.

I hereby certify that I have read the above and that the above information as well as the attached information is true and correct.

Signature 

Date 12-16-16

Witness 

Date 12-16-16

**WITHDRAWAL**

*Notice: This section only to be completed if application is being withdrawn.*

I hereby withdraw application # \_\_\_\_\_

Signature \_\_\_\_\_

Date \_\_\_\_\_

**Withdrawal of Application:**

Withdrawals of any application may be accommodated within the Planning & Development Department if requested before the Planning Commission agenda is set. Therefore, withdrawals may not be made after ten (10) days prior to the scheduled Planning Commission meeting hearing, unless accompanied by written request stating specific reasons for withdrawal. This withdrawal request is to be published in the legal organ prior to the meeting. Following the written request and publication the Planning Commission will vote to remove the item from the agenda at the scheduled hearing. Please note that should the withdrawal be denied, the item will receive deliberation and public hearing with a decision by the Planning Commission. Further, the applicant is encouraged to be present at the hearing to substantiate reasons for withdrawal. Please note that no refund of application fees may be made unless directed by the Board of Commissioners.

**PROPERTY OWNER AUTHORIZATION**

I/we, NIRMAL PATEL ~~SACHIN KUMAR~~ Patel HETRIIP UNIT LLC, hereby swear that I/we own the property located at (fill in address and/or tax map & parcel #):

1128 HARMONY CHURCH RD  
DAWSONVILLE GA

as shown in the tax maps and/or deed records of Dawson County, Georgia, and which parcel will be affected by this request.

I hereby authorize the person named below to act as the applicant or agent in pursuit of the rezoning requested on this property. I understand that any rezone granted, and/or conditions or stipulations placed on the property will be binding upon the property regardless of ownership. The under signer below is authorized to make this application. The under signer is aware that no application or reapplication affecting the same land shall be acted upon within six (6) months from the date of the last action by the Board of Commissioners.

Printed Name of applicant or agent: SACHIN KUMAR Patel

Signature of applicant or agent: [Signature] Date: 12-15-16

\*\*\*\*\*

Printed Name of Owner(s): NIRMAL PATEL HETRIIP UNIT LLC

Signature of Owner(s): [Signature] Date: \_\_\_\_\_

Mailing address: 2225 BAY BERRY CT

City, State, Zip: DAWSONVILLE GA 30534

Telephone Number: Listed 757-339-9929  
Unlisted \_\_\_\_\_

Sworn and subscribed before me this 16th day of December, 2016.

[Signature]  
Notary Public

My Commission Expires: 5-14-19



(The complete names of all owners must be listed; if the owner is a partnership, the names of all partners must be listed; if a joint venture, the names of all members must be listed. If a separate sheet is needed to list all names, please identify as applicant or owner and have the additional sheet notarized also.)

# NOTICE OF RESIDENTIAL EXURBAN/AGRICULTURAL DISTRICT (R-A) ADJACENCY

Agricultural districts include uses of land primarily for active farming activities and result in odors, noise, dust and other effects, which may not be compatible with adjacent development. Future abutting developers in non RA land use districts shall be provided with this "Notice of RA Adjacency" prior to administrative action on either the land use district or the issuance of a building or occupancy permit.

Prior to administrative action the applicant shall be required to sign this waiver which indicates that the applicant understands that a use is ongoing adjacent to his use which will produce odors, noise, dust and other effects which may not be compatible with the applicant's development. Nevertheless, understanding the effects of the adjacent RA use, the applicant agrees by executing this form to waive any objection to those effects and understands that his district change and/or his permits are issued and processed in reliance on his agreement not to bring any action asserting that the adjacent uses in the RA district constitute a nuisance) against local governments and adjoining landowners whose property is located in an RA district.

This notice and acknowledgement shall be public record.

Applicant Signature: 

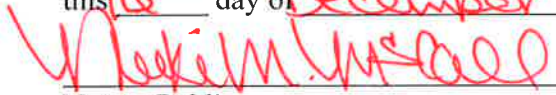
Applicant Printed Name: HETRIP UNIT LLC

Application Number: ZA 16-

Date Signed: 12-16-16

Sworn and subscribed before me

this 16<sup>th</sup> day of December, 2016.



Notary Public

My Commission Expires: 5-14-19



**Official Tax Receipt**  
**Linda Townley**  
**DAWSON COUNTY Tax Commissioner**

25 Justice Way Suite 1222  
 Dawsonville, GA 30534

Trans No	Property ID/District Description	Original Due	Interest & Penalty	Prev Paid	Amount Due	Amount Paid	Transaction Balance
9899 Year-Bill No 2016 - 5741	119 032 / 001 LL 98 LD 13-S LOT 9 G O HUGHES ESTATES FMV: \$148,145.00	1,417.21	7.68 Fees 0.00	0.00	1,424.89	1,424.89	0.00
						<b>Paid Date</b> 12/5/2016 13:47:39	<b>Current Due</b> 0.00
<b>Transactions:</b>	9899 - 9899 <b>Totals</b>	1,417.21	7.68	0.00	1,424.89	1,424.89	0.00

Paid By :

HETRIP UNIT LLC

GRIZZLE DIANE JARRARD  
 2433 HOLLY CT  
 CUMMING, GA 30041

Cash Amt: 0.00  
 Check Amt: 1,424.89  
 Charge Amt: 0.00  
 Change Amt: 0.00  
 Refund Amt: 0.00  
 Overpay Amt: 0.00

Check No 1001  
 Charge Acct

**Official Tax Receipt**  
**Linda Townley**  
**DAWSON COUNTY Tax Commissioner**

25 Justice Way Suite 1222  
 Dawsonville, GA 30534

Trans No	Property ID/District Description	Original Due	Interest & Penalty	Prev Paid	Amount Due	Amount Paid	Transaction Balance
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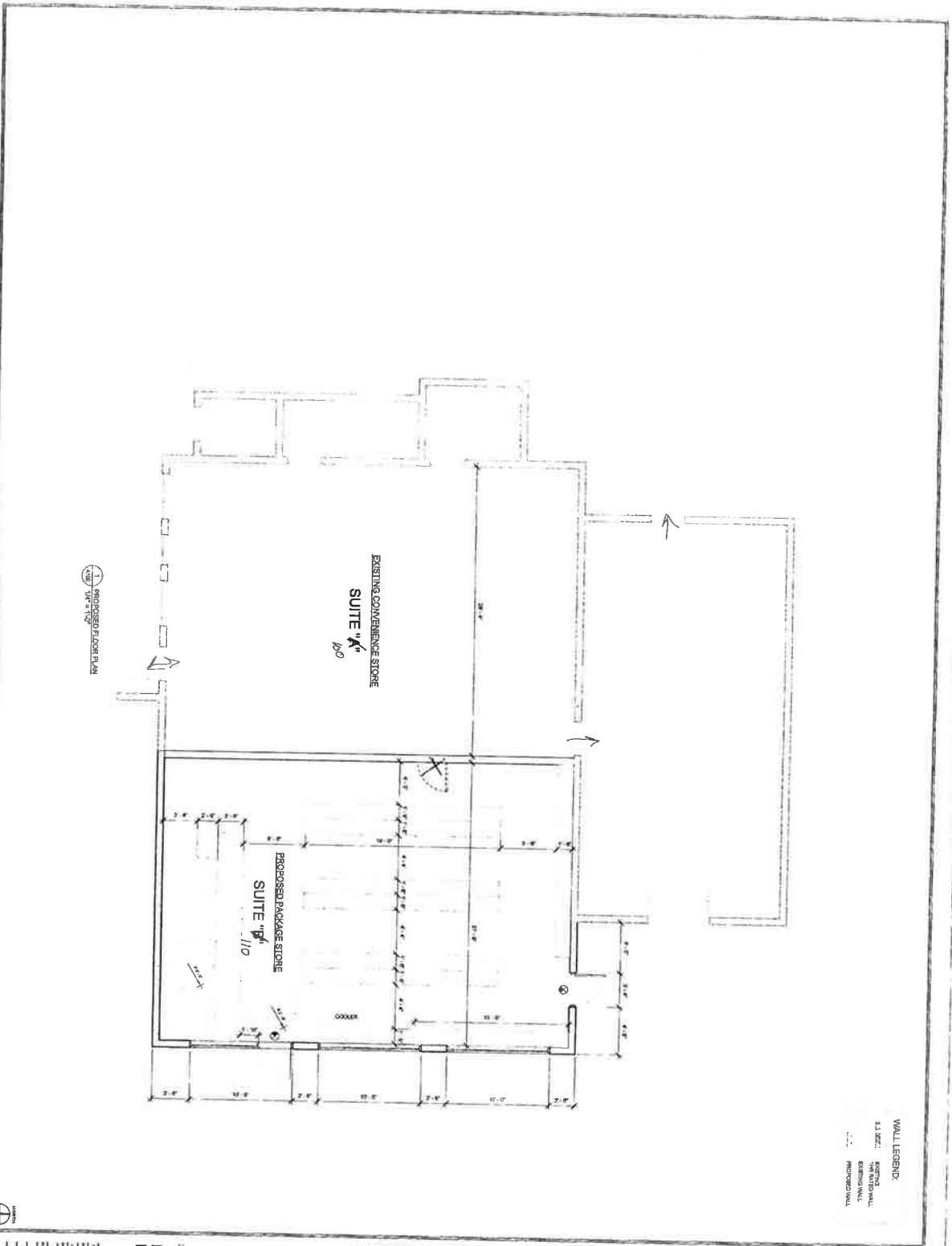
HETRIP UNIT LLC

GRIZZLE DIANE JARRARD  
 2433 HOLLY CT  
 CUMMING, GA 30041

Cash Amt: 0.00  
 Check Amt: 1,424.89  
 Charge Amt: 0.00  
 Change Amt: 0.00  
 Refund Amt: 0.00  
 Overpay Amt: 0.00

Check No 1001  
 Charge Acct





**WALL LEGEND:**

- EXISTING
- - - NEW WALL
- EXISTING WALL
- PROPOSED WALL

Issued For Construction - Permit Set

AD DATE: 11/26/2018 10:42 AM



NO.	DESCRIPTION	DATE
1	PROPOSED FLOOR PLAN	11/26/2018

**PROPOSED FLOOR PLAN**

Menni 777 LLC  
Ripshen Patel

Suite B, Harmony Food Mart,  
1128 Harmony Church Rd,  
Dawsonville, GA

**PACKAGE STORE**



Penelope Associates Architects  
1340 CHRIS LANE DR.  
LAWRENCEVILLE, GA, 30046  
678-962-2666  
WWW.BMGCLB.COM  
P.E. LICENSE #  
22101

57

# Letter of Intent

I ~~am~~ NIRMALKUMAR Patel / hetRIP Unit LLC  
Willing to ReZone 1128 Harmony Church Rd  
for CCB To CHB. For Applying  
for Retail Package store.

Thanks

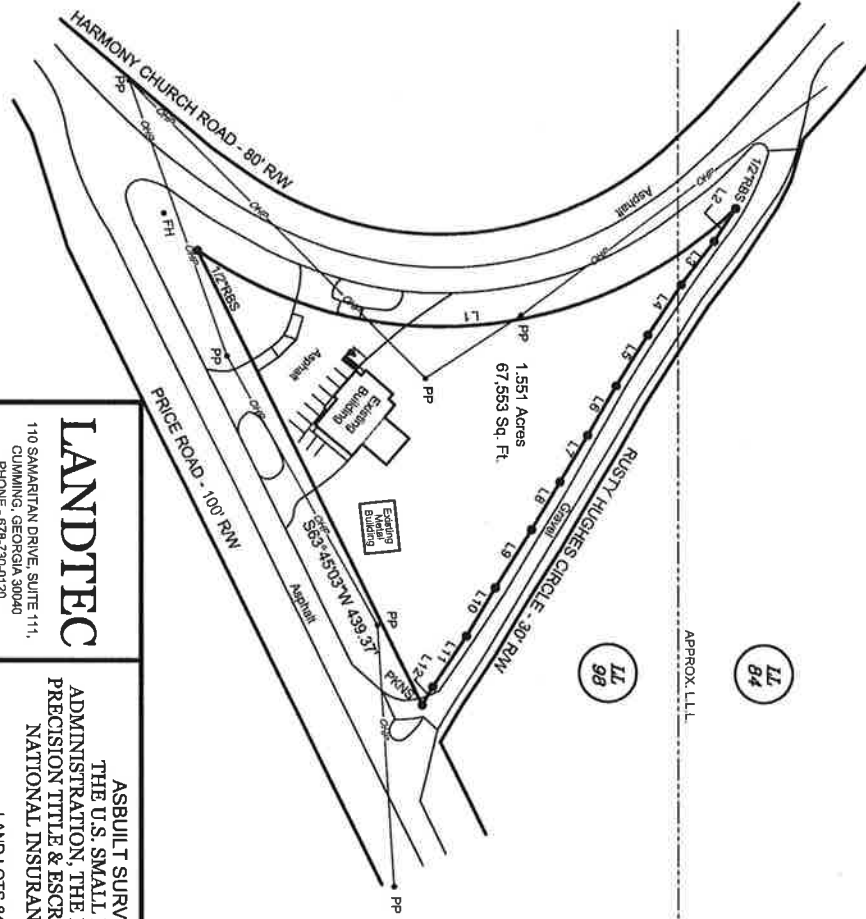
Patel

Date

12-16-16

**LEGEND**

OTRF	Open Top Pin Found
OTRF	Chmp Top Pin Found
OTRF	Chmp Top Pin Set
B/L	Rebar Set
U/P or F	Building Line
U/P or F	Utility Pole
U/P or F	Now or Former Fence
U/P or F	Overhead Wire
U/P or F	Not to Scale
U/P or F	Collected / Set



Course	Bearing	Distance
L1	Rad: 389.08' Tan: 302.21' Crd: 190°32'51\" E	Area: 506.46' CA: 78°37'20\"
L2	S 56°48'29\" E	34.89'
L3	S 52°33'57\" E	47.21'
L4	S 56°43'24\" E	52.14'
L5	S 57°51'14\" E	52.26'
L6	S 60°09'12\" E	49.48'
L7	S 59°22'39\" E	47.19'
L8	S 59°38'41\" E	48.04'
L9	S 57°58'34\" E	59.38'
L10	S 59°02'47\" E	48.96'
L11	S 56°31'59\" E	52.99'
L12	S 59°35'35\" E	18.39'

**NOTES:**

- 1.) Field Data: Closure Precision - 1/157,795', Angular Error = 06\"/>

**REFERENCES:**

- 1.) A survey for The G.O. Hughes Estate by T.P. Thomas, dated June 7, 1996.

THIS SURVEY WAS PREPARED IN CONFORMANCE WITH THE TECHNICAL STANDARDS FOR PROPERTY SURVEYS IN GEORGIA AS SET FORTH IN CHAPTER 18-07 OF THE RULES OF THE GEORGIA BOARD OF REGISTRATION FOR PROFESSIONAL ENGINEERS AND LAND SURVEYORS AND AS SET FORTH IN THE GEORGIA PLAT ACT O.C.G.A. 15-6-67.

**LANDTEC**  
110 SAMARITAN DRIVE, SUITE 111,  
CUMMING, GEORGIA 30040  
PHONE - 678-730-0120  
FAX - 678-714-8428  
EMAIL: JGILBERT@LANDTECCO.COM

ASBUILT SURVEY FOR:  
THE U.S. SMALL BUSINESS  
ADMINISTRATION, THE PIEDMONT BANK,  
PRECISION TITLE & ESCROW AND FIDELITY  
NATIONAL INSURANCE COMPANY  
LAND LOTS 84 & 98  
13TH DISTRICT, 1ST SECTION  
DAWSON COUNTY GEORGIA  
05/02/2016

OC: HB  
DRAWN BY: WJG  
SCALE: 1\"/>



## Niki McCall

---

**From:** Ringle, Bill <Bill.Ringle@dph.ga.gov>  
**Sent:** Friday, December 16, 2016 12:03 PM  
**To:** Niki McCall  
**Subject:** FW: Harmony Food Mart  
**Attachments:** Harmony Food Mart Septic Approval.pdf

Hey Niki,

See my comments below.

Thank you,  
Bill

---

**From:** Ringle, Bill  
**Sent:** Thursday, September 22, 2016 1:23 PM  
**To:** 'Diane Callahan'  
**Subject:** Harmony Food Mart

Diane,

The folks from Harmony Food Mart at 1128 Harmony Church Road came in today, and were inquiring about what they would need to do to expand their current store to include a liquor store. With no additional employees over what they have right now, we believe that the septic system is large enough to handle their proposal. Even if they are required to have a public restroom, the system will accommodate that as well, if it is one unisex bathroom. They indicated the space is already available, and it would not involve increasing the footprint of the existing building.

The septic permit is attached.

Thank you,  
Bill

**Bill Ringle**  
Environmental Health Manager  
*Dawson County Environmental Health*  
189 Hwy 53 West  
Suite 102  
Dawsonville, GA 30534  
phone 706-265-2930  
fax 706-265-7529

DHD + Excel

Dawson County Health Department  
P. O. Box 245, Hwy. 53 E., Dawsonville, GA 30534

BUILDING PERMIT NO.

PERMIT NUMBER  
3464

APPLICATION FOR CONSTRUCTION PERMIT AND SITE APPROVAL  
FOR ON-SITE SEWAGE MANAGEMENT SYSTEM

RECEIPT NUMBER

7101

(DATES)

MAILED  GIVEN

Subdivision, Street or Road

1128 Harmony Church Rd.

Property Location (Address, Block, Lot, Directions to Property)

Job: food mart

Property Owner's Name

Charles K. Grizzle

MUST BE INSPECTED  
(706)265-2930 BEFORE 9 AM

Date

12-28-99

Owner's Address

2433 Holly Court, Cumming, Ga. 30041

Phone No.

770-887-5271

Permit Applicant's Name and Address

Phone No.

Type Facility (Residence, Church, Motel, Restaurant, etc.)

Double-wide

Water Supply

Public  Community  Individual

Garbage Disposal

Yes  No

No. of Bedrooms or

No. of Gallons Per Day 3

Lot Size

300.

Soil Conditions (Absorption Field)

Percolation Rate \_\_\_\_\_ Min./In; Water Table or Rock Depth \_\_\_\_\_ Feet; Soil Type \_\_\_\_\_

Total Capacity

Septic Tank 1000 Gals.

Dosing Tank \_\_\_\_\_ Gals.

Grease Trap \_\_\_\_\_ Gals.

Absorption Field Area

Total Sq. Ft. \_\_\_\_\_

Total Linear Ft. \_\_\_\_\_

Trench Width In. \_\_\_\_\_

Trench Depth In. \_\_\_\_\_

Type System

Level of Plumbing Outlet

Ground Level

Split Level

Basement

Field Layout Method

Distribution Box  Mound

Level Field

Serial Distribution

Other (Explain below)

I hereby apply for a construction permit to install an on-site sewage management system and agree that the system will be installed to conform to the requirements of the rules of the Georgia Department of Human Resources, Chapter 290-5-25. I understand that final inspection is required and will notify the County Health Department upon completion of construction and before applying final cover.

A permit is hereby granted to install or construct the on-site sewage management system described above. This permit is not valid unless properly signed below, and expires twelve (12) months from date of issue.

Experimental  Yes  No

Issuance of a construction permit for an on-site sewage management system, and subsequent approval of same by representatives of the Georgia Department of Human Resources or County Board of Health shall not be construed as a guarantee that such systems will function satisfactorily for a given period of time, furthermore, said representatives do not by any action in effecting compliance with these rules, assume any liability for damages which are caused, or which may be caused, by the malfunction of such system.

ARE THERE ANY WELLS OR SPRINGS WITHIN 100' OR STREAMS WITHIN 50'?

