

**DAWSON COUNTY BOARD OF COMMISSIONERS
VOTING SESSION AGENDA – THURSDAY, JULY 18, 2024
DAWSON COUNTY GOVERNMENT CENTER ASSEMBLY ROOM
25 JUSTICE WAY, DAWSONVILLE, GEORGIA 30534
TO IMMEDIATELY FOLLOW THE 4:00 PM WORK SESSION**

A. ROLL CALL

B. INVOCATION AND PLEDGE OF ALLEGIANCE

C. ANNOUNCEMENTS

D. APPROVAL OF MINUTES

- [1.](#) Minutes of the Work Session held on June 20, 2024
- [2.](#) Minutes of the Voting Session held on June 20, 2024

E. APPROVAL OF AGENDA

F. PUBLIC COMMENT

G. PUBLIC HEARINGS

- [1.](#) Character Area Map Amendment (*1st of 2 hearings; 2nd hearing will be held on August 1, 2024*)
- [2.](#) Harbour Ridge Subdivision Special Ad Valorem Tax District (*1st of 1 hearing*)

H. ZONINGS

- [1.](#) SU 24-01 - Allie Phillips and Dean Goswick request Special Use of placing a manufactured home on less than 3 acres in RA (Residential Agriculture) TMP 105-041 (Grizzle Road).
- [2.](#) ZA 24-04 - Big Dog Drilling and Auger Service LLC request to rezone 6.85 acres of TMP 106-064 and 106-065 from Commercial Community Business (CCB) to Commercial Industrial Restrictive (CIR) (Dawson Forest Road and G.W. Taffar Road).

I. NEW BUSINESS

- [1.](#) Consideration of Electric Vehicle Charging Stations Project Approval and Budget Request

J. PUBLIC COMMENT

K. ADJOURNMENT

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

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

**DAWSON COUNTY BOARD OF COMMISSIONERS
WORK SESSION MINUTES – THURSDAY, JUNE 20, 2024
DAWSON COUNTY GOVERNMENT CENTER ASSEMBLY ROOM
25 JUSTICE WAY, DAWSONVILLE, GEORGIA 30534
4:00 PM**

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

UNFINISHED BUSINESS

1. Discussion of Solid Waste Management and Community Health Ordinance- County Manager Joey Leverette (*Last discussed at the April 18, 2024, Work Session; on January 26, 2024, during a BOC Planning Workshop; and at the October 19, 2023, Work Session. A moratorium was extended at the May 18, 2023, Voting Session concerning a Property Maintenance Ordinance, pausing the enforcement of a Property Maintenance Ordinance and any related or similar provision in a Litter Control and Solid Waste Management Ordinance until such time that a revision of a Property Maintenance Ordinance is completed and a public hearing is advertised and held concerning a revised Property Maintenance Ordinance.*)
This item was for discussion only and will be placed on a future Work Session Agenda following additional attorney and staff review.

NEW BUSINESS

1. Presentation of FY 2025 Drug Treatment Court Grant Award Acceptance- Treatment Services Director Heather Herrington
This item will be added to the June 20, 2024, Voting Session Agenda.
2. Presentation of Harbour Ridge Subdivision Special Ad Valorem Tax District- Public Works Director Robert Drewry
This item will be placed on the July 18, 2024, Voting Session Agenda for a Public Hearing following proper advertising.
3. Presentation of Electric Vehicle Charging Stations Project Approval and Budget Request- Purchasing Manager Melissa Hawk
This item will be placed on the July 18, 2024, Voting Session Agenda.
4. Presentation of FY 2025 Intergovernmental Agreement Between Dawson County and the Board of Education Concerning School Resource Officers- County Attorney
This item will be added to the June 20, 2024, Voting Session Agenda.
5. Discussion of Impact Fees- Chairman Billy Thurmond
This item was for information and discussion only.

6. County Manager Report
This item was for information only.
7. County Attorney Report
County Attorney Davis had no information to report and requested an Executive Session.

APPROVE:

ATTEST:

Billy Thurmond, Chairman

Kristen Cloud, County Clerk

DRAFT

**DAWSON COUNTY BOARD OF COMMISSIONERS
VOTING SESSION MINUTES – THURSDAY, JUNE 20, 2024
DAWSON COUNTY GOVERNMENT CENTER ASSEMBLY ROOM
25 JUSTICE WAY, DAWSONVILLE, GEORGIA 30534
IMMEDIATELY FOLLOWING THE 4:00 PM WORK SESSION**

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

INVOCATION AND PLEDGE OF ALLEGIANCE: Chairman Thurmond

ANNOUNCEMENTS:

Chairman Thurmond announced that the next Board of Commissioners meetings would be held July 18, 2024, due to the Fourth of July holiday.

APPROVAL OF MINUTES:

Motion passed 4-0 to approve the Minutes of the Work Session held on June 6, 2024. Stowers/Gaines

Motion passed 4-0 to approve the Minutes of the Voting Session held on June 6, 2024. Dooley/Gaines

APPROVAL OF AGENDA:

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

- Addition of Nos. 4 and 5 under New Business:
 - FY 2025 Drug Treatment Court Grant Award Acceptance; and
 - FY 2025 Intergovernmental Agreement Between Dawson County and the Board of Education Concerning School Resource Officers

Stowers/Dooley

PUBLIC COMMENT:

None

PUBLIC HEARING:

A Proposed Amendment of Chapter 105 - Buildings and Building Regulations (1st of 1 hearing)
Planning & Development Director Sharon Farrell reviewed the proposed amendment.

Chairman Thurmond opened the hearing by asking if there was anyone present who wished to be heard on a Proposed Amendment of Chapter 105 - Buildings and Building Regulations and, hearing none, closed the hearing.

Motion passed 4-0 to approve a Proposed Amendment of Chapter 105 - Buildings and Building Regulations with one change as discussed/necessary on the presented document. Gaines/Stowers

ZONING:

ZA 24-01 – Jim King on behalf of Dawson Forest Owner LLC requests to amend the site plan and zoning stipulations for the Dawson Crossroads Development TMP 114-031. (Tabled from the May 16, 2024, Voting Session, at which time a public hearing was held.)

Jim King and his client, Steve West of Halpern Enterprises, provided additional information concerning the zoning application.

A public hearing concerning ZA 24-01 was held on May 16, 2024.

Motion passed 3-1 to approve ZA 24-01 with the following stipulations:

1. The commercial component of the development shall be completed before or in conjunction with the first phase of the multi-family residential development;
2. Before the construction of Phase 3 (townhouses) of the development, the developer shall connect an access road to and through the multi-family portion of the development;
3. Apartment buildings shall be fully sprinkled;
4. No adult businesses will be permitted to occupy the property;
5. Each townhouse shall be located on its lot, which is a minimum of 2,400 square feet in size;
6. Residents cannot access the rear delivery of commercial development;
7. Pedestrian accessibility must be provided from the project to the commercial site; and
8. Deeded perpetual access easement across the commercial development.
9. The main entrance to the townhouses must come from the apartments, with the fire/emergency entrance coming from the Publix shopping center.

Dooley/Stowers- Commissioner Bruce opposed the motion

UNFINISHED BUSINESS:

Consideration of Library’s Additional Operating Budget Request (Tabled from the June 6, 2024, Voting Session)

Motion passed 4-0 to approve the Library’s Additional Operating Budget Request; \$30,000 will come from General Fund’s fund balance. Gaines/Stowers

NEW BUSINESS:

Consideration of Juvenile Court Request to Add Position of Intern/Clerk

Motion passed 4-0 to approve a Juvenile Court Request to Add a Position of Intern/Clerk. Stowers/Bruce

Consideration to Move Forward to Public Hearings Concerning a Character Area Map Amendment Request

Motion passed 4-0 to approve to Move Forward to Public Hearings Concerning a Character Area Map Amendment Request; hearings will be held on July 18 and August 1, 2024. Dooley/Gaines

Consideration of Board Appointments:

• **Department of Family and Children Services**

- Joey Bearden- reappointment (Term: July 2024 through June 2028)
- Karen McCord- reappointment (Term: July 2024 through June 2029)

Motion passed 4-0 to reappoint Joey Bearden and Karen McCord to the Department of Family and Children Services Board for terms of July 2024 through June 2028 and July 2024 through June 2029, respectively. Gaines/Stowers.

Consideration of FY 2025 Drug Treatment Court Grant Award Acceptance

Motion passed 4-0 to accept a FY 2025 Drug Treatment Court Grant Award. Stowers/Gaines

Consideration of FY 2025 Intergovernmental Agreement Between Dawson County and the Board of Education Concerning School Resource Officers

Motion passed 4-0 to approve a FY 2025 Intergovernmental Agreement Between Dawson County and the Board of Education Concerning School Resource Officers. Stowers/Dooley

PUBLIC COMMENT:

None

ADJOURNMENT:

EXECUTIVE SESSION:

Motion passed 4-0 to enter into Executive Session to discuss real estate and litigation. Stowers/Gaines

Motion passed 3-0 to come out of Executive Session. Stowers/Gaines

APPROVE:

ATTEST:

Billy Thurmond, Chairman

Kristen Cloud, County Clerk



DAWSON COUNTY BOARD OF COMMISSIONERS AGENDA REQUEST FORM

Department: Planning and Development

Work Session: June 6, 2024

Prepared By: Farrell

Voting Session: June 20, 2024

Presenter: Sharon O. Farrell

Public Hearing: No

Agenda Item Title: Presentation of map amendment

Background Information:

The Character Area Map was adopted in October 2023. Character Areas and their narratives lay out specific goals for a community by sub-areas or neighborhoods. The area west of Lumpkin Campground Road/north of Dawson Forest Road is a mix of residential and industrial; thus, this existing use should have been factored in when the character area was assigned. This is a staff-initiated request for a map amendment.

Current Information:

Parcel (106-064) is 5.6 acres in size and was designated as *Suburban Residential* on the Character Area Map; the more appropriate assignment is *Hightower*. The property was zoned for commercial use in 2014. The drilling and auger service has grown, adding a welding and pier production business (light industrial). This amendment does not impact the compliance of the adopted plan. Two public meetings are required.

Budget Information:

Applicable: Not Applicable:

Budgeted: Yes No

Fund	Department	Account #	Budget	Balance	Requested	Remaining

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

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

Recommendation/Motion: Approval

Department Head Authorization: *sof*

Date: May

15, 2024

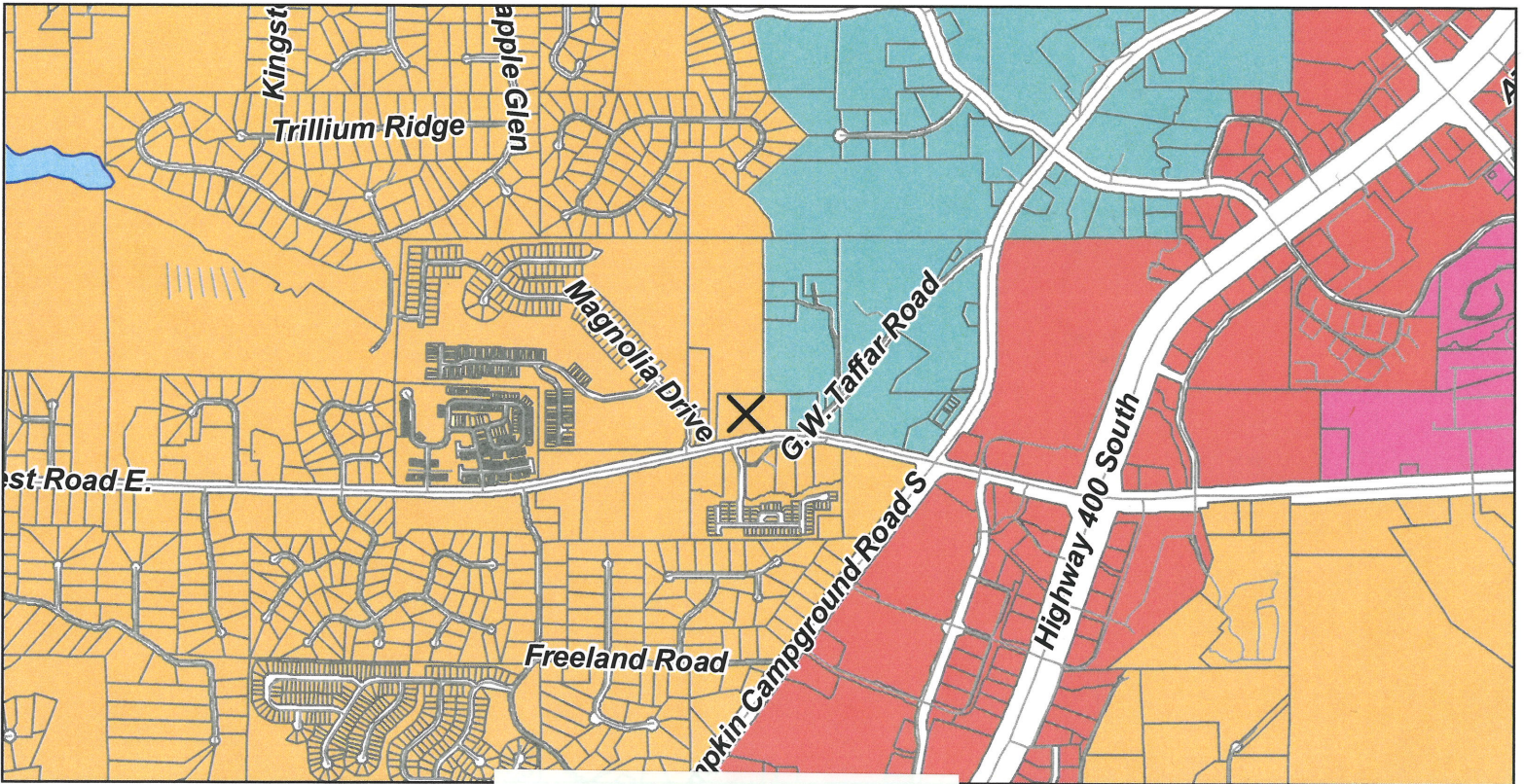
Finance Department Authorization: Vickie Neikirk

Date: 5/28/24

County Manager Authorization: J. Leverette

Date: 5/28/24

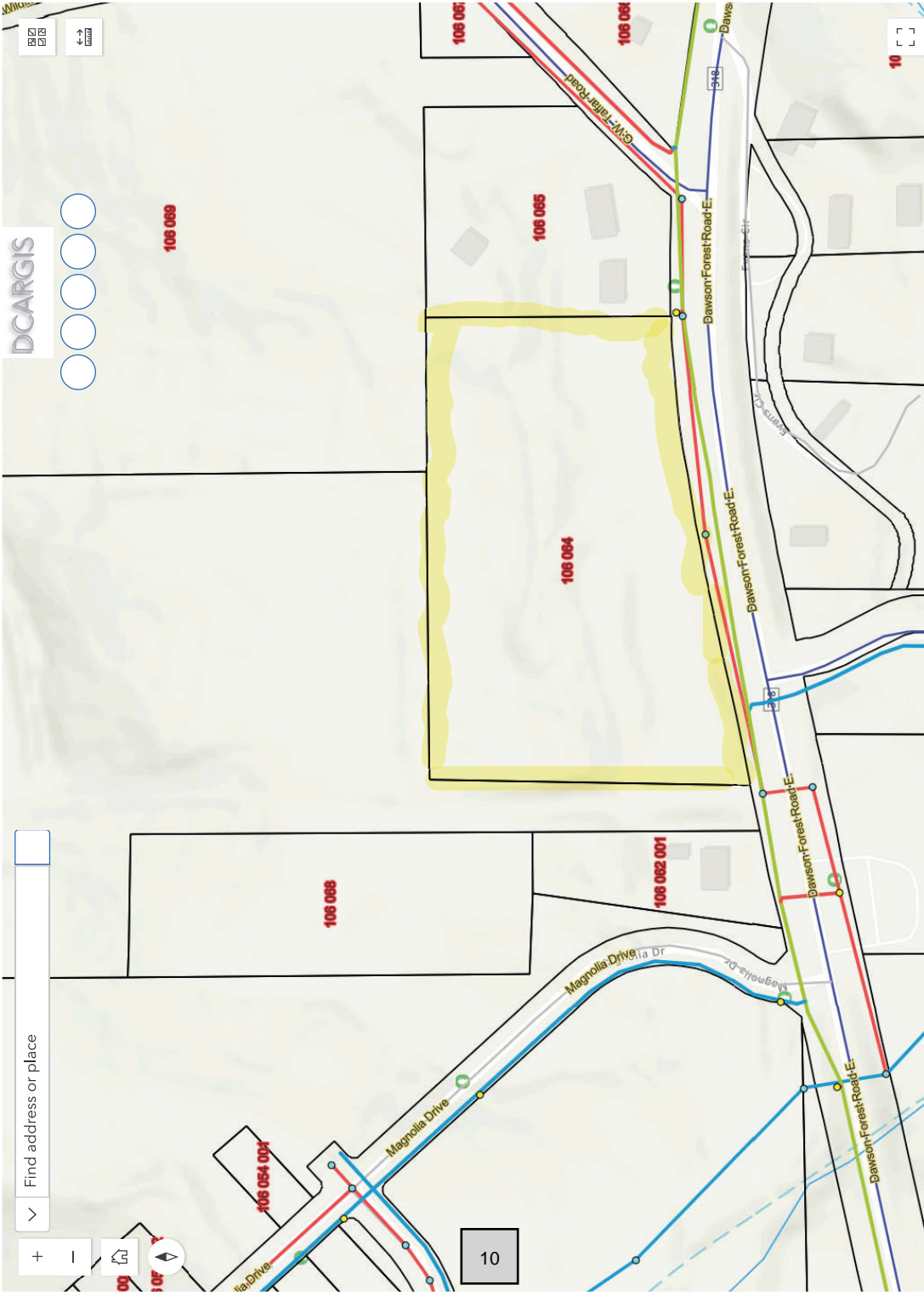
Comments/Attachments: Maps



106 064

5/15/24, 2:29 PM

DCARGIS Collaboration



DCARGIS



50 m
200 ft

Esri, NASA, NGA, USGS, FEMA | Esri Community Maps Contributors, © OpenStreetMap, Microsoft, Esri, To...

https://experience.arcgis.com/experience/adb0fcc2b3ab4531927449838db1724/?print_preview=true

1/1



DAWSON COUNTY ANNOUNCEMENT AND ADVERTISEMENT REQUEST

Submitting Department:	Planning & Development	Department contact name:	Sharon Farrell
Submittal Date:	06.21.2024	Run Dates:	07.03.2024 and 07.10.2024
AD Description :	Notice of Public Hearings	Section of Paper:	Legals
Name of Paper:	Dawson County News	Do you want your ad online:	Yes

Notice of Public Hearings

Notice is hereby given that public hearings concerning a Character Area Map Amendment shall be held by the Dawson County Board of Commissioners at the Dawson County Government Center, 25 Justice Way, Assembly Room 2303 (2nd floor), Dawsonville, Georgia, at the July 18, 2024, and August 1, 2024, Voting Sessions, which will immediately follow the 4 p.m. Work Sessions on those dates.

O.C.G.A. § # 36-81-5.

Department Head Approval:



DAWSON COUNTY BOARD OF COMMISSIONERS AGENDA REQUEST FORM

Department: Public Works

Work Session: June 20, 2024

Prepared By: Robert W. Drewry

Voting Session: July 18, 2024

Presenter: Robert W. Drewry

Public Hearing: Yes No

Agenda Item Title: Presentation of Board consideration for a Special Ad Valorem Tax District at Harbour Ridge Subdivision.

Background Information:

On January 20, 2022, the Board adopted Code Chapter 30 Article VI Sec. 550 as a mechanism for taxpayers to petition the County for the creation of Special Ad Valorem Tax Districts to fund capital improvement projects.

There has not been a petition utilized to date.

The ordinance outlines a specific process to create a tax district:

- Application for Preliminary Petition
- Issuance of Preliminary Petition
- Issuance of Final Petition
- Board consideration

The Harbour Ridge Subdivision is a 30-lot residential development platted in 2004. The roads and drainage system has not been accepted into the maintenance system of Dawson County.

Harbour Ridge Drive is in poor condition and the County has discovered minor problems with the storm drain pipe. The preliminary capital improvement cost estimate is \$208,000.

Current Information :

The County has received the required Application for Preliminary Petition, the Preliminary Petition, and the Final Petition.

Preliminary Petition: 86.67% signatures of property owners

Final Petition: 86.67% signatures of property owners

A title search certified the right of way is owned by Claude Sims. Mr. Sims has provided in writing his willingness to dedicate the right of way.

Budget Information:

Applicable: Not Applicable:

Budgeted: Yes No

Fund	Department	Account #	Budget	Balance	Requested	Remaining
			12			

					\$208,000	
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*If this is a personnel-related request, has it been reviewed by Human Resources? _____

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

Recommendation/Motion: Board approval to proceed for a Special Ad Valorem Tax District at Harbour Ridge Subdivision and initiate a Public Hearing.

Department Head Authorization: RWD

Date: June 3, 2024

Finance Department Authorization: Vickie Neikirk

Date: 6/11/24

County Manager Authorization: J. Leverette

Date: 6/11/24

Comments/Attachments: Power Point Presentation



DAWSON COUNTY GOVERNMENT
25 Justice Way, Suite 2233
Dawsonville, GA 30534
(706) 344-3501

FINAL PETITION FOR SPECIAL AD VALOREM TAX DISTRICT FOR THE HARBOUR RIDGE SUBDIVISION

_____ The Harbour Ridge Subdivision _____ has applied to the Dawson County Board of Commissioners for the creation of a special ad valorem tax district. If approved, the Dawson County Board of Commissioners would raise revenue for the capital improvement project described below by levying a special ad valorem tax or special assessment on the property identified below.

In accordance with County code, the continued progress of this proposed project will require the formal dedication of the right-of-way to Dawson County. A title certification has identified the owner of the right-of-way and owner has agreed in writing to dedicate the privately owned right-of-way to Dawson County.

The estimated timeline, project costs, and millage rates provided below are made for informational purposes only. If the petition is approved, the actual project costs for such improvements will be funded in whole or in part through a special district ad valorem tax or special assessment on all property within the capital improvement tax district.

To be eligible for further consideration, the applicant must return a completed Final Petition bearing the signatures of at least 75 percent of the owners of the property lying within the proposed capital improvement tax district within 45 days of the issuance of the Final Petition.

By signing this Final Petition, you are declaring (1) that you own real property within the proposed special tax district ; (2) that you are in favor of the proposed qualified capital improvement project; (3) that you are willing to consider being subject to taxation or special assessment to fund such improvements; and (4) that you, as the owner of a tax parcel within the capital improvement tax district, are willing to dedicate all necessary rights-of-way and easements, which will become public roads.

PROJECT INFORMATION: Excavation and replacement of areas of settlement, repair failed storm pipe, deep patch and repaving of asphalt where slipping, and entire roadway to be edge milled and repaved with 1.5” of asphalt surface.

PROJECT LIMITS: All property within the proposed special tax district to include the Harbour Ridge Subdivision as shown on attached aerial tax map and including Tax Parcels L18 081 002 through L18 081 031 with a total of 30 lots.

PRELIMINARY PROJECT TIMELINE AND COSTS

Estimated Start Date: Bid let in Summer 2024 Estimated Completion Date: December 2024

Preliminary Cost Estimate: \$ 208,000 Projected Millage Rate: 0.0061845 mills

Estimated Annual Tax (per \$500,000.00 in property value): \$ 1,236.90

ISSUED BY: _____

DATE OF ISSUANCE: _____



HARBOUR RIDGE SPECIAL TAX DISTRICT

Estimated capital improvement cost = \$208,000.00
 Estimated millage rate = 0.0061845 \$6.18 per \$1000

PARCEL	NAME	ADDRESS	Application for Preliminary Petition	Preliminary Petition	Final Petition	Assessed Value (2023)	Tax Value (Assessed value x 40%)	Estimated Assessment per Year	Total Payment for 5 years (Estimated)
L18 081 002	Donald L. & Lynda M. Townley	25 Harbour Ridge Drive	May 25, 2022	July 26, 2023	April 18, 2024	\$513,100	\$205,240	\$1,269.31	\$6,346.53
L18 081 003	Billy G. Jr. & Cathy Lee Carlisle	49 Harbour Ridge Drive	May 26, 2022	July 26, 2023	April 10, 2024	\$608,300	\$243,320	\$1,504.81	\$7,524.06
L18 081 004	John B. & Deborah J. Nash	71 Harour Ridge Drive	June 1, 2022	August 1, 2023	April 12, 2024	\$531,100	\$212,440	\$1,313.84	\$6,569.18
L18 081 005	James & Deborah Henning	75 Harbour Ridge Drive	June 6, 2022	August 2, 2023	April 15, 2024	\$560,000	\$224,000	\$1,385.33	\$6,926.64
L18 081 006	Brian D. & Kelly J. Trapnell	103 Harbour Ridge Drive	June 4, 2022	July 26, 2023	May 28, 2024	\$623,200	\$249,280	\$1,541.67	\$7,708.36
L18 081 007	Victor C. & Eauleta D. Chodora	127 Harbour Ridge Drive	May 25, 2022	July 26, 2023	April 11, 2024	\$620,950	\$248,380	\$1,536.11	\$7,680.53
L18 081 008	Paul L. & Terry H. Griffith	135 Harbour Ridge Drive	June 5, 2022	July 22, 2023	April 18, 2024	\$618,400	\$247,360	\$1,529.80	\$7,648.99
L18 081 009	Christy Lynn Pruitt & Lori Jean Warber	141 Harbour Ridge Drive	June 7, 2022	July 22, 2023	April 10, 2024	\$559,700	\$223,880	\$1,384.59	\$6,922.93
L18 081 010	Douglas B. & Jacqueline A. MacDonald	155 Harbour Ridge Drive	May 27, 2022	July 22, 2023		\$523,900	\$209,560	\$1,296.02	\$6,480.12
L18 081 011	A&J Calhoun Joint Trust Allen Keith & Jonna Carole Calhoun	183 Harbour Ridge Drive	June 10, 2022	July 22, 2023	May 22, 2024	\$565,700	\$226,280	\$1,399.43	\$6,997.14
L18 081 012	Drew P. & Vanessa C. Brosnan	223 Harbour Ridge Drive	May 31, 2022	July 25, 2023	April 10, 2024	\$586,400	\$234,560	\$1,450.64	\$7,253.18
L18 081 013	Ron & Clarence Keaton	261 Harbour Ridge Drive	May 25, 2022	July 24, 2023	April 10, 2024	\$497,200	\$198,880	\$1,229.97	\$6,149.87
L18 081 014	Dianne E. Leonhardt	289 Harbour Ridge Drive	May 31, 2022	July 22, 2023	April 15, 2024	\$477,100	\$190,840	\$1,180.25	\$5,901.25
L18 081 015	Leonid & Angela Martirosov	2424 Apalachee Run Way, Dacula, GA 30019				\$183,300	\$73,320	\$453.45	\$2,267.24
L18 081 016	Mark & Colette Taylor	318 Harbour Ridge Drive	May 31, 2022	July 1, 2023	April 16, 2024	\$721,280	\$288,512	\$1,784.30	\$8,921.51
L18 081 017	Christopher & Kelly Satterfield	288 Harbour Ridge Drive	May 25, 2022	July 24, 2023	April 10, 2024	\$385,000	\$154,000	\$952.41	\$4,762.07
L18 081 018	Gerald L. & Deborah Sweatman	262 Harbour Ridge Drive	June 2, 2022	August 8, 2023	April 11, 2024	\$630,200	\$252,080	\$1,558.99	\$7,794.94
L18 081 019	Janice Ellen Harrison	244 Harbour Ridge Drive	June 3, 2022		May 26, 2024 ⁽²⁾	\$540,200	\$216,080	\$1,336.35	\$6,681.73
L18 081 020	Joseph G. Ferraro	230 Harbour Ridge Drive		August 8, 2023	May 6, 2024	\$620,800	\$248,320	\$1,535.74	\$7,678.68
L18 081 021	Joseph Reynolds	220 Harbour Ridge Drive	June 6, 2022	August 9, 2023	May 6, 2024	\$605,600	\$242,240	\$1,498.13	\$7,490.67
L18 081 022	Raymond & Cathy Duncan	204 Harbour Ridge Drive	June 4, 2022	August 8, 2023	May 6, 2024	\$637,600	\$255,040	\$1,577.29	\$7,886.47
L18 081 023	James & Linda Scull Powers	184 Harbour Ridge Drive	June 3, 2022	July 22, 2023	April 10, 2024	\$497,600	\$199,040	\$1,586.05	\$7,930.27
L18 081 024	Michael Howard & Cindy Rich	172 Harbour Ridge Drive	May 25, 2022	July 22, 2023	April 19, 2024	\$614,200	\$245,680	\$1,519.41	\$7,597.04
L18 081 025	William L. & Rhonda L. Kimbrell	154 Harbour Ridge Drive				\$472,600	\$189,040	\$1,169.12	\$5,845.59
L18 081 026	Francisco & Lattressa Marie De Armas	140 Harbour Ridge Drive		August 1, 2023	signed not dated	\$560,000	\$224,000	\$1,385.33	\$6,926.64
L18 081 027	Joseph B. & Haley N. Eubanks	52 Emily Anne Way, Dawsonville, GA 30534	June 3, 2022	July 23, 2023	May 24, 2024	\$608,900	\$243,560	\$1,506.30	\$7,531.48
L18 081 028	Martin J. Hogan Jr.	102 Harbour Ridge Drive	June 3, 2022 ⁽¹⁾	July 26, 2023	May 24, 2024	\$634,500	\$253,800	\$1,569.63	\$7,848.13
L18 081 029	Blair Douglas & Caren Michelle Mahaffey	74 Harbour Ridge Drive	June 2, 2022	August 1, 2023	April 14, 2024	\$621,800	\$248,720	\$1,538.21	\$7,691.04
L18 081 030	Travis & Jennifer Green	42 Harbour Ridge Drive	June 3, 2022	July 26, 2023	April 11, 2024	\$612,300	\$244,920	\$1,514.71	\$7,573.54
L18 081 031	Bobby C. & Amy M. Whitmire	12 Harbour Ridge Drive				\$585,300	\$234,120	\$1,447.92	\$7,239.58
			83.33%	86.67%	86.67%	\$16,816,230	\$6,726,492	\$41,955.08	\$209,775.40

Note: 1- Owner Donna Sue H. Bailey signed
 Note: 2- Randy Kramer Signed as new owner

HARBOUR RIDGE SUBDIVISION SPECIAL AD VALOREM TAX DISTRICT



What is a Special Ad Valorem Tax District?

- Board adopted code on January 20, 2022. Code of Ordinances Chapter 30 Article VI Sec. 550
- Purpose: “To create a method by which citizens may petition the Board of Commissioners for consideration of capital improvement projects to be funded... via a special district ad valorem tax or by special assessment”
- Has not been utilized to date
- Ordinance outlines specific process to create a tax district
 - Application for Preliminary Petition
 - Issuance of Preliminary Petition
 - Issuance of Final Petition
 - Board consideration

HARBOUR RIDGE SUBDIVISION



- Originally platted development in 2004
- Located off War Hill Park Road
- 30 lot residential subdivision
- Roads and drainage system has not been accepted into the maintenance system of Dawson County
- Title Certification: the right of way is owned by Claude Sims
- Application for Preliminary Petition started in May 2022



HARBOUR RIDGE SUBDIVISION

- Application for Preliminary Petition
 - 83.33% signatures of property owners
- Preliminary Petition:
 - 86.67% signatures of property owners
- Final Petition:
 - 86.67% signatures of property owners

HARBOUR RIDGE ROAD



HARBOUR RIDGE SUBDIVISION CAPITAL IMPROVEMENT PROJECT



- Repair and resurface Harbour Ridge Drive to meet county standards
- Drainage system has been inspected by video and a few minor problems were found
- Received estimate from All Purpose Paving to:
 - Mill and resurface roadway
 - Remove failed base and paving in several locations
 - Remove and replace failed or settled curb and gutter
 - Grout storm pipe connections in storm basins
- Preliminary capital improvement cost estimate is \$208,000
- Based on improvement estimate and 2023 tax assessments, estimated assessment rates has been calculated for each tax parcel with a pay back in 10 years

HARBOUR RIDGE SUBDIVISION SPECIAL AD VALOREM TAX DISTRICT



Board action on Final Petition

- Hold Public Hearing
- Accept dedication of right of way
- Create Capital Improvement Tax District and provide funding source for capital improvements (suggest SPLOST VII or General Fund-Fund Balance)

Questions?



DAWSON COUNTY Public Works

Engineering

July 1, 2024

Project Management

25 Harbour Ridge Drive
Dawsonville, GA 30534

Roads/Bridges

Re: Harbour Ridge Subdivision

Stormwater Management

Dear Property Owner

Waste Services

Dawson County has received the Final Petition for a Special Ad Valorem Tax District at Harbour Ridge Subdivision. It appears the Final Petition is in order and in accordance with the Dawson County code Section 30-550 for special tax districts.

Therefore, per the code, this is written notice to all the owners of property according to the Dawson County Tax Assessors office lying within the proposed capital improvement tax district, that a public hearing concerning a Harbour Ridge Subdivision Special Ad Valorem Tax District will be held by the Dawson County Board of Commissioners at the Dawson County Government Center, 25 Justice Way, Assembly Room 2303 (2nd floor), Dawsonville, Georgia, at the July 18, 2024, Voting Session, which will immediately follow the 4 p.m. Work Session.

The purpose of the Hearing is to consider whether to accept the dedication of the right-of-way and whether to establish a special district ad valorem tax within the Harbour Ridge Subdivision.

If you have any questions, please let me know.

Sincerely,

Robert W. Drewry
Director of Public Works



DAWSON COUNTY ANNOUNCEMENT AND ADVERTISEMENT REQUEST

Submitting Department:	Public Works	Department contact name:	Robert Drewry
Submittal Date:	06.21.2024	Run Dates:	07.03.2024 and 07.10.2024
AD Description :	Notice of Public Hearing	Section of Paper:	Legals
Name of Paper:	Dawson County News	Do you want your ad online:	Yes

Notice of Public Hearing

Notice is hereby given that a public hearing concerning a Harbour Ridge Subdivision Special Ad Valorem Tax District shall be held by the Dawson County Board of Commissioners at the Dawson County Government Center, 25 Justice Way, Assembly Room 2303 (2nd floor), Dawsonville, Georgia, at the July 18, 2024, Voting Session, which will immediately follow the 4 p.m. Work Session.

O.C.G.A. § # 36-81-5.

Department Head Approval:

Dawson County
Rezoning Application
(AMENDMENT TO LAND USE MAP)

APPLICANT INFORMATION (or Authorized Representative)

If applicant is other than owner, the Property Owner Authorization form must be completed.

Printed Name: Allie Phillips & Bailey Goswick

Address: _____

Phone (Listed only please): _____

Email (Business/Personal): _____

Status:] Owner] Authorized Agent] Lessee] Option to purchase

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: 4/25/2024 Applicant Signature: Allie Phillips

REQUESTED ACTION & DETAILS OF PROPOSED USE

Rezoning to: _____] Special Use Permit for: manufactured home on less than 3 acres

Proposed Use:

Existing Utilities: Water Sewer Gas Electric

Proposed Utilities: Water Sewer Gas Electric

RESIDENTIAL Townhomes Single Family detached

No. of Lots: 1 Minimum Lot Size: 1.55 (acres) No. of Units: 1

Minimum Heated Floor Area: 2,009 sq. ft. Density/Acre: 1

COMMERCIAL & RESTRICTED INDUSTRIAL:

Building area: _____ No. of Parking Spaces: _____

Property Owner/
Property Information

Name: Allie Phillips & Bailey Goswick

Street Address of Property being rezoned _____

Rezoning from _____ to: _____ Total acreage being rezoned: 1.55

Directions to Property (if no address):

Take driveway of 1240 Grizzle Rd.

Subdivision Name (if applicable): _____ Lot(s) #: _____

Current Use of Property: vacant

Does this proposal reach DRI thresholds? If yes, the application will require submittal of a transportation study. DRIs require an in depth review by County agencies, and regional impact review by the Georgia Mountains Regional Planning staff. This adds several weeks to processing; additionally, the applicant is responsible for the expense of third party review of the required technical studies associated with the project.

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

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

SURROUNDING PROPERTY ZONING CLASSIFICATION:

North R-A South R-A East R-A West R-A

Future Land Use Map Designation: Suburban Residential

Access to the development will be provided from:

Road Name: 1240 Grizzle Rd. Driveway Type of Surface: paved

Applicant Certification

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

I understand that the Planning & Development staff may either accept or reject my request upon review. My request will be rejected if all the necessary data is not presented. The staff will send notices to adjacent property owners advising of the request and proposed use prior to the public hearing.

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

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

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

Signature Allie Pfeiffer Date 4/25/2024
Witness Harmony Lee Date 4/25/2024

Property Owner Authorization

I/we, Allie Phillips & Bailey Goswick, hereby swear that I/we own the property located at (fill in address and/or tax map parcel #s):

Street Address of Property being rezoned: 0 Grizzle Rd.

TMP#: 105-041

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

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

Printed Name of applicant or agent: Allie Phillips

Signature of applicant or agent: Allie Phillips Date: 4/25/2024

Printed Name of Owner(s): Allie Phillips

Signature of Owner(s): Allie Phillips Date: 4/25/2024

Mailing address: _____

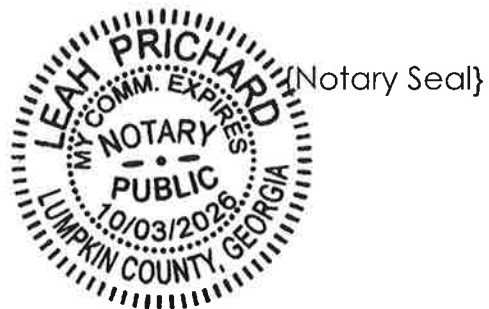
City, State, Zip: _____

Phone (Listed/Unlisted): _____

Sworn and subscribed before me
this 25th day of April, 2024

[Signature]
Notary Public

My Commission Expires: 10-3-26



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

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

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

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

This notice and acknowledgment shall be public record.

Applicant Signature: Allie Phillips

Applicant Printed Name: Allie Phillips

Date Signed: April 25, 2024

Sworn and subscribed before me

this 25th day of April, 2024.

[Signature]
Notary Public

My Commission Expires: 10-3-26



DISCLOSURE OF CAMPAIGN CONTRIBUTIONS (APPLICANT(S) AND REPRESENTATIVE(S) OF REZONING)

Pursuant to O.C.G.A. Section 36-67 A-3.A, the following disclosure is mandatory when an applicant or any representation of application for rezoning has been made within two (2) years immediately preceding the filing of the applicant's request for rezoning, campaign contributions aggregating \$250.00 or more to a local government official who will consider the application for rezoning.

It shall be the duty of the applicant and the attorney representing the applicant to file a disclosure with the governing authority of the respective local government showing the following:

1. Name of local official to whom campaign contribution was made:

2. The dollar amount and description of each campaign contribution made by the opponent to the local government official during the two (2) years immediately preceding the filing of the application for the rezoning action and the date of each such contribution.

Amount \$ _____ Date: _____

Enumeration and description of each gift when the total value of all gifts is \$250.00 or more made to the local government official during the two (2) years immediately preceding the filing of application for rezoning:

Signature of Applicant/Representative of Applicant

Date

BY NOT COMPLETING THIS FORM YOU ARE MAKING A STATEMENT THAT NO DISCLOSURE IS REQUIRED

This form may be copied for each applicant. Please attach additional sheets if needed.

Letter of Intent

Applicant: Allie Phillips & Bailey Goswick

Subject Property: 1.55 acres located off of 1240 Grizzle Rd.

Application: Manufactured home on less than 3 acres

Proposed Use:

The Applicants are proposing to place a manufactured home on their property that is less than three acres. Attached is a proposed site plan with buffers of all sides, with all sides meeting the setbacks required. The well and septic are pending county approval as to their location.

TOTAL AREA
5.71 ACRES

1 inch = 40 ft

THIS BLOCK RESERVED FOR THE CLERK OF THE SUPERIOR COURT

-LEGEND-

○	CALCULATED POINT	○	POLE (PT)
●	IRON PIN (WOOD)	○	LOUPE
○	IRON PIN (CONCRETE)	○	PROPOSED TANK
○	MONUMENT	○	W/C
○	NEW OR TEMPORARY	○	GENERATOR
○	OLD PLAT	○	CONCRETE
○	PLAT BOOK	○	GRATE SHUT
○	PROPERTY LINE	○	CONCRETE CURB
○	ROAD	○	WATER
○	COMPRESSOR PIPE	○	HOPK
○	MAIL BOX	○	CONCRETE DRIVE
○	OPEN TOP PIPE	○	CONCRETE
○	SOIL ROD	○	CONCRETE
○	ADDRESS EASEMENT	○	CONCRETE
○	UTILITY EASEMENT (SEE NOTES)	○	CONCRETE
○	UTILITY EASEMENT (SEE NOTES)	○	CONCRETE
○	UTILITY EASEMENT (SEE NOTES)	○	CONCRETE
○	UTILITY EASEMENT (SEE NOTES)	○	CONCRETE
○	UTILITY EASEMENT (SEE NOTES)	○	CONCRETE
○	UTILITY EASEMENT (SEE NOTES)	○	CONCRETE

-NOTES-

FIELD MEASUREMENTS WERE TAKEN WITH A LEICA DISTO DUAL FREQUENCY GNSS RECEIVER, USING AN RTK CONNECTION TO AN ON SITE LEICA DISTO BASE STATION. FIELD DATA HAS A RELATIVE POSITIONAL ACCURACY OF 0.1'.