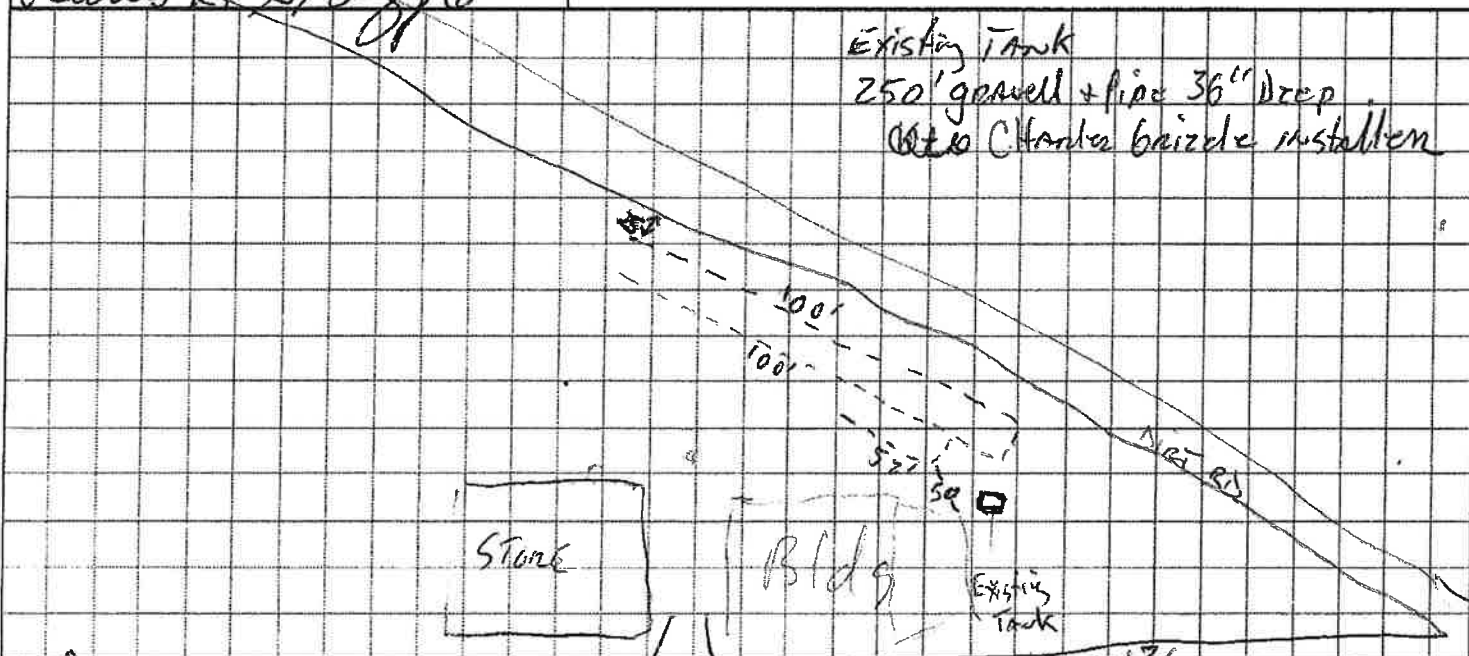
Yes  No

Signature (Owner or Applicant)

Charles K. Grizzle

Remarks

Existing Tank  
250' gravel + pipe 36" deep  
@ Charles Grizzle installation



Approved by (Health Department Representative)

Carl A. Bolger

Date of Issue

61

Date Inspected

FWY 136

Proposed Layout

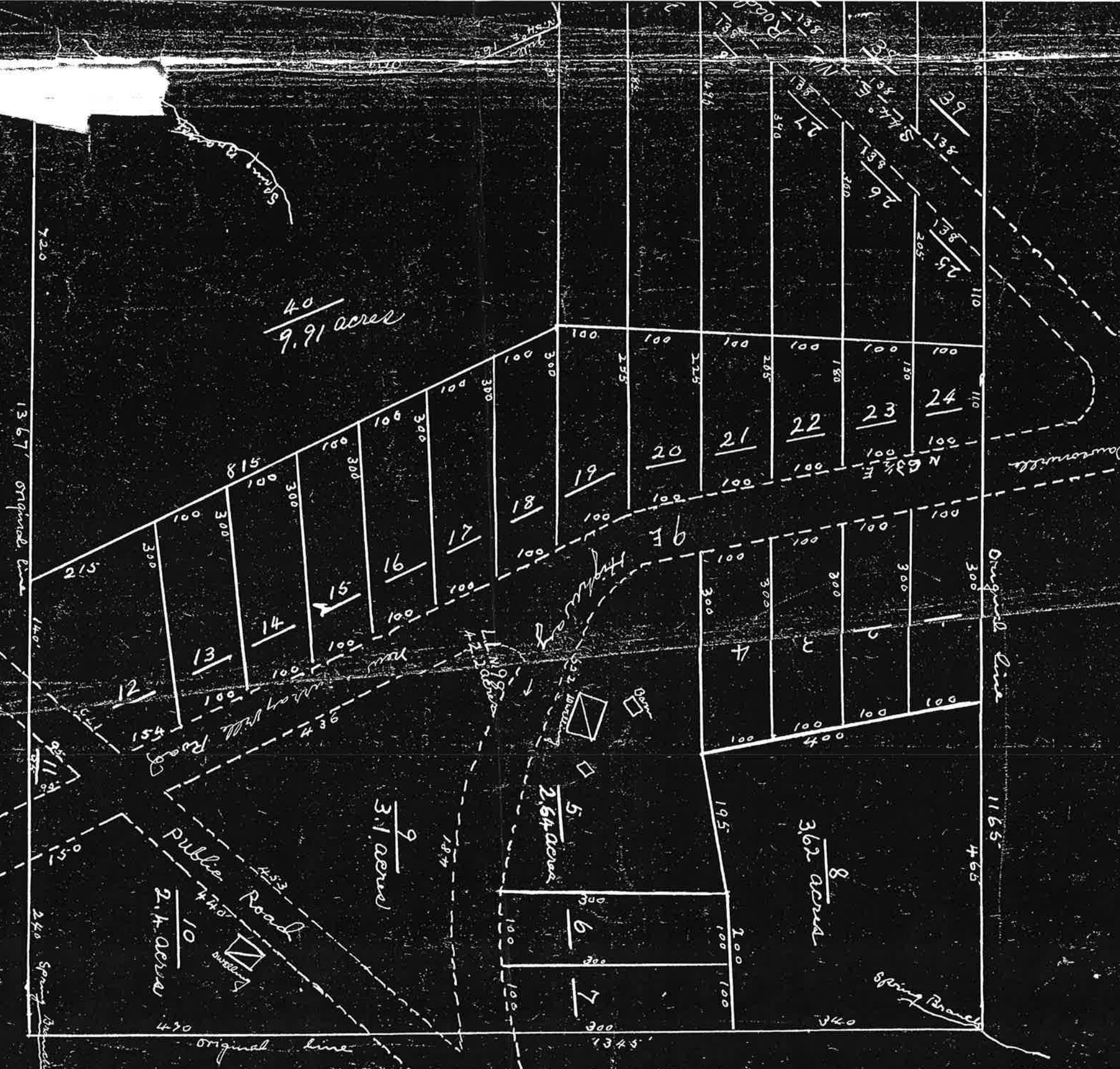
Approved

Final Inspection

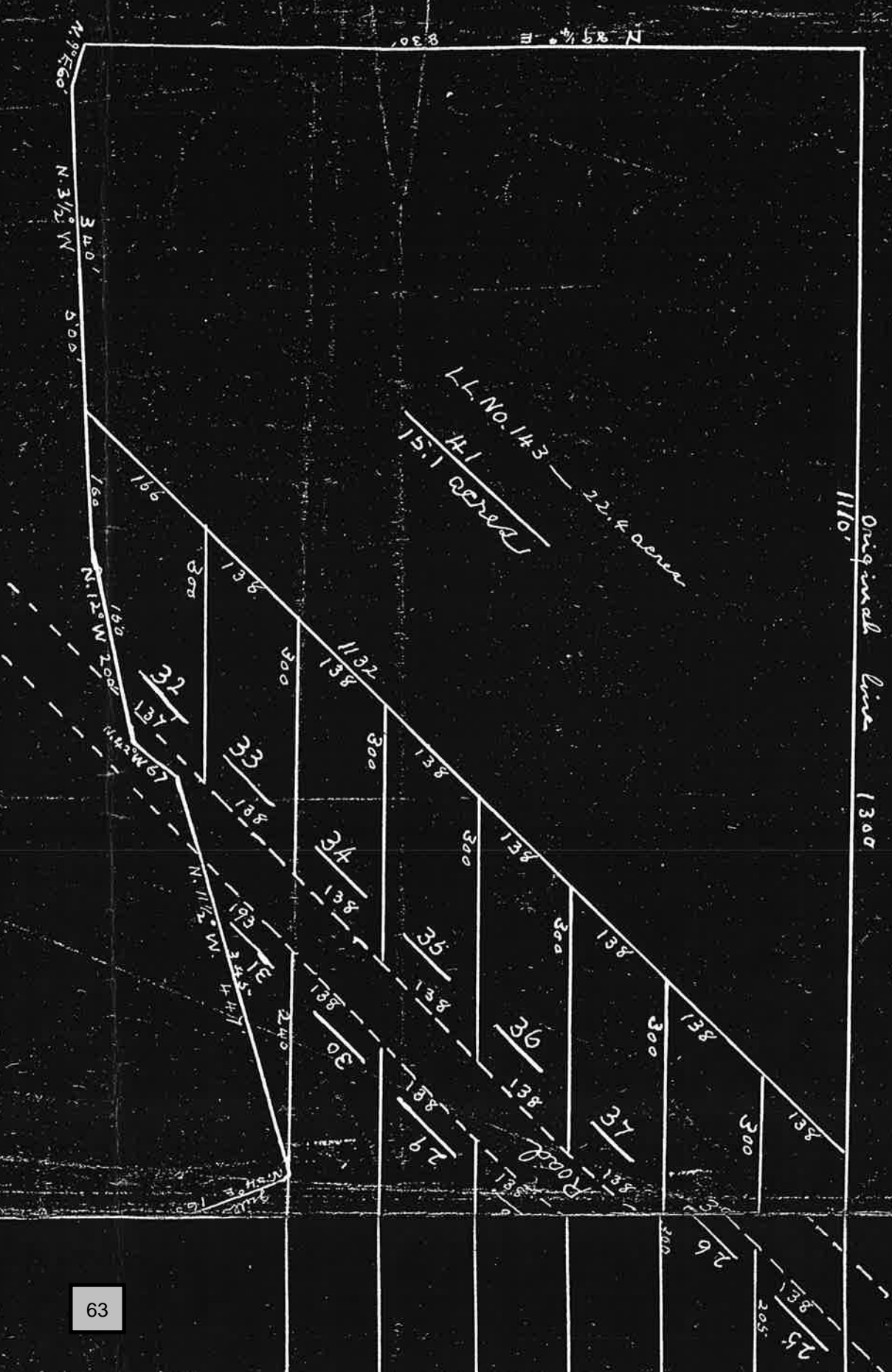
Yes

No

3-14-00



Part of the H. O. Hughes Estate, being L.L. No. 98 and the half of L.L. No. 143 in the 13th District and First Section, Dawson County, Georgia, Total Area, 64.6 more or less, Survey made June 6-7, 1956 by J. P. Thomas, Surveyor, Cumming, Georgia  
 Scale 1 inch = 150 feet



**DAWSON COUNTY PLANNING COMMISSION  
PLANNING STAFF REPORT AND RECOMMENDATION**

**Applicant**..... Hetrip Unit, LLC

**Amendment #** .....ZA-16-15

**Request**.....Rezoning of property

**Proposed Use** ..... Liquor & Distilled Spirits / Package Store

**Current Zoning** ..... C-CB

**Proposed Zoning** ..... C-HB

**Size**..... 1.58± acres

**Location** ..... East side of Harmony Church Road at its intersection with Price Road (SR 136).

**Tax Parcel**..... 119-032

**Planning Commission Date** ..... January 17, 2017

**Staff Recommendation** ..... **DENIAL**

**Applicant Proposal**

The applicant is seeking to rezone 1.58± acres from C-CB to C-HB to allow for Packaged Sales of Distilled Spirits. This request is necessitated as per Article 5- Section 500 “Zoning Districts” of the Consolidated Alcohol Ordinance that states, “No license shall be issued under this ordinance unless the applicant’s place of business is located upon a tract or parcel within unincorporated Dawson County which is zoned Highway Business Commercial (C-HB).

The subject property is currently being utilized as a convenience store and if this rezoning were granted, the applicant would in turn make application to obtain their license for packaged sales of distilled spirits.

**History and Existing Land Uses**

As part of the applicant’s convenience store, they currently have a valid beer and wine license. To apply for a license to sell packaged sales of distilled spirits, they would be required to be zoned C-HB; hence the reason for this request. Adjacent properties to the North, South, East and West are residentially zoned, with commercial zoning to the Southwest at the intersection of Harmony Church and Nix Bridge.

<b>Adjacent Land Uses</b>	<b>Existing zoning</b>	<b>Existing Use</b>
North	RA	Single family residential
South	VCR	Single family residential/vacant



East	RA	Single family residential
West	RA	Single family residential

**Development Support and Constraints**

The subject property is currently developed as a convenience store and any development support and/or constraints shall be limited to any physical modifications required to the building if the zoning were to be approved. The primary modification would be the applicant being required to separate a section of the building with a separate entrance from the convenience store for packaged sales of distilled spirits as required by the alcohol ordinance; the applicant is aware of this requirement.

**Relationship to the Comprehensive Plan and FLUP (Future Land Use Plan)**

The subject property is located within the Crossroads Commercial category of the Comprehensive plan. This category is for small nodes (4-15 acres) of commercial development at intersections primarily in rural/exurban areas along corridors designated as “scenic.”

As presently zoned; C-CB is currently aligned with the intent of the Crossroads Commercial category of the comprehensive plan- whereas, C-HB as proposed, is not.

**Public Facilities/Impacts**

- a) **Engineering Department** – No comments provided.
- a) **Environmental Health Department** – No comments provided.
- b) **Emergency Services** – No comments provided.
- c) **Etowah Water & Sewer Authority** – If approved and improvements affect water quality, upgrades may be necessary.
- d) **Dawson County Sheriff’s Office** – No comments provided.
- e) **Board of Education** – No impact on the school system.
- f) **Georgia Department of Transportation** – No comments provided.

**Analysis**

- The proposed rezoning to C-HB is inconsistent with the Commercial Crossroads criteria as aligned and a part of the comprehensive plan.
- Commercial Crossroads are intended to serve the immediate area. The existing convenience store fits within this intent.
- It is the Dawson County alcohol ordinance that necessitates the C-HB zoning for packaged sales. Consequently, C-HB zoning allows far greater and intense uses than with C-CB. It is this array of uses with C-HB that the planning department deems too intense and/or out of character with the existing predominantly residential to limited commercial development pattern within the immediate vicinity of this request.

**The following observations should be noted with respect to this request:**

- A. The existing uses and classification of nearby property.**  
Adjacent properties to the North, South, East and West are residentially zoned, with commercial zoning Southeast.
- B. The extent to which property values are diminished by the particular land use classification.**  
The Future Land Use Plan (FLUP) currently recognizes this area as a commercial node within the Commercial Crossroads designation of the FLUP. C-HB is not seen as an appropriate zoning district and does not align with the goals and intent of the comprehensive plan.
- C. The extent to which the destruction of property values of the applicant promotes the health, safety, morals, or general welfare of the public.**  
The rezoning as proposed; would not be in keeping with the welfare of the community and promote the health, safety, morals, and general welfare of the public interest.
- D. The relative gain to the public, as compared to the hardship imposed upon the individual property owner.**  
  
This area of the County has scattered small scale retail providing basic goods to the community without having to drive into town. Packaged sales of distilled spirits as a retail item is not so much an issue as C-HB zoning and all of the greater uses allowed within the district that would be too intense for the area.
- E. The suitability of the subject property for the proposed land use classification.**  
The subject property is not suitable for the proposed C-HB zoning district.
- F. The length of time the property has been vacant under the present classification, considered in the context of land development in the area in the vicinity of the property.**  
  
The subject property is currently being utilized as a convenience store; an allowable use within the C-CB zoning. It is the requirement for C-HB zoning within the Dawson County Alcohol Ordinance for the packaged sales of distilled spirits that necessitates this request.
- G. The specific, unusual, or unique facts of each case, which give rise to special hardships, incurred by the applicant and/or surrounding property owners.**  
The proposed development is not suitable for the proposed rezoning to C-HB.

Pictures of Property:



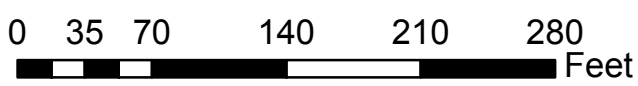
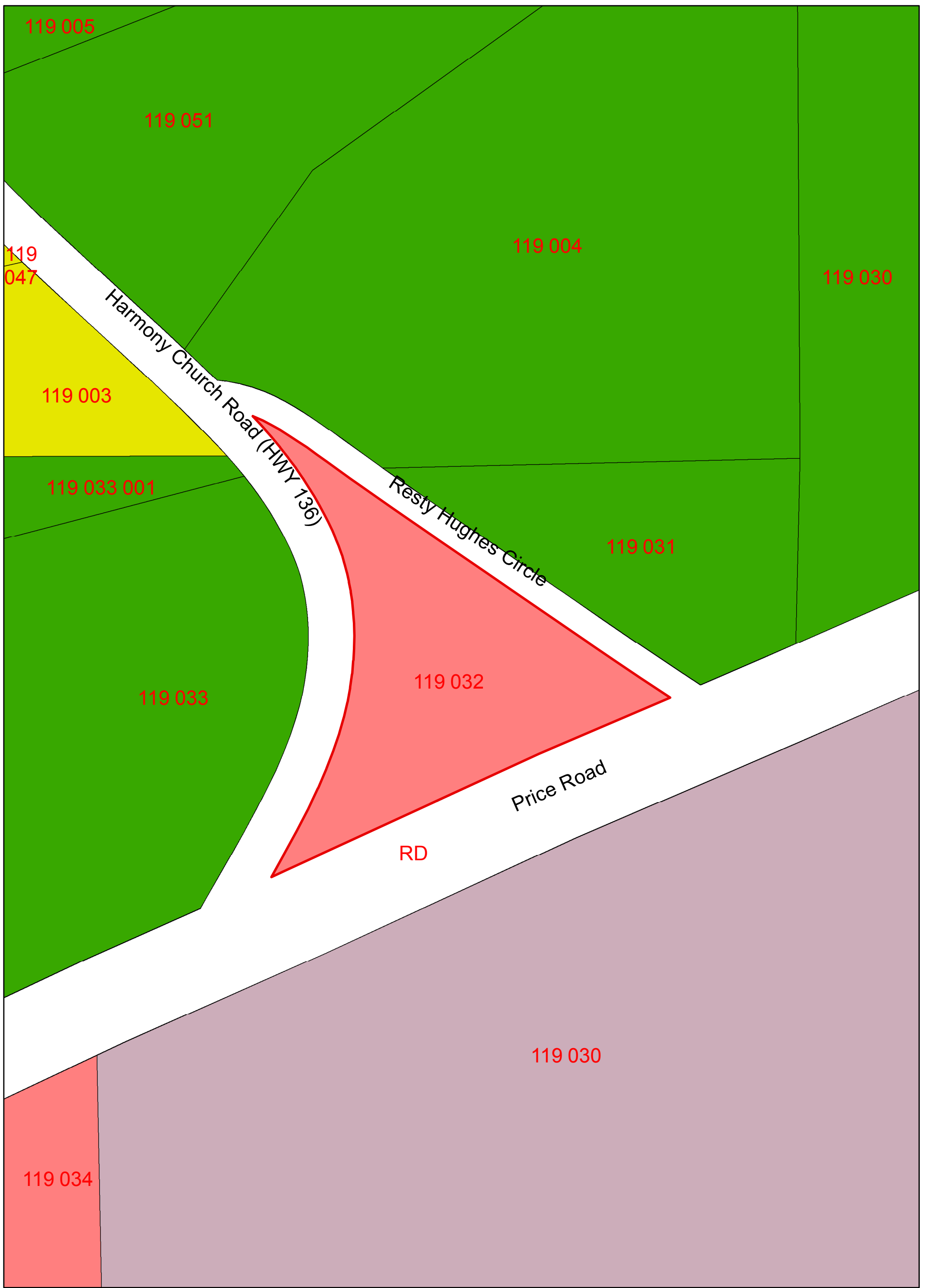
**Staff Recommendation:**

Staff has reviewed the application for rezoning from C-CB to C-HB. Based on the above analysis and information provided, the planning department recommends **Denial** of the rezoning request. However, if the planning commission were to recommend approval, the planning staff suggests the following stipulation:

1. The subject property shall be limited to the permitted uses within C-CB zoning only.
2. C-HB zoning shall be granted solely to allow for packaged sales of distilled spirits as required within the Dawson County alcohol ordinance and no permitted uses within C-HB zoning shall be allowed.
3. Any request to deviate beyond these stipulations shall require a public hearing as set out in the Land Use Resolution of Dawson County, GA.
4. All stipulations of zoning shall be made a part of any plat, survey, or site plan associated with the subject property in question here.

cc: Dawson County Board of Commissioners  
David Headley, County Manager  
Joey Homans, County Attorney  
Danielle Yarborough, County Clerk