FIELD DATA ADJUSTED USING THE LEAST SQUARES METHOD.

THIS PLAT HAS BEEN CALCULATED FOR CLOSURE AND FOUND TO HAVE A PRECISION OF:

TRACT #1 - 1 FOOT IN 109,401 FEET.
TRACT #2 - 1 FOOT IN 168,956 FEET.

THIS PLAT DOES NOT CONSTITUTE AND SHALL NOT BE CONSTRUED AS A TITLE SEARCH OR REPORT, AND THIS MAY BE SUBJECT TO ANY EASEMENTS, RIGHT OF WAY OR RESTRICTIONS ONE MAY FIND.

THIS PLAT WAS PREPARED FOR THE EXCLUSIVE USE OF THE PERSON, PERSONS OR ENTITY NAMED ON THIS PLAT.

THIS DOES NOT EXTEND TO ANY UNNAMED THIRD PARTY WITHOUT AN EXPRESSED RESERVATION BY THE SURVEYOR.

TYPE OF SURVEY: DEDUCTIVE

SOURCE OF TITLE DESCRIPTION FOR PROPERTY SHOWN HEREON:
DB 144, PG 619

PROPERTY OWNERS AS OF SURVEY DATE:
TM E & RHONDA PHILLIPS

PANEL NUMBER: 105 157

-SURVEYOR CERTIFICATION-

AS REQUIRED BY SUBSECTION (4) OF O.C.G.A. SECTION 47-2-47, THIS PLAT HAS BEEN PREPARED BY A LAND SURVEYOR AND APPROVED FOR APPLICABLE LOCAL JURISDICTIONS FOR RECORD AS EVIDENCED BY APPLICABLE CERTIFICATES, SIGNATURES, STAMPS OR STATEMENTS HEREON. SUCH APPROVALS OR STATEMENTS SHOULD BE CONFIRMED WITH THE APPLICABLE GOVERNMENTAL AGENCIES BY ANY PURCHASER OR USER OF THIS PLAT AS TO INTENDED USE OF ANY PARCELS. FURTHERMORE, THE LAND SURVEYOR HEREBY CERTIFIES THAT THIS PLAT COMPLES WITH THE LAND SURVEYING BOARD OF PROFESSIONAL ENGINEERS AND LAND SURVEYORS AND AS SET FORTH IN O.C.G.A. SECTION 47-2-47.

DANIEL L. & TINA M. TALEND
DB 262, PG 150
PB 26, PG 157
PANEL 105 157

DUSTY L. LOWMAN PLS# 3818

-FLOOD NOTE-

BASED ON AN INTERPRETATION OF FLOOD INSURANCE RATE MAP NO. 1509SC0202C, EFFECTIVE DATE 4/4/2018, THIS SITE IS NOT LOCATED WITHIN THE 100-YEAR FLOOD PRONE AREA. IF THE ACCURATE LOCATION AND/OR ELEVATION OF THE FLOOD HAZARD IS REQUIRED, A DETAILED STUDY MAY BE NECESSARY.

-NOTES-

DAWSON COUNTY SHALL NOT BE RESPONSIBLE FOR MAINTENANCE OF ANY PIPES, DITCHES, DETENTION PONDS OR OTHER STRUCTURES WITHIN ANY DRAINAGE BEYOND THE COUNTY RIGHT-OF-WAY.

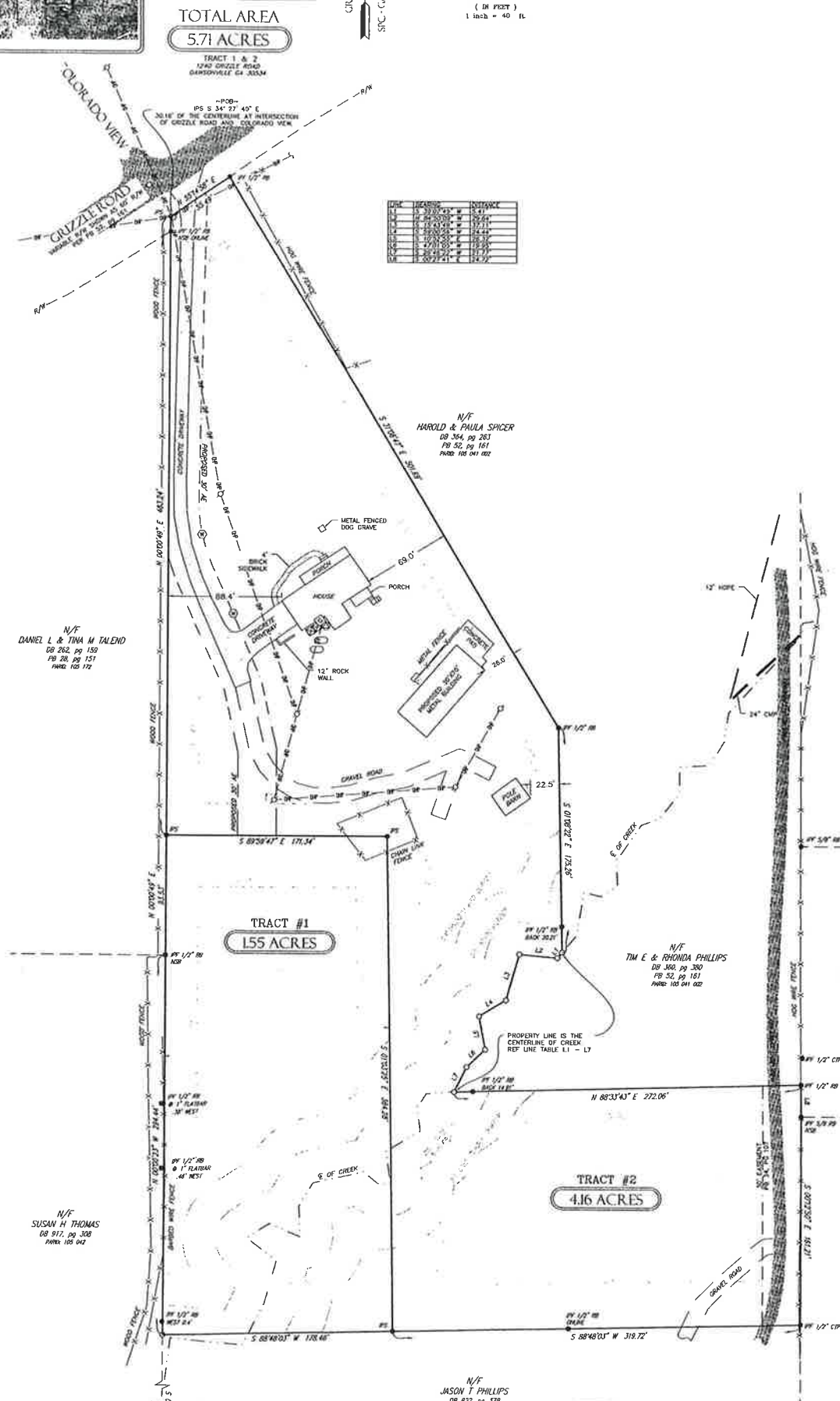
NO STRUCTURES, FENCES OR OTHER OBSTRUCTIONS MAY BE LOCATED WITHIN A DRAINAGE OR ACCESS EASEMENT WITHOUT PRIOR APPROVAL BY THE DAWSON COUNTY DEPARTMENT OF ENGINEERING.

THE COMMON DRIVEWAYS IDENTIFIED AS "PRIVATELY MAINTAINED" ARE PRIVATE WAYS AND ARE NOT MAINTAINED BY STATE, COUNTY, CITY OR OTHER PUBLIC AGENCIES.

PRIVATELY MAINTAINED COMMON DRIVEWAYS ARE INELIGIBLE FOR ADDITION AS PUBLIC ROADS OR STREETS.

ALL DRIVEWAYS ENTERING ANY COUNTY STREET OR ROAD SHALL HAVE A MINIMUM TEN (10) FOOT BREAKING AREA NO GREATER THAN FIVE (5) INCHES ABOVE THE CROWN OF THE STREET OR ROAD.

THERE IS NOT A FIRE HYDRANT WITHIN 100' OF PROPERTY.



APPROXIMATE L.L.L.

LL 292

LL 305

DATE: 1/28/24

THE LOCATION OF ALL UTILITIES SHOWN ON THESE DRAWINGS ARE APPROXIMATE AND HAVE BEEN OBTAINED FROM INFORMATION AT THE DATE AND/OR FROM INFORMATION PROVIDED BY THE PROPERTY OR UTILITY OWNERS. THIS INFORMATION IS NOT WARRANTED BY THE SURVEYOR AND THE SURVEYOR DOES NOT GUARANTEE THE LOCATION, DEPTH OR OTHER INFORMATION. IT IS THE RESPONSIBILITY OF THE UTILITIES TO OBTAIN THE EXACT LOCATION OF ALL UTILITIES. TO AVOID UNNECESSARY DAMAGE TO THE UTILITIES, AND TO MAINTAIN THE UTILITY RECORDS, IT IS THE RESPONSIBILITY OF THE UTILITY OWNERS TO CONTACT THE UTILITY OWNERS PRIOR TO ANY CONSTRUCTION AND TO PROVIDE THE LOCATION OF ALL UTILITIES TO THE UTILITY OWNERS. THE SURVEYOR IS NOT RESPONSIBLE FOR ANY DAMAGE TO UTILITIES OR OTHER PROPERTY CAUSED BY CONSTRUCTION.

Recorded Plat

TOTAL AREA
5.71 ACRES

TRACT 1 & 2
1240 DRIZZLE ROAD
DANVILLE GA 30534



- LEGEND-**
- | | |
|-------------------------|-------------------|
| DL CASILLAS POSITION | PRC PILE (PP) |
| RW FOR (2) ROAD | UTR CONTROL |
| IS WORKLINE | PROPANE TANK |
| IS CONCRETE | CONCRETE |
| IS/UT NOW OR FORMERLY | CONCRETE DRIVEWAY |
| IS PLAY AREA | CRATE HOLE |
| IS PROPERTY LINE | PROP HOLE |
| IS/UT CONCRETE TOP PAVE | NONE |
| IS/UT METAL SET AT BASE | CONCRETE |
| IS/UT METAL SET AT TOP | CONCRETE |
| IS/UT BRICK | CONCRETE |
| IS/UT BRICK | CONCRETE |
| IS/UT BRICK | CONCRETE |
| IS/UT BRICK | CONCRETE |
| IS/UT BRICK | CONCRETE |
| IS/UT BRICK | CONCRETE |
| IS/UT BRICK | CONCRETE |
| IS/UT BRICK | CONCRETE |
| IS/UT BRICK | CONCRETE |

-NOTES-

FIELD MEASUREMENTS WERE TAKEN WITH A LEICA CO310 TOTAL STATION, REFLECTORLESS, USING AN RTK CONNECTION TO AN OBS SITE LEICA CO310 (BASE STATION). FIELD DATA HAS A RELATIVE POSITIONAL ACCURACY OF 0.1".

FIELD DATA ACQUIRED USING THE LEAST SQUARES METHOD.

THIS PLAN HAS BEEN CALCULATED FOR CLOSURE AND FOUND TO HAVE A PRECISION OF:

TRACT #1 - 1 FOOT IN 105,401 FEET.
TRACT #2 - 1 FOOT IN 160,956 FEET.

THIS PLAN DOES NOT CONSTITUTE AND SHALL NOT BE CONSIDERED AS A TITLE SEARCH OR REPORT, AND THIS MAY BE SUBJECT TO ANY ENCUMBRANCE, FRONT OF WAY OR RESTRICTIONS ONE MAY FIND.

THIS PLAN WAS PREPARED FOR THE EXCLUSIVE USE OF THE PERSONS, PERSONS OR ENTITY NAMED ON THIS PLAN.

THIS DOES NOT EXTEND TO ANY UNKNOWN THIRD PARTY WITHOUT AN EXPRESS WRITTEN INSTRUMENT BY THE SURVEYOR.

TYPE OF SURVEY: CASION

SOURCE OF TITLE DESCRIPTION FOR PROPERTY SHOWN HEREON:
DB 144, PG 619

PROPERTY OWNERS AS OF SURVEY DATE:
TIM E. & RYONDA PHILLIPS

PARCEL NUMBER: 105 152

-SURVEYOR CERTIFICATION-

AS REQUIRED BY SUBSECTION (4) OF O.C.G.A. SECTION 44-5-57, THIS PLAN HAS BEEN PREPARED BY A LAND SURVEYOR AND APPROVED BY ALL APPLICABLE LEGAL JURISDICTIONS FOR RECORDING AS EVIDENCED BY APPROVAL CERTIFICATES, SIGNATURES, STAMPS, OR STATEMENTS HEREON. SUCH APPROVALS OR AFFIRMATIONS SHOULD BE COMPARISONS WITH THE APPLICABLE GOVERNMENTAL CODES BY ANY PURCHASER OR USER OF THIS PLAN AS TO INTENDED USE OF ANY PART.

FURTHERMORE, THE UNDERSIGNED LAND SURVEYOR CERTIFIED THAT THIS PLAN COMPLETES WITH THE HONORABLE TECHNICAL STANDARDS FOR PROFESSIONAL SURVEYS IN GEORGIA AS SET FORTH IN THE RULES AND REGULATIONS OF THE GEORGIA BOARD OF REGISTRATION FOR PROFESSIONAL ENGINEERS AND LAND SURVEYORS AND AS SET FORTH IN O.C.G.A. SECTION 44-5-57.

DUSTY L. LOWMAN
DUSTY L. LOWMAN PLSB 9810

-FLOOD NOTE-

BASED ON AN INTERPRETATION OF FLOOD INSURANCE RATE MAP NO. 1308C0202C, EFFECTIVE DATE 4/4/2018, THIS SITE IS NOT LOCATED WITHIN THE 100-YEAR FLOOD PRONE AREA. IF THE ACCURATE LOCATION AND/OR ELEVATION OF THE FLOOD HAZARD IS REQUIRED A DETAILED STUDY MAY BE NECESSARY.

-NOTES-

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THERE IS NO FIRE HYDRANT WITHIN 100' OF PROPERTY.

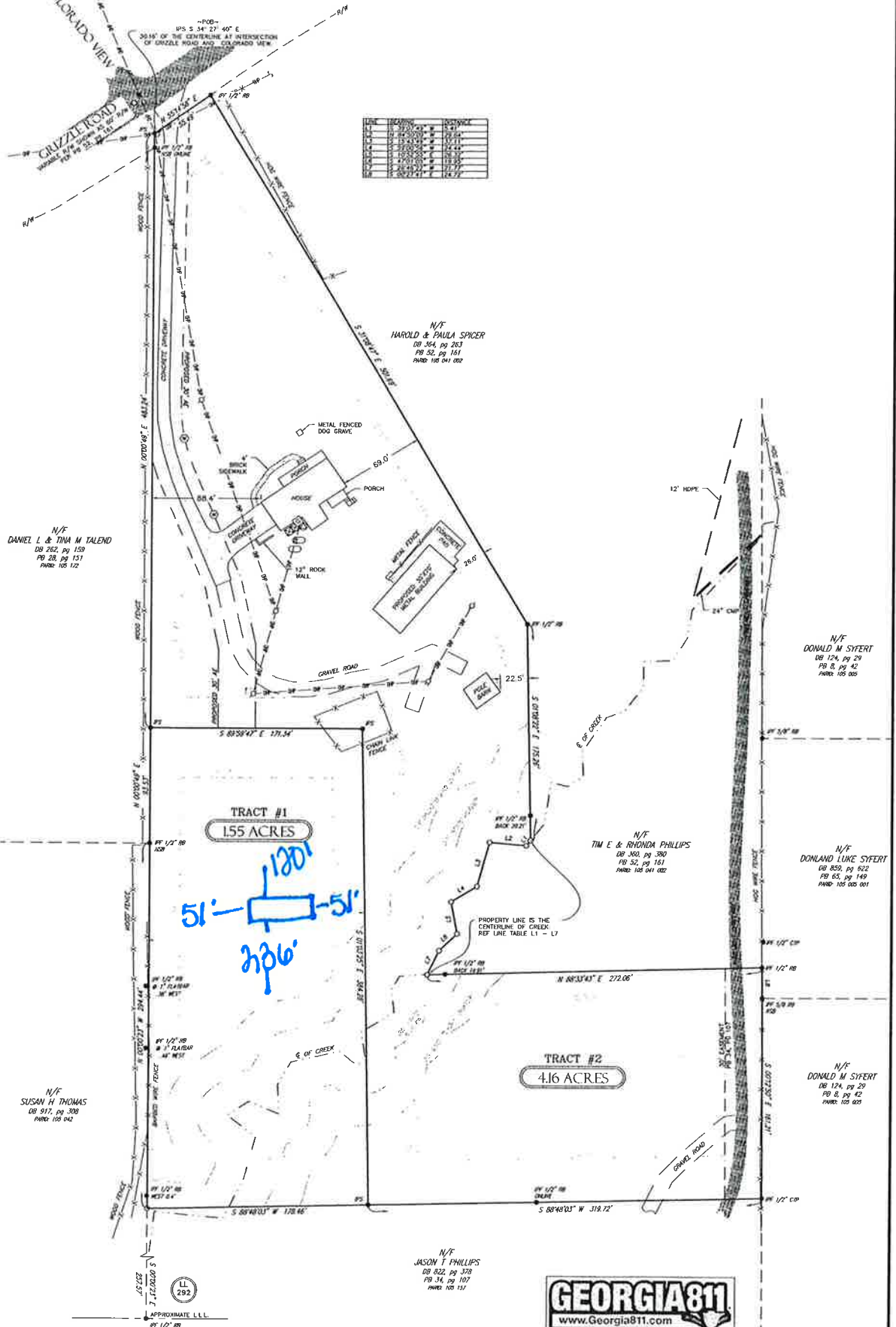
SUSAN H THOMAS
SUSAN H THOMAS
DB 977, PG 308
PAGE 105 042

-SURVEYOR CERTIFICATION-

AS REQUIRED BY SUBSECTION (4) OF O.C.G.A. SECTION 44-5-57, THIS PLAN HAS BEEN PREPARED BY A LAND SURVEYOR AND APPROVED BY ALL APPLICABLE LEGAL JURISDICTIONS FOR RECORDING AS EVIDENCED BY APPROVAL CERTIFICATES, SIGNATURES, STAMPS, OR STATEMENTS HEREON. SUCH APPROVALS OR AFFIRMATIONS SHOULD BE COMPARISONS WITH THE APPLICABLE GOVERNMENTAL CODES BY ANY PURCHASER OR USER OF THIS PLAN AS TO INTENDED USE OF ANY PART.

FURTHERMORE, THE UNDERSIGNED LAND SURVEYOR CERTIFIED THAT THIS PLAN COMPLETES WITH THE HONORABLE TECHNICAL STANDARDS FOR PROFESSIONAL SURVEYS IN GEORGIA AS SET FORTH IN THE RULES AND REGULATIONS OF THE GEORGIA BOARD OF REGISTRATION FOR PROFESSIONAL ENGINEERS AND LAND SURVEYORS AND AS SET FORTH IN O.C.G.A. SECTION 44-5-57.