Attachments: Maps



1 inch = 100 feet



1/10/2017



# 119-032 Zoning

## Legend

Parcels

### Zoning

### ZONING CLASS

68

MIXED USE VILLAGE

RA

RPC

RSR

RL

RMF

RMHP

RT

RS

RRE

RSRMM

VC

VCR

C-01

C-CB

C-HB

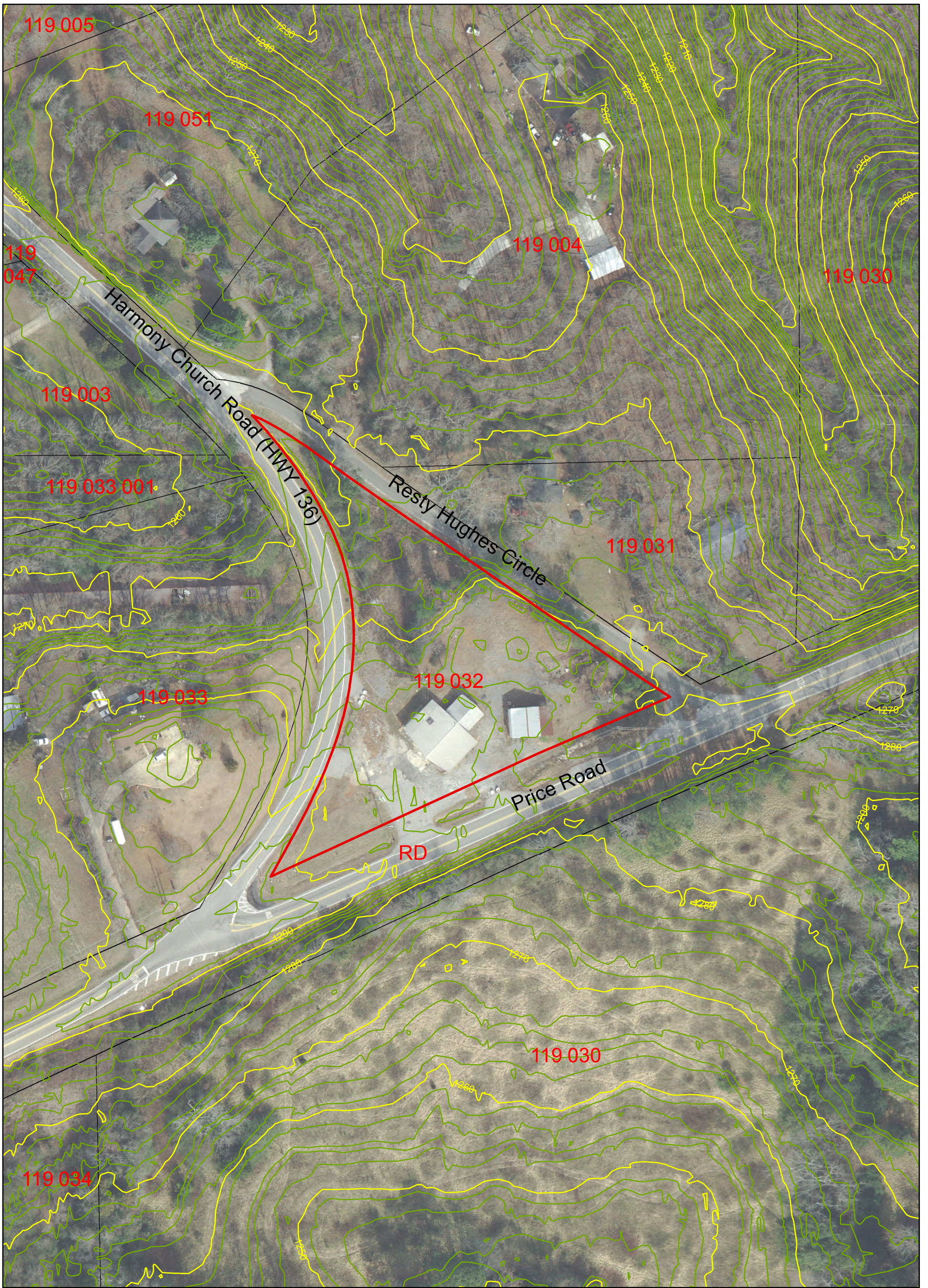
C-IR

C-PCD

C-RB

C-TB

CT



0 35 70 140 210 280 Feet

1 inch = 100 feet






# 119-032 Topo

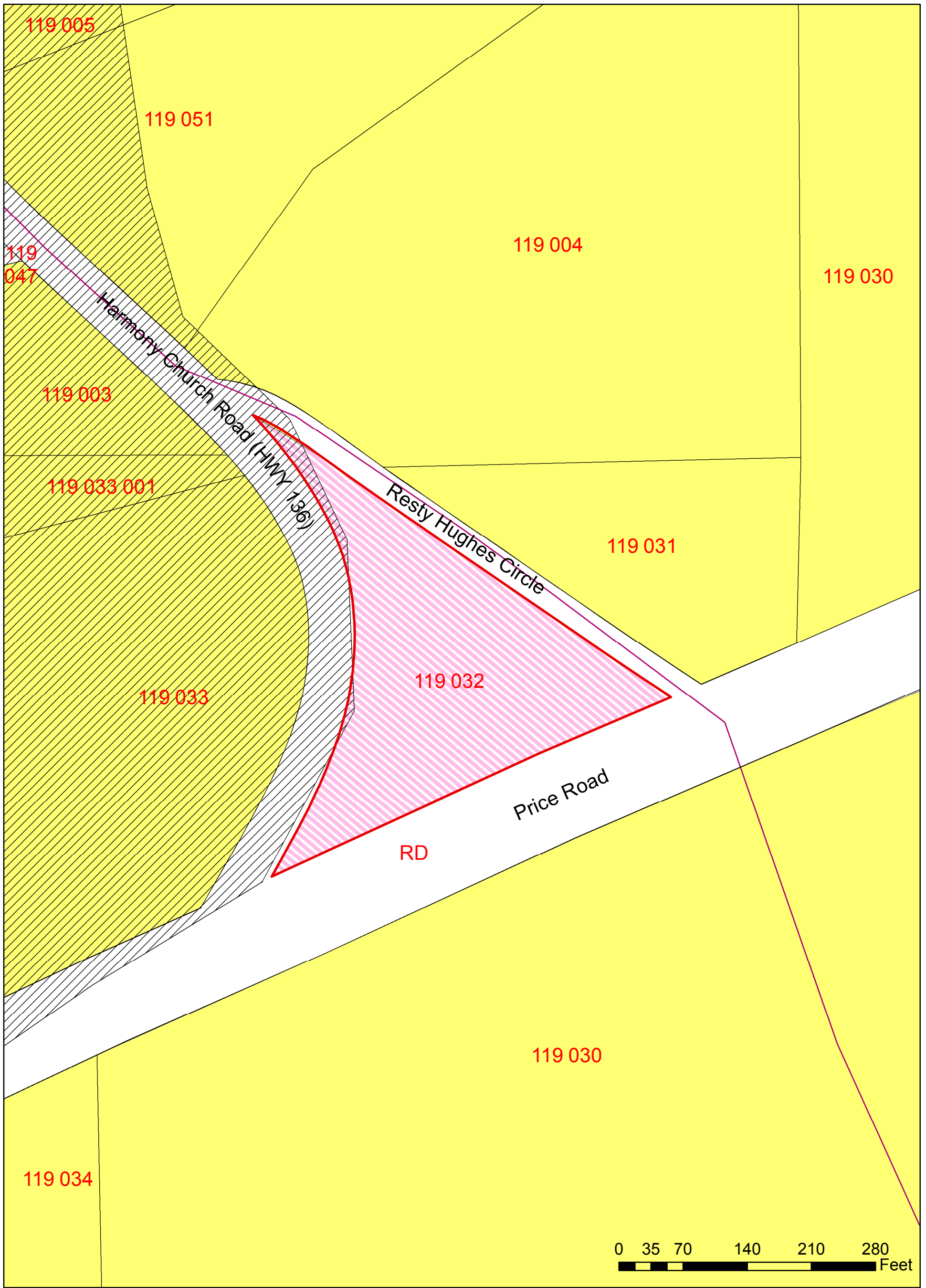
## Dawson County

1/10/2017

69

### Legend

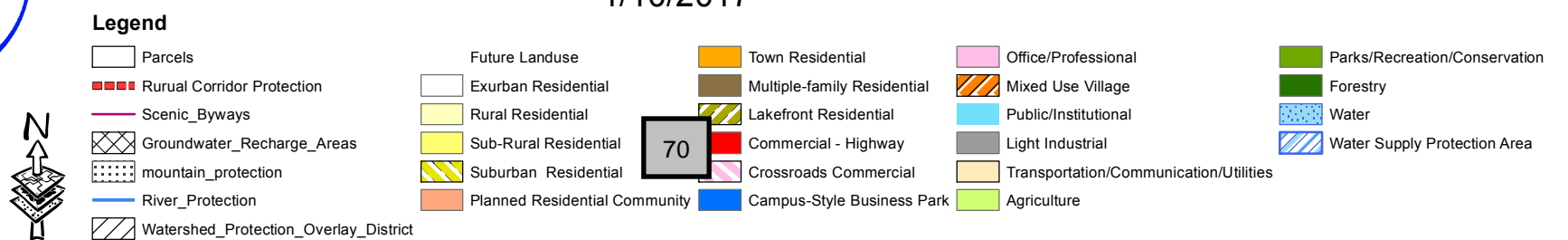
-  Parcels
-  10' Contours
-  2' Contours



# 119-032 Future Land Use

1 inch = 100 feet

1/10/2017



**Backup material for agenda item:**

1. 2017 Transfer Station Fee Assessment (*1st of 2 hearings. 2nd hearing will be held on March 2, 2017*)



## DAWSON COUNTY BOARD OF COMMISSIONERS AGENDA FORM

Department: Public Works

Work Session: 1/26/17

Prepared By: Cara Ingley

Voting Session: 2/2/17

Presenter: David McKee

Public Hearing: Yes  No

Agenda Item Title: Dawson County Transfer Station Fee Assessment

**Background Information:**

The transfer station operates (6) days a week 7:00 am to 5:00 pm. Monday thru Saturday. In 2013 commercial scales were purchased and installed on site. Current fee schedule has been in place since March of 2013 following the scale installation. Staff and procedural changes have taken place over the past several months. Eagle Point Landfill has increased tipping fees by 5%.

**Current Information:**

Current fees are \$5-\$22 lower than surrounding transfer stations and landfills for bulk garbage and .50 to \$1 lower on bagged garbage. Eagle Point Land fill increased tipping fees 5% starting January 1, 2017. Staff has reviewed all fee option and recommends bulk garbage rate be increased to \$44 per ton. Staff recommends a minimum fee of \$5 per load weighed. Bagged garbage rates stay as is at .50/bag with a 10 bag limit. Any garbage over 10 bags shall be weighed.

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

Fund	Dept.	Acct No.	Budget	Balance	Requested	Remaining

Recommendation/Motion: Motion to move proposed transfer station fees to public hearings.

Department Head Authorization: David McKee

Date: 1-23-17

Finance Dept. Authorization: Vickie Neikirk

Date: 1/23/17

County Manager Authorization: David Headley

Date: 1/23/2017

County Attorney Authorization:

Date:

**Comments/Attachments:**

Power point presentation  
Proposed fee schedule attached



# DAWSON COUNTY TRANSFER STATION FEE ASSESSMENT

David McKee Public Work Director

January 2017



# BACKGROUND

- Operates (6) days a Week Monday-Saturday 7:00am-5:00pm
- Accepts both Municipal Solid Waste(MSW) and Construction and Demolition (C&D) refuse.
- 2012 The BOC approved the purchase of commercial scales.
  - Installed in February 2013
  - Current Fees assessed have been in place since **March 2013**
- Operates as an Enterprise Fund

# REVENUE VS. EXPENDITURES

## ■ Revenue

- Tipping- Customers that dump at our facility.
- Hosting- revenue that is generated at Eagle Point Landfill.

## ■ Expenditures

- Tipping- Cost to dump refuse at Eagle Point Landfill.
- Operating- Cost to operate the Transfer Station and Post Closure of the Landfill.

# PRE-SCALES FEE SCHEDULE

**TIPPING FEES**

**GARBAGE**  
LARGE BAG 50¢ EACH 35 GAL. MAX

**TRUCKS**

SMALL PICK-UP	REG. PICK-UP	LARGE TRUCKS (SINGLE AXLE ONLY)
\$5 <sup>00</sup>	\$10 <sup>00</sup>	\$50 <sup>00</sup>

**UTILITY TRAILERS**

LENGTH

	6	8	10	12	14	16
4	15.00	17.00	19.00	21.00	23.00	25.00
5	16.00	18.00	20.00	22.00	24.00	26.00
6	17.00	19.00	21.00	23.00	25.00	27.00
7	18.00	20.00	22.00	24.00	26.00	28.00
8	19.00	21.00	23.00	25.00	27.00	29.00

WIDTH

- Posed several challenges
  - Commercial refuse.
  - Inconsistent charges.
  - Not charged by weight.
  - Resulted in many commercial operators dumping for much less than market tipping fees.

# CURRENT FEE SCHEDULE

Transfer Station Fee Schedule		
Type of Refuse	Fee	Notes
Bagged Refuse (up to 50 gallons)	\$0.50 per bag	
Weighed Refuse	\$35.00 per ton	
Recycling	NO CHARGE	
Appliances & Furniture	\$4.00 per piece	
Oil Recycling	NO CHARGE	
Passenger Car Truck Tire	\$2.00 per tire	
Semi Truck Trailer Tire	\$7.50 per tire	
Small Equipment Farm Tires	\$25.00 per tire	
Wheel Disposal For Passenger Light Truck	\$3.00 per wheel	*NOTE: Wheel fees are in addition to tire disposal fees.
Wheel Disposal For Semi Truck Trailer	\$10.00 per wheel	
Lock-Ring Wheel Disposal	\$20.00 per wheel	
Small Equipment Farm Tires WITH Wheels	NOT ACCEPTED	
Tires Over 48" Tall or 18" Wide	NOT ACCEPTED	

- No minimum fee for weight refuse
- No bag limit referenced
- Current Market Analysis

# MARKET ANALYSIS

	Cost Per Ton	Refuse Type	Bag Rate	Notes
Dawson County TS	\$35.00		\$0.50	
Lumpkin county TS	\$44.50		\$1.00	5 Bag Choice to weigh
Forsyth County	N/A		\$0.50	Max 5 bags 32 gal. bags
Hall County TS	\$40.00 *		N/A	No Bags
White County TS	\$43.75		\$2.00	
Eagle Point LF	\$57.00		N/A	
Pine Bluff LF	\$52.00	MSW	N/A	
	\$45.00	C&D		
400 Waste	\$43.50		\$1.00-2.00	\$10 min/ over 32 gal. \$2.00

# PROPOSED FEE SCHEDULE

## Proposed Transfer Station Fee Schedule

Type of Refuse	Fee	Notes
Bagged Refuse (up to 55 gallons)	\$0.50 per bag	10 Bag Limit
Weighed Refuse	\$44.00 per ton	\$5.00 Minimum Charge
Type of Recycling	Fee	
Single Stream	NO CHARGE	
Motor Oil	NO CHARGE	
Passenger Car Truck Tire	\$2.00 per tire	
Semi Truck Trailer/Tractor Tire	\$15.00 per tire	
Small Equipment Farm Tires	\$15.00 per tire	
Wheel Disposal For Passenger Light Truck	\$3.00 per wheel	*NOTE: Wheel fees are in addition to tire disposal fees.
Wheel Disposal For Semi Truck Trailer	\$10.00 per wheel	
Lock-Ring Wheel Disposal	\$20.00 per wheel	
Tires Over 48" Tall or 18" Wide	NOT ACCEPTED	

# QUESTIONS/DISCUSSION



**Backup material for agenda item:**

1. Consideration of 2017 Emergency Services Boot Drive Dates



# DAWSON COUNTY BOARD OF COMMISSIONERS AGENDA REQUEST

All items requiring action by the Commissioners must be presented first at a work session. The following information should be provided for each item.

No item will be considered for a work session until the Department has received authorization on the item by the County Manager.

Form must be submitted to the County Clerk 10 days prior to the meeting date.

Department: Emergency Services

Presenter: Lanier Swafford

Submitted By: Lanier Swafford

Date Submitted: January 30, 2017

Item of Business/Agenda Title: 2017 Charity Boot Drive Dates

**Attach an Executive Summary fully describing all elements of the item of business. X  (Attached)**

### THE ITEM IS FOR:

**Work Session presentation only**  
(no action needed)

OR  **Commission Action Needed.**

Is there a deadline on this item? If so, Explain: No

Purpose of Request: To request for BOC approval to partner with the Georgia Firefighter's Burn Foundation, the Muscular Dystrophy Foundation, and KARE for Kids to conduct "Boot Drive" fund raisers for each organization.

Department Recommendation: Yes

If the action involves a Resolution, Ordinance, Contract, Agreement, etc. has it been reviewed by the County Attorney?

Yes Explanation/ Additional Information: \_\_\_\_\_

No

If funding is involved, are funds approved within the current budget? **If Yes, Finance Authorization is Required Below.**

Yes Explanation/ Additional Information: With approval, Boot Drives will held at various locations around the county on the following dates:

No

May 25, 26, & 27 from 9-11 am and 4-6 pm each day for the Georgia Firefighters Burn Foundation

August 31, September 1 & 2 from 9-11 am and 4-6 pm each day for the Muscular Dystrophy Foundation

November 24 and 25 from 9-11 am and 4-6 pm each day for KARE for Kids

Early approval is needed to schedule with other groups who also fund raise at various locations to assure a duplication of activities. Safety procedures are followed by all personnel and signage is provided at each location, each time, to inform the public what they are donating for.

Amount Requested: 0

Fund Name and Account Number:

Dept. Head Authorization: Lanier Swafford \_\_\_\_\_ Date: 01/30/2017 \_\_\_\_\_

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Finance Dept. Authorization: *Vickie Neikirk* \_\_\_\_\_ Date: 2/2/2017 \_\_\_\_\_

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County Manager Authorization: David Headley \_\_\_\_\_ Date: 2/02/2017 \_\_\_\_\_

Comments: \_\_\_\_\_

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Attachments: \_\_\_\_\_



**DAWSON COUNTY BOARD OF COMMISSIONERS**  
**EXECUTIVE SUMMARY**

**SUBJECT:** 2017 Boot Drive Dates for Charity

**DATE:** 30 Jan. 2017

**RECOMMENDATION**  
 **POLICY DISCUSSION**  
 **STATUS REPORT**  
 **OTHER**

**BUDGET INFORMATION:**  
ANNUAL-  
CAPITAL-

**COMMISSION ACTION REQUESTED ON:** Work Session – 09 Feb., 2017 Voting Session 16 Feb., 2017

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**PURPOSE:** Seeking Board approval for Dawson County Emergency Services to again partner with the Georgia Firefighter’s Burn Foundation, the Muscular Dystrophy Foundation, and KARE for Kids to conduct “Boot Drive” fund raisers for each organization.

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**HISTORY:** The department has been given permission for many years to conduct Boot Drives to support these charities. Over the years, the department, through the generosity of the public we serve, has been able to donate thousands of dollars to each of the three charitable groups.

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**FACTS AND ISSUES:** With approval, Boot Drives will held at various locations around the county on the following dates:

May 25, 26, & 27 from 9-11 am and 4-6 pm each day for the Georgia Firefighters Burn Foundation

August 31, September 1 & 2 from 9-11 am and 4-6 pm each day for the Muscular Dystrophy Foundation

November 24 and 25 from 9-11 am and 4-6 pm each day for KARE for Kids

Early approval is needed to schedule with other groups who also fund raise at various locations to assure a duplication of activities. Safety procedures are followed by all personnel and signage is provided at each location, each time, to inform the public what they are donating for.

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**OPTIONS:** Approve or deny the request

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**RECOMMENDED SAMPLE MOTION:** Motion to approve Dawson County Emergency Services request to conduct “Boot Drive” fund raisers for the three charitable groups listed above on the dates requested.

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**DEPARTMENT:**

Prepared by: Lanier Swafford

Director Lanier Swafford

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**Backup material for agenda item:**

2. Consideration of 2017 Georgia Trauma Commission EMS Trauma Equipment Grant Application



# DAWSON COUNTY BOARD OF COMMISSIONERS AGENDA REQUEST

All items requiring action by the Commissioners must be presented first at a work session. The following information should be provided for each item.

No item will be considered for a work session until the Department has received authorization on the item by the County Manager.

Form must be submitted to the County Clerk 10 days prior to the meeting date.

Department: Emergency Services

Presenter: Lanier Swafford

Submitted By: Lanier Swafford

Date Submitted: January 30, 2017

Item of Business/Agenda Title: Georgia Trauma Commission EMS Grant

**Attach an Executive Summary fully describing all elements of the item of business. X  (Attached)**

### THE ITEM IS FOR:

**Work Session presentation only** (no action needed)      OR      X  **Commission Action Needed.**

Is there a deadline on this item? If so, Explain: February 17, 2017 is the deadline for submission to the Trauma Commission

Purpose of Request: To request for BOC approval to apply for the 2017 Georgia Trauma Commission Grant Program. The grant program was established to assist local 911 zoned provider ambulance services to improve the level of trauma care they provide.

Department Recommendation: Yes

If the action involves a Resolution, Ordinance, Contract, Agreement, etc. has it been reviewed by the County Attorney?

X  Yes      Explanation/ Additional Information: \_\_\_\_\_

No

If funding is involved, are funds approved within the current budget? **If Yes, Finance Authorization is Required Below.**

Yes      Explanation/ Additional Information: The grant is 100% with no local match. The equipment must be purchased by Dawson County and reimbursement submitted. Funds for the purchases are included in the approved FY 17 budget.  
X  No      Dawson County's estimated grant for 2017 is \$4,412.87. This is determined by the number of ambulances the department licenses with the state which equates to \$882.57 each.

Amount Requested: \$4412.87

Fund Name and Account Number: 3630-5100600 & 3630-531100 until coded to a grant account by finance

#### Administration Staff Authorization

Dept. Head Authorization: Lanier Swafford \_\_\_\_\_ Date: 01/30/2017 \_\_\_\_\_

Finance Dept. Authorization: Vickie Neikirk \_\_\_\_\_ Date: 2/2/2017 \_\_\_\_\_

County Manager Authorization: David Headley \_\_\_\_\_ Date: 2/02/2017 \_\_\_\_\_

Comments: \_\_\_\_\_

\_\_\_\_\_

Attachments: \_\_\_\_\_





**DAWSON COUNTY BOARD OF COMMISSIONERS**  
**EXECUTIVE SUMMARY**

**SUBJECT:** 2017 Georgia Trauma Commission Grant for EMS Trauma Related Equipment

**DATE:** 30 Jan. 2017

- RECOMMENDATION**
- POLICY DISCUSSION**
- STATUS REPORT**
- OTHER**

**BUDGET INFORMATION:**

**ANNUAL-** \$4412.87

**CAPITAL-**

**COMMISSION ACTION REQUESTED ON:** Work Session – 09 Feb., 2017 Voting Session 16 Feb., 2017

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**PURPOSE:** Seeking Board approval to apply for the 2017 Georgia Trauma Commission EMS Trauma Related Equipment Grant Program. The grant program was established to assist 911 ambulance services, who are the designated zone provider obtain additional trauma related equipment to better care for these patients.

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**HISTORY:** The department has been given permission to apply and has received this for the past several years in various amounts based upon the grant amounts from GTC.

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**FACTS AND ISSUES:** The grant is based upon the number of licensed ambulances the service or departments operate. Dawson County has 5 licensed units. The portion allocated to Dawson for 17 is approximately \$4412.87 or 882.50 per unit. This is a 100% grant with no local match. Should the estimated grant amount change, the budget line for the items is substantial enough to cover any shortfalls thus reducing any risk of applying.

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**OPTIONS:** Apply and receive approximately \$4412.87 with no local match or not apply and receive nothing.

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**RECOMMENDED SAMPLE MOTION:** Motion to approve Dawson County Emergency Services request to apply for the 2017 Georgia Trauma Commission EMS Trauma Related Equipment Grant for the estimated amount of \$4421.87.

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**DEPARTMENT:**

Prepared by: Lanier Swafford

Director Lanier Swafford

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Georgia Trauma Commission

*Right Patient. Right Hospital. Right Time. Right Move.*

410 Chickamauga Avenue  
Suite 332  
Rossville, Georgia 30741  
Phone: 706-841-2800

Date: 16 December 2016

“Notice of Grant Opportunity from Georgia Trauma Care Network Commission for EMS Trauma Related Equipment”

To: All EMS Directors of 911-Zoned EMS Agencies

The Georgia Trauma Care Network Commission “GTCNC” through the EMS Subcommittee has approved a grant opportunity for your EMS agency “GRANTEE” for funds to be used for purchase(s) of Trauma Related Equipment to equip ambulances. The total amount of funds to be awarded is \$977,010 statewide. These funds will be distributed on a reimbursement basis only.

Please find the grant application attached to this document as Attachment A. As described in the application, also Attachment B gives a list of affirmations that each GRANTEE must submit on a notarized affidavit. **All complete applications must be mailed to 410 Chickamauga Ave, Suite 332 Rossville, Georgia 30741 no later than 17 February 2017. NO LATE APPLICATIONS WILL BE ACCEPTED.**

This grant can be used by the GRANTEE to purchase equipment that is on the required list for ambulance licensure by the State Office of EMS within the Joint Policy Statement or the Commission approved list both in Attachment C. If you foresee a need for equipment which is not already approved, please submit your request for approval to purchase the desired equipment on letterhead to [gtcbusinessops@gtcnc.org](mailto:gtcbusinessops@gtcnc.org), which contains the following answers to the below:

1. Provide a list of equipment desired for approval.
2. Provide an amount of funds, which have been expended on desired equipment.
3. Does the equipment desired have an expiration date? If so, when the equipment expires what will your agency do to replace and dispose of expired equipment?
4. Explain what desired equipment will fulfill within your EMS agency that will better the overall care of trauma patients.

All requests for desired equipment above the approved list will be submitted to the Georgia Trauma Care Network Commission’s EMS Subcommittee for approval.

These requests may take longer to process than purchasing items from the approved list.

Attachment D provided gives a list of EMS agencies estimated award amounts by Region. This list has been reviewed and confirmed by the State Office of EMS. If you see a discrepancy in the amount of 911-zoned ambulances for your EMS agency, please let us know.

I look forward to serving the EMS community with this grant opportunity. If you have any questions, please feel free to contact the GTCNC office at 706-841-2800.

Sincerely,



Dena Abston  
Executive Director  
Georgia Trauma Care Network Commission  
Phone: 706-841-2800  
Cell: 706-996-6082  
[dena@gtcnc.org](mailto:dena@gtcnc.org)

ATTACHMENT D

		GTC EMS Trauma Related Equipment Grant		Total Program Budget	\$977,010
		Zoned Provider		Total Amount of Ambulances	1107
				Total Amount of Budget per Ambulance	\$882.57
County	Region	Service Name	# of Ambulances	Total Grant Estimated Amount by Service	
Bartow	1	Bartow County EMS	11	\$9,708.32	
Chattooga	1	Chattooga County EMS	0	\$0.00	
Cherokee	1	Cherokee County Emergency Services	16	\$14,121.19	
Dade	1	Puckett EMS	5	\$4,412.87	
Fannin	1	Fannin County Fire & EMS	6	\$5,295.45	
Gilmer	1	Gilmer County Fire & EMS	7	\$6,178.02	
Gordon	1	Gordon EMS	5	\$4,412.87	
93	1	Ambucare, Inc	6	\$5,295.45	
93	1	Murray EMS	7	\$6,178.02	
Paulding	1	MetroAtlanta Ambulance Service	10	\$8,825.75	
Pickens	1	Pickens County EMS	8	\$7,060.60	
Polk	1	Polk County EMS	0	\$0.00	
Walker	1	Walker County Emergency Services	10	\$8,825.75	
Whitfield	1	Whitfield Emergency Medical Services	7	\$6,178.02	
Floyd	1	Floyd Emergency Medical Services	16	\$14,121.19	
Floyd	1	Redmond Regional EMS	0	\$0.00	
Catoosa	1	Catoosa Emergency Medical Services	0	\$0.00	
Catoosa	1	Angel EMS, Inc.	11	\$9,708.32	
Banks	2	Banks County Fire & EMS	5	\$4,412.87	
Dawson	2	Dawson County Emergency Services	5	\$4,412.87	
Forsyth	2	Forsyth County EMS	9	\$7,943.17	
Franklin	2	Franklin County EMS	7	\$6,178.02	
Habersham	2	Habersham County EMS	5	\$4,412.87	

**Backup material for agenda item:**

3. Consideration of 2017 SPLOST VI Update

# SPLOST VI PROJECTS UPDATE

David McKee  
January  
2017

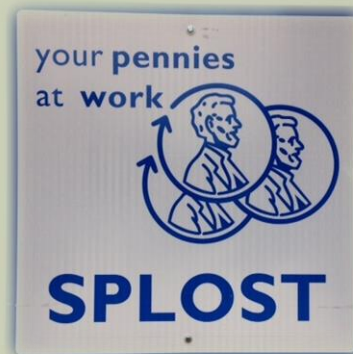


your pennies  
at work

**SPLOST**  
special purpose local option sales tax

# PROJECTIONS

- \$46,000,000.00 over 6 Years
  - Collections started July 2015
- 85% County 15% City Projects
- Pre-Funding Projects is not authorized
  - Projects are proposed to be funded based on priority/need
  - Staff will develop an annual list of approved projects to be funded by SPLOST, and update the BOC on previous phased projects





# APPROVED COUNTY PROJECTS

## ■ County Projects (Total Estimates)

■ County Road Projects	\$21,200,000
■ Public Works Facility	\$ 2,500,000
■ Recycling Facility	\$ 100,000
■ Fire Station/Community Center	\$ 1,750,000
■ Public Work Equipment	\$ 2,200,000
■ Recreational Facilities	\$ 4,067,000
■ Sheriff Vehicles and Equipment	\$ 3,883,000
■ Public Safety Vehicles and Equip.	
■ Ambulances	\$ 750,000
■ Fire Trucks and Equip.	\$ 1,750,000
■ Information Technology Equip.	\$ 350,000

# APPROVED CITY PROJECTS

## ■ City Projects (Total Estimates)

■ City Roads, Streets, Bridges, Sidewalks	\$ 1,250,000
■ City Hall Acquisition	\$ 2,000,000
■ City Sewer and Water Projects	\$ 2,750,000
■ City Park and Rec Facilities	\$ 2,250,000
■ City Farmers Market Facility	\$ 1,000,000

# IMPLEMENTATION PROGRAM

- Percentage of County Projects of Projected Funds Listed in the Approved IGA
  - Roads 67%
  - Park and Rec 10%
  - Public Safety 11%
  - Sheriff 11%
  - IT 1%

Approximately \$9,100,000 has been collected and allocated to County projects to date.

- Priority Determination
- Reserve built in

# SPLOST VI PHASE 1 PROJECTS COMPLETED

## ■ Roads:

- Dawson Forest Road (Culvert Repair, Paving prep, Paving) Contracted
  - \$2,310,303
- Equipment (Skid Steer, Vehicle upfitting, Two equipment Trailers)
  - \$104,920

## ■ Parks and Rec

- Field Rehabilitation
  - \$121,190
- Rock Creek Park Soccer Lights
  - \$360,700

## ■ Public Safety(Fire/EMS)

- Fire Truck Debt payoff/ Truck Purchase
  - \$943,019
- Ambulance Purchase (3)
  - \$707,593

## ■ Sheriff

- Vehicles (12)
  - \$487,696

# SPLOST VI PHASE 1 PROJECTS COMPLETED

SPLOST VI				
Actual Expenditures YTD				
Department	Allocation %	Total Collections YTD	Actual Exp.	
Sheriff		11	\$1,003,095.68	-\$487,696.86
Fire/EMS		11	\$1,003,095.68	-\$1,430,355.54
Park and Rec		10	\$911,905.16	-\$121,190.00
Public Works		67	\$6,109,764.58	-\$2,385,191.95
IT		1	\$91,190.52	\$0.00
Misc. Expenses				-\$630.00
			\$9,119,051.62	-\$4,425,064.35

# SPLOST VI PHASE 2 PROPOSED PROJECTS

## ■ Roads:

- Road Rehabilitation Package (Kelly Bridge Road-6 Miles, Tanner Road-2 miles, Steve Tate Hwy-4.7 miles)
  - \$5,700,000
- Equipment- (2 John Deer Tractors, Mini Excavator, Low boy)
  - \$500,000
- Public Works Facility (Design Build)
  - \$1,500,000

## ■ Parks and Rec

- Pool House Demo and Reconstruction
  - \$350,000

## ■ Public Safety(Fire/EMS)

- Ambulance Purchase
  - \$215,740

## ■ Sheriff

- Vehicles SUV (12)
  - \$564,000

# SPLOST VI PHASE 2 PROPOSED PROJECTS

SPLOST VI		
Phase 2 Projects		
Department	Cost Estimate	Encumbered
Sheriff Vehicles (12) SUV's	\$ 564,000.00	
Misc. Equipment and Vehicle Upfitting		
Fire and EMS Ambulance Purchase	\$ 215,740.00	\$ 215,740.00
Fire and EMS Equipment		
Park/Rec Pool House Demo/Reconstruction	\$ 350,000.00	
PW Building and Infrastructure Design Build		
	Design \$ 1,500,000.00	
PW Equipment	\$ 500,000.00	
PW Roads		
	Tanner Road \$ 500,000.00	
	Kelly Bridge Rd \$ 3,200,000.00	
	Steve Tate \$ 2,000,000.00	
Misc Expenses (ads, audit, etc.)		
IT Equipment		
	\$ 103,740.00	

# DISCUSSION





**Backup material for agenda item:**

4. Consideration of Board Appointments:

a. **Development Authority of Dawson County**

- i. Mike Ball- (Term: February 2017 through December 2020)
- ii. Brian Trapnell- replacing Dan Tennant (Term: February 2017 through December 2020)
- iii. Steven Melching- replacing Tom Alexander (Term: February 2017 through December 2020)
- iv. C. Anthony Passarello- replacing Peter Hill (Term: February 2017 through December 2020)
- v. Calvin Byrd- replacing Charlie Tarver (Term: February 2017 through December 2020)

BRIAN TRAPNELL

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103 HARBOUR RIDGE DR • DAWSONVILLE, GA 30534 •

January 4, 2017

To Whom It May Concern:

Please allow this letter to serve as confirmation of my interest in being considered for a position with the Development Authority of Dawson County.

I'm sure there are many qualified citizens of Dawson County who can serve on this important Board.

My family and I have enjoyed living in Dawson County since December 2010 – we're actively involved in our church, participate in county rec sports and overall have a commitment to experiencing the wonderful things in and around Dawson County. Our county is poised for great things in the coming years and I'd enjoy being a part of the team that helps make those things a reality.

Along with the attached professional resume, I'd like to highlight some experience that may be relevant to Board membership:

- 5+ years of professional regional and local economic development experience, including working with regional and local development authorities;
- Completed IEDC Certified Economic Developer course curriculum;
- Published in the peer-reviewed *International Economic Development Journal*; and
- Past and present front-line experience in start-up/ entrepreneurial environments.

I hope we have the opportunity to meet to discuss this Board role further and how I may be of assistance.

If you would like to talk with me regarding this, please feel free to call or e-mail at your convenience.

Sincerely,



Brian Trapnell

Enclosure

## BRIAN TRAPNELL, SPHR, CHC

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103 HARBOUR RIDGE DR • DAWSONVILLE, GA 30534 •

### VALUE STATEMENT

Driven and committed, transparent and earnest. A human resource professional who believes that bringing out the best in employees delivers the best outcomes for the organization. Outcomes matter; processes guide outcomes; people deliver them.

### PROFESSIONAL EXPERIENCE & ACCOMPLISHMENTS

#### *Strategic business management*

- Provided strategic support through the integration of HR business processes with operational needs, including planning, administration and mergers/acquisitions
- Supported the development and ongoing evaluation of the HR department strategic plan to ensure alignment with organizational needs; revised annual action plan as appropriate
- Participated in the development of the overall strategic approach for the organization in partnership with other executives and organizational leadership

#### *Workforce planning & development*

- Facilitated the implementation of HRIS systems with employee self-service functionality for common HR business transactions (payroll, benefits, employee reporting and information maintenance)
- Developed and implemented HR practices including employee orientation programs (including co-development of discipline-specific orientation), job descriptions, personnel file systems, HR procedural guidelines, sample and guidance documents for supervisors and other day-to-day, people-related business transactions – revised and updated according to business conditions
- Supported the integration of acquired employees with organizational culture through due diligence prior to transaction closings and aggressive communication post-close, including comprehensive communication cascade

#### *Total rewards*

- Developed and implemented compensation plans (wage scales, market analysis, custom reviews etc.) for home health and hospice agencies – reviewed and updated as needed
- Developed, restructured and implemented benefits offerings in partnership with organizational leadership, including Paid Time Off plans, group health/dental and supplemental insurance plans, 401(k), employee assistance program and other programs to enhance employer ability to attract/ retain talent
- Facilitated electronic pay approach to improve processing and distribution for managers and employees
- Implemented COBRA solutions with ongoing management routines/reports

#### *Employee & labor relations*

- Supported problem resolution between supervisors and employees through mediation, coaching or other appropriate means
- Developed, implemented and supported ongoing employee engagement programs, including employee satisfaction assessments, high-profile recognition initiatives, communication cascade and employee referral programs
- Introduced training initiatives including signature customer service programs, corporate compliance and functional-position training
- Represented the organization in front of third party agencies such as DOL, EEOC or others as needed

## PROFESSIONAL EXPERIENCE & ACCOMPLISHMENTS (CONTINUED)

### *Risk management*

- Various designated Corporate Compliance Officer, Privacy & Security Officer, Risk Management Coordinator and Safety Officer for current and previous organizations; developed and implemented programs to meet each of those responsibilities
- Introduced safety initiatives to embed safety as a cultural component, including development and implementation of return-to-work program for injured workers
- Developed and implemented HR compliance audits to reduce and mitigate potential exposure
- Introduced comprehensive employee training on key risk management topics to reduce likelihood of injury occurrence or recurrence; twice achieved/administered certified Drug Free Workplace in Georgia

## WORK HISTORY

**Epix Healthcare Associates, Vice President of Human Resources/ Corporate Compliance Officer** – Epix provides services to community hospitals, ambulatory surgery centers and office-based physician groups, including anesthesia and hospitalist services as well as clinical staffing and revenue cycle management solutions.

**Halcyon Healthcare, Vice President of Human Resources and Compliance (promoted from Director of Human Resources)** – Halcyon Healthcare supports hospice operations doing business as Halcyon Hospice throughout Georgia, Mississippi and South Carolina.

**Steward Health Services (member of Community Health Services of Georgia), Director of Human Resources** – SHS provides support to home health and hospice agencies within Georgia.

**Ethica Health & Retirement Communities (member Community Health Services of Georgia), Director of Associate Relations** – Ethica is the largest provider of long-term care within Georgia with over 50 plus client centers with approximately 5,000 employees.

**Macon Economic Development Commission, Manager of Existing Business & Industry** – A public-private partnership serving as the lead for business development and retention, including community workforce development and planning for Macon, Georgia and the surrounding region.

**Middle Georgia Regional Commission, Government Services Specialist** – Supports 11 counties and 22 cities within Middle Georgia, including personnel management and payroll support.

## EDUCATION & CERTIFICATIONS

Certified SHRM-SCP, Society for Human Resource Management (through May 2018)

Certified Senior Professional in Human Resources (SPHR), Human Resources Certification Institute (through May 2018)

Certified in Healthcare Compliance (CHC), Compliance Certification Board (through November 2016)

Certificate in End of Life Care, Clayton College and State University (2013)

Certified Mediator managing workplace conflict emphasis, Mediation Training Institute International (2008)

Leadership Macon (2007)

Georgia Academy for Economic Development (2005)

MBA, Georgia Southern University (2004)

BS (Political Science major/Speech Communication minor), Georgia Southern University (2002)

Brian Trappell – January 2017

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



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

Board or Authority Applied for Development Authority, Parks-REC.

Name STEVEN A. MELCHING

Home Address 10780 Big Canoe

City, State, Zip BIG CANOE - JASPER, GA, 30143

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

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

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

Fax Telephone Number N/A

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

Additional information you would like to provide:

Dawson Chamber of Commerce, Chair 2016  
Dawson Chamber of Commerce, Vice Chair 2015

\* See additional details attached -

Signature Steven A Melching Date 11.7.16

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

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

# STEVEN A. MELCHING

10780 Big Canoe, Jasper, GA 30143 –

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## Experience

### **Atlanta Journal Constitution**

Advertising Sales Management & Advertising Sales Account Executive

- Distinguished Salesperson of the Year, 2002 # Territory East Division

### **Advertising Sales Account Executive**

Big Canoe Smoke Signals Newspaper

2010 - Present

### **Dawson County Chamber of Commerce**

Chair

2016

Vice Chair

2015

### **Dawson County Chamber Board of Directors**

2012 – 2017

### **Dawson County Chamber Leadership Program**

2014 – 2015

### **Dawson County Chamber of Commerce**

Ambassador of the Year

2011

### **Boy Scouts of America, Dawson County Chapter**

Team Leader

2015 & 2016

- Top Fundraising Team

### **American Cancer Society, Relay for Life**

Created Big Canoe RFL

2015 & 2016

- Fundraiser Teams with over \$7000 raised, 2 year total

### **Board of Directors, Johns Creek Business Association**

2009 - 2010

**C. Anthony Passarello**  
180 Sunset Drive, Dawsonville GA 30534

## PROFESSIONAL EXPERIENCE

### **MEDICAL IMAGING SOLUTIONS, (2015 – Present)**

**Principle** – Providing Enterprise imaging consultative solutions to hospitals and private physician practices in Radiology, Cardiology and Information Technology Departments. Services include baseline, cost analysis, justification, design, vendor selection and implementation of medical image and information content strategies.

### **AGFA HEALTHCARE CORPORATION, (1997-2014)**

**VICE PRESIDENT, HealthCare Solutions Sales, SE and Mid-Atlantic Zones US (1997-2014)**  
Responsible for creating customized solutions involving Agfa's suite of innovative medical technologies, healthcare information and imaging systems, management consulting, and support services, to help healthcare organization achieve tangible, sustainable, clinical and financial outcomes. Annual sales \$ +155M.

#### **Achievements:**

- Manage a team of 66-sales and sales engineers responsible for growing revenue in acute care customer markets through consultative selling, needs assessment and solution set design.
- Co-created a shared-risk technology acquisition model to leverage current operational expense to finance IT deployment.
- Implemented a co-branding channel strategy for Group Purchasing Organizations and distributors.
- Member of team to develop and to implement strategic integration plan after Sterling Diagnostic Imaging acquisition.
- Numerous Strategic Committee positions (US and Worldwide Agfa Corporate)

### **STAR TECHNOLOGIES, INC. (1995-1996)** Medical Imaging and Information Management Division

#### **BUSINESS DIRECTOR**

Responsible for Divisional performance including P&L, strategic marketing, engineering, product management, sales, and customer service through 13 direct reports. Products include medical imaging software applications, custom engineering, and digital dictation and transcription networks for hospitals and clinics.

#### **Achievements:**

- Established OEM and international product distribution and support channels
- Led go-to-market launch and sales activity
- Reduced annual cost \$300K through consolidation and outsourcing
- Designed complete selection of product literature, brochures, sales presentations and trade show booth

**E. I. du PONT de NEMOURS & CO., INC.** (1977 - 1994)  
Medical Products, Diagnostic Imaging Division

**DISTRICT SALES MANAGER, NYC/NJ Markets** (1989 - 1994)

Accountable for annual District sales of \$37M and a staff 17 people with operating budget of \$3.4M. Customers include hospitals, imaging centers and physician offices, managed consumable dealer distribution network including inventory, credit, and collections, responsible for recruiting and development of direct and telemarketing sales force and managing administrative staff and office facilities.

**PRODUCT MANAGER, Wilmington, DE** (1987 - 1989)

Responsible for Radiology laser imaging and optical archiving products. Chairman of product design, market intelligence, manufacturing engineering, and market introduction committees. As Product Manager controlled a budget of \$23M and staff of 11 people.

**SYSTEM TECHNICAL REPRESENTATIVE, SE REGION** (1977 - 1987)

Responsible for direct account prospecting and sales of the full line of Du Pont imaging consumable products in three different sales territories. Responsible for sales of Radiology computer information system. Customers were hospital administration and chief information managers.

**MOBAY CHEMICALS, A.G. BAYER, INC.** (1974 - 1977)

Bushy River Plant, Charleston, SC

**RESEARCH CHEMIST**

One of five staff chemists responsible for instrumental testing and spectral analysis of non-dispersing textile fiber dyestuff for manufacturing plant.

**EDUCATION:**

BS - Chemistry 1974, Baptist College at Charleston, SC  
Columbia University, Graduate School of Business, MBA Program  
Trainer Miller Heiman Strategic Selling  
Lead Field Manager on CRM implementation NA

**MEMBERSHIPS/BOARDS:**

Society for Informatics in Medicine (formerly SCAR)  
Healthcare Information and Management Systems Society  
Board of Directors, US Rowing Association Southeast  
Board of Directors, Susan G. Komen "Row for the Cure"

**PUBLICATIONS:**

*"Differences in Federated Workflow in an IT- centric Hospital"* SE HIMSS July 2011  
*"Measurable ROI of Technology Investments in Imaging"* Society of Radiology Show, October 2009  
*"Financial and Technical Decision tools when Facing Upgrade verses Replacement"*, Society for Magnetic Resonance Imaging Conference Miami March 2008  
*"Top Ten Ways to Boost Technology Adoption"*, Canadian Healthcare Manager, April 2004  
*"The Strategic Advantage of Standardization: Lessons Learned"*, Med Assets CFO Forum, February 2004.  
*"Operationalizing Technology Acquisition"*, Health Insight's Institute, October 2003



# Calvin Byrd

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**Calvin Byrd**  
1661 Hwy 9 South  
Dawsonville, GA 30534

**Calvin Byrd** is a resident of Dawsonville, GA. He is the Chief Financial Officer and oversees the day to day operations at Byrd's Mini Storage and UHAUL, which includes 9 locations in the southeast. He also manages several other storage properties in the Atlanta area. Calvin was the president of KARE for Kids from 2007-2014. He served a term on the Dawsonville City Council, as well as two separate 3-year terms on the Dawson County Chamber of Commerce. Calvin has served on the boards of a number of civic organizations, including the Dawson County READ Board, Georgia Mountain Regional Commission, Georgia Mountain Food Bank, and Dawson County Family Connection.