DUSTY L. LOWMAN
DUSTY L. LOWMAN PLSB 9810



LINE	BEARING	DISTANCE	AREA
1	S 89° 40' 12" W	319.72'	0.2793
2	S 00° 23' 40" E	319.72'	0.1088
3	S 22° 54' 30" W	69.00'	0.1213
4	S 22° 54' 30" W	69.00'	0.1088
5	S 89° 40' 12" W	319.72'	0.1088
6	S 89° 40' 12" W	319.72'	0.1088
7	S 89° 40' 12" W	319.72'	0.1088
8	S 89° 40' 12" W	319.72'	0.1088
9	S 89° 40' 12" W	319.72'	0.1088
10	S 89° 40' 12" W	319.72'	0.1088
11	S 89° 40' 12" W	319.72'	0.1088
12	S 89° 40' 12" W	319.72'	0.1088
13	S 89° 40' 12" W	319.72'	0.1088
14	S 89° 40' 12" W	319.72'	0.1088
15	S 89° 40' 12" W	319.72'	0.1088
16	S 89° 40' 12" W	319.72'	0.1088
17	S 89° 40' 12" W	319.72'	0.1088
18	S 89° 40' 12" W	319.72'	0.1088
19	S 89° 40' 12" W	319.72'	0.1088
20	S 89° 40' 12" W	319.72'	0.1088

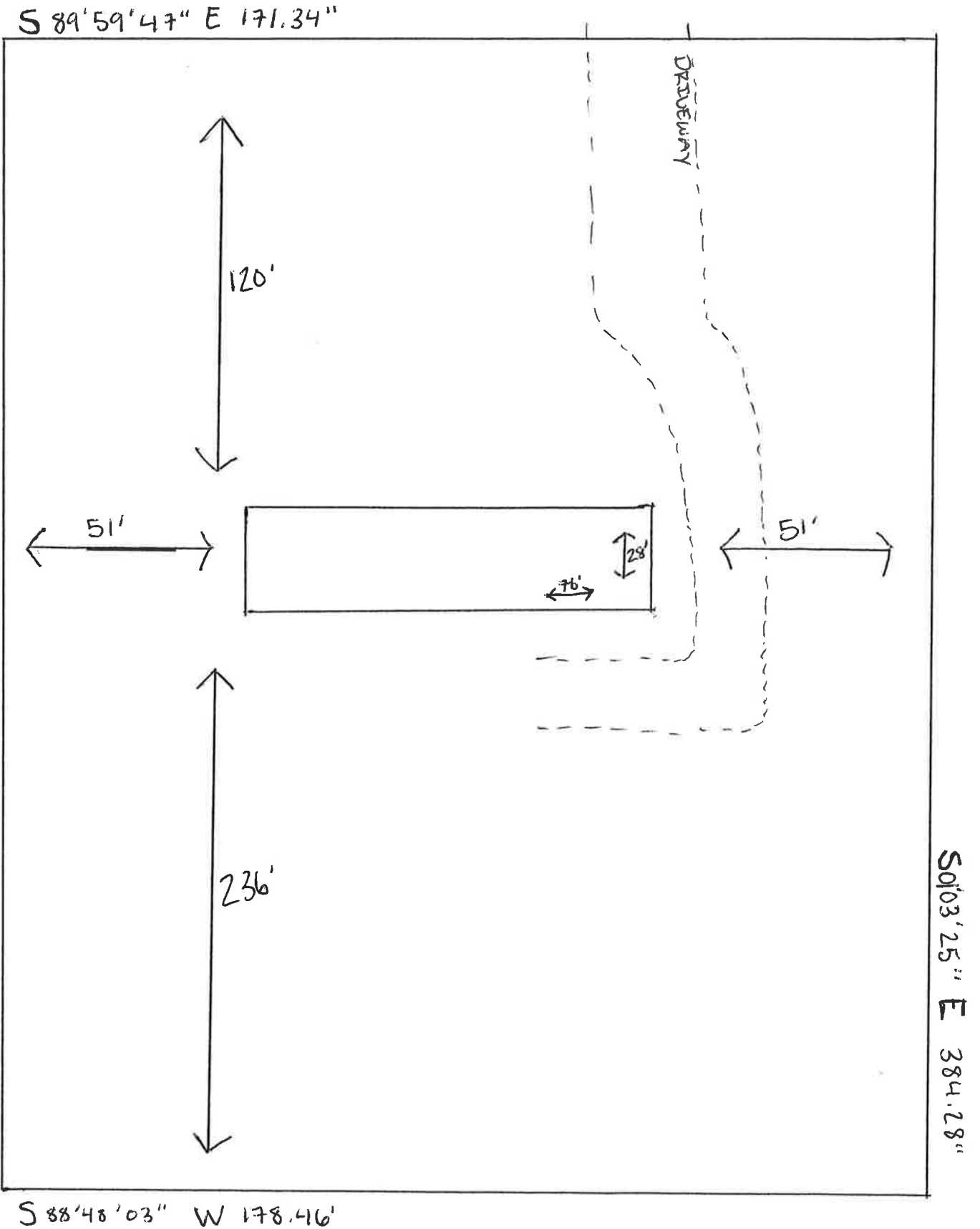


THE LOCATION OF ALL UTILITIES SHOWN ON THESE PLANS IS AN APPROXIMATION AND NOT GUARANTEED. THE USER OF THESE PLANS IS RESPONSIBLE FOR VERIFYING THE LOCATION OF ALL UTILITIES AND OBTAINING NECESSARY PERMISSIONS FROM THE APPLICABLE AGENCIES. THE SURVEYOR IS NOT RESPONSIBLE FOR THE LOCATION OF ALL UTILITIES SHOWN ON THESE PLANS.

Site Plan



SITE PLAN



**Construction and Development Schedule
Timeline through 2024**

- June- Planning Commission Meeting
- July- Board of Commission Meeting
- August- Upon approval, order manufactured home, obtain septic permit and install
- September- Installation of well, manufactured home prep to the lot, (ie. Footings, etc.)
- October- Installation of home and power, landscape improvements, gravel drive

Owner Information

PHILLIPS TIM E & RHONDA

Payment Information

Status	Paid
Last Payment Date	01/11/2024
Amount Paid	\$3,326.13

Property Information

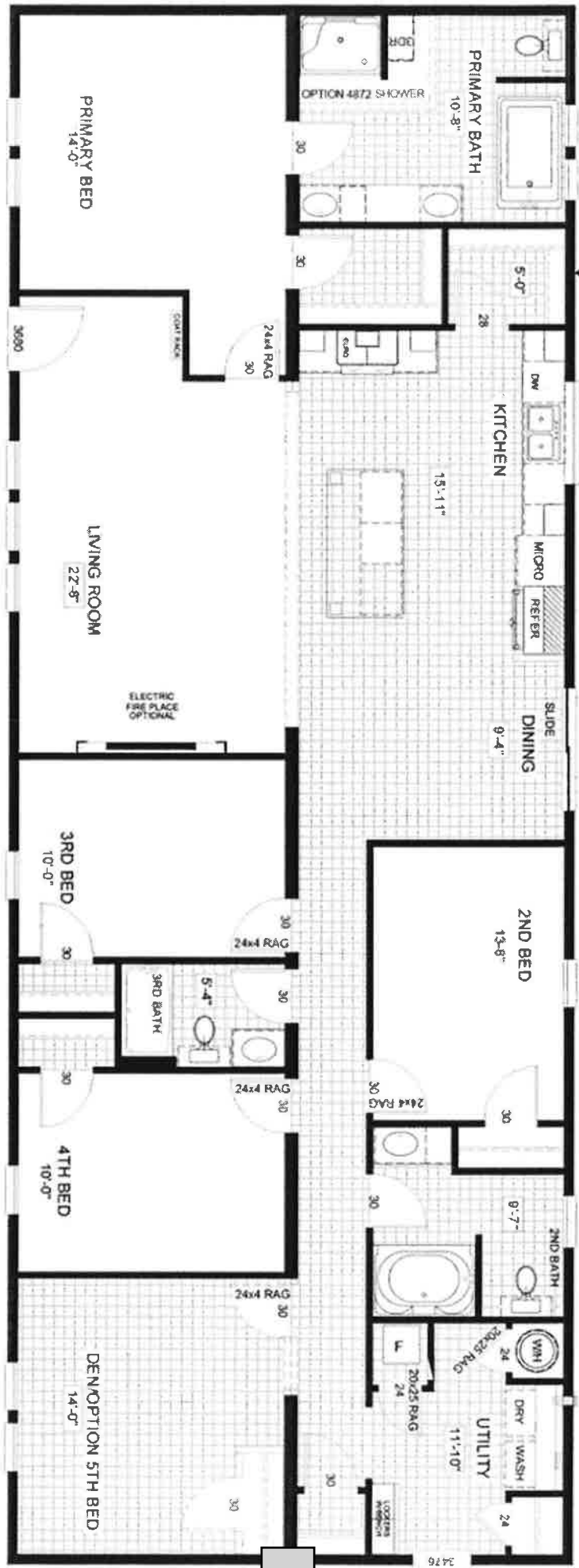
Parcel Number	105 041
District	1 DAWSON COUNTY UNINCORPORATED
Acres	6.22
Description	TR 8 LL 292 245 LD 13-S
Property Address	1240 GRIZZLE RD
Assessed Value	\$218,912
Appraised Value	\$547,280

Bill Information

Record Type	Property
Tax Year	2023
Bill Number	12055
Account Number	37253
Due Date	12/01/2023

Taxes

Base Taxes	\$3,268.93
Penalty	\$0.00
Interest	\$57.20
Total Due	\$0.00





December 19, 2023

Allie Phillips

Subject: Level 3 Soil Report
Parcel ID: 105 041


Dear Ms. Phillips,

Mill Creek Environmental LLC is pleased to be of assistance on this project. This soil report was prepared in accordance with the Georgia Department of Public Health Manual for On-Site Sewage Management Systems.


A soil survey was conducted at the subject property on October 19 and December 11, 2023. The soils were classified as belonging to the Cataula (Variant 1), Cataula (Variant 2), Cataula (Variant 3) , Cataula (Variant 4) and Helena Soil Series. A seasonal water table was encountered in the Cataula (Variant 1), Cataula (Variant 2), Cataula (Variant 3) , Cataula (Variant 4) and Helena Soil Series. A shallow installation with an aerobic treatment unit and/or low-profile chambers may be an option for the Cataula (Variant 1), Cataula (Variant 2), Cataula (Variant 3) and Cataula (Variant 4) Soil Series. Due to soil limitations, the Helena Soil Series is unsuitable for absorption field installation.

Soil boring locations and soil series are shown on the attached site plan. Suitability codes and estimated absorption rates are shown on the attached Level 3 Soil Report. If you have any questions, or if we can be of further assistance, please call us at (706) 579-1607.

Sincerely,
Mill Creek Environmental, LLC



Travis Fincannon
Staff Biologist



Roger White, PG
Senior Project Manager

LEVEL 3 SOIL REPORT

COUNTY: Dawson DATE: October 19 and December 11, 2023
CONTACT: Ms. Allie Philips
SITE LOCATION ADDRESS:
PHONE NUMBER:
SCALE: 1"= 60'

SOIL PROPERTIES

SOIL SERIES ⁽²⁾ <i>(SEE SUITABILITY CODES)</i>	SLOPE ⁽¹⁾ <i>(RANGES OF SOIL TYPE)</i>	BEDROCK/ REFUSAL LAYER ⁽¹⁾ <i>(INCHES BGS)</i>	DEPTH TO ⁽¹⁾ SEASONAL HIGH H ₂ O TABLE <i>(INCHES BGS)</i>	ABSORPTION RATE ⁽³⁾⁽⁴⁾ AT RECOMMENDED TRENCH DEPTH <i>(MIN/INCH)</i>	RECOMMENDED ⁽¹⁾⁽³⁾ TRENCH DEPTH <i>(INCHES BGS)</i>	SUITABILITY ⁽⁴⁾ CODE
	<i>(Verified)</i>	<i>(Verified)</i>	<i>(Verified)</i>	<i>(Predicted)</i>	<i>(Verified)</i>	
Cataula (Variant 1) Soil Series	2-6%	>48	36	70	16-24 (with and ATU and LP chambers) ^{5,6}	R/C
Cataula (Variant 2) Soil Series	2-6%	>48	33	70	16-21 (with an ATU and LP chambers) ^{5,6}	R/C
Helena Soil Series	2-6%	>36	25	See Code	See Code	C
Cataula (Variant 3)	2-6%	>48	39	70	14-15 (with 6" of cover and LP chambers)	R/C
Cataula (Variant 4) Soil Series	2-6%	>55	45	70	16-21 (with 8" of cover and LP chambers)	R/C

- 1 Based on field observations.
- 2 Based on USDA NRCS descriptions.
- 3 Based on Georgia DPH Manual for On-Site Sewage Systems, Table 2.C.
- 4 Based on Soil Classifier interpretation of site conditions and soil classification.
- 5 ATU=Aerobic Treatment Unit
- 6 LP=Low Profile

COUNTY: Dawson **DATE:** October 19 and December 11, 2023

CONTACT: Ms. Allie Philips

SITE LOCATION ADDRESS:

PHONE NUMBER:

SCALE: 1"= 60'

SUITABILITY CODE DESCRIPTIONS & GENERAL NOTES:

SUITABILITY CODE C: BECAUSE OF FLOODING, SHALLOW SEASONAL WATER TABLES, SOIL HORIZONS WITH VERY SLOW PERCOLATION RATE, PERCHED WATER TABLES, OR IMPERFECT DRAINAGE, THESE SOILS ARE NOT SUITABLE FOR INSTALLATION OF A CONVENTIONAL ON-SITE SYSTEM WITHOUT SITE MODIFICATIONS, SPECIAL DESIGNS OR INSTALLATION. PROPERTIES OF THE SOIL AND SITE MAY REQUIRE THE DRAIN FIELD AREA TO BE GREATER THAN THE MINIMUM AND/OR THE DRAIN FIELD DESIGN TO REQUIRE EQUAL DISTRIBUTION OR LEVEL FIELD INSTALLATION. NON-CONVENTIONAL SYSTEMS AND INSTALLATION MUST BE APPROVED BY THE LOCAL ENVIRONMENTAL HEALTH SPECIALIST.

SUITABILITY CODE R: THESE SOILS ARE GENERALLY SUITABLE FOR INSTALLATION OF AN ON-SITE SYSTEM. HOWEVER, THEY ARE VERY ROCKY OR STONEY WHICH MAY REQUIRE DESIGN MODIFICATIONS INCLUDING INCREASED DRAIN FIELD AREA AND SPECIAL MEASURES FOR EXCAVATIONS AND SYSTEM INSTALLATION. TEST PITS MAY BE REQUIRED TO FURTHER EVALUATE THE SUITABILITY OF ABSORPTION FIELD INSTALLATION IN THIS AREA.

Miscellaneous Notes:

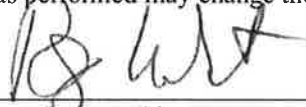
All borings are staked in the field and labeled.

This soil report is in accordance with the standards and regulations set forth in the Georgia Department of Public Health Manual for On-Site Sewage Management Systems, June 2019. Mill Creek Environmental, LLC does not issue permits for, install, maintain, or guarantee the performance of any on-site sewage management system. The County Health Department has the authority to permit on-site sewage management systems on this property and may have a different view of the soil conditions. The County Health Department has final jurisdiction over permitting and regulating on-site sewage management systems.

Any alteration to this report without my expressed, written consent and approval will render this report null and void. Any alteration to the site after the date on which the fieldwork was performed may change the nature and suitability of the site.

This report was completed by Certified Soil Classifier:





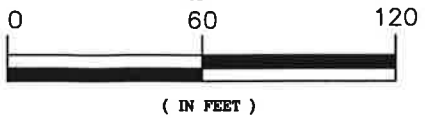
Roger White, PG
Georgia Professional Geologist # 933

Roger White, PG
 DPH Certified Soil Classifier
 Georgia Professional Geologist #933



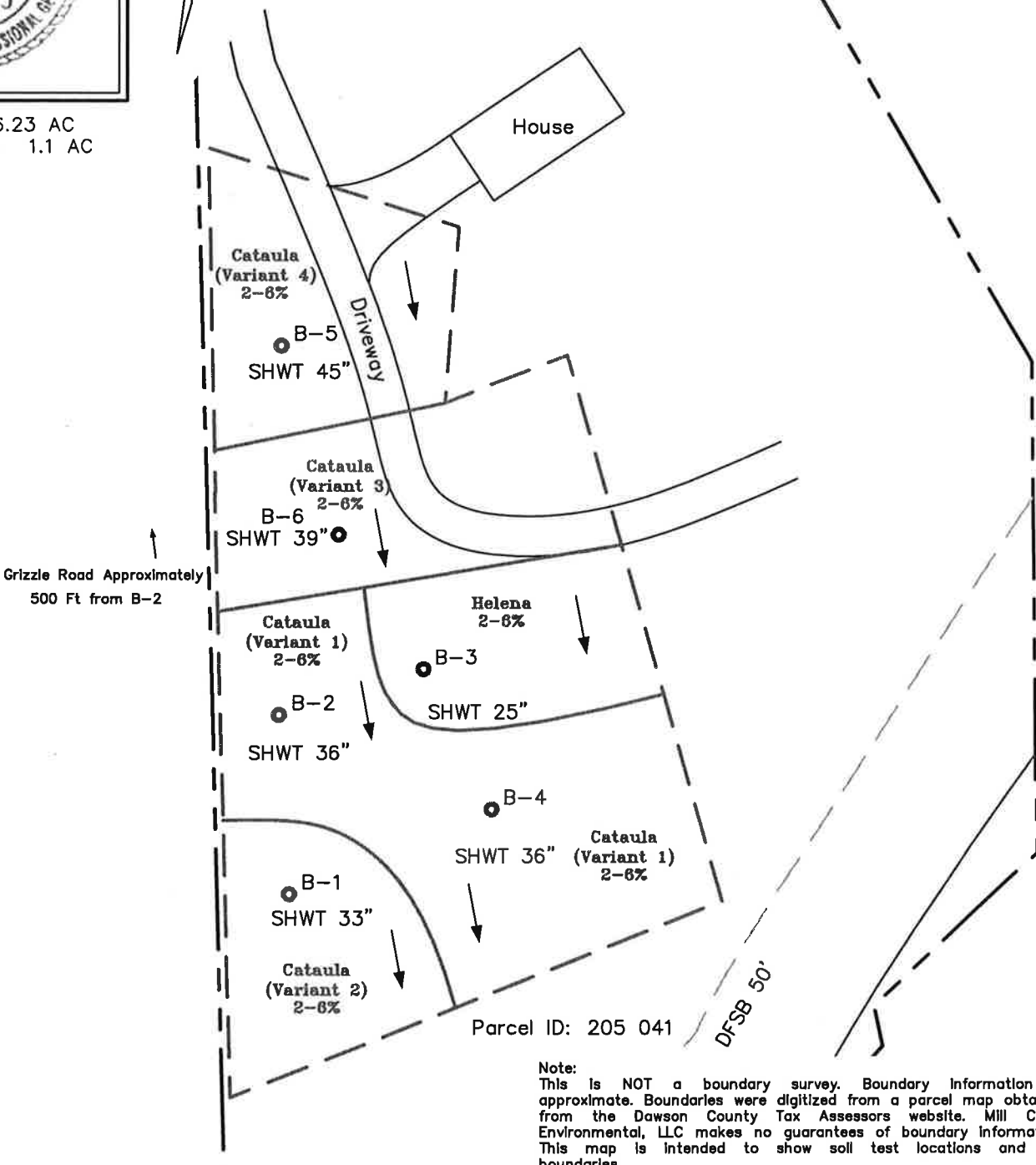
PROPERTY SIZE: 6.23 AC
 TOTAL SURVEY AREA: 1.1 AC

GRAPHIC SCALE



LEGEND

- B-1 ● SOIL BORING
- DIRECTION OF SLOPE
- SOIL BOUNDARY
- - - LIMIT OF SOIL SURVEY
- - - - PROPERTY BOUNDARY
- SHWT SEASONAL HIGH WATER TABLE
- DFSB DRAIN FIELD SET BACK



Note:
 This is NOT a boundary survey. Boundary information is approximate. Boundaries were digitized from a parcel map obtained from the Dawson County Tax Assessors website. Mill Creek Environmental, LLC makes no guarantees of boundary information. This map is intended to show soil test locations and soil boundaries.

LEVEL 3 SOIL SURVEY

Ms. Allie Phillips
 Parcel ID: 105 041
 1300 Grizzle Road
 Dawsonville, Dawson County, Georgia 30534
 SA-23589-2 10-19-23 & 12-11-23

MILL CREEK
 ENVIRONMENTAL, LLC
 4055 Highway 53 East
 Dawsonville, Georgia 30534
 706-579-1607





CERTIFICATE OF LIABILITY INSURANCE

DATE (MM/DD/YYYY)

06/27/2023

THIS CERTIFICATE IS ISSUED AS A MATTER OF INFORMATION ONLY AND CONFERS NO RIGHTS UPON THE CERTIFICATE HOLDER. THIS CERTIFICATE DOES NOT AFFIRMATIVELY OR NEGATIVELY AMEND, EXTEND OR ALTER THE COVERAGE AFFORDED BY THE POLICIES BELOW. THIS CERTIFICATE OF INSURANCE DOES NOT CONSTITUTE A CONTRACT BETWEEN THE ISSUING INSURER(S), AUTHORIZED REPRESENTATIVE OR PRODUCER, AND THE CERTIFICATE HOLDER.

IMPORTANT: If the certificate holder is an ADDITIONAL INSURED, the policy(ies) must have ADDITIONAL INSURED provisions or be endorsed. If SUBROGATION IS WAIVED, subject to the terms and conditions of the policy, certain policies may require an endorsement. A statement on this certificate does not confer rights to the certificate holder in lieu of such endorsement(s).

PRODUCER PointeNorth Insurance Group, LLC PO Box 724728 Atlanta GA 31139		CONTACT NAME: Missy Amos PHONE (A/C, No, Ext): E-MAIL ADDRESS:		FAX (A/C, No):
INSURED Mill Creek Environmental, LLC 4055 Highway 53 E Dawsonville GA 30534		INSURER(S) AFFORDING COVERAGE		NAIC #
		INSURER A: Nautilus Insurance Company		17370
		INSURER B: Columbia Mutual Ins Co		40371
		INSURER C: Association Casualty Insurance		35629
		INSURER D:		
		INSURER E:		
		INSURER F:		

COVERAGES**CERTIFICATE NUMBER:** 23-24 Master**REVISION NUMBER:**

THIS IS TO CERTIFY THAT THE POLICIES OF INSURANCE LISTED BELOW HAVE BEEN ISSUED TO THE INSURED NAMED ABOVE FOR THE POLICY PERIOD INDICATED. NOTWITHSTANDING ANY REQUIREMENT, TERM OR CONDITION OF ANY CONTRACT OR OTHER DOCUMENT WITH RESPECT TO WHICH THIS CERTIFICATE MAY BE ISSUED OR MAY PERTAIN, THE INSURANCE AFFORDED BY THE POLICIES DESCRIBED HEREIN IS SUBJECT TO ALL THE TERMS, EXCLUSIONS AND CONDITIONS OF SUCH POLICIES. LIMITS SHOWN MAY HAVE BEEN REDUCED BY PAID CLAIMS.