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## Certifications/Affiliations

- 
- Georgia Self Storage Association(GASSA)- member since 2010
  - Alabama Self Storage Association(ALSSA)- member since 201
  - Dawson County Chamber of Commerce-active member since 2002
  - Lumpkin County Chamber of Commerce-active member since 2005
  - Hall County Chamber of Commerce-active member since 2010
  - Habersham County Chamber of Commerce- active member since 2010
  - White County Chamber of Commerce-active member since 2011
  - Pinson, Alabama Chamber of Commerce- active member since 2015
  - Pickens County Chamber of Commerce-member from 2011-2015
  - Ellijay Chamber of Commerce-member from 2011-2015
  - Georgia Academy of Economic Development, Class of 2011

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## Civic Involvement

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KARE for Kids, [www.kareforkids.org](http://www.kareforkids.org) President (2006-2015)  
R.E.A.D., [www.readdawson.org](http://www.readdawson.org) Board Member (2010-2012)  
Dawson County Family Connection, Board Member (2010-2012)  
Georgia Mountain Regional Commission, Board Member (2010-2012)  
Hall-Dawson CASA Program, Board Member (2012)  
The Georgia Mountain Food Bank, Board Member (2014)  
Dawson County Chamber of Commerce, Board Member, 2-terms

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## Work Experience

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Byrd's Mini Storage, Chief Financial Officer (2003-present)  
Dawsonville City Council, Council Member (2010-2012)  
Dawsonville City Council, Mayor Pro Tem (2010)

**Backup material for agenda item:**

5. Consideration of Paladin Wireless Proposal

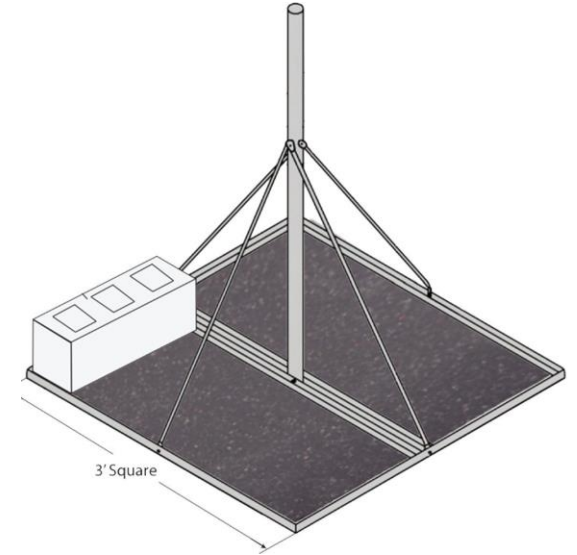
CUT THE CABLE, AND GO  
WIRELESS!



[www.paladinwireless.com](http://www.paladinwireless.com)

# Courthouse Rooftop Installation

- Non-penetrating roof mounts do not require drilled holes
- 90 degree sector antenna create wide coverage area
- Install will be performed by skilled professionals
- 60 to 90 days until LIVE





118

ALL FOOT TRAFFIC MUST ENTER THROUGH FRONT DOOR

# Standard Service Plans



## Residential Subscriber Plans - no data caps and no contracts

	Scout	Ranger	Tank	Assassin
Upload Speeds*	Up to 10Mbps	Up to 10Mbps	Up to 10Mbps	Up to 10Mbps
Download Speeds**	4Mbps down	10Mbps down	15Mbps down	20Mbps down
Price	\$39.99 per month	\$49.99 per month	\$79.99 per month	\$99.99 per month

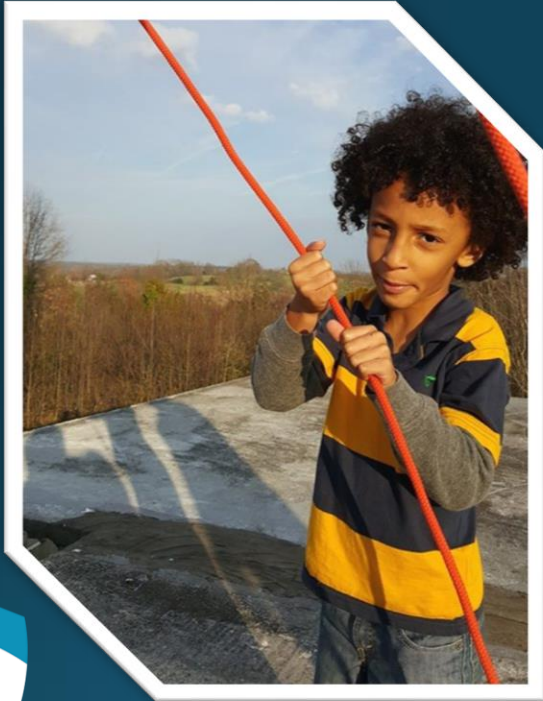
**BASIC INSTALLATION ONLY \$199!**

# Custom Plans Available

- Synchronous Circuits up to 500Mbps
- Voice and Data
- Backup Circuits
- Public IP address
- Fast installation







# Your Hometown Internet Service



# Paladin Wireless, LLC

# Dawson County

## Overview

In today's economy, fast and reliable internet service is no longer a luxury. Like electricity and telephone service a century ago, connectivity to the internet represents a critical foundation for economic growth, job creation and a better way of life. Across industries, the internet is redefining how we provide education and healthcare, manage energy, ensure public safety and how we store, access and share information.

Fast and reliable access to the internet is a necessity for the continued economic success of Dawson County. Recent studies indicate that approximately 90% of job seekers use online job search resources. Nearly all students today use the internet in school, and many are required to use the internet to complete homework assignments on a daily basis.

The challenge facing Dawson County is two-fold. First is the limited number of internet service providers. Lack of competition in any area often produces a product or service high in cost and low in delivery and satisfaction for the consumer. The second challenge is the goal of building an infrastructure that is sufficient to reach the entire community is too high in cost and too low on ROI for the current provider. This is the case for most rural areas which the government has termed "Last Mile Services" in their effort to provide solutions to provide service to unserved and underserved areas.

***Paladin Wireless is a solution for cities and counties who are either underserved or are experiencing unreliable and high cost internet service providers.***



## Who We Are

In 2012, PureWeb, a managed IT services and Web Development company, moved from Atlanta to Royston, Georgia. Immediately, the business was affected by the lack of reliable and fast speed internet service. The owners began researching options and asking the community about their experience with the current internet providers and decided to do something about it.

Research showed that the rural area of Royston would best be served with technology involving wireless networks. After many months of research, education, and gaining support from both residence and city officials, Paladin Wireless was born and launched it's first customer in late 2015. Since that time, Paladin has increased its customer base by 65% each month.

Steve Fortmann: President  
Angela Sullivan: Vice President  
Jason Barnes: Director of Operations  
Andrew Barnes: Network Engineer  
Ben Garland: IT Manager  
Ryan Garney: Systems Engineer

## What is Wireless

Providers of fixed wireless broadband services typically provide equipment to customers and install a small antenna or dish somewhere on the building. This equipment is deployed as a service and maintained by the company providing that service. The antenna is pointed with line of sight, near line of sight, or no line of sight, to an access point installed on a tall structure such as a water tower, cell tower, or even a tall building. The fixed access point can be installed in a short amount of time and will provide access to a five-mile radius, at a relatively low cost. Compare this to the amount of time, money, and disruption caused by traditional installation of hard wiring areas for service and you will understand why wireless is the best solution for rural areas!



# Dawson County Courthouse Proposal

Paladin Wireless is seeking a lease agreement to install antennas to the roof of the Dawson County Courthouse. (See Appendix C for coverage) This would be the first launch of the plan to expand coverage for 74 sq miles of Dawson County by seeking a similar lease agreement with Etowah Water Authority for use of their communication and water towers as access points. See Appendix D for a coverage map that shows the areas that will likely receive high speed internet connectivity provided agreements are made for access.

Installation of the LTE antennas would include non-penetrating roof mast (see appendix A for photo details and specs). A walk-thru of the courthouse roof and attic with James Tolbert, the Facility Manager, identified an area to store the necessary networking switch, along with a standard power outlet.

An example of a lease agreement used in Jackson County is attached. (See appendix B for details) Normally, standard leases include verbiage describing the installation of equipment, need for 24/7 egress, responsibilities of each entity involved, and either payment or services rendered in exchange for the space leased. Paladin Wireless is open to discuss the terms of the agreement.

## Paladin Service Plans

Depending on bandwidth needs, Paladin offers the following plans for residential subscribers with no contract and no data cap! The following guidelines are suggested in determining the best plan for the home:

Scout: Faster than DSL and good for surfing the web

Ranger: Good for small households, surfing, and HD video streaming

Tank: Best for large households, 4K video streaming and online gaming

### *Subscriber Plans - no data caps and no contracts*

	<b>Scout</b>	<b>Ranger</b>	<b>Tank</b>
Upload Speeds*	Up to 10 Mbps	Up to 10 Mbps	Up to 10 Mbps
Download Speeds*	4 Mbps down	10 Mbps down	15 Mbps down
Price	\$39.99 per month	\$49.99 per month	\$79.99 per month

In addition, for heavy bandwidth needs we offer Assassin Plan with 20 Mbps down for \$99.99 per month.

## Paladin Advantages

1. Value: Neighborhoods are more attractive to perspective buyers when offered the conveniences of high speed internet. Competition in the field will likely result in better customer service and value among the internet service providers currently offered.
2. Reliability: Wireless data technologies have been proven through more than fifty years of wireless application in both commercial and military systems. While radio interference can cause degradation in throughput, such interference is rare in residential and workplace settings. Robust designs of proven wireless technology and the limited distance over which signals travel result in connections that are far more reliable than cellular phone connections and provide data integrity performance equal to or better than wired networking.
3. Convenience: Installation of wireless service is fast and relatively inexpensive when compared to the traditional hardwiring methods of delivering service. There is no digging or interruption of electric power.
4. Service: Paladin does not lock anyone into a contract for months on end. There are no data caps and we never throttle bandwidth.

**LET'S CUT THE CABLE!  
GO WIRELESS TODAY!**

# PALADIN WIRELESS - INSTALLATION GUIDE FOR DAWSON COUNTY COURTHOUSE



ANTENNA HEIGHT 26.5"  
ANTENNA WIDTH 7"  
ANTENNA WEIGHT 7LBS



REVERSE SIDE OF ANTENNA  
RADIO CONNECTS TO MAST  
WIRES RUN DOWN MAST

NON-PENETRATING ROOF MOUNT  
USES 8 X CONCRETE BLOCKS TO ANCHOR TO ROOF  
14 GAUGE  
2-1/4" X 60" MAST  
3' SQUARE BASE  
LOADED BASE WEIGHS 242lbs



## ELEVATION OF DAWSON COUNTY COURTHOUSE

90 DEGREE SECTOR ANTENNAS SHOWN MOUNTED USING NON-PENETRATING ROOF MOUNT TO FOUR CORNERS OF ROOF TO ALLOW FOR 360 DEGREES OF COVERAGE. ANTENNAS ARE SHOWN 127 CIRCLED.

## APPENDIX B

Lessee Site Name: Gordon Street

State: Georgia

County: Jackson

### LEASE AGREEMENT

This LEASE AGREEMENT (hereinafter referred to as “Lease”) by and between Jackson County, a political subdivision of the State of Georgia, located at 67 Athens Street, Jefferson, Georgia 30549 (hereinafter referred to as “Lessor”) and Paladin Wireless (hereinafter referred to as “Lessee”).

Lessor hereby leases the Leased Premises to Lessee, as defined below, subject to the terms and conditions of this Lease as follows:

**1. Premises.**

Subject to the following terms and conditions, Lessor leases to Lessee certain space and area (“Leased Premises” or “Premises”) upon and adjacent to Lessor’s tower (“Lessor Tower”), which Lessor Tower is located on certain real property leased by Lessor located at Gordon Street in Jefferson, Georgia, and as shown on the Tax Map of the County of Jackson as a portion of Tax parcel No. J08 061A, and as more particularly described in **Exhibit 1** attached hereto and incorporated herein by reference. Lessee’s use and maintenance of the Property shall be limited only to the Leased Premises; provided, however, Lessee shall have a non-exclusive easement (the “Easement”) for pedestrian and vehicular ingress and egress 24 hours per day, 7 days per week and for the installation and maintenance of utility wires, poles, cables, conduits, and pipes over, under, or along a twenty (20) foot wide easement extending from the nearest public right-of-way, Gordon Street, to the Leased Premises, as more particularly described in **Exhibit 1** attached hereto and incorporated herein by reference. The Leased Premises and the location of the Communications Equipment (as defined below) on Lessor Tower are depicted on the site plan (the “Site Plan”) attached hereto as **Exhibit 2** and incorporated herein by reference.

**2. Term.**

The initial term (“Initial Term”) of this Lease shall be for a period of five (5) years and shall commence on the first day of the first month following the earlier to occur of (a) 180 days after full execution of this Lease, or (b) commencement of construction at the Leased Premises, whichever occurs first (“Commencement Date”). If the Commencement Date is based upon the commencement of construction at the Leased Premises, then Lessor and Lessee shall memorialize the Commencement Date of this Lease in writing.

This Lease shall be automatically extended for a total of three (3) additional five (5) year terms, each being a Renewal Term (“Renewal Term”), unless Lessee terminates it at the end of the then current five-year term by giving Lessor written notice of the intent to terminate at least six (6) months prior to the expiration of the Initial Term or of the then current Renewal Term, as the case may be; provided, however, such right of renewal is contingent upon Lessee not being in default of the Lease. The term shall include the Initial Term and all Renewal Terms hereunder.



### 3. Rent.

- a. Lessee shall provide to Lessor, in lieu of rent for the Leased Premises, 50 mb of dedicated bandwidth at no cost along with 10 static Ip addresses for the duration of this agreement.
- b. Lessor hereby agrees to provide the Lessee certain documentation (the "Rental Documentation") evidencing Lessor's interest in, and right to receive payments under, this Lease, including without limitation: (i) documentation, acceptable to Lessee in Lessee's reasonable discretion, evidencing Lessor's good and sufficient title to and/or interest in the Property and right to receive rental payments and other benefits hereunder; (ii) a complete and fully executed Internal Revenue Service Form W-9, or equivalent, in a form acceptable to Lessee, for any party to who rental payments are to be made pursuant to this Lease; and (iii) other documentation requested by Lessee in Lessee's reasonable discretion. From time to time during the Term of this Lease and within thirty (30) days of a written request from Lessee, Lessor agrees to provide updated Rental Documentation in a form reasonably acceptable to Lessee. The Rental Documentation shall be provided to Lessee in accordance with the provision of and at the address given in Paragraph 13. Delivery of Rental Documentation to Lessee shall be a prerequisite for the payment of any rent by Lessee and notwithstanding anything to the contrary herein, Lessee shall have no obligation to make any rental payments until Rental Documentation has been supplied to Lessee as provided herein.

Within fifteen (15) days of obtaining an interest in the Property or this Lease, any assignee(s), transferee(s) or other successor(s) in interest of Lessor shall provide to Lessee Rental Documentation in the manner set forth in the preceding paragraph. From time to time during the Term of this Lease and within thirty (30) days of a written request from Lessee, any assignee(s) or transferee(s) of Lessor agrees to provide updated Rental Documentation in a form reasonably acceptable to Lessee. Delivery of Rental Documentation to Lessee by any assignee(s), transferee(s) or other successors(s) in interest of Lessor shall be a prerequisite for the payment of any rent by Lessee to such party and notwithstanding anything to the contrary herein, Lessee shall have no obligation to make any rental payments to any assignee(s), transferee(s) or other successor(s) in interest of Lessor until Rental Documentation has been supplied to Lessee as provided herein.

- c. Lessor shall, at all times during the Term, provide electrical service and telephone service access within the Premises. If permitted by the local utility company servicing the Premises, Lessee shall furnish and install an electrical meter at the Premises for the measurement of electrical power used by Lessee's installation. In the alternative, if permitted by the local utility company servicing the Premises, Lessee shall furnish and install an electrical sub-meter at the premises for the measurement of electrical power used by Lessee's installation. In the event such sub-meter is installed, the Lessee shall pay the utility directly for its power consumption, if billed by the utility, and if not billed by the utility, then the Lessee shall pay the Lessor thirty (30) days after receipt of an invoice from Lessor indicating the usage amount based upon Lessor's reading of the sub-meter. All invoices for power consumption shall be sent by Lessor to Lessee at 104 Bowersville St. Royston, GA 30662. Lessee shall be permitted at any time during the Term, to install, maintain and/or provide access to and use of, as necessary (during any power interruption at the Premises), a temporary power source, and all related equipment and appurtenances within the Premises, or elsewhere on the Property in such locations as reasonably approved

by Lessor. Lessee shall have the right to install conduits connecting the temporary power source and related appurtenances to the Premises.

**3A.** Lessee agrees to start paying a \$100/month tower usage fee for each of the following conditions if the Lessor determines the condition has not been met: a) outages of service to the customer are longer than industry standards; b) the number of repeat complaints from customers are more than the industry standard; c) lessee is oversubscribing to the point it affects the speed of the internet service being provided and is consistently less than the speed the customer has contracted with lessee to provide.

#### **4. Permitted Use.**

The Leased Premises may be used by Lessee to install, maintain and operate a communications facility and related equipment on the Leased Premises (“Permitted Use”). Lessee’s antenna equipment (hereinafter referred to as “Communications Equipment” or “Communications Center”), is described in Exhibit 3. Lessee shall have the right to replace, repair, add or otherwise modify its utilities, equipment (including, without limitation, Communications Equipment), antennas and/or conduits or any portion thereof and the frequencies over which the equipment operates, whether the equipment, antennas, conduits or frequencies are specified or not on any exhibit attached hereto, during the Initial Term and any Renewal Term. However, if Lessee replaced equipment, the new equipment must be similar and comparable to the old equipment, and the new equipment must not increase the tower loading of the Tower.

All Communications Equipment shall be anchored and installed on Lessor’s Tower in accordance with good and accepted engineering practices. Lessee must notify Lessor of its intent to install the Communications Equipment prior to installation.

#### **5. Access.**

Lessor agrees that during the term of this Lease, Lessee shall have the right of reasonable ingress and egress on a 24 hour basis to the Leased Premises for the purpose of installing, maintaining, repairing and removing its Communications Equipment. Lessee acknowledges and agrees, however, that such access shall be permitted only to authorized engineers or employees of Lessee or persons under the direct supervision of Lessee for the limited purposes set forth herein.

#### **6. Interference.**

Lessee agrees to install equipment of the type and frequency which will not cause harmful interference which is measurable in accordance with then existing industry standards to any equipment of Lessor or other lessees of the Property which existed on the Property prior to the date this Lease is executed by the Parties. In the event any after-installed Lessee’s equipment causes such interference, and after Lessor has notified Lessee in writing of such interference, Lessee will take all commercially reasonable steps necessary to correct and eliminate the interference, including but not limited to, at Lessee’s option, powering down such equipment and later powering up such equipment for intermittent testing. In no event will Lessor be entitled to terminate this Lease or relocate the equipment as long as Lessee is making a good faith effort to remedy the interference issue. Lessor agrees that Lessor and/or any other tenants of the Property who currently have or in the future take possession of the Property will be

permitted to install only such equipment that is of the type and frequency which will not cause harmful interference which is measurable in accordance with then existing industry standards to the then existing equipment of Lessee. The Parties acknowledge that there will not be an adequate remedy at law for noncompliance with the provisions of this Paragraph and therefore, either Party shall have the right to equitable remedies, such as, without limitation, injunctive relief and specific performance.

**7. Improvements; Utilities; Removal.**

All work by Lessee shall be performed in compliance with all applicable laws and ordinance. Lessee is not authorized to contract for or on behalf of Lessor for work on, or the furnishing of materials to, the Leased Premises or any other part of the Property, and Lessee shall discharge of record by payment, bond or otherwise, within thirty (3) days subsequent to the date of its receipt of notice thereof from Lessor, any mechanic's laborer's or similar lien filed against the Leased Premises or the Property for work or materials claimed to have been furnished at the instance of Lessee. The Communications Equipment shall remain the exclusive property of Lessee, and Lessee shall have the right to remove all or any portion of the Communication Facilities at any time during the term of the Lease and following any termination of this Lease; provided Lessee is not in default of this Lease. Any property which is not removed by Lessee within ninety (90) days after the expiration or earlier termination of this Lease upon the expiration of said ninety (90) day period, shall at the option of Lessor (i) be removed and discarded or stored by Lessor at Lessee's expense, or (ii) become the property of Lessor, and Lessee shall thereafter have no rights, obligations or liabilities whatsoever with respect thereto.