INSR LTR	TYPE OF INSURANCE	ADDITIONAL INSURED	SUBROGATED	POLICY NUMBER	POLICY EFF (MM/DD/YYYY)	POLICY EXP (MM/DD/YYYY)	LIMITS
A	<input checked="" type="checkbox"/> COMMERCIAL GENERAL LIABILITY <input type="checkbox"/> CLAIMS-MADE <input checked="" type="checkbox"/> OCCUR <input checked="" type="checkbox"/> General/Pollution Liability <input checked="" type="checkbox"/> Professional Claims Made GEN'L AGGREGATE LIMIT APPLIES PER: <input checked="" type="checkbox"/> POLICY <input type="checkbox"/> PRO-JECT <input type="checkbox"/> LOC OTHER:	Y	Y	ECP201529018	07/07/2023	07/07/2024	EACH OCCURRENCE \$ 2,000,000 DAMAGE TO RENTED PREMISES (Ea occurrence) \$ 100,000 MED EXP (Any one person) \$ 5,000 PERSONAL & ADV INJURY \$ 2,000,000 GENERAL AGGREGATE \$ 2,000,000 PRODUCTS - COMP/OP AGG \$ 2,000,000 Profes/Claim/Agg \$ 2M/2M
	<input type="checkbox"/> AUTOMOBILE LIABILITY <input type="checkbox"/> ANY AUTO <input type="checkbox"/> OWNED AUTOS ONLY <input checked="" type="checkbox"/> HIRED AUTOS ONLY <input type="checkbox"/> SCHEDULED AUTOS <input checked="" type="checkbox"/> NON-OWNED AUTOS ONLY			BOPGA0000095543	07/07/2023	07/07/2024	COMBINED SINGLE LIMIT (Ea accident) \$ 1,000,000 BODILY INJURY (Per person) \$ BODILY INJURY (Per accident) \$ PROPERTY DAMAGE (Per accident) \$ Hired Nonowned GL \$ 1,000,000
	<input type="checkbox"/> UMBRELLA LIAB <input type="checkbox"/> EXCESS LIAB DED RETENTION \$						EACH OCCURRENCE \$ AGGREGATE \$ \$
	<input type="checkbox"/> WORKERS COMPENSATION AND EMPLOYERS' LIABILITY ANY PROPRIETOR/PARTNER/EXECUTIVE OFFICER/MEMBER EXCLUDED? (Mandatory in NH) If yes, describe under DESCRIPTION OF OPERATIONS below	Y/N Y	N/A	Y	WCPGA0000095543	07/07/2023	07/07/2024

DESCRIPTION OF OPERATIONS / LOCATIONS / VEHICLES (ACORD 101, Additional Remarks Schedule, may be attached if more space is required)

CERTIFICATE HOLDER**CANCELLATION**

FOR INFORMATION ONLY

SHOULD ANY OF THE ABOVE DESCRIBED POLICIES BE CANCELLED BEFORE THE EXPIRATION DATE THEREOF, NOTICE WILL BE DELIVERED IN ACCORDANCE WITH THE POLICY PROVISIONS.

AUTHORIZED REPRESENTATIVE

William H. Decker



SU 24-01 Allie Phillips and Dean Goswick

Planning Commission Meeting June 18, 2024

Board of Commission Hearing July 18, 2024

Applicant Proposal

The applicant seeks to place a new 2,000 square foot, single-family manufactured home on a 1.55-acre parcel zoned Residential Agriculture.

Applicant	Allie Phillips and Dean Goswick
Amendment #	SU 24-01
Request	Special Use for a manufactured home on less than 3 acres
Proposed Use	Placing a manufactured home on a 1.55-acre tract of R-A zoned property.
Current Zoning	R-A
Character Area	Suburban Living
Acreage	1.55
Location	Grizzle Road
Commercial Square footage	n/a
Road Classification	Public - local
Tax Parcel	105-041
Dawson Trail Segment	n/a
Commission District	4
DRI	No
Planning Commission Recommendation	Approval

Direction	Existing Zoning	Existing Use
North	R-A	Single Family Residential
South	R-A & RS	Single Family Residential & Vacant Land
East	R-A	Single Family Residential & Vacant Land
West	R-A	Single Family Residential

According to the Comprehensive Plan, which guides land use decisions in the county, the area is designated as Suburban Living. The primary function of the Suburban Living character area is to economically provide for public facilities and services in an established residential area and provide for growth while retaining levels of open space. Residential development in the Suburban Living character area shall have a maximum density of two (2) dwelling units per net acre.

Future development will continue to be detached, single family homes. Opportunities for variety in dwelling sizes and types can be developed, provided such action is part of a Residential Planned Community. New commercial development shall be an allowable use with Crossroads Commercial nodes.

Land Uses include residential uses, offices, places of worship, libraries, schools, recreation, greenways and trails, neighborhood and community parks, and conservation subdivisions.

Land Use Designations: Residential Suburban (RS), Residential Suburban 2 (RS 2), Residential Planned Community (RPC), Commercial Office Institutional (C-OI), Commercial Rural Business (C-RB)

County Agency Comments:

Environmental Health Department: No comments returned.

Emergency Services: “No comment necessary.”

Etowah Water & Sewer Authority: “Public Water and sewer are not available at the site. Well and septic is the only option currently.”

Planning and Development Department: Thirteen manufactured homes on parcels smaller than the applicants' are located within a one-mile radius of the applicants' parcel. The applicant's request is in harmony with the area's character and would not disrupt the existing development pattern.

Public Works Department: “No comments necessary on this project.”

THE PLANNING COMMISSION SHALL MAKE ITS RECOMMENDATIONS BASED ON THE FOLLOWING CRITERIA:

- (1) The existing uses and classification of nearby property;
- (2) The extent to which property values are diminished by the particular land use classification;
- (3) The extent to which the destruction of property values of the applicant promotes the health, safety, morals, or general welfare of the public;
- (4) The relative gain to the public, as compared to the hardship imposed upon the individual property owner;
- (5) The suitability of the subject property for the proposed land use classification;
- (6) The length of time the property has been vacant under the present classification, considered in the context of land development in the area in the vicinity of the property; and
- (7) The specific, unusual, or unique facts of each case which give rise to special hardships incurred by the applicant and/or surrounding property owners.



THIS BLOCK RETURNED FOR THE CLERK OF THE SUPERIOR COURT

-LEGEND-

- TO CALCULATE POSITION OF MONUMENT POINT, USE THE FOLLOWING: 1. CONSIDER THE MONUMENT POINT AS A POINT ON A STRAIGHT LINE...

-NOTES-

FIELD MEASUREMENTS WERE TAKEN WITH A LEICA DISTO DUAL PRECISION GNSS RECEIVER, USING AN RTK CONNECTION TO AN OUTSIDE LEICA GNSS BASE STATION...

-SURVEYOR CERTIFICATION-

AS REQUIRED BY SUBSECTION (4) OF O.C.G.A. SECTION 13-5-87, THIS PLAN HAS BEEN PREPARED BY A LAND SURVEYOR AND APPROVED BY AN APPLICABLE LEGAL JURISDICTION FOR RECORDING...

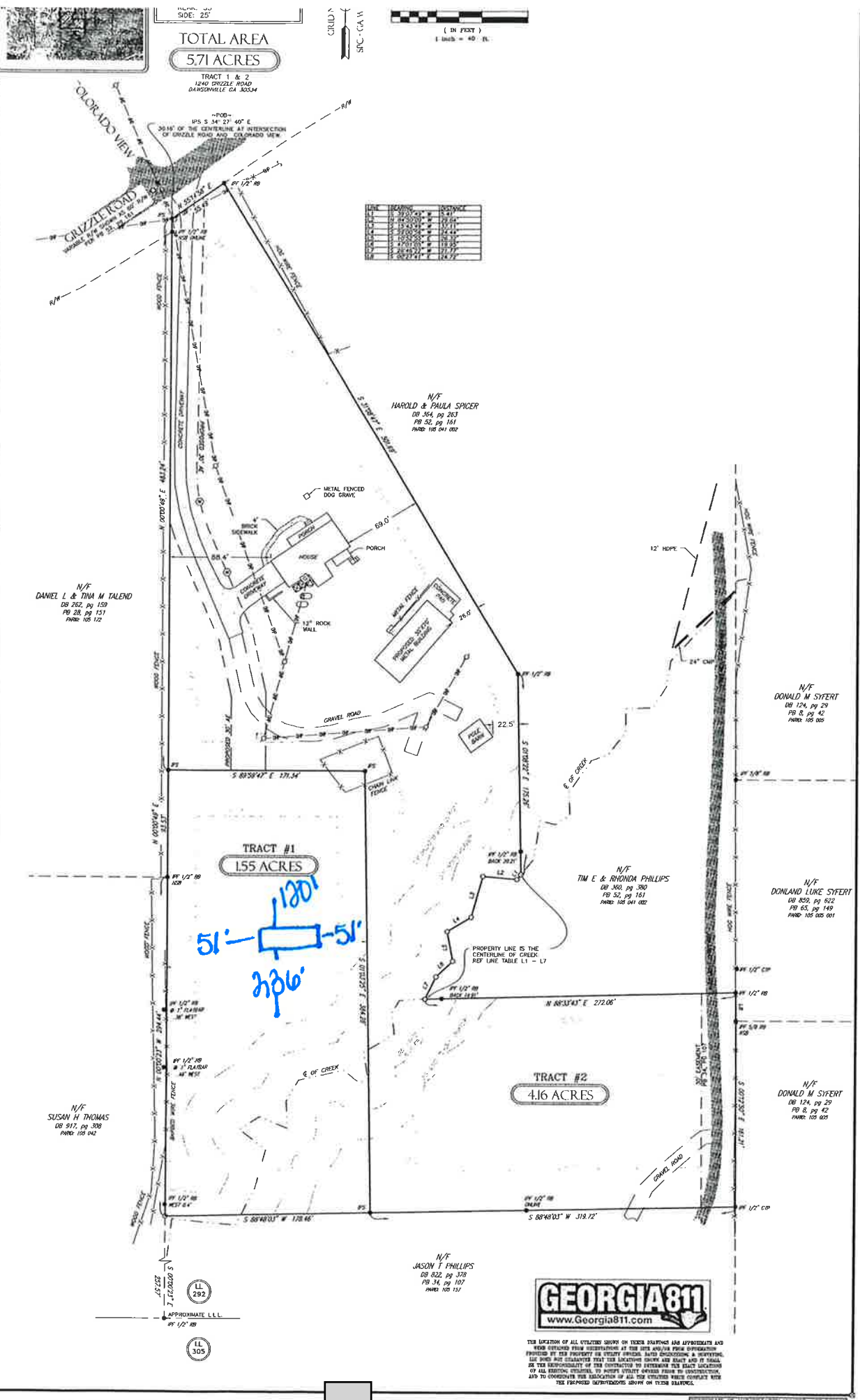
DUSTY L. LOWMAN FLSB 9810

-FLOOD NOTE-

BASED ON AN INTERPRETATION OF FLOOD INSURANCE RATE MAP NO. 1308C0202C, EFFECTIVE DATE 4/4/2018, THIS SITE IS NOT LOCATED WITHIN THE 100-YEAR FLOOD PRONE AREA...

-NOTES-

DAWSON COUNTY SHALL NOT BE RESPONSIBLE FOR MAINTENANCE OF ANY PIPES, DITCHES, DRAINAGE POOLS OR OTHER STRUCTURES WITHIN ANY DRAINAGE BEYOND THE COUNTY RIGHT-OF-WAY.



N/F DANIEL L & TINA M TALEN DB 262, PG 159 PB 28, PG 151 PARC 105 152

N/F HAROLD & PAULA SPICER DB 364, PG 283 PB 52, PG 161 PARC 105 041 002

N/F DONALD M SYERT DB 124, PG 29 PB 8, PG 42 PARC 105 005

N/F TIM E & RYONDA PHILLIPS DB 380, PG 380 PB 52, PG 161 PARC 105 041 002

N/F DONALD LUKS SYERT DB 124, PG 29 PB 8, PG 42 PARC 105 001

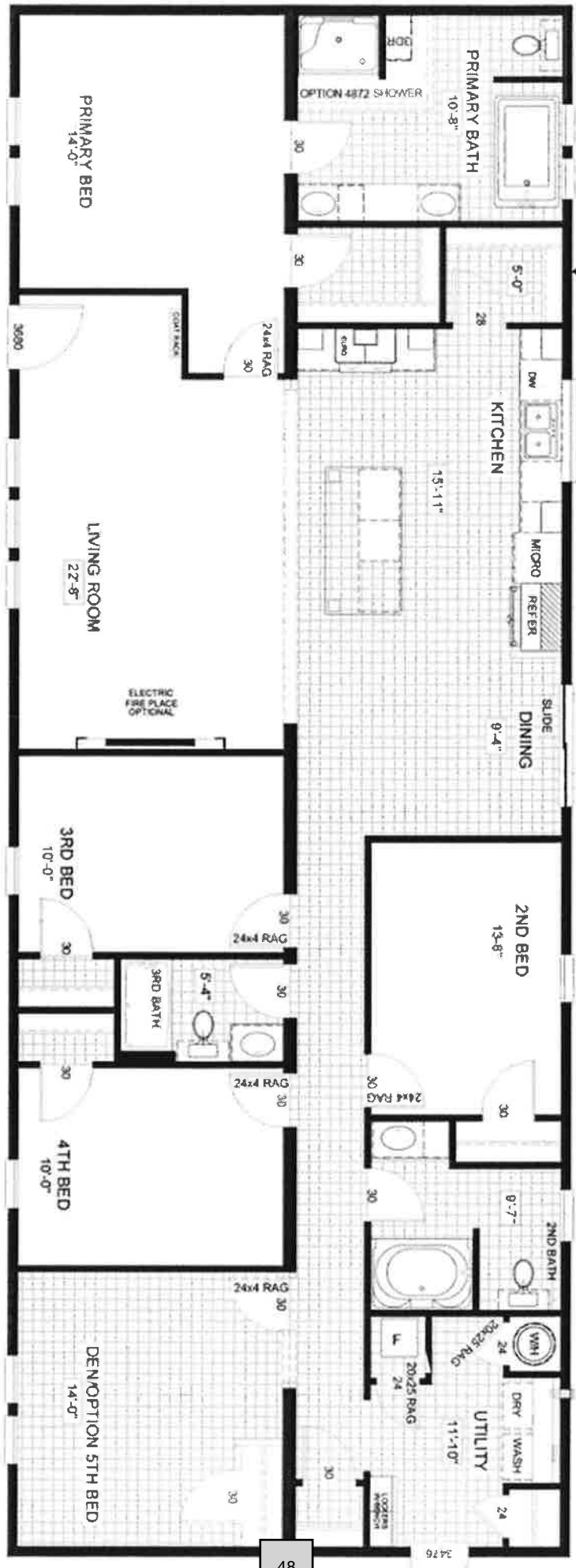
N/F DONALD M SYERT DB 124, PG 29 PB 8, PG 42 PARC 105 020

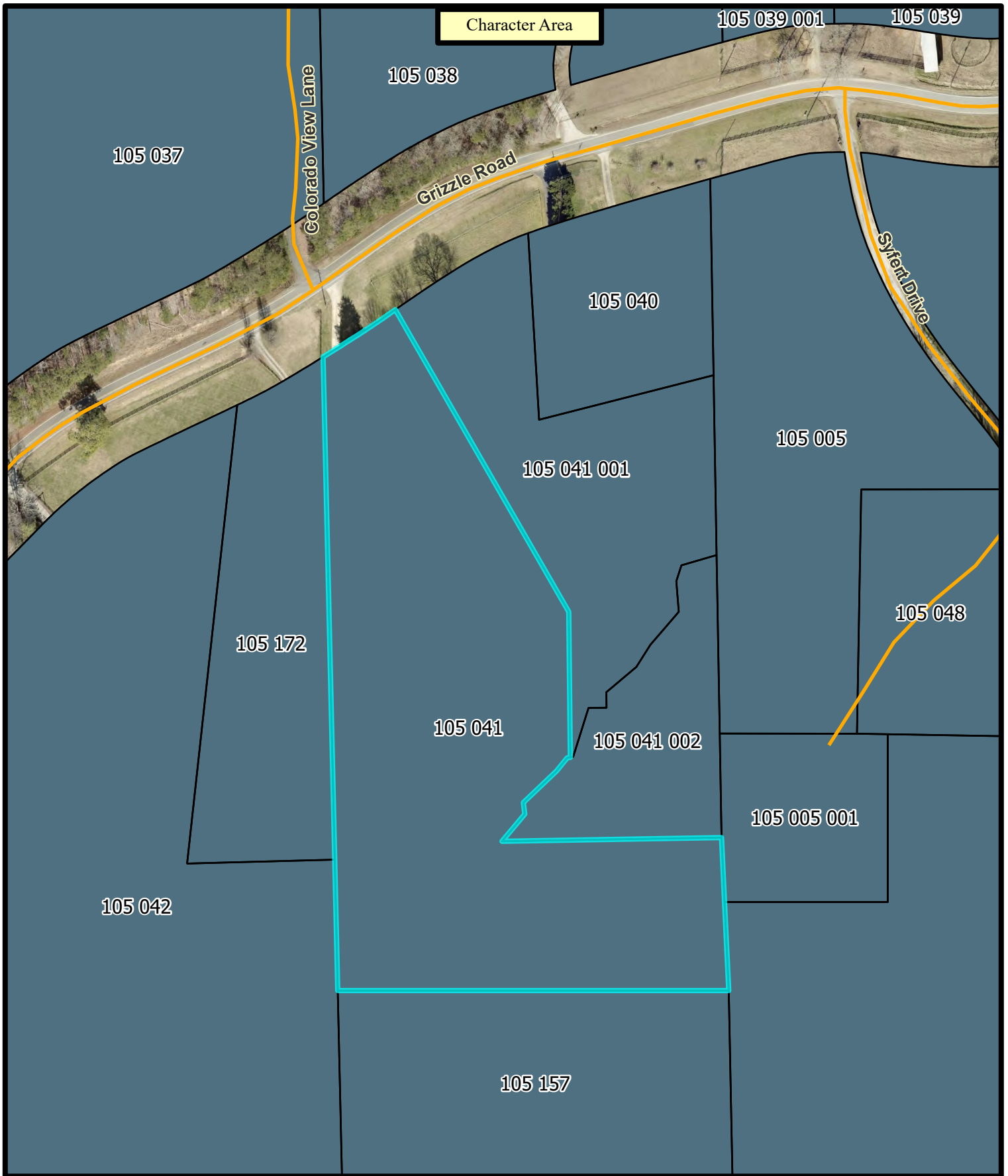
N/F JASON T PHILLIPS DB 822, PG 378 PB 14, PG 107 PARC 105 151



THE LOCATION OF ALL UTILITIES SHOWN ON THESE DRAWINGS ARE APPROXIMATE AND HAVE BEEN OBTAINED FROM INVESTIGATIONS AT THE SITE AND/OR FROM INFORMATION PROVIDED BY THE PROPERTY OR UTILITY OWNERS...

Site Plan





Character Area

105 039 001

105 039

105 038

105 037

Colorado View Lane

Grizzle Road

105 040

Syfert Drive

105 005

105 041 001

105 048

105 172

105 041

105 041 002

105 005 001

105 042

105 157



DAWSON COUNTY
DISCLAIMS ANY
RESPONSIBILITIES,
LIABILITIES OR
DAMAGES FROM THE USE
OF THIS MAP. THIS MAP
IS ONLY FOR DISPLAY
PURPOSES.



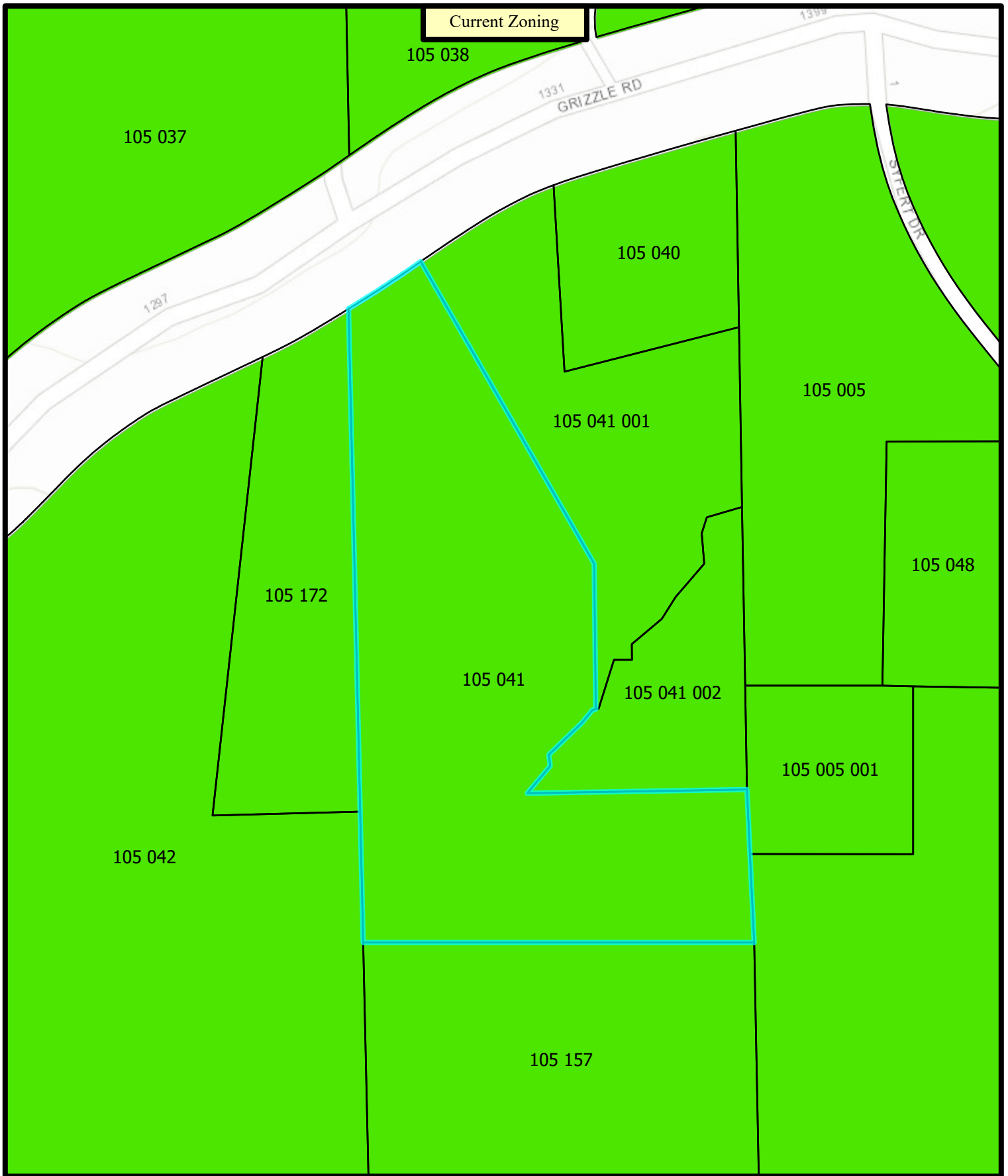
Scale: 1:2,314

Dawson County
Planning and Development

49

Staff Report

Parcel #: 105 041
Current Zoning: RA
Application #: SU 24-01
Character Area: Suburban
Residential



Current Zoning



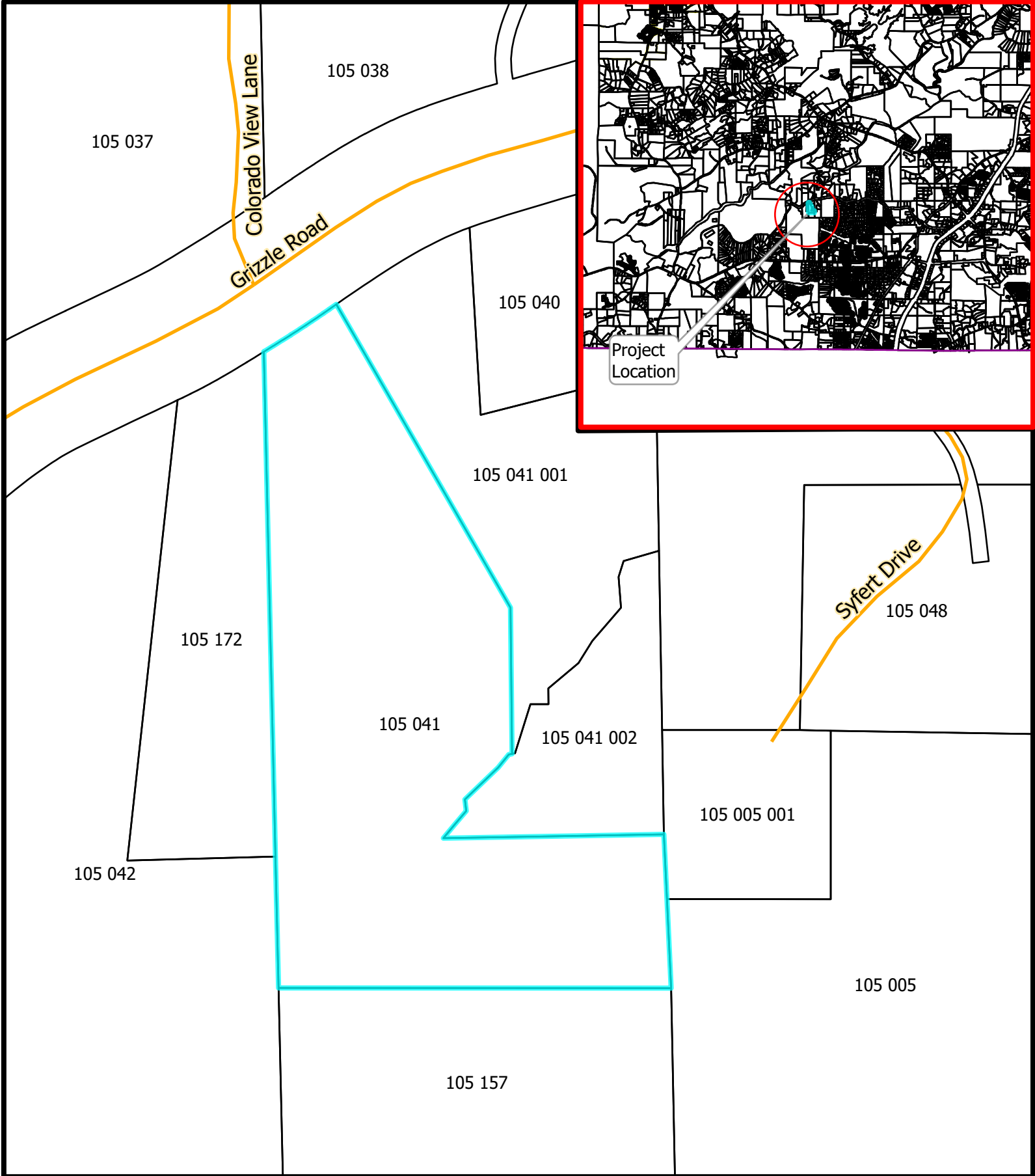
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Scale: 1:2,314

Dawson County
Planning and Development
50
Staff Report

Parcel #: 105 041
Current Zoning: RA
Application #:SU 24-01
Character Area: Suburban
Residential

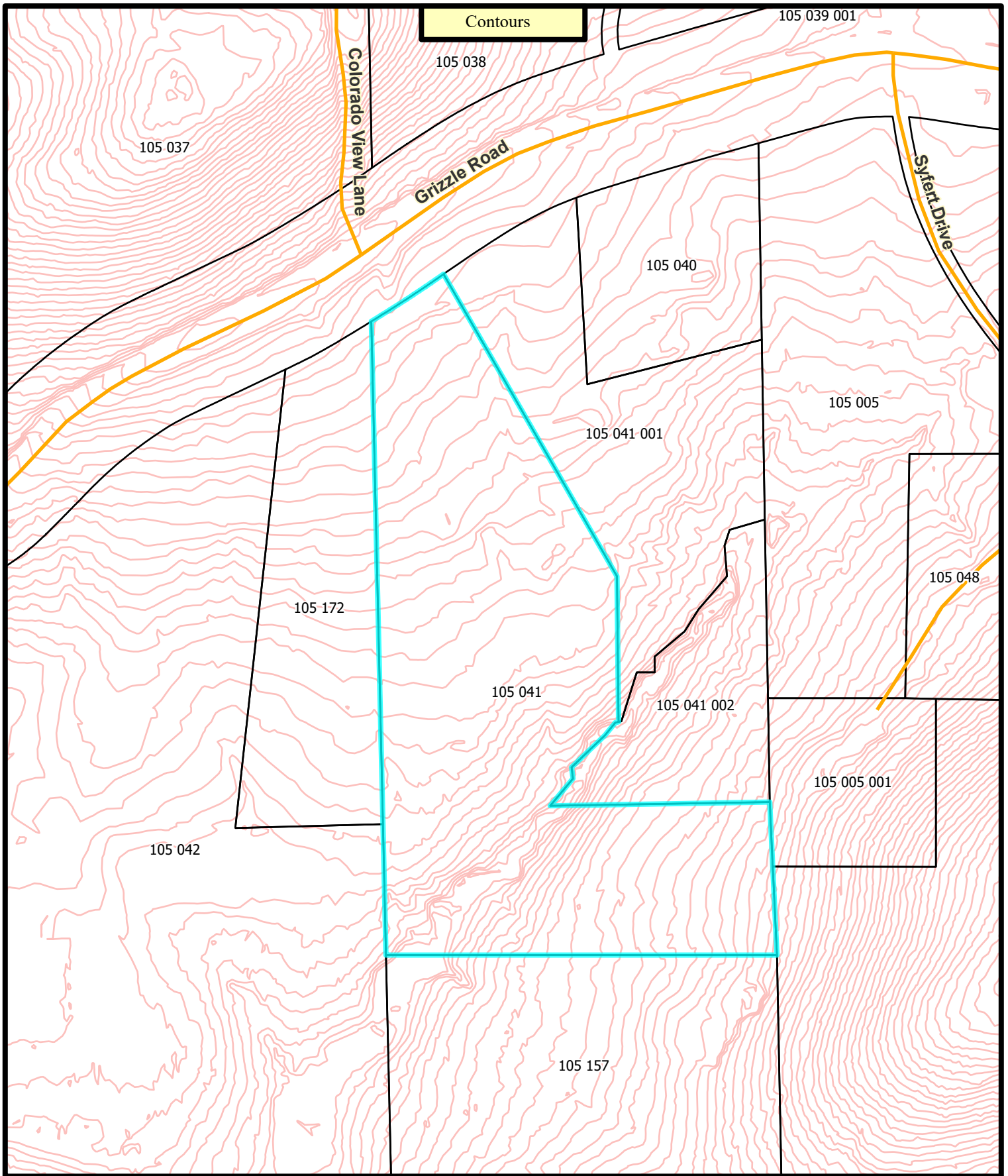


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Dawson County
Planning and Development
Staff Report: Exhibit
51

Parcel #: 105 041
Current Zoning: RA
Application #: SU 24-01
Character Area: Suburban
Residential



Contours

105 039 001

105 038

105 037

Colorado View Lane

Grizzle Road

Siefert Drive

105 040

105 005

105 041 001

105 172

105 048

105 041

105 041 002

105 005 001

105 042

105 157



DAWSON COUNTY
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PURPOSES.



Scale: 1:2,314

Dawson County

Planning and Development

52

Staff Report

Parcel #: 105 041
Current Zoning: RA
Application #: SU 24-01
Character Area: Suburban
Residential

Dawson County
Rezoning Application
(AMENDMENT TO LAND USE MAP)

APPLICANT INFORMATION (or Authorized Representative)

If applicant is other than owner, the Property Owner Authorization form must be completed.

Printed Name: BIG DOG DRILLING & AUGER SERVICE LLC

Address: 3401 DAWSON FOREST ROAD EAST, DAWSONVILLE, GA 30534

Phone (Listed only please) _____

Email (Business/Personal) _____

Status: Owner Authorized Agent Lessee Option to purchase

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: _____ Applicant Signature: _____

REQUESTED ACTION & DETAILS OF PROPOSED USE

Rezoning to: INDUSTRIAL 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

Type of Amenity: _____ Amount of Open Space: _____

COMMERCIAL & RESTRICTED INDUSTRIAL:

Building area: 120' X 60' No. of Parking Spaces: 10

Property Owner/ Property Information

Name: BIG DOG DRILLING & AUGERING SERVICE LLC - HERMAN W. GOFORTH

Street Address of Property being rezoned: 3401 DAWSON FOREST RD E DAWSONVILLE, GA 30534

Rezoning from: C-CB to: C-IR Total acreage being rezoned: 5.631

Directions to Property (if no address):

Subdivision Name (if applicable): _____ Lot(s) #: _____

Current Use of Property: WELDING SHOP

Does this proposal reach DRI thresholds? _____ If yes, the application will require submittal of a transportation study. DRIs require an in depth review by County agencies, and regional impact review by the Georgia Mountains Regional Planning staff. This adds several weeks to processing; additionally, the applicant is responsible for the expense of third party review of the required technical studies associated with the project.

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

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

SURROUNDING PROPERTY ZONING CLASSIFICATION:

North _____ South _____ East _____ West _____

Character Area Designation: _____

Access to the development will be provided from:

Road Name: DAWSON FOREST RD EAST Type of Surface: PAVEMENT

LETTER OF INTENT
DAWSON CO, GEORIGIA

Applicant: HERMAN W. GOFORTH / BIG DOG DRILLING & AUGER LLC
Subject Property: 3401 DAWSON FOREST ROAD EAST, DAWSONVILLE, GA 30534
Current Zoning: C-CB
Proposed Zoning: C-IR (As suggested by the zoning department)
Proposed Use: Welding Shop
Application: Rezoning from C-CB to C-IR

The Applicant has been doing business in the metro Atlanta area for more than 20 years. Since 2014 after moving to Dawson County, business has been great to say the least. We now have a need to expand a shop that we never expected to outgrow. We are flattered that our small company has come this far to need such an upgrade to operate.

PROPOSED USE

To facilitate its operations, the Applicant proposes to develop approximately 7800 square feet of the 5.64-acre property. A 120' x 60' warehouse will be put on the west side of the property. It will house an extended welding shop to continue the production of the pier system we produce. It will require some excavating on the west side of the property but nothing extensive. The Proposed Use will also include 10 parking spaces. There will be approximately 7 employees.

Water, sewer and electricity are already in use at the Subject Property. The impact on public utilities is anticipated to be minimal. The development's water & sewer will be supplied by Etowah Water & Sewer Authority and electric will be supplied by Sawnee EMC.

Thank you for your consideration on this matter. We look to be prosperous and an asset to Dawson County for years to come.

Herman W. Goforth, CEO
Big Dog Drilling & Auger Services LLC

Applicant Certification

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

I understand that the Planning & Development staff may either accept or reject my request upon review. My request will be rejected if all the necessary data is not presented. The staff will send notices to adjacent property owners advising of the request and proposed use prior to the public hearing.

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

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

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

Signature _____ Date 4-15-24
Witness [Signature] _____ Date 4-15-24

Property Owner Authorization

I/we, BIG DOG DRILLING & AUGER SERVICE LLC, hereby swear that I/we own the property located at (fill in address and/or tax map parcel #s):

Street Address of Property being rezoned: 3401 DAWSON FOREST RD E DAWSONVILLE, GA 30534

TMP#: 106-064 & 106-065

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

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

Printed Name of applicant or agent: HERMAN W. GOFORTH

Signature of applicant or agent: _____ Date: _____

Printed Name of Owner(s): HERMAN W. GOFORTH

Signature of Owner(s):  Date: 4-15-24

Mailing address: 3401 DAWSON FOREST ROAD EAST

City, State, Zip: DAWSONVILLE, GA 30534

Phone (Listed/Unlisted): _____

Sworn and subscribed before me
this _____ day of _____, 20____.

{Notary Seal}

Notary Public

My Commission Expires: _____

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

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

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

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

This notice and acknowledgment shall be public record.

Applicant Signature: _____

Applicant Printed Name: _____

Date Signed: _____

Sworn and subscribed before me

this ____ day of _____, 20____.

Notary Public

My Commission Expires: _____

{Notary Seal}

Application Number (by staff): _____

DISCLOSURE OF CAMPAIGN CONTRIBUTIONS (APPLICANT(S) AND REPRESENTATIVE(S) OF REZONING)

Pursuant to O.C.G.A. Section 36-67 A-3.A, the following disclosure is mandatory when an applicant or any representation of application for rezoning has been made within two (2) years immediately preceding the filing of the applicant's request for rezoning, campaign contributions aggregating \$250.00 or more to a local government official who will consider the application for rezoning.

It shall be the duty of the applicant and the attorney representing the applicant to file a disclosure with the governing authority of the respective local government showing the following:


1. Name of local official to whom campaign contribution was made:

N/A

2. The dollar amount and description of each campaign contribution made by the opponent to the local government official during the two (2) years immediately preceding the filing of the application for the rezoning action and the date of each such contribution.

Amount \$ _____ Date: _____

Enumeration and description of each gift when the total value of all gifts is \$250.00 or more made to the local government official during the two (2) years immediately preceding the filing of application for rezoning:



Signature of Applicant/Representative of Applicant

4-15-24

Date

**BY NOT COMPLETING THIS FORM YOU ARE MAKING A STATEMENT THAT NO
DISCLOSURE IS REQUIRED**

This form may be copied for each applicant. Please attach additional sheets if needed.



2023 PROPERTY TAX STATEMENT

DAWSON COUNTY
GEORGIA

Nicole Stewart
TAX COMMISSIONER

25 Justice Way, Suite 1222
Dawsonville, Georgia 30534

Office: 706-344-3520 | Tax Assessors: 706-344-3590

PROPERTY OWNER(S)	MAP CODE		LOCATION		BILL #	DISTRICT		
BIG DOG DRILLING AND AUGER SERVICE LLC	106 064		3401 DAWSON FOREST RD E		2023-1447	1		
	BUILDING VALUE	LAND VALUE	TOTAL FAIR MARKET VALUE	ACRES	EXEMPTIONS	DUE DATE		
	278,900	112,800	391,700	5.64		12/1/2023		
PROPERTY DESCRIPTION:								
LL 370 LD 13-S								
	FAIR MARKET VALUE	40% ASSESSED VALUE	LESS EXEMPTIONS	TAXABLE VALUE	MILLAGE RATE	GROSS TAX	LESS CREDITS	NET TAX
STATE TAX	391,700.00	156,680.00	0.00	156,680.00	0	0	0	0
COUNTY M&O	391,700.00	156,680.00	0.00	156,680.00	9.681	1516.82	0	882.74
SALES TAX ROLLBACK	0.00	0.00	0.00	156,680.00	-4.047	0	-834.08	0
SCHOOL M&O	391,700.00	156,680.00	0.00	156,680.00	10.8	1692.14	0	1692.14
TOTAL					16.434	3,208.96	-834.08	2,574.88

The "HTRG Credit" reduction shown on your bill is the result of homeowner tax relief enacted by the Governor and the General Assembly of the State of Georgia.



THE PIE GRAPH SHOWS HOW THE AVERAGE TAX DOLLAR IS DISTRIBUTED AMONG THE VARIOUS GOVERNMENT AGENCIES. (PERCENTAGES MAY VARY DEPENDING ON EXEMPTIONS)



2023 Current Due	2,574.88
Penalty	0.00
Interest	0.00
Other Fees	0.00
Previous Payments	2,574.88
Delinquent Tax*	0.00
TOTAL DUE	0.00

* Please note that delinquent tax due reflects total owed at the time of billing and the amount will change monthly due to interest charges. Please read the state mandated penalties and interest on the back of this bill.

DETACH TOP PORTION TO KEEP FOR YOUR RECORDS AND RETURN BOTTOM PORTION WITH PAYMENT.

Make payable to "Dawson County Tax Office" and include this coupon. Do not staple, tape or attach payment.

DAWSON COUNTY, GEORGIA
2023 TAX BILL

25 Justice Way, Suite 1222
Dawsonville, Georgia 30534



IF TAXES ARE PAID BY YOUR MORTGAGE COMPANY, SEND THEM THIS PORTION

LEGAL DESCRIPTION	MAP ID #	TAX BILL #
LL 370 LD 13-S	106 064	2023-1447

TOTAL DUE December 1, 2023

\$ 0.00

Late fees, interest, and penalties will apply to the unpaid balance at midnight on December 1, 2023.

PLEASE WRITE THE MAP ID# ABOVE ON YOUR CHECK

BIG DOG DRILLING AND AUGER SERVICE LLC

Credit cards accepted online at
www.DawsonCountyTax.com

Nicole Stewart
TAX COMMISSIONER

25 Justice Way, Suite 1222
Dawsonville, Georgia 30534-3454

Please see reverse side for additional information
\$35 Fee for returned checks

If receipt is desired, please include a self-addressed stamped envelope or print at www.DawsonCountyTax.com. If delinquent taxes are due, please call 706-344-3520 for current amount as interest continues to accrue.