**8. Termination.** Except as otherwise provided herein, this Lease may be terminated as follows:

- a. by Lessor, if Lessee fails to make any monetary payment due under this Lease within fifteen (15) days after Lessee's receipt of written notice of default from Lessor;
- b. by Lessor, if Lessee defaults (other than a default described in Section 8a. above) and fails to cure such default within thirty (30) days after written notice of such default is received; provided, however, that if such default is capable of being cured, but not within such 30-day period, this Lease may not be terminated so long as Lessee commence3s appropriate curative action within such 30-day period and thereafter diligently prosecutes such cure to completion as promptly as possible;
- c. by Lessee, if Lessor defaults and fails to cure such default within thirty (30) days after written notice of such default is received; provided, however, that if such default is capable of being cured, but not within such 30-day period, this Lease may not be terminated so long as Lessor commences appropriate curative action within such 30-day period and thereafter diligently prosecutes such cure to completion as promptly as possible;
- d. notwithstanding Section 8.c. above, Lessee may terminate this Lease if Lessor defaults and then fails, within five (5) days after receipt of written notice of such default, to cure such default if the default interferes with Lessee's ability to conduct its business on the Property; provided, however, that if the nature of Lessor's default is such that curative efforts will take longer than five (5) days after Lessor receives such notice, than it shall be a default under this Agreement if curative efforts are commenced by Lessor within five (5) day period and thereafter diligently pursued to completion.

- e. by Lessee upon prior notice if it is unable to obtain or obtained in a timely manner, maintain or otherwise forfeits or cancels any license, permit or governmental approval necessary for the construction or operation of the Communications Equipment; or
- f. by Lessee upon prior written notice if Lessee determines, in its reasonable discretion exercised in good faith, that based on (i) technology, (ii) interference with use of the Leased Premises resulting from the acts of any third party, and act of God or from other natural forces, (iii) changes in system design or system usage patterns or for any other reason, (iv) any soil boring test or structural analysis is unsatisfactory, (v) structurally incompatible, or (vi) obsolete or unnecessary, Lessee's use of the Communications Equipment, as the same may have been modified from time to time) is no longer consistent with the optimal operation of Lessee's communication system.
- g. by Lessor if Lessee does not have all the necessary equipment installed to begin providing internet service to customers within 90 days of signing this agreement. Lessee may ask the lessor for a 90 day extension of this requirement. Such request for an extension should not be reasonably withheld if lessee can show they are making a good faith effort to complete their buildout.

#### **9. Casualty and Condemnation.**

- a. In the event of damage by fire or other casualty to Lessor Tower or Leased Premises that cannot reasonably be expected to be repaired within forty-five (45) days following same or, if the Property is damaged by fire or other casualty so that such damage may reasonably be expected to disrupt Lessee's operations at the Leased Premises for more than forty-five (45) days, then Lessee may, at any time following such fire or other casualty, provided Lessor has not completed the restoration required to permit Lessee to resume its operation at the Leased Premises, terminate this Lease upon fifteen (15) days prior written notice to Lessor. Any such notice of termination shall cause this Lease to expire with the same force and effect as though the date set forth in such notice were the date originally set as the expiration date of this Lease and the parties shall make an appropriate adjustment, as of such termination date, with respect to payments due to the other under this Lease. Notwithstanding the foregoing, the rent shall abate during the period of repair following such fire or other casualty in proportion to the degree to which Lessee's use of the Lease Premises is impaired.
- b. In the event of any condemnation of all or any portion of the Property, this Lease shall terminate as to the part so taken as of the date the condemning authority takes title or possession, whichever occurs first. If as a result of a partial condemnation of the Leased Premises or Lessor Tower, Lessee, in Lessee's sole discretion, is unable to use the Leased premises for the purposes intended hereunder, or if such condemnation may reasonable be expected to disrupt Lessee's operations at the Leased Premises for more than forty-five (45) days, Lessee may, at Lessee's option, to be exercised in writing within fifteen (15) days after Lessor shall have given Lessee written notice of such taking (or in the absence of such notice, within fifteen (15) days after the condemning authority shall have taken possession) terminate this Lease as of the date the condemning authority takes such possession. Lessee may on its own behalf make a claim in any condemnation proceeding involving the Leased Premises for losses related to the equipment, conduits, fixtures, its relocation costs and its damages and losses (but not for the loss of its leasehold interest). Any such notice of

termination shall cause this Lease to expire with the same force and effect as though the date set forth in such notice were the date originally set as the expiration date of this Lease and the parties shall make an appropriate adjustment as of such termination date with respect to payments due to the other under this Lease. If Lessee does not terminate this Lease in accordance with the foregoing, this Lease shall remain in full force and effect as to the portion of the Leased Premises remaining, except that the rent shall be reduced in the same proportion as the rentable area of the Leased Premises taken bears to the total rentable area of the Leased Premises. In the event that this Lease is not terminated by reason of such condemnation, Lessor shall promptly repair any damage to the Leased Premises caused by such condemning authority.

#### **10. Taxes.**

Lessee shall have the responsibility to pay any personal property, real estate taxes, assessments, or charges owed on the Property which Lessor demonstrates is the result of Lessee's use of the Premises and/or the installation, maintenance, and operation of the Lessee's improvements, and any sales tax imposed on the rent (except to the extent that Lessee is or may become exempt from the payment of sales tax in the jurisdiction in which the Property is located), including any increase in real estate taxes at the Property which Lessor demonstrates arises from the Lessee's improvements and/or Lessee's use of the Premises. Lessor and Lessee shall each be responsible for the payment of any taxes, levies, assessments and other charges imposed including franchise and similar taxes imposed upon the business conducted by Lessor or Lessee at the Property. Notwithstanding the foregoing, Lessee shall not have the obligation to pay any tax, assessment, or charge that Lessee is disputing in good faith in appropriate proceedings prior to a final determination that such tax is properly assessed provided that no lien attaches to the Property. Nothing in this Paragraph shall be construed as making Lessee liable for any portion of Lessor's income taxes in connection with any Property or otherwise. Except as set forth in this Paragraph, Lessor shall have the responsibility to pay any personal property, real estate taxes, assessments, or charges owed on the Property and shall do so prior to the imposition of any lien on the Property.

Lessee shall have the right, at its sole option and at its sole cost and expense, to appeal, challenge or seek modification of any tax assessment or billing for which Lessee is wholly or partly responsible for payment. Lessor shall reasonably cooperate with Lessee at Lessee's expense in filing prosecuting and perfecting any appeal or challenge to taxes as set forth in the preceding sentence, including but not limited to, executing any consent, appeal, or other similar document. In the event that as a result of any appeal or challenge by Lessee, there is a reduction, credit or repayment received by the Lessor for any taxes previously paid by Lessee, Lessor agrees to promptly reimburse the Lessee the amount of said reduction, credit or repayment. In the event that Lessee does not have the standing rights to pursue a good faith and reasonable dispute of any taxes under this paragraph, Lessor will pursue such dispute at Lessee's sole cost and expense upon written request of Lessee.

#### **11. Insurance and Subrogation.**

Lessee will provide:

- a. Commercial General Liability Insurance in an aggregate amount of \$3,000,000 and name Lessor as an additional insured on the policy or policies. Lessee may satisfy this requirement by obtaining appropriate endorsement to any mater policy of liability insurance

maintained by Lessee and providing Lessor within ten (10) days of the Commencement Date with a certificate of insurance naming Lessor as an additional insured; and

b. Workmen's Compensation coverage in the statutory amount.

**12. Limitation of Liability.**

Except for indemnification pursuant to Paragraph 14, neither Party shall be liable to the other, or any of their respective agents, representatives or employees for any lost revenue, lost profits, loss of technology, rights or services, incidental, punitive, indirect, special or consequential damages, loss of data, or interruption of loss of use of service, even if advised of the possibility of such damages, whether under theory of contract, tort (including negligence), strict liability or otherwise.

**13. Notices.**

All notices, requests, demands and other communications hereunder shall be in writing and shall be deemed given if mailed, certified mail, return receipt requested, or sent by overnight carrier to the following addresses:

If to Lessee to:  
Paladin Wireless  
ATTN: Angela Sullivan  
1040 Bowersville St.  
Royston, GA 30622

If to Lessor to:  
Emergency contact: Mr. Kevin C. Poe  
Jackson County Board of Commissioners

**14. Laws.**

Lessor will be responsible for all obligations of compliance with any and all environmental and industrial hygiene laws, including regulations, guidelines, standards, or policies of any governmental authorities regulating or imposing standards of liability or standards of conduct with regard to any environmental or industrial hygiene conditions or concerns as may now or at any time hereafter be in effect, that are or were in any way related to activity now conducted in, or in any way related to the Property, unless such conditions or concerns are caused by the specific activities of Lessee in the Premises.

Except as permitted by law, neither Party will allow any hazardous substances, including without limitation any and all pollutants, wastes, flammables, explosives, radioactive materials, hazardous materials, hazardous wastes, hazardous or toxic substances and all other materials defined by or regulated under any Environmental law, including this defined by the Comprehensive Environmental Response, Compensation and Liability Act of 1980 ("CERCLA"), 42 U.S.C. § 9604, pollutants or contaminants as defined in CERCLA, 42 U.S.C. § 9604 (A) (2), or hazardous waste as defined in the Resources Conservation and Recovery Act ("RCRA"), 42 U.S.C. § 6903 or other similar applicable Federal or State Laws or regulations, to be generated released, stored, or deposited over, beneath, or on the Premises or Property or on

any structures located on the Premises from any source whatsoever. Each party covenants to indemnify and hold the other party harmless from all claims, demands, damages, fines, costs, cleanup, attorney's fees, and court costs (collectively, "Claims") arising from the indemnitor's material misrepresentations or from hazardous wastes on the Premises (either intentionally or accidentally) by the indemnitor or its predecessors in interest, agents, licenses or assigns, unless caused by the indemnitee or persons acting under the indemnitee.

**15. Assignment and Subleasing.**

This Lease may be sold, assigned or transferred by Lessee without any approval or consent of Lessor to Lessee's principal, affiliates, subsidiaries of its principal or to any entity which acquires all or substantially all of Lessee's assets in the market defined by the Federal Communications Commission in which the Property is located by reason of a merger, acquisition or other business reorganization. As to other parties, this Lease may not be sold, assigned or transferred without the written consent of Lessor, which consent will not be unreasonably withheld, delayed or conditioned. No change of stock ownership, partnership interest or control of Lessee or transfer upon partnership or corporate dissolution of Lessee shall constitute an assignment hereunder.

**16. Site Plan.**

Lessee shall proceed with Lessee's work on the Premises in accordance with the Site Plan.

**17. Force Majeure.**

No party shall be responsible for any default, delay or failure to perform if such default, delay or failure to perform is due to causes beyond such party's reasonable control, including, but not limited to, strikes, lockouts actions or inactions of governmental authorities, epidemics, war, embargoes, fire, earthquake, acts of God or the default of a common carrier. In the event of a default, delay or failure to perform due to causes beyond such party's reasonable control, any date or times by which the parties are otherwise scheduled to perform shall be extended automatically for a period of time equal in duration to the time lost by reason of the cause beyond the reasonable control of such party.

**18. Right of First Refusal.**

If Lessor elects, during the Term (i) to sell or to otherwise transfer all or any portion of the Property, whether separately or as part of a larger parcel of which the Property is a part, or (ii) to grant to a third party by easement or other legal instrument an interest in and to that portion of that Tower and or Property occupied by Lessee, or a larger portion thereof, for the purpose of operating and maintaining communications facilities or the management thereof, with or without an assignment of this Lease to such third party, Lessee shall have the right of first refusal to meet any bona fide offer of sale or transfer on the same terms and conditions of such offer. If Lessee fails to meet such bona fide offer within thirty (30) days after written notice thereof from Lessor, Lessor may sell or grant this easement or interest in the Property or portion thereof to such third person in accordance with the terms and conditions of such third party offer.

**19. Rights upon Sale.**

Should Lessor, at any time during the Term decide (i) to sell or transfer all or any part of the Property or the Tower thereon to a purchaser other than Lessee, or (ii) to grant to a third party by easement or other legal instrument an interest in and to that portion of Lessor Tower and/or Property occupied by Lessee, or a larger portion thereof, for the purpose of operating and maintaining communications facilities or the management thereof, such sale, transfer or grant of an easement or interest therein shall be under and subject to this Lease and any such purchaser or transferee shall recognize Lessee's rights hereunder under the terms of this Lease. To the extent that Lessor grants to a third party by easement or other legal instrument an interest in and to that portion of Lessor Tower and/or Property occupied by Lessee for the purpose of operating and maintaining communications facilities or the management thereof and in conjunction therewith, assigns this Lease to said third party, Lessor shall not be released from its obligations to lessee under this Lease, and Lessee shall have the right to look to Lessor and the third party for the full performance of this Lease.

**20. Title.**

Lessor represents and warrants to Lessee as of the execution date of this Lease, and covenants during the Term that Lessor is seized of good and sufficient title and interest to the Property and has full authority to enter into and execute this Lease. Lessor further represents, warrants and covenants during the Term that there are no liens, judgements or impediments of title on the Property, or affecting Lessor's title to the same and that there are no covenants, easements or restrictions which prevent or adversely affect the use or occupancy of the Premises by Lessee as set for above.

**21. Subordination and Non-Disturbance.**

At Lessor's option, this Lease shall be subordinate to any future master lease, ground lease, mortgage, deed to secure debt or other security interest (a "Mortgage") by Lessor which from time to time may encumber all or part of the Property, Lessor Tower or Easement' provided, however, as a condition precedent to Lessee being required to subordinate its interest in this Lease to any future Mortgage covering Lessor Tower or Property, Lessor shall obtain for Lessee's benefit a non-disturbance and attornment agreement for Lessee's benefit in the form reasonably satisfactory to Lessee, and containing the terms described below (the "Non-Disturbance Agreement"), and shall recognize Lessee's right to remain in occupancy of and have access to the Premises as long as Lessee is not in default of this Lease beyond applicable notice and cure periods. The Non-Disturbance Agreement shall include the encumbering party's ("Lender's") agreement that, if Lender or its successor-in-interest or any purchaser of Lender's or its success's interest (a "Purchaser") acquires an ownership interest in Lessor Tower or Property, then Lender or such successor-in-interest or Purchaser will (1) honor all the terms of this Lease, (2) fulfill Lessor's obligations under this Lease, and (3) promptly cure all of the then-existing Lessor defaults under this Lease. Such Non-Disturbance Agreement must be binding on all of Lender's participants in the subject loan (if any) and on all successors and assigns of Lender and/or its participants and on all Purchasers. In return for such Non-Disturbance Agreement, Lessee will execute an agreement for Lender's benefit in which Lessee (1) confirms that this Lease is subordinate to the Mortgage or other real property interest in favor of Lender, (2) agrees to attorn to Lender if Lender becomes the owner of Lessor Tower or Property, and (3) agrees to accept a cure by Lender of any of Lessor's defaults, provided such cure is completed within the deadline applicable to Lessor. In the event Lessor defaults in the payment and/or other performance of any deed to secure debt or other real property interest encumbering all or any part of the Property, Lessee, may, at its sole option and without obligation, cure or correct



Lessor's default and upon doing so, Lessee shall be subrogated to any and all rights, titles, liens and equities of the holders of such deed to secure debt or other reals property interest and Lessee shall be entitled to deduct and setoff against all rents that may otherwise become due under this Lease the sums paid by Lessee to cure or correct such defaults.

**22. Miscellaneous.**

- a. The prevailing party in any litigation arising hereunder shall be entitled to its reasonable attorneys' fees and court costs. With respect to this Section and any other provision in this Lease providing for payment or indemnification of attorneys' fees, such fees shall be deemed to include reasonable fees incurred through any applicable appeal process and shall include fees attributable to legal services provided by any in-house counsel and staff to the prevailing or indemnified party. For purposes hereof, the services of in-house attorneys and their staff shall be valued at rates for independent counsel prevailing in the metropolitan area in which such counsel and staff practice.
- b. This Lease constitutes the entire agreement and understanding of the parties and supersedes all offers, negotiations and other agreements. There are no representations or understandings of any kind not set forth herein. Any amendment to this Lease must be in writing and executed by both parties.
- c. Either party hereto that is represented in this transaction by a broker, agent or commission salesperson (a "Representative") shall be fully and exclusively responsible for the payment of any fee, commission or other compensation owing to such Representative, and shall indemnify and hold the other party harmless from and against any claim to a fee, commission or other compensation asserted by such Representative, including reasonable attorneys' fees and costs incurred in defending such claim.
- d. This Lease shall be construed in accordance with the laws of the State of Georgia.
- e. If any term of this Lease is found to be void or invalid, such invalidity shall not affect the remaining terms of this Lease, which shall continue in full force and effect.
- f. Whenever under the Lease the consent or approval of either party is required or a determination must be made by either party, no such consent or approval shall be unreasonably withheld or delayed, and all such determinations shall be made on a reasonable basis and in a reasonable manner.
- g. Lessor covenants that Lessee shall, upon paying the Rent and observing the other covenants and conditions herein upon its part to be observed, peaceably and quietly hold and enjoy the Leased Premises during the term of this Lease or as it may be extended subject to the Primary Lease.
- h. Upon receipt of Lessor's written request and within thirty (30) days after said request, Lessee shall execute, acknowledge and deliver to Lessor, a certificate stating that: This Lease is in full force and effect and has not been modified, supplemented or amended in any way, except as specified in such certificate; there are no existing defenses or offsets, except as specified in such certificate. Lessee has not paid any Rent in advance, except as specified in such certificate; Lessee is not in default in the payment of Rent or any of the other

obligations required of Lessee under this Lease; and Lessee has paid Rent, Additional Rent, and any other payments due Lessor as of the date set forth in the certificate.

- i. Nothing herein contained shall be deemed or construed by the parties hereto, nor by any other party as creating the relationship of principal and agent or of partnership or of joint venture between the parties hereto. Neither the method of computation of Rent, nor any other provision contained herein, nor any acts of the parties hereto, shall be deemed to create any relationship between the parties hereto other than that set forth hereto.
- j. Lessor will cooperate with and permit Lessee, at Lessee's sole cost and expense, to implement reasonable measures in order for Lessee to fulfil its RF exposure obligations at the transmitting site, including restricting public access and posting signs and markings. If Lessor does not fulfil its obligations pursuant this paragraph, in addition to all other remedies it may have, Lessee may terminate this Lease upon written notice to Lessor without further obligation to pay rent under this Lease.
- k. Waiver of a breach of any provision hereof under any circumstances will not constitute a waiver of any subsequent breach of such provision, or a breach of any other provision of this Lease.
- l. Lessee agrees to initially hire at least 2 installers and 2 technicians to service the first 600 customers that subscribe to the lessee's internet service.

**23. Annual Termination.**

Notwithstanding anything to the contrary contained herein, provided Lessee is not in default hereunder beyond applicable notice and cure periods, Lessee shall have the right to terminate this Lease upon the annual anniversary of the Commencement Date provided that three (3) months prior notice is given to Lessor.

**24. Removal at End of Term.**

Lessee shall, upon expiration of the Term, or within ninety (90) days after any earlier termination of this lease, remove its building(s), antenna(s), equipment, conduits, fixtures and all personal property and restore the Premises to its original condition, reasonable wear and tear and casualty damage excepted. Lessor agrees and acknowledges that all of the equipment, conduits, fixtures and personal property of Lessee shall remain the personal property of Lessee and Lessee shall have the right to remove the same at any time during the Term, whether or not said items are considered fixtures and attachments to real property under applicable Laws. If such time for removal causes Lessee to remain on the Leased Premises after termination of this Lease, Lessee shall pay rent at the then existing monthly rate or on the existing monthly pro-rata basis if based upon a longer payment term, until such time as the removal of the building, antenna structure, fixtures and all personal property are completed. Lessor hereby waives any statutory or landlord's lien that may otherwise attach to Lessee's equipment.

**25. Holdover.**

Lessee has not right to retain possession of the Leased Premises or any part thereof beyond the expiration of that removal period set forth in Paragraph 23 herein, unless the parties are

negotiating a new lease or lease extension in good faith. In the event that the parties are not in the process of negotiating a new lease or lease extension in good faith and Lessee holds over in violation of Paragraph 23 and this Paragraph 24, then the rent then in effect payable from and after the time of the expiration or earlier removal period set forth in Paragraph 25 shall be equal to the rent applicable during the month immediately preceding such expiration or earlier termination.

IN WITENSS WHEREOF, the parties have entered into this Lease as of the dates set forth below.