2023 PROPERTY TAX STATEMENT
DAWSON COUNTY
GEORGIA

Nicole Stewart
TAX COMMISSIONER

25 Justice Way, Suite 1222
 Dawsonville, Georgia 30534
 Office: 706-344-3520 | Tax Assessors: 706-344-3590

PROPERTY OWNER(S)	MAP CODE		LOCATION		BILL #	DISTRICT		
BIG DOG DRILLING AND AUGER SERVICE LLC	106 065		17 GW TAFFAR RD		2023-1448	1		
	BUILDING VALUE	LAND VALUE	TOTAL FAIR MARKET VALUE	ACRES	EXEMPTIONS	DUE DATE		
	39,630	51,900	91,530	1.21		12/1/2023		
PROPERTY DESCRIPTION:								
LOTS 16 17 T J SLATON LL 370 LD 13-S								
	FAIR MARKET VALUE	40% ASSESSED VALUE	LESS EXEMPTIONS	TAXABLE VALUE	MILLAGE RATE	GROSS TAX	LESS CREDITS	NET TAX
STATE TAX	91,530.00	36,612.00	0.00	36,612.00	0	0	0	0
COUNTY M&O	91,530.00	36,612.00	0.00	36,612.00	9.681	354.44	0	206.27
SALES TAX ROLLBACK	0.00	0.00	0.00	36,612.00	-4.047	0	-148.17	0
SCHOOL M&O	91,530.00	36,612.00	0.00	36,612.00	10.8	395.41	0	395.41
TOTAL					16.434	749.85	-148.17	601.68

The "HTRG Credit" reduction shown on your bill is the result of homeowner tax relief enacted by the Governor and the General Assembly of the State of Georgia.



THE PIE GRAPH SHOWS HOW THE AVERAGE TAX DOLLAR IS DISTRIBUTED AMONG THE VARIOUS GOVERNMENT AGENCIES. (PERCENTAGES MAY VARY DEPENDING ON EXEMPTIONS)



2023 Current Due	601.68
Penalty	0.00
Interest	0.00
Other Fees	0.00
Previous Payments	601.68
Delinquent Tax*	0.00
TOTAL DUE	0.00

* Please note that delinquent tax due reflects total owed at the time of billing and the amount will change monthly due to interest charges. Please read the state mandated penalties and interest on the back of this bill.

DETACH TOP PORTION TO KEEP FOR YOUR RECORDS AND RETURN BOTTOM PORTION WITH PAYMENT.

Make payable to "Dawson County Tax Office" and include this coupon. Do not staple, tape or attach payment.

DAWSON COUNTY, GEORGIA
2023 TAX BILL

25 Justice Way, Suite 1222
 Dawsonville, Georgia 30534



IF TAXES ARE PAID BY YOUR MORTGAGE COMPANY, SEND THEM THIS PORTION

LEGAL DESCRIPTION	MAP ID #	TAX BILL #
LOTS 16 17 T J SLATON LL 370 LD 13-S	106 065	2023-1448

TOTAL DUE December 1, 2023	\$ 0.00
Late fees, interest, and penalties will apply to the unpaid balance at midnight on December 1, 2023.	PLEASE WRITE THE MAP ID# ABOVE ON YOUR CHECK

BIG DOG DRILLING AND AUGER SERVICE LLC

Credit cards accepted online at
www.DawsonCountyTax.com

Nicole Stewart
TAX COMMISSIONER

25 Justice Way, Suite 1222
 Dawsonville, Georgia 30534-3454

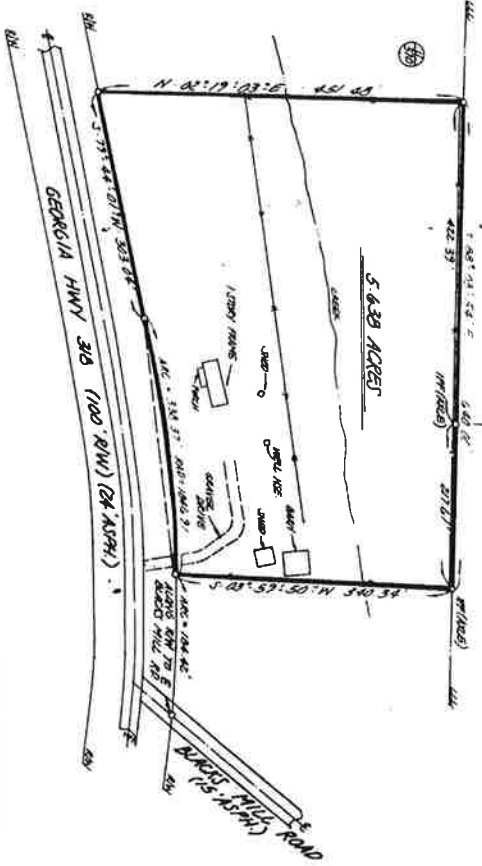
Please see reverse side for additional information
 \$35 Fee for returned checks

If receipt is desired, please include a self-addressed stamped envelope or print at www.DawsonCountyTax.com. If delinquent taxes are due, please call 706-344-3520 for current amount as interest continues to accrue.

SURVEY FOR
DAN LINGERFELT
 LAND LOT 370
 1/4 SEC 16 13TH DISTRICT
 DAWSON COUNTY, GEORGIA
 DATE: 12/10/88



MAGNETIC NORTH



Boundary lines are established
 from a survey of 12/10/88

This (survey) measurement (in feet)
 should include the 100 year flood
 zone



As my opinion, this plat is a
 correct representation of the land plat and
 has been prepared in conformity with the
 minimum standards and requirements of law
 in the State of Georgia.
 Thomas M. Patton
 Surveyor

GEORGIA, DAWSON COUNTY
 CLERK'S OFFICE, SUPERIOR COURT
 RECORD ROOM RECORDS
 of 21-30-88 in 87-21-88
 Received in Book 19 Page 7
 The 12/10/88 by Thomas M. Patton
 Clerk of Superior Court, D.C.S.C.
 CLERK OF SUPERIOR COURT

Note:
 Bearings shown are based on magnetic
 bearing from a single magnetic
 observation and are subject to
 field conditions.

Surveyed & Prepared By
T.M. PATTON
 P.O. Box 209
 Dawson, Georgia 30120
 Phone No. 404-827-7251

THE FIELD DATA FROM WHICH THIS PLAT IS
 BASED WAS OBTAINED FROM THE FIELD BY
 MEANS OF A TOTAL STATION INSTRUMENT
 OF THE MAKE AND MODEL AND WAS
 ADJUSTED USING THE LEAST SQUARES METHOD

- Legend
- 1. J.P.F. - Iron Pin Found
 - 2. P.S. - Iron Pin Set
 - 3. C.T. - Dime Top
 - 4. O.T. - Open Top
 - 5. R/W - Right of Way
 - 6. C.L. - Center Line
 - 7. P.L. - Property Line
 - 8. L.L. - Land Lot Line
 - 9. P.P. - Power Pole
 - 10. N.D.R. - Flow or Formally
 - 11. L.L. - Land Lot
 - 12. N.T.S. - Not to Scale
 - 13. R.C.P. - Reinforced Concrete Pipe
 - 14. C.M.P. - Cast Iron Pipe
 - 15. - - - - - Power Line
 - 16. - - - - - Fence

COMMERCIAL CONSTRUCTION SCHEDULE TEMPLATE

BIG DOG WELDING SHOP
PROJECT NAME
3401 DAWSON FOREST ROAD E, DAWSONVILLE, GA 30534
LOCATION

BID DOG DRILLING & AUGER SERVICE LLC
CLIENT NAME
HERMAN W. GOFORTH
PROJECT MANAGER

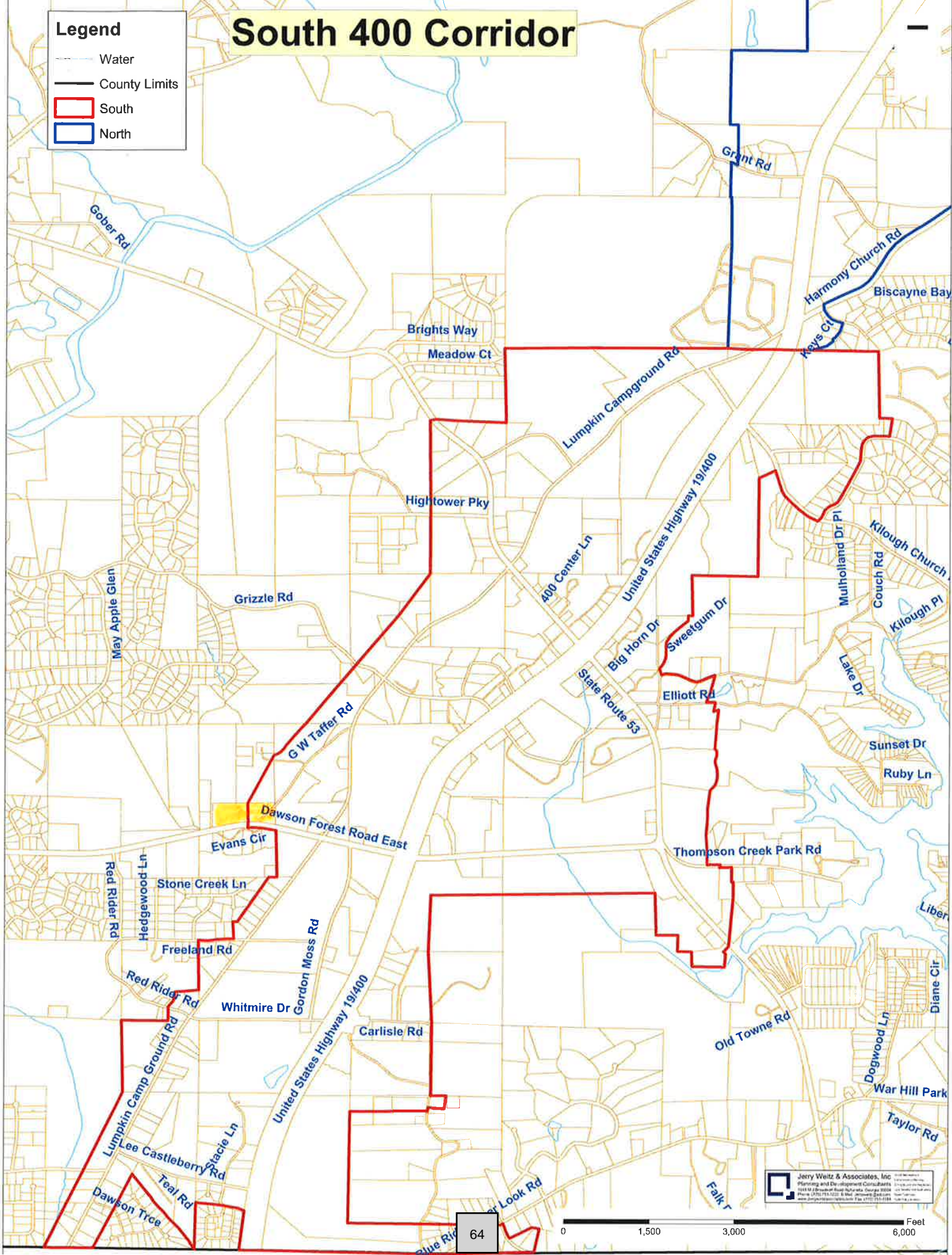
4/15/2024
DATE
1
PAGE

#	Step	Start Date	Finish Date	% Complete
1	Development/Entitlement Process:	4/1/2024	8/31/2024	
2	Engineering & Design:	9/1/2024	2/28/2025	
3	Land Development:	3/1/2025	5/31/2025	
4	Construction:	6/1/2025	9/30/2025	

South 400 Corridor

Legend

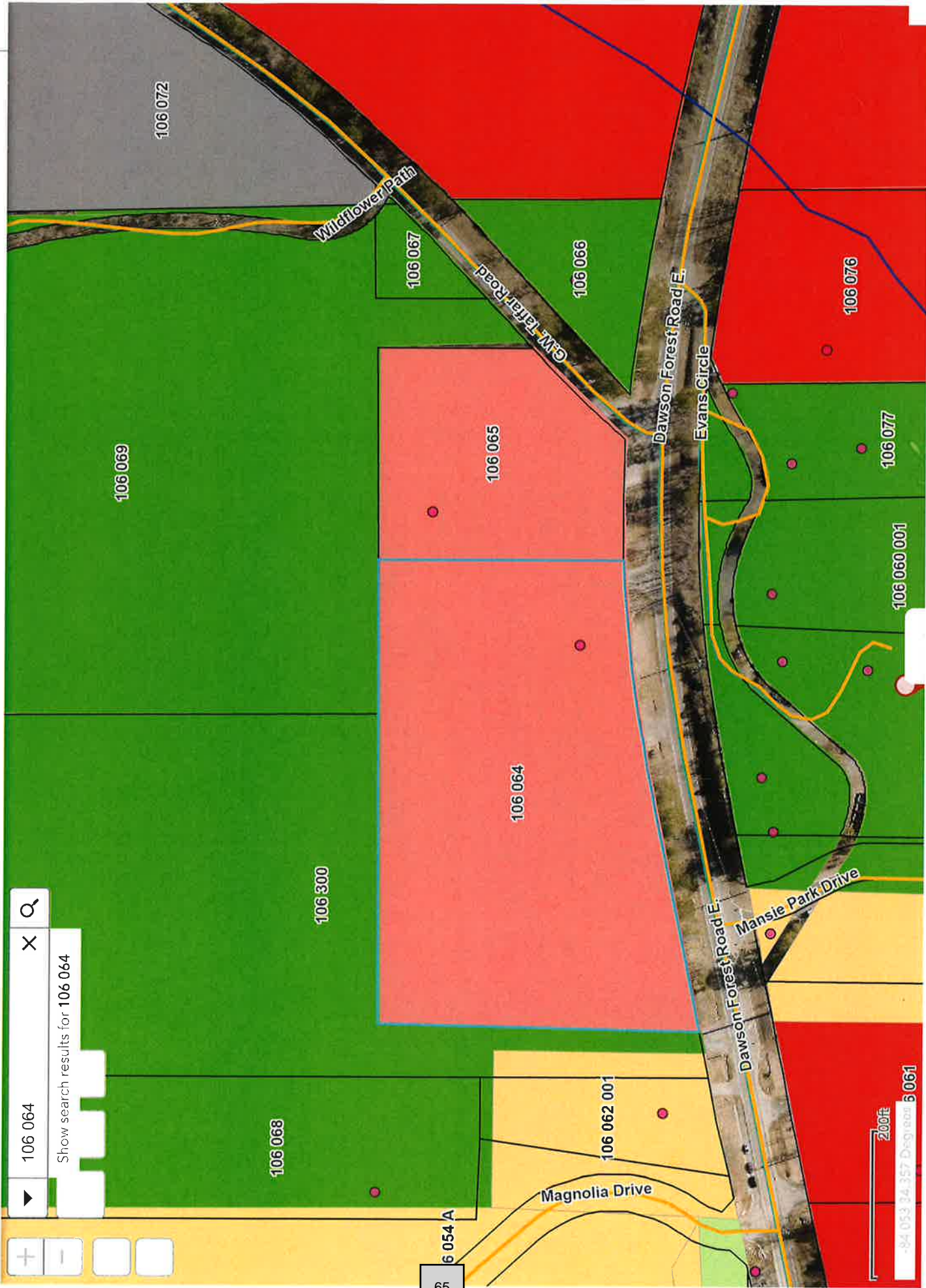
- Water
- County Limits
- South
- North



Jerry Weitz & Associates, Inc.
Planning and Development Consultants
1015 M Street Southeast, Atlanta, Georgia 30316
Phone: 404.525.1232 Fax: 404.525.1234

106 064 X Q

Show search results for 106 064





LAND USE AMENDMENT STAFF REPORT

PLANNING & DEVELOPMENT

ZA Number:	24-04
Public Meetings:	Planning Commission June 18, 2024
	Board of Commission Hearing July 18, 2024
Project Name:	Big Dog Drilling
Owner:	Herman Goforth
Applicant:	Herman Goforth
Requested Action:	Rezone two parcels to C-IR commercial industrial restricted district.
Planning Commission Recommendation:	Approval
Property Size:	6.85 acres
Location:	Dawson Forest Road and G.W.Taffar Road
Commission District:	4
Parcel I.D. Number:	106-064 and 106-065
Zoning District:	C-CB
Road Classification	Local Collector - County
Proposed Zoning District:	C-IR commercial industrial restricted district
Character Area:	Suburban/Hightower
Dawson Trail Segment:	Dawson Forest Road
Environmental Constraint	Creek on the property

	Character Area	Zoning	Existing Use	Status
North	Suburban/Hightower	RA	vacant	wooded
South	Suburban	RA	Office and parking	Solid waste business
East	Hightower	RA	Access road/residential	G.W. Taffar Road
West	Suburban	C-PCD	Office and residential	Real Estate Office

-Analysis-

Analyzing existing development patterns provides an understanding of land use at a specific point in time. This property has been used for helical pier support and repair solutions for residential and new construction since 2014, and the fabrication part of the business continues to prosper. The applicant desires to construct a new welding and fabrication shop. The property line along Dawson Forest Road has trees planted in 2015 and a privacy fence.

Restricted industrial commercial districts are areas where manufacturing, processing, fabricating, or other uses occur. The requested use of a welding shop is allowed within the C-IR commercial industrial restricted district.

The following uses and activities are prohibited: the manufacture of cement or asphalt, petroleum refinishing or bulk storage of highly flammable products, stockyards or feedlots, animal slaughtering, paper or wood pulp manufacture, open pit mining, quarrying, or sand/gravel removal operations.

Minimum setbacks: front yard-- 60 feet; side yard--50 feet; rear yard--50 feet. The applicant plans to relocate the movable pole covers to appropriate setbacks. The planning commission and board of commissioners may determine and require additional conditions and requirements for buffers, right of way, access, curb cuts, deceleration and acceleration lanes, and traffic signals,

Upon reviewing a formal site development plan, the county may determine and require additional conditions and requirements for buffers, right of way, access, curb cuts, or traffic signals,

Please see the letter of intent and 2014 staff report.

Sec. 121-313. Guidelines are to be considered when granting an amendment.

Whenever consideration is being given to an amendment to the Land Use Code, the planning commission shall make its recommendations, and the board of commissioners shall make its decision based on the following criteria:

- (1) The existing uses and classification of nearby property.
- (2) The extent to which property values are diminished by the particular land use classification;
- (3) The extent to which the destruction of property values of the applicant promotes the health, safety, morals, or general welfare of the public;
- (4) The relative gain to the public, as compared to the hardship imposed upon the individual property owner;
- (5) The suitability of the subject property for the proposed land use classification;
- (6) The length of time the property has been vacant under the present classification, considered in the context of land development in the area in the vicinity of the property; and
- (7) Whether the requested zoning would result in a use that could create an excessive or burdensome use of existing streets, transportation facilities, utilities, or schools;

Public Works Department: “Unnamed trout stream is bisecting the property and would be affected. LDP and stormwater plan needed at the time of permitting.”

Environmental Health Department: No comments returned.

Etowah Water and Sewer Authority: “Water is available at the site for domestic use. Any extension/addition to the water system if needed must be designed and installed per EWSA specs at the developer’s/owner’s expense. Sewer is available at the site. Any extension/upgrade to the sewer system if needed must be designed and installed per EWSA specs at the developer’s/owner’s expense.”

Emergency Services: “Big Dog Drilling will obviously need to submit full architectural drawings, MEPs, and fire/life safety details for the new warehouse indicated.”

- (8) Whether the proposal is in conformity with the policy and intent of the future land use plan; and
- (9) The specific, unusual, or unique facts of each case that give rise to special hardships incurred by the applicant and/or surrounding property owners.



LETTER OF INTENT
DAWSON CO, GEORIGIA

Applicant: HERMAN W. GOFORTH / BIG DOG DRILLING & AUGER LLC
Subject Property: 3401 DAWSON FOREST ROAD EAST, DAWSONVILLE, GA 30534
Current Zoning: C-CB
Proposed Zoning: C-IR (As suggested by the zoning department)
Proposed Use: Welding Shop
Application: Rezoning from C-CB to C-IR

The Applicant has been doing business in the metro Atlanta area for more than 20 years. Since 2014 after moving to Dawson County, business has been great to say the least. We now have a need to expand a shop that we never expected to outgrow. We are flattered that our small company has come this far to need such an upgrade to operate.

PROPOSED USE

To facilitate its operations, the Applicant proposes to develop approximately 7800 square feet of the 5.64-acre property. A 120' x 60' warehouse will be put on the west side of the property. It will house an extended welding shop to continue the production of the pier system we produce. It will require some excavating on the west side of the property but nothing extensive. The Proposed Use will also include 10 parking spaces. There will be approximately 7 employees.