WITNESS:

**Lessor: JACKSON COUNTY**

\_\_\_\_\_

By: \_\_\_\_\_

Print Name: Kevin C. Poe  
Commissioners

Name: Tom Crow  
Title: Chairman, Jackson County Board of

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

WITNESS:

**Lessee: Paladin Wireless**

\_\_\_\_\_

By: \_\_\_\_\_

Print Name: \_\_\_\_\_

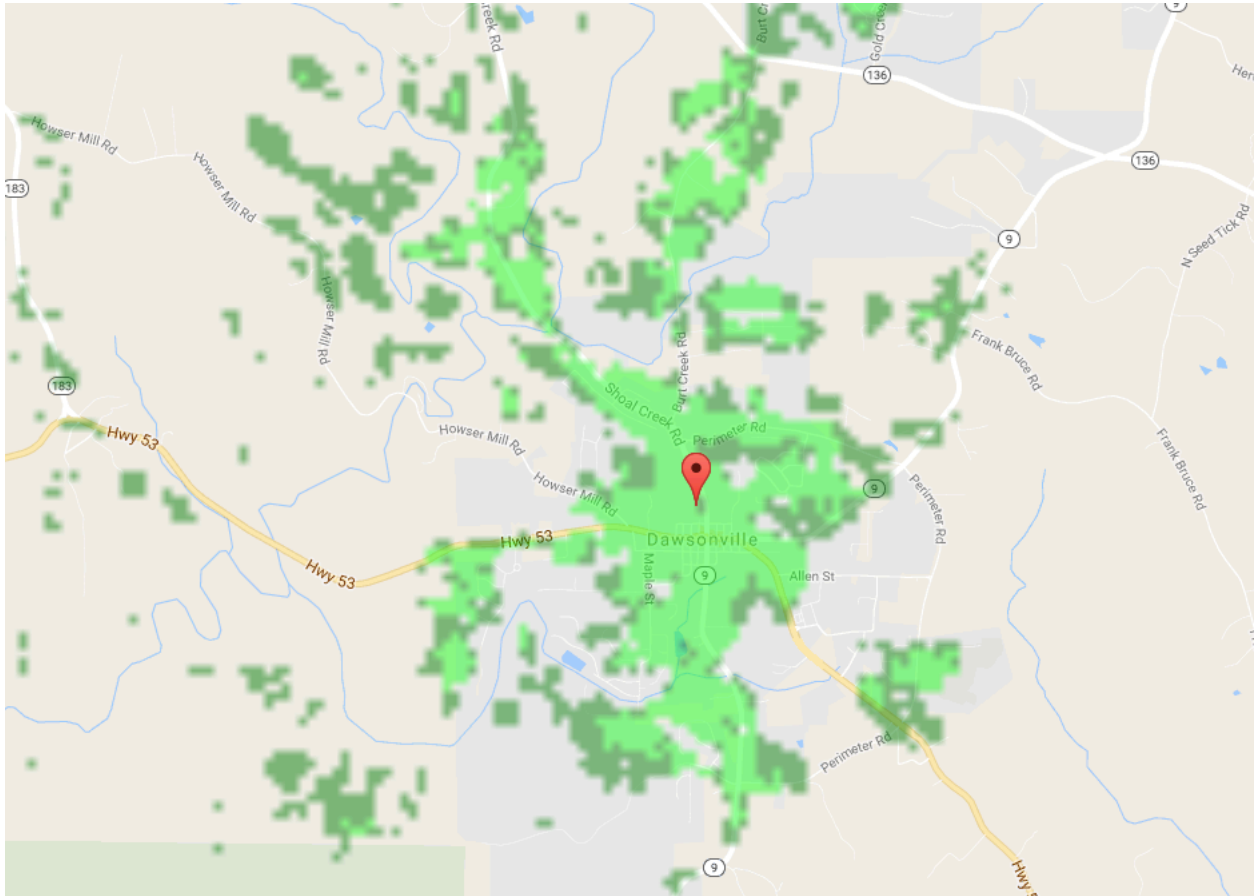
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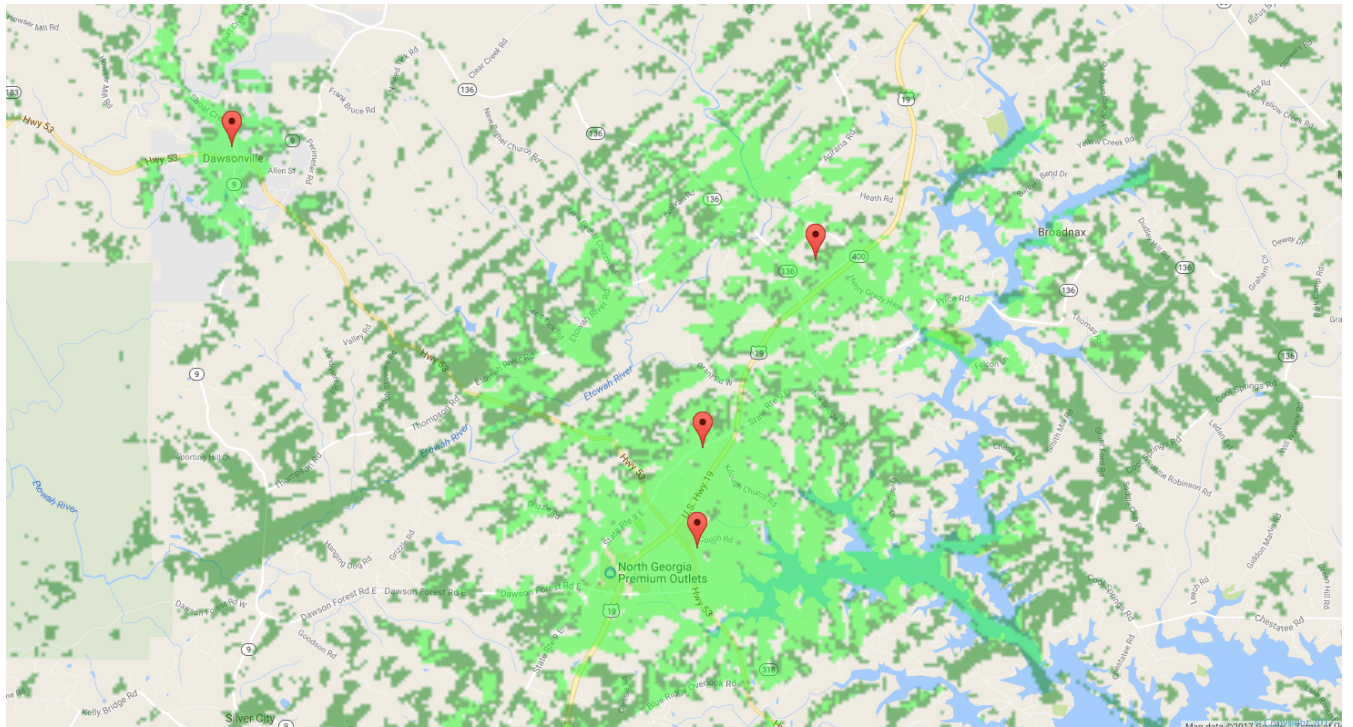
# Appendix C

## Courthouse Coverage



# Appendix D

## Dawson Coverage Map





**Backup material for agenda item:**

6. Consideration of 2016 Dawson County Salary Study





# CLASSIFICATION & COMPENSATION STUDY

## DAWSON COUNTY, GEORGIA

*Presentation of  
Findings & Recommendations*

**Board of Commissioners  
Work Session • February 9, 2017**



# PURPOSE OF THE STUDY

- Review and update of the County's pay plan (classification and compensation).
  - 425 employees – all disciplines
  - approximately 140 job classifications
  - Ensure the pay plan has internal equity
  - Competitive pay ranges to improve retention and recruitment



# PURPOSE OF THE STUDY

- This study was...
  - Conducted by an experienced, national consultant with expert knowledge of public sector compensation
  - Using a valid and reliable system and methodology
  - Paired with sound judgement and practical application to fit Dawson County's unique needs as an employer.
  - Initially completed in 2014 but with limited implementation
- **2016/2017 Update**
  - Revisit market analysis
  - Solicit input and feedback from Directors & Constitutional Officers
  - Address compression and range penetration



# SCOPE OF WORK

- Conducted job analyses for every position,
- Classified positions according to duties and responsibilities,
- Evaluated every classification using a valid and reliable job evaluation system,
- Conducted a thorough market analysis,
- Built a new pay grade structure for the County, and
- Calculated pay ranges that reflect the County's desired market position



# METHODOLOGY

- **Two Basic Questions:**

1. *Are positions properly classified and ranked in a pay grade based on current duties and responsibilities?*

**INTERNAL EQUITY**

2. *Is the pay range for each classification competitive in the market?*

**MARKET ANALYSIS**



# METHODOLOGY

## ***Internal Equity:***

### ■ ***Job Analysis, Classification, & Evaluation***

- Comprehensive job analysis of every position
- Classify positions according to job content
- Use Job Evaluation to determine the relative worth of each job and place it in the hierarchy
- Determine the appropriate classification structure for the County



# METHODOLOGY

## ***Internal Equity:***

### ■ ***Archer Job Evaluation System***

- Objective basis for establishing grade levels for each job in the organization based on relative worth and degree of difficulty
- Focus is on job responsibilities—not the employee
- Ensures that there is absolutely no unlawful discrimination (i.e., based on race, gender, or physical or mental disability)



# METHODOLOGY

## Market Analysis

- Compile Survey Data (Regional Focus)
- Comparative Analysis of Pay Plans
- Approximately 70 Benchmarks
- Ten Peer Organizations
  - Counties: *Cherokee, Forsyth, Gilmer, Gwinnett, Hall, Lumpkin, Pickens*
  - Cities: *Cumming, Canton, Gainesville*





# METHODOLOGY

- ***Develop a pay plan that balances internal equity with market competitiveness***
- ***The pay plan is customized to fit Dawson's unique culture, operational needs, management style, and compensation philosophy***
  - Defining the Market
  - Desired Market Placement
  - Grade Structure
  - Pay Range Structure
  - Implementation Strategies



# METHODOLOGY

## ▪ **End Results:**

- *Up-to-date classification structure*
- *Proper placement into a pay grade based on the duties, responsibilities, and complexity of each job.*
- *New pay ranges for each classification*
- *Pay Plan that reflects the County's desired level of competitiveness in the market.*
- *Salary increases for some employees*



# RECOMMENDATIONS – PAY PLAN

- Adopt the pay plan
- Implement the plan (fund payroll increases as necessary) – Options to Consider
  - *Across-the-Board Increase?*
  - *Cost to Minimum*
    - *Bring Salaries up to the minimum of the new ranges*
  - *Placement into the Range*
    - *Based on time-in-class (ten years at midpoint) OR*
    - *Option for Longevity with County*



# RECOMMENDATIONS – PAY PLAN

- Placement into the Range – *Example*

Option A												
Grade 15:		35,356	44,548	54,801								
OPTION 4												
	Minimum											Midpoint
Years	0%	10%	20%	30%	40%	50%	60%	70%	80%	90%	100%	
0	35,356											
1		36,275										
2			37,194									
3				38,113								
4					39,033							
5						39,952						
6							40,871					
7								41,790				
8									42,710			
9										43,629		
10											44,548	



# RECOMMENDATIONS – PAY PLAN

- Variables available to reduce implementation costs
  - Reduce the across-the-board increase
  - Modify placement into the range (slow it down)
  - Phase in over multiple years
  - Place caps on the amount of increase for any one employee



# RECOMMENDATIONS – PAY PLAN

- Adopt the pay plan
- Implement the plan (fund payroll increases as necessary)
- **Maintain the pay plan**
  - Systematic review of classifications
  - Adjustment of salary ranges (annually)
  - Salary adjustments
  - Movement through the range



# Dawson County, Georgia

## Pay Plan Update 2016

Prepared for the County by the Archer Company

# DRAFT

### Market Analysis - Summary

CODE	TITLE	FLSA	GR	MIN	MID	MAX	Notes	MMIN	MMID	MMAX
'15640	CUSTODIAN	N	4	20,454	26,078	31,703		21,189	26,939	32,689
'45220	CASHIER	N	6	22,730	28,981	35,232		27,297	34,056	40,816
'10040	ADMINISTRATIVE CLERK	N	6	22,730	28,981	35,232		25,173	31,304	37,434
'55230	TRANSIT DRIVER	N	7	23,868	30,432	36,996		23,870	30,436	37,001
'15430	TAX/TAG SPECIALIST	N	8	25,007	31,883	38,760		25,718	33,074	40,429
'15630	GROUND MAINTENANCE WORKER	N	8	25,007	31,883	38,760		24,677	31,276	37,876
'41110	<b>EQUIPMENT OPERATOR I</b>	N	8	25,007	31,883	38,760		28,806	36,027	43,247
'61235	PARKS MAINTENANCE WORKER	N	8	25,007	31,883	38,760		25,073	30,980	36,887
'15420	TAX/TAG SPECIALIST, SENIOR	N	9	26,145	33,335	40,524		29,643	37,799	45,954
'21820	DEPUTY COURT CLERK - COC	N	9	26,145	33,335	40,524		28,178	34,702	41,227
'24020	MAGISTRATE CLERK	N	9	26,145	33,335	40,524		26,849	34,297	41,744
'24520	PROBATE CLERK	N	9	26,145	33,335	40,524		28,037	36,217	44,396
'61215	ATHLETIC ASSISTANT	N	9	26,145	33,335	40,524		24,883	34,467	48,983
'15620	BUILDING MAINTENANCE WORKER	N	10	27,283	34,786	42,289		28,757	36,530	44,304
'41120	<b>EQUIPMENT OPERATOR II</b>	N	10	27,283	34,786	42,289		29,765	37,690	45,614
'10020	ADMINISTRATIVE SPECIALIST	N	10	27,283	34,786	42,289		28,716	36,134	43,553
'15140	ACCOUNTING TECHNICIAN	N	12	29,559	37,688	45,817		29,794	38,226	46,659
'10050	LEGAL SECRETARY	N	11	28,421	36,237	44,053		30,116	38,391	46,666
'61230	CREW LEADER, PARKS MAINTENANCE	N	11	28,421	36,237	44,053		32,242	41,287	50,332
'38020	COMMUNICATIONS OFFICER	N	12	29,559	37,688	45,817		29,744	38,702	47,660
'15530	APPRAISER I	N	12	29,559	37,688	45,817		32,378	40,707	49,036
'33250	DETENTION OFFICER	N	12	29,559	37,688	45,817		30,578	38,746	46,914
'99910	<b>ANIMAL CONTROL OFFICER</b>							30,044	37,976	45,908
'15130	PAYROLL & REVENUE TECHNICIAN	N	14	31,836	40,591	49,346		33,688	40,335	46,981
'49110	FLEET MECHANIC	N	13	30,698	39,140	47,581		31,975	41,532	51,088
'10010	ADMINISTRATIVE ASSISTANT	N	13	30,698	39,140	47,581		33,328	40,622	47,916
'41130	<b>EQUIPMENT OPERATOR III</b>	N	13	30,698	39,140	47,581		31,525	39,284	47,042
'15220	HUMAN RESOURCES SPECIALIST	N	14	31,836	40,591	49,346		31,896	40,716	49,536
'33510	CODES ENFORCEMENT OFFICER	N	14	31,836	40,591	49,346		34,140	43,220	52,300
'15135	ACCOUNTING SPECIALIST	N	14	31,836	40,591	49,346		31,071	39,706	48,279

# DRAFT

## Market Analysis - Summary

CODE	TITLE	FLSA	GR	MIN	MID	MAX	Notes	MMIN	MMID	MMAX
'14010	DEPUTY REGISTRAR	N	14	31,836	40,591	49,346		29,658	37,819	45,979
'33050	DEPUTY SHERIFF	N	15	32,974	42,042	51,110		34,722	43,475	52,228
'36155	FIREFIGHTER / EMT	N	15	32,974	42,042	51,110		34,788	44,920	55,052
'15320	PC SUPPORT TECHNICIAN	N	16	34,112	43,493	52,874		36,223	44,502	52,780
'74120	BUILDING INSPECTOR	N	16	34,112	43,493	52,874		35,171	43,818	52,465
'33040	DEPUTY SHERIFF, CORPORAL	N	16	34,112	43,493	52,874		38,347	49,032	59,717
'33140	DEPUTY SHERIFF, DETECTIVE	N	16	34,112	43,493	52,874		38,905	49,285	59,666
'15120	ACCOUNTANT	E	16	34,112	43,493	52,874		38,129	49,005	59,880
'42210	PUBLIC WORKS FIELD SUPERVISOR	N	16	34,112	43,493	52,874		37,742	46,932	56,121
'13220	EXECUTIVE ASSISTANT	E	18	36,389	46,396	56,403		38,167	48,713	59,258
'15230	<b>EMPLOYEE BENEFITS SPECIALIST</b>	N						36,217	46,158	56,100
'99930	<b>PLANNER</b>	E						42,869	53,408	63,947
'49105	FLEET ADMINISTRATOR	E	18	36,389	46,396	56,403		42,369	54,673	66,977
'15215	COUNTY CLERK	E					V	49,372	61,637	73,903
'33030	DEPUTY SHERIFF, SERGEANT	N	20	38,665	49,298	59,931		40,079	50,920	61,761
'36140	FIRE LIEUTENANT	N	20	38,665	49,298	59,931		41,680	53,158	64,637
'15310	NETWORK SYSTEMS ADMINISTRATOR	E	21	40,350	51,446	62,542	?	45,511	57,799	70,087
'15150	MANAGER, PURCHASING	E	21	40,350	51,446	62,542		65,357	83,382	101,408
'33020	DEPUTY SHERIFF, LIEUTENANT	E	22	42,626	54,348	66,071		44,851	54,365	63,879
'36130	FIRE CAPTAIN	N	21	40,350	51,446	62,542		47,229	59,706	72,183
'33010	DEPUTY SHERIFF, CAPTAIN	E	24	47,179	60,153	73,128		49,570	63,302	77,033
'14001	DIRECTOR, ELECTIONS & REGISTRATION	E	25	49,456	63,056	76,656	V	51,443	64,975	78,508
'15605	<b>DIRECTOR, FACILITIES / I.T.</b>	E	25	49,456	63,056	76,656		49,535	64,622	79,709
'42205	MANAGER, ROADS & BRIDGES	E	25	49,456	63,056	76,656		47,151	59,077	71,003
'15110	MANAGER, ACCOUNTING & BUDGET	E	25	49,456	63,056	76,656		56,601	73,408	90,215
'22010	ASST DISTRICT ATTORNEY	E	24	47,179	60,153	73,128		52,786	69,506	86,225
'33005	DEPUTY SHERIFF, MAJOR	E	26	51,732	65,958	80,185		57,632	74,545	91,457
'33205	DETENTION MAJOR	E	26	51,732	65,958	80,185	V	52,877	64,235	75,594
'38001	DIRECTOR, E911	E	26	51,732	65,958	80,185		51,917	65,612	79,307
'36105	<b>DEPUTY CHIEF, EMERGENCY SERVICES</b>	E	27	55,147	70,312	85,477		58,902	76,627	93,907
'74101	DIRECTOR, PLANNING & DEVELOPMENT	E	28	59,700	76,117	92,534		67,423	81,251	97,256
'15501	CHIEF APPRAISER	E	28	59,700	76,117	92,534	V	66,152	81,158	98,161
'55201	DIRECTOR, SENIOR SERVICES	E	28	59,700	76,117	92,534		46,640	61,092	75,544
'61201	DIRECTOR, PARKS & RECREATION	E	28	59,700	76,117	92,534		64,454	76,635	88,816
'15210	<b>DIRECTOR, HUMAN RESOURCES</b>	E	27	55,147	70,312	85,477		66,908	83,248	100,074



# DRAFT

## Market Analysis - Summary

CODE	TITLE	FLSA	GR	MIN	MID	MAX	Notes	MMIN	MMID	MMAX
'15101	DIRECTOR, FINANCE	E	29	64,253	81,922	99,591		68,502	88,220	109,350
'36101	<b>CHIEF, EMERGENCY SERVICES</b>	E	30	71,082	90,629	110,177	V	67,654	82,893	98,132
'41001	DIRECTOR, PUBLIC WORKS & COMM DEV	E	30	71,082	90,629	110,177	V	75,772	85,797	95,822
'13201	COUNTY MANAGER	E	32	80,188	102,239	124,291	V	88,935	113,117	137,298

# Dawson County, Georgia

## Pay Plan Update 2017

Prepared for the County by the Archer Company

# DRAFT

### Job Classification List (Code Order)

CODE	TITLE	FLSA	Current				Proposed			
			GR	MIN	MID	MAX	GR	PMIN	PMID	PMAX
'15640	CUSTODIAN	N	4	20,454	26,078	31,703	4	22,131	27,885	34,303
'55250	MEALS ON WHEELS DRIVER	N	5	21,592	27,530	33,467	5	23,333	29,400	36,166
'10040	ADMINISTRATIVE CLERK	N	6	22,730	28,981	35,232	6	24,535	30,915	38,030
'45220	CASHIER	N	6	22,730	28,981	35,232	6	24,535	30,915	38,030
'61240	LIFEGUARD	N	7	23,868	30,432	36,996	7	25,738	32,429	39,893
'55230	TRANSIT DRIVER	N	7	23,868	30,432	36,996	7	25,738	32,429	39,893
'33620	CIVIL CLERK, SHERIFF	N	8	25,007	31,883	38,760	8	26,940	33,944	41,757
'41110	<b>EQUIPMENT OPERATOR I</b>	N	8	25,007	31,883	38,760	8	26,940	33,944	41,757
'15630	GROUND MAINTENANCE WORKER	N	8	25,007	31,883	38,760	8	26,940	33,944	41,757
'61235	PARKS MAINTENANCE WORKER	N	8	25,007	31,883	38,760	8	26,940	33,944	41,757
'15430	TAX/TAG SPECIALIST	N	8	25,007	31,883	38,760	8	26,940	33,944	41,757
'14020	ADMINISTRATIVE / ABSENTEE BALLOT CLERK	N	9	26,145	33,335	40,524	9	28,142	35,459	43,620
'61215	ATHLETIC ASSISTANT	N	9	26,145	33,335	40,524	<b>9</b>	<b>28,142</b>	<b>35,459</b>	<b>43,620</b>
'74140	BUSINESS LICENSE TECHNICIAN	N	9	26,145	33,335	40,524	9	28,142	35,459	43,620
'21820	DEPUTY COURT CLERK - COC	N	9	26,145	33,335	40,524	9	28,142	35,459	43,620
'24020	MAGISTRATE CLERK	N	9	26,145	33,335	40,524	9	28,142	35,459	43,620
'24520	PROBATE CLERK	N	9	26,145	33,335	40,524	9	28,142	35,459	43,620
'71310	4H PROGRAM COORDINATOR	N	10	27,283	34,786	42,289	10	29,344	36,974	45,484
'10020	ADMINISTRATIVE SPECIALIST	N	10	27,283	34,786	42,289	10	29,344	36,974	45,484
'15620	BUILDING MAINTENANCE WORKER	N	10	27,283	34,786	42,289	10	29,344	36,974	45,484
'45210	COMMUNITY SERVICE COORDINATOR	N	10	27,283	34,786	42,289	10	29,344	36,974	45,484
'41120	<b>EQUIPMENT OPERATOR II</b>	N	10	27,283	34,786	42,289	10	29,344	36,974	45,484
'55210	SENIOR SERVICES ADVOCATE	N	10	27,283	34,786	42,289	10	29,344	36,974	45,484
'15420	TAX/TAG SPECIALIST, SENIOR	N	10	27,283	34,786	42,289	<b>10</b>	<b>29,344</b>	<b>36,974</b>	<b>45,484</b>
'33610	WARRANTS CLERK	N	10	27,283	34,786	42,289	10	29,344	36,974	45,484
'61230	CREW LEADER, PARKS MAINTENANCE	N	11	28,421	36,237	44,053	11	30,547	38,489	47,347
'15440	<b>DELINQUENT TAX SPECIALIST</b>	<b>N</b>	<b>11</b>	<b>28,421</b>	<b>36,237</b>	<b>44,053</b>	<b>11</b>	<b>30,547</b>	<b>38,489</b>	<b>47,347</b>
'21520	JUDICIAL ASSISTANT	N	11	28,421	36,237	44,053	11	30,547	38,489	47,347
'10050	LEGAL SECRETARY	N	11	28,421	36,237	44,053	11	30,547	38,489	47,347

# DRAFT

## Job Classification List (Code Order)

CODE	TITLE	FLSA	Current				Proposed			
			GR	MIN	MID	MAX	GR	PMIN	PMID	PMAX
'15140	ACCOUNTING TECHNICIAN	N	12	29,559	37,688	45,817	12	31,749	40,004	49,211
'99910	<b>ANIMAL CONTROL OFFICER</b>	N					<b>12</b>	<b>31,749</b>	<b>40,004</b>	<b>49,211</b>
'15530	APPRAISER I	N	12	29,559	37,688	45,817	12	31,749	40,004	49,211
'29030	CASE MANAGER, DRUG COURT	N	12	29,559	37,688	45,817	12	31,749	40,004	49,211
'38020	COMMUNICATIONS OFFICER	N	12	29,559	37,688	45,817	12	31,749	40,004	49,211
'33250	DETENTION OFFICER	N	12	29,559	37,688	45,817	12	31,749	40,004	49,211
'55240	FOOD SERVICES COORDINATOR	N	12	29,559	37,688	45,817	12	31,749	40,004	49,211
'15540	PERSONAL PROPERTY APPRAISER	N	12	29,559	37,688	45,817	12	31,749	40,004	49,211
'10010	ADMINISTRATIVE ASSISTANT	N	13	30,698	39,140	47,581	13	32,951	41,518	51,074
'15520	APPRAISER II	N	13	30,698	39,140	47,581	13	32,951	41,518	51,074
'15610	BUILDING MAINTENANCE MECHANIC	N	13	30,698	39,140	47,581	13	32,951	41,518	51,074
'33240	DETENTION CORPORAL	N	13	30,698	39,140	47,581	13	32,951	41,518	51,074
'41130	<b>EQUIPMENT OPERATOR III</b>	N	13	30,698	39,140	47,581	13	32,951	41,518	51,074
'49110	FLEET MECHANIC	N	13	30,698	39,140	47,581	13	32,951	41,518	51,074
'33255	INMATE WORK DETAIL OFFICER	N	13	30,698	39,140	47,581	13	32,951	41,518	51,074
'21510	JUDICIAL ASSISTANT, SENIOR	N	13	30,698	39,140	47,581	13	32,951	41,518	51,074
'55260	LICENSED PRACTICAL NURSE, SENIOR SERVICES	N	13	30,698	39,140	47,581	13	32,951	41,518	51,074
'22050	VICTIM WITNESS ADVOCATE	N	13	30,698	39,140	47,581	13	32,951	41,518	51,074
'15135	ACCOUNTING SPECIALIST	N	14	31,836	40,591	49,346	14	34,153	43,033	52,938
'14010	ASSISTANT TO THE BOE&R	N	14	31,836	40,591	49,346	14	34,153	43,033	52,938
'33510	CODES ENFORCEMENT OFFICER	N	14	31,836	40,591	49,346	14	34,153	43,033	52,938
'38015	COMMUNICATIONS OFFICER, SENIOR	N	14	31,836	40,591	49,346	14	34,153	43,033	52,938
'15230	<b>EMPLOYEE BENEFITS SPECIALIST</b>	<b>N</b>					<b>14</b>	<b>34,153</b>	<b>43,033</b>	<b>52,938</b>
'36160	FIRE QUARTERMASTER	N	14	31,836	40,591	49,346	14	34,153	43,033	52,938
'15220	HUMAN RESOURCES SPECIALIST	N	14	31,836	40,591	49,346	14	34,153	43,033	52,938
'33260	LICENSED PRACTICAL NURSE, DETENTION	N	14	31,836	40,591	49,346	14	34,153	43,033	52,938
'15130	PAYROLL & REVENUE TECHNICIAN	N	14	31,836	40,591	49,346	14	34,153	43,033	52,938
'13230	PUBLIC INFORMATION COORDINATOR	N	14	31,836	40,591	49,346	14	34,153	43,033	52,938
'33280	RECORDS MANAGER	N	14	31,836	40,591	49,346	14	34,153	43,033	52,938
'24030	<b>CHIEF CLERK, MAGISTRATE</b>	N	15				<b>15</b>	<b>35,356</b>	<b>44,548</b>	<b>54,801</b>
'24510	CHIEF CLERK, PROBATE	N	15	32,974	42,042	51,110	15	35,356	44,548	54,801
'21810	CHIEF DEPUTY CLERK - COC	N	15	32,974	42,042	51,110	15	35,356	44,548	54,801
'38010	COMMUNICATIONS SUPERVISOR, E911	N	15	32,974	42,042	51,110	15	35,356	44,548	54,801

# DRAFT

## Job Classification List (Code Order)

CODE	TITLE	FLSA	Current				Proposed			
			GR	MIN	MID	MAX	GR	PMIN	PMID	PMAX
'33050	DEPUTY SHERIFF	N	15	32,974	42,042	51,110	15	35,356	44,548	54,801
'33230	DETENTION SHIFT SUPERVISOR	N	15	32,974	42,042	51,110	15	35,356	44,548	54,801
'36155	FIREFIGHTER / EMT	N	15	32,974	42,042	51,110	15	35,356	44,548	54,801
'55220	TRANSIT COORDINATOR	N	15	32,974	42,042	51,110	15	35,356	44,548	54,801
'15120	ACCOUNTANT	N	16	34,112	43,493	52,874	16	36,558	46,063	56,665
'74120	BUILDING INSPECTOR	N	16	34,112	43,493	52,874	16	36,558	46,063	56,665
'33040	DEPUTY SHERIFF, CORPORAL	N	16	34,112	43,493	52,874	16	36,558	46,063	56,665
'33140	DEPUTY SHERIFF, DETECTIVE	N	16	34,112	43,493	52,874	16	36,558	46,063	56,665
'15650	<b>FACILITIES MAINTENANCE SUPERVISOR</b>	N					<b>16</b>	<b>36,558</b>	<b>46,063</b>	<b>56,665</b>
'38030	I.S. COORDINATOR, SHERIFF	N	16	34,112	43,493	52,874	16	36,558	46,063	56,665
'22030	INVESTIGATOR, D.A.	N	16	34,112	43,493	52,874	16	36,558	46,063	56,665
'22060	JUV INVESTIGATOR / VICTIM ADVOCATE	N	16	34,112	43,493	52,874	16	36,558	46,063	56,665
'33265	LICENSED PRACTICAL NURSE, LEAD	N	16	34,112	43,493	52,874	16	36,558	46,063	56,665
'15320	PC SUPPORT TECHNICIAN	N	16	34,112	43,493	52,874	16	36,558	46,063	56,665
'42210	PUBLIC WORKS FIELD SUPERVISOR	N	16	34,112	43,493	52,874	16	36,558	46,063	56,665
'15240	<b>RISK / SAFETY COORDINATOR</b>	N					<b>16</b>	<b>36,558</b>	<b>46,063</b>	<b>56,665</b>
'15410	TAX/TAG/TITLE SUPERVISOR	N	16	34,112	43,493	52,874	16	36,558	46,063	56,665
'74130	ZONING ADMINISTRATOR	N	16	34,112	43,493	52,874	16	36,558	46,063	56,665
'74110	BUILDING INSPECTOR, SENIOR	N	17	35,251	44,944	54,638	17	37,760	47,578	58,528
'33150	CRIME SCENE TECHNICIAN	N	17	35,251	44,944	54,638	17	37,760	47,578	58,528
'36150	FIREFIGHTER PARAMEDIC	N	17	35,251	44,944	54,638	17	37,760	47,578	58,528
'33270	INMATE SERVICES OFFICER	N	17	35,251	44,944	54,638	17	37,760	47,578	58,528
'15510	APPRAISER III	N	18	36,389	46,396	56,403	18	38,962	49,093	60,392
'15215	<b>COUNTY CLERK</b>	E					<b>18</b>	<b>38,962</b>	<b>49,093</b>	<b>60,392</b>
'29020	DRUG COURT COUNSELOR	E	18	36,389	46,396	56,403	18	38,962	49,093	60,392
'13220	EXECUTIVE ASSISTANT	E	18	36,389	46,396	56,403	18	38,962	49,093	60,392
'99930	<b>PLANNER</b>	E					<b>18</b>	<b>38,962</b>	<b>49,093</b>	<b>60,392</b>
'61220	RECREATION PROGRAMS MANAGER	E	18	36,389	46,396	56,403	18	38,962	49,093	60,392
'61210	SPORTS PROGRAMS MANAGER	E	18	36,389	46,396	56,403	18	38,962	49,093	60,392
'45205	TRANSFER STATION SUPERVISOR	E	18	36,389	46,396	56,403	18	38,962	49,093	60,392
'22040	DIRECTOR, VICTIM WITNESS ASSISTANCE	E	19	37,527	47,847	58,167	19	40,165	50,607	62,255
'74150	<b>STORMWATER / PLAN REVIEW MANAGER</b>	E					<b>19</b>	<b>40,165</b>	<b>50,607</b>	<b>62,255</b>
'15405	CHIEF DEPUTY TAX COMMISSIONER	E	20	38,665	49,298	59,931	20	41,367	52,122	64,119

# DRAFT

## Job Classification List (Code Order)

CODE	TITLE	FLSA	Current				Proposed			
			GR	MIN	MID	MAX	GR	PMIN	PMID	PMAX
'41010	CONSTRUCTION PROJECTS COORDINATOR	E	20	38,665	49,298	59,931	20	41,367	52,122	64,119
'15505	DEPUTY CHIEF APPRAISER	E	20	38,665	49,298	59,931	20	41,367	52,122	64,119
'33030	DEPUTY SHERIFF, SERGEANT	N	20	38,665	49,298	59,931	20	41,367	52,122	64,119
'33130	DEPUTY SHERIFF, SERGEANT CID	N	20	38,665	49,298	59,931	20	41,367	52,122	64,119
'36140	FIRE LIEUTENANT	N	20	38,665	49,298	59,931	20	41,367	52,122	64,119
'36145	FIRE LIEUTENANT, PREVENTION	N	20	38,665	49,298	59,931	20	41,367	52,122	64,119
'22020	CHIEF INVESTIGATOR, D.A.	E	21	40,350	51,446	62,542	21	43,170	54,395	66,914
'49105	FLEET ADMINISTRATOR	E	18	36,389	46,396	56,403	<b>21</b>	<b>43,170</b>	<b>54,395</b>	<b>66,914</b>
'15150	MANAGER, PURCHASING	E	21	40,350	51,446	62,542	21	43,170	54,395	66,914
'15310	<b>NETWORK SYSTEMS ADMINISTRATOR</b>	E	21	40,350	51,446	62,542	21	43,170	54,395	66,914
'33020	DEPUTY SHERIFF, LIEUTENANT	E	22	42,626	54,348	66,071	22	45,575	57,424	70,641
'33220	DETENTION LIEUTENANT	E	22	42,626	54,348	66,071	22	45,575	57,424	70,641
'29010	DRUG COURT ADMINISTRATOR	E	22	42,626	54,348	66,071	22	45,575	57,424	70,641
'76310	FAMILY CONNECTION COORDINATOR	E	22	42,626	54,348	66,071	22	45,575	57,424	70,641
'36130	FIRE CAPTAIN	N	21	40,350	51,446	62,542	<b>22</b>	<b>45,575</b>	<b>57,424</b>	<b>70,641</b>
'33060	TRAINING & CERTIFICATION LIEUTENANT	E	22	42,626	54,348	66,071	22	45,575	57,424	70,641
'36120	FIRE BATALION CHIEF	E	23	44,903	57,251	69,599	23	47,979	60,454	74,368
'36115	ASSISTANT CHIEF, TRAINING	E	24	47,179	60,153	73,128	24	50,384	63,484	78,095
'24010	ASSOCIATE MAGISTRATE	E	24	47,179	60,153	73,128	24	50,384	63,484	78,095
'22010	ASST DISTRICT ATTORNEY	E	24	47,179	60,153	73,128	24	50,384	63,484	78,095
'33010	DEPUTY SHERIFF, CAPTAIN	E	24	47,179	60,153	73,128	24	50,384	63,484	78,095
'22015	ASST DISTRICT ATTORNEY, SENIOR	E	25	49,456	63,056	76,656	25	52,788	66,513	81,822
'14001	DIRECTOR, ELECTIONS & REGISTRATION	E	25	49,456	63,056	76,656	25	52,788	66,513	81,822
'15110	MANAGER, ACCOUNTING & BUDGET	E	25	49,456	63,056	76,656	25	52,788	66,513	81,822
'42205	MANAGER, ROADS & BRIDGES	E	25	49,456	63,056	76,656	25	52,788	66,513	81,822
'33005	DEPUTY SHERIFF, MAJOR	E	26	51,732	65,958	80,185	26	55,193	69,543	85,549
'33205	DETENTION MAJOR	E	26	51,732	65,958	80,185	26	55,193	69,543	85,549
'38001	DIRECTOR, E911	E	26	51,732	65,958	80,185	26	55,193	69,543	85,549
'33000	CHIEF DEPUTY SHERIFF	E	27				27	58,800	74,087	91,139
'36110	<b>DEPUTY CHIEF, ADMINISTRATION</b>	E	25	49,456	63,056	76,656	<b>27</b>	<b>58,800</b>	<b>74,087</b>	<b>91,139</b>
'36105	<b>DEPUTY CHIEF, FIRE OPERATIONS</b>	E	27	55,147	70,312	85,477	27	58,800	74,087	91,139
'15501	CHIEF APPRAISER	E	28	59,700	76,117	92,534	28	63,609	80,147	98,593
'13210	DIRECTOR, ADMIN & SPECIAL PROJECTS	E	28	59,700	76,117	92,534	28	63,609	80,147	98,593

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## Job Classification List (Code Order)

CODE	TITLE	FLSA	Current				Proposed			
			GR	MIN	MID	MAX	GR	PMIN	PMID	PMAX
'15605	<b>DIRECTOR, FACILITIES / I.T.</b>	E	25	49,456	63,056	76,656	<b>28</b>	<b>63,609</b>	<b>80,147</b>	<b>98,593</b>
'15210	<b>DIRECTOR, HUMAN RESOURCES</b>	E	27	55,147	70,312	85,477	<b>28</b>	<b>63,609</b>	<b>80,147</b>	<b>98,593</b>
'61201	DIRECTOR, PARKS & RECREATION	E	28	59,700	76,117	92,534	28	63,609	80,147	98,593
'74101	DIRECTOR, PLANNING & DEVELOPMENT	E	28	59,700	76,117	92,534	<b>28</b>	<b>63,609</b>	<b>80,147</b>	<b>98,593</b>
'55201	DIRECTOR, SENIOR SERVICES	E	28	59,700	76,117	92,534	28	63,609	80,147	98,593
'15101	DIRECTOR, FINANCE	E	29	64,253	81,922	99,591	29	68,418	86,206	106,047
'36101	<b>CHIEF, EMERGENCY SERVICES</b>	E	30	71,082	90,629	110,177	30	73,227	92,266	113,501
'41001	DIRECTOR, PUBLIC WORKS & COMM DEV	E	30	71,082	90,629	110,177	30	73,227	92,266	113,501
'13201	COUNTY MANAGER	E	32	80,188	102,239	124,291	32	82,845	104,384	128,409

**Backup material for agenda item:**

7. Consideration of Dawson County 2016 Capital Improvement Element Adoption Resolution



January 16, 2017

Mr. Jason Streetman, AICP  
Dawson County Director of Planning & Development  
25 Justice Way, Suite 2522  
Dawsonville, GA 30534

Dear Mr. Streetman,

This letter is to confirm that the 2016 Annual CIE Update for Dawson County has been approved by the Georgia Department of Community Affairs (DCA) and the Georgia Mountains Regional Commission (GMRC) during the regional review process. The document was found to be internally consistent, consistent with the Regional Plan, and there no outside comments received.

To complete this process the County must now adopt the document then submit a signed resolution and copies of any amended materials to our offices. Once this has been done DCA will update and extend Dawson County's Qualified Local Government Status.

Congratulations on completing this effort and we wish Dawson County the best of luck with their upcoming projects. If there is anything we can do to assist the County with these or other projects please don't hesitate to contact our office.

Sincerely,

A handwritten signature in blue ink, appearing to read "Adam Hazell", is written over a light blue circular stamp.

Adam Hazell, AICP  
Planning Director





GMRC PLAN REVIEW SUMMARY  
DAWSON COUNTY CIE ('15) UPDATE

*JK*

**Public Comments**

No outside comments received.

**GMRC Staff Review**

<b>Element</b>	<b>Comment</b>
<i>Is the update consistent with the rest of the Comprehensive Plan?</i>	Yes
<i>Is the update internally consistent across elements?</i>	Yes.
<i>Is the update consistent with the Regional Plan?</i>	Yes.
<i>Is the update consistent with any other State or regional plans for the area?</i>	Update reflects interests of all known plans, policies and/or State objectives for the area.
<i>Are there any potential inter-jurisdictional conflicts identified by the GMRC?</i>	No significant or standing conflict was identified by staff.
<i>Do the goals and implementation measures appear realistic?</i>	Yes.
<i>Does the Plan appear based on public input?</i>	Yes.
<i>Does the Plan sufficiently advance the community towards the stated vision?</i>	Proposed measures and policies are in line with steps to achieve the vision.
<i>Will the Plan update require significant changes to existing Service Delivery Agreements and/or land use management measures?</i>	No issues expected.
<i>Does the projected population growth appear in line with projected capacity for utilities and services?</i>	Any and all improvements needed to sustain projected growth have been accounted for and appear compatible with other plans for the area.
<i>General Comments:</i>	NA

## **Adoption Resolution**

### ***Capital Improvements Element Annual Update***

#### ***Dawson County, Georgia***

WHEREAS, Dawson County adopted a Capital Improvements Element as an amendment to the *Dawson County Comprehensive Plan*; and

WHEREAS, Dawson County has prepared an Annual Update to the adopted Capital Improvements Element; and

WHEREAS, the Capital Improvements Element Annual Update was prepared in accordance with the “Development Impact Fee Compliance Requirements” and the “Minimum Planning Standards and Procedures for Local Comprehensive Planning” adopted by the Board of Community Affairs pursuant to the Georgia Planning Act of 1989, and a duly advertised Public Hearing was held on December 13, 2016, at 6:00 P.M. in the Dawson County Government Center;

BE IT THEREFORE RESOLVED that the Board of Commissioners of Dawson County does hereby adopt the Capital Improvements Element Annual Update, as per the requirements of the Development Impact Fee Compliance Requirements.

Adopted this 16<sup>th</sup> day of February, 2017.

BY: \_\_\_\_\_  
Chairman Billy Thurmond

ATTEST: \_\_\_\_\_  
Danielle Yarbrough, County Clerk

**Backup material for agenda item:**

8. Consideration of SPLOST V Addendum

**ADDENDUM TO INTERGOVERNMENTAL AGREEMENT FOR SPLOST V**

WHEREAS, Dawson County and the City of Dawsonville entered into an intergovernmental agreement for SPLOST V on August 28, 2007; and

WHEREAS, Dawson County and the City of Dawsonville desire to resolve disputes and avoid fees and expenses through this Addendum to the Intergovernmental Agreement for SPLOST V.

NOW, THEREFORE, Dawson County and the City of Dawsonville hereby agree to the terms of this Addendum.

1. **All expenditures from SPLOST proceeds-SPLOST projects.** All SPLOST V proceeds other than the sum of \$579,079.91 have been disbursed exclusively for SPLOST projects set forth within Article 3 of the intergovernmental agreement for SPLOST V referenced herein. SPLOST proceeds of \$579,079.91 remain to be disbursed, and the parties acknowledge, consent, and agree that such amount shall be spent solely and exclusively for the projects referenced within Article 3 of the intergovernmental agreement for SPLOST V.
2. **Bona Fide Dispute.** The parties have a bona fide dispute and disagreement as to the specific amount to be allocated to the County and the City. The City claims the City is entitled to payment of \$216,794.30 under the terms and provisions of the intergovernmental agreement for SPLOST V. The County claims the remaining amount to be disbursed to the City is \$83,891.23. The parties agree to resolve this bona fide dispute and disagreement to avoid litigation fees and expenses, which may equal or exceed the amount in dispute.

3. **Distribution of SPLOST V proceeds.** The parties agree that SPLOST V proceeds of \$130,000.00 shall be disbursed by Dawson County to the City of Dawsonville upon execution of this agreement for the City projects referenced within the Intergovernmental Agreement for SPLOST V. \$449,079.91 shall be disbursed by Dawson County to Dawson County for the County projects referenced therein.
4. **Final Disbursement and Close.** The parties agree that upon disbursement in accord with the terms hereof SPLOST V proceeds shall have been properly disbursed.

This \_\_\_ day of \_\_\_\_\_, 2017.

ATTEST:

\_\_\_\_\_  
Danielle Yarbrough  
County Clerk

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

ATTEST:

\_\_\_\_\_  
Bonnie Warne  
City Clerk

\_\_\_\_\_  
James Grogan  
Mayor, City of Dahlonega