Water, sewer and electricity are already in use at the Subject Property. The impact on public utilities is anticipated to be minimal. The development's water & sewer will be supplied by Etowah Water & Sewer Authority and electric will be supplied by Sawnee EMC.

Thank you for your consideration on this matter. We look to be prosperous and an asset to Dawson County for years to come.

Herman W. Goforth, CEO
Big Dog Drilling & Auger Services LLC
678-278-5116
bill@bigdogpiers.com

DAWSON COUNTY PLANNING COMMISSION MEMORANDUM

DATE: October 14, 2014
TO: DAWSON COUNTY PLANNING COMMISSION
FROM: DAVID McKEE, PLANNING AND DEVELOPMENT DIRECTOR
MEETING: October 21, 2014 @ 6:00 P.M. – DAWSON COUNTY GOVERNMENT CENTER, ASSEMBLY ROOM 2303

CASE #: ZA 14-07

APPLICANT: Bill Goforth (Big Dog Drilling & Auger LLC) on behalf Robert and Emily Lawson

STATUS OF APPLICANT: Authorized Agent (option to purchase)

SITE LOCATION: 3401 Dawson Forest Rd, and 17 GW Taffar (TMPs 106-064, 106-065)

COMMISSION POST: 4

REQUESTED ACTION: The applicant requests rezoning from RA (Residential Agricultural) to C-CB (Community Commercial Business)

PROPOSED USES: Commercial Office and Shop for a Drilling and Auger Company

SURROUNDING ZONING DISTRICTS:
North –RA (Residential Agricultural)
South – RA (Residential Agricultural) and C-PCD (Commercial Planned Comprehensive Development)
East –RA (Residential Agricultural)
West – RA (Residential Agricultural)

SURROUNDING LAND USES:
North – Vacant Property used as a borrow pit for fill dirt
South – Commercial sanitation company headquarters
East – Vacant Property
West – Residential Property

FLUP CLASSIFICATION: Commercial Office, and Planned Residential Development

SUBJECT PROPERTY HISTORY: The subject property does not have any rezoning history.

ACCESS: Dawson Forest Road and G.W. Taffar Road

The applicant has requested that the property to be rezoned to CCB which is not exactly what is recommended on the future land use plan, although the future land use plan does recognize commercial on a portion of the property which the applicant will have the business office located on the property.

Photographs:



Rezoning sign on subject property.



View east on Dawson Forest Rd. from the existing driveway.



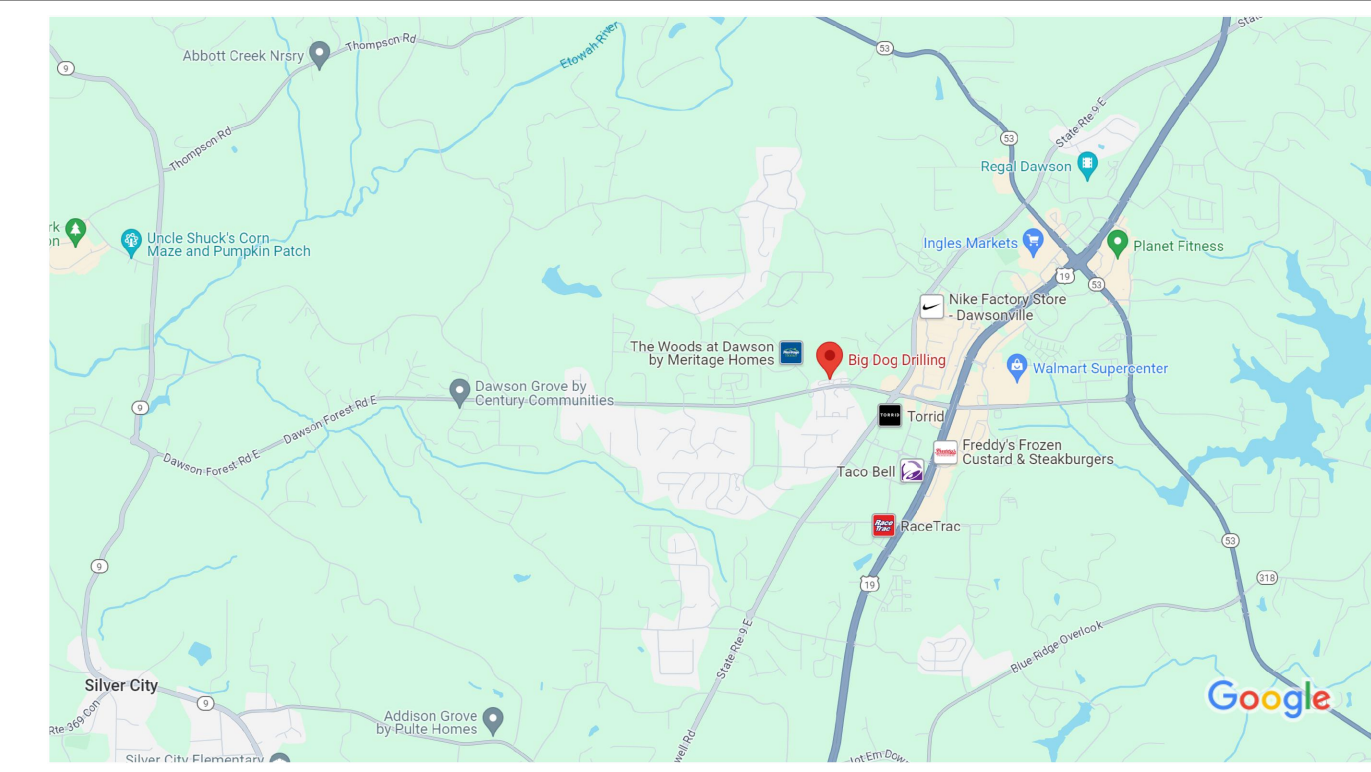
View looking west on Dawson Forest Rd



Existing shop approx. 3200 sq. ft. to be remodeled.

Pertinent County Departments have provided the following comments regarding the proposed development:

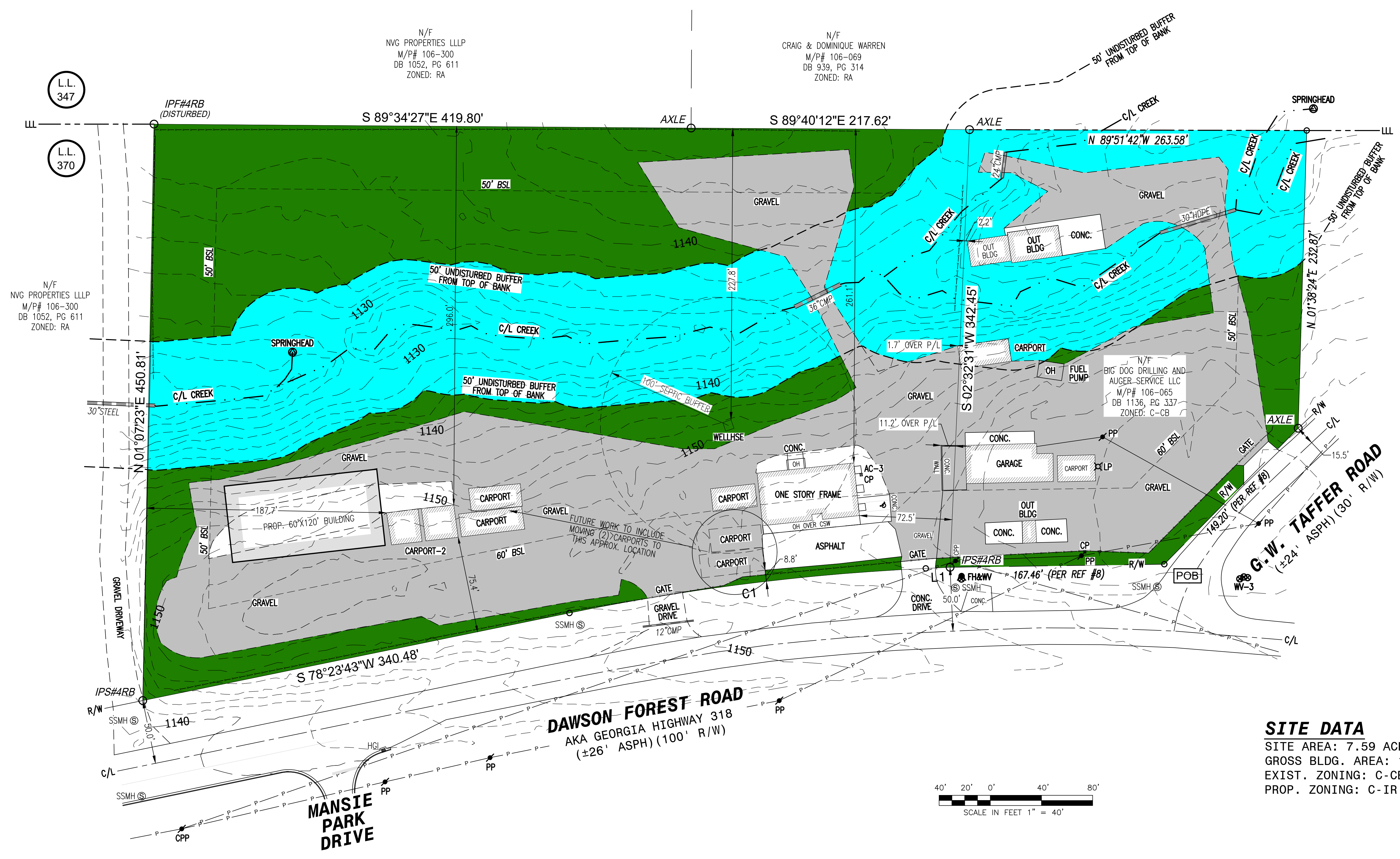
- a) **Engineering Department** – Moderate traffic at peak hours, based on what the applicant will be utilizing the drives for site distance appears to be adequate. The property is located on the Etowah watershed. A driveway plan may be required for approval upon renovation.
- b) **Environmental Health Department** – The facility is served by public water and sewer, however there are existing onsite septic systems that serve the mobile home. If the system is required to be upgraded for any reason then connection to public utilities shall be require per Georgia Department of Public Health Rules for on-site sewage treatment systems, 511-3-1-.03



LOCATION MAP

REVISION	DATE	APPROVED	DESCRIPTION

MEG
 MACON E. GOOCH III
 BUILDING CONSULTANTS
 1385 DUNCAN LANE
 AUBURN GEORGIA 30011
 TEL 678-442-1198 FAX 678-975-7465



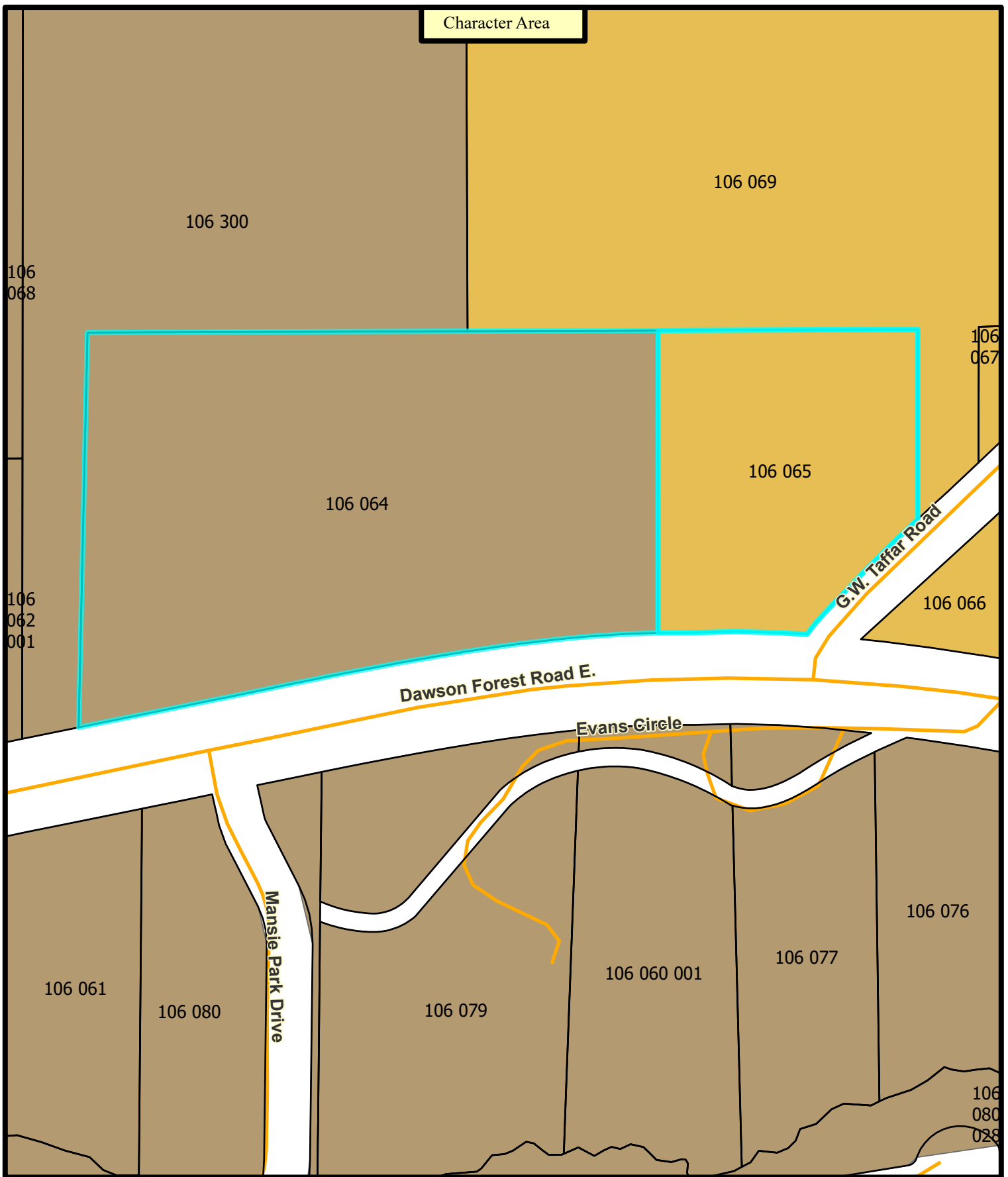
SITE DATA
 SITE AREA: 7.59 ACRES
 GROSS BLDG. AREA: 18,918 SF
 EXIST. ZONING: C-CB
 PROP. ZONING: C-IR



F:\CAD_Drawings\3401 Dawson Forest Rd Big Dog\3401 Dawson Forest Dr.dwg Tue, 06/11/24 1:45 PM

BIG DOG DRILLING AND AUGER SERVICE, LLC
REZONING PLAN
 3401 DAWSON FOREST RD.
 DAWSON COUNTY, GEORGIA

DESIGN	MEG	6/6/24
DRAWN	BSR	6/6/24
CHECKED	MHC	6/6/24
DATE:	6/6/24	
PROJECT #:	D2406190331	
SHEET	C1 OF 1	



Character Area

106 069

106 300

106
068

106
067

106 065

106 064

G.W. Taffar Road

106 066

106
062
001

Dawson Forest Road E.

Evans Circle

106 076

106 061

106 080

Mansie Park Drive

106 079

106 060 001

106 077

106
080
028



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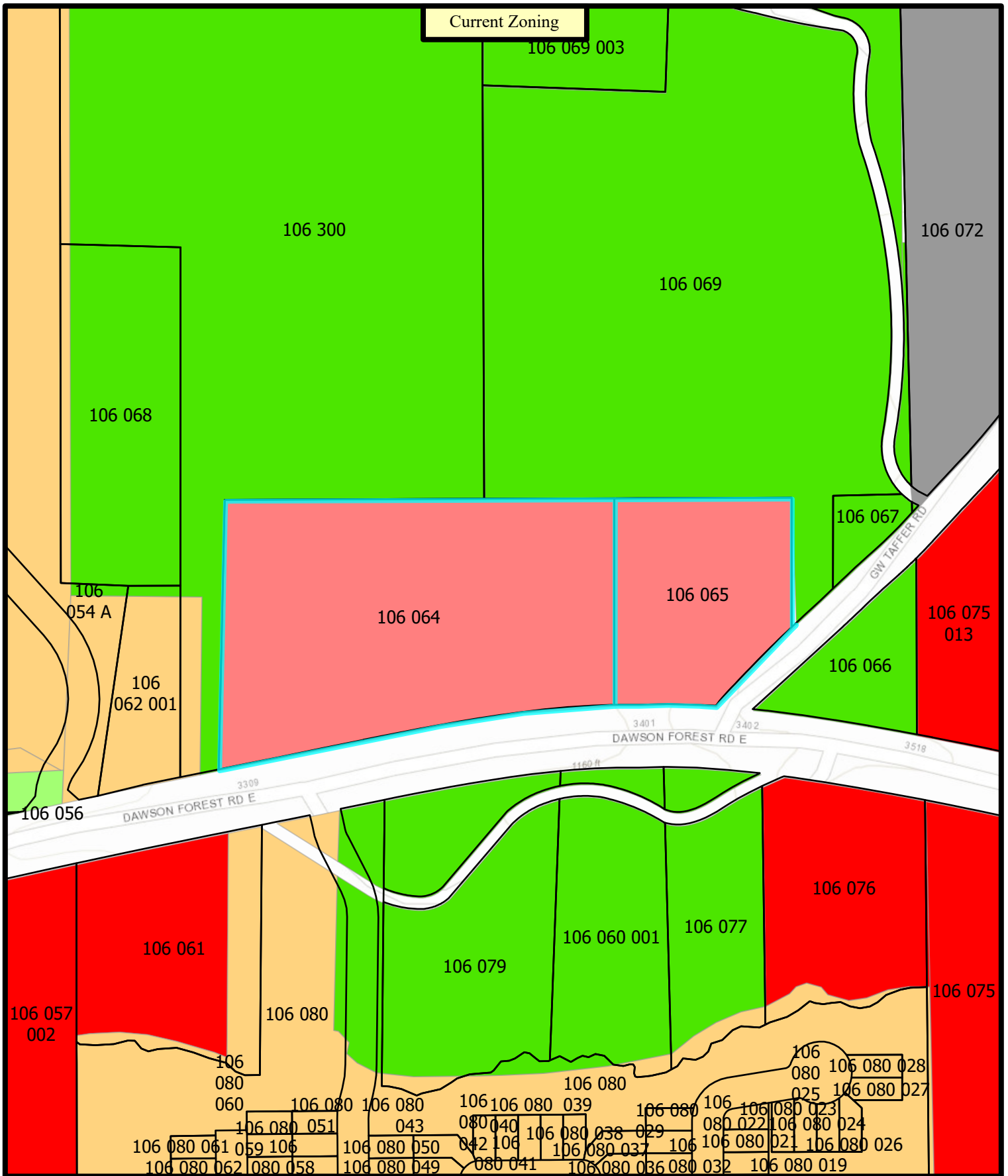
Dawson County

Planning and Development

74

Staff Report

Parcel #: 106 064 & 106 065
Current Zoning: C-CB
Application #:ZA 24-04
Character Area: Suburban
Residential & Hightower



Current Zoning



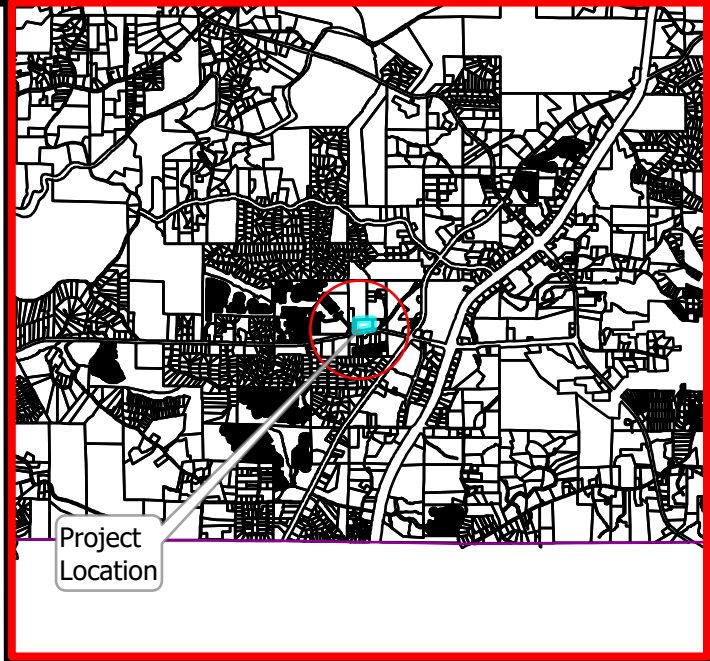
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Dawson County
Planning and Development
75
Staff Report

Parcel #: 106 064 & 106 065
Current Zoning: C-CB
Application #: ZA 24-04
Character Area: Suburban
Residential & Hightower

106 300



106 069

106 064

106 065

G.W. Taffar Road

106 066

Dawson Forest Road E.

Evans-Circle

Evans Circle

Mansie Park Drive

106 061

106 080

106 079

106 060 001

106 077

106 076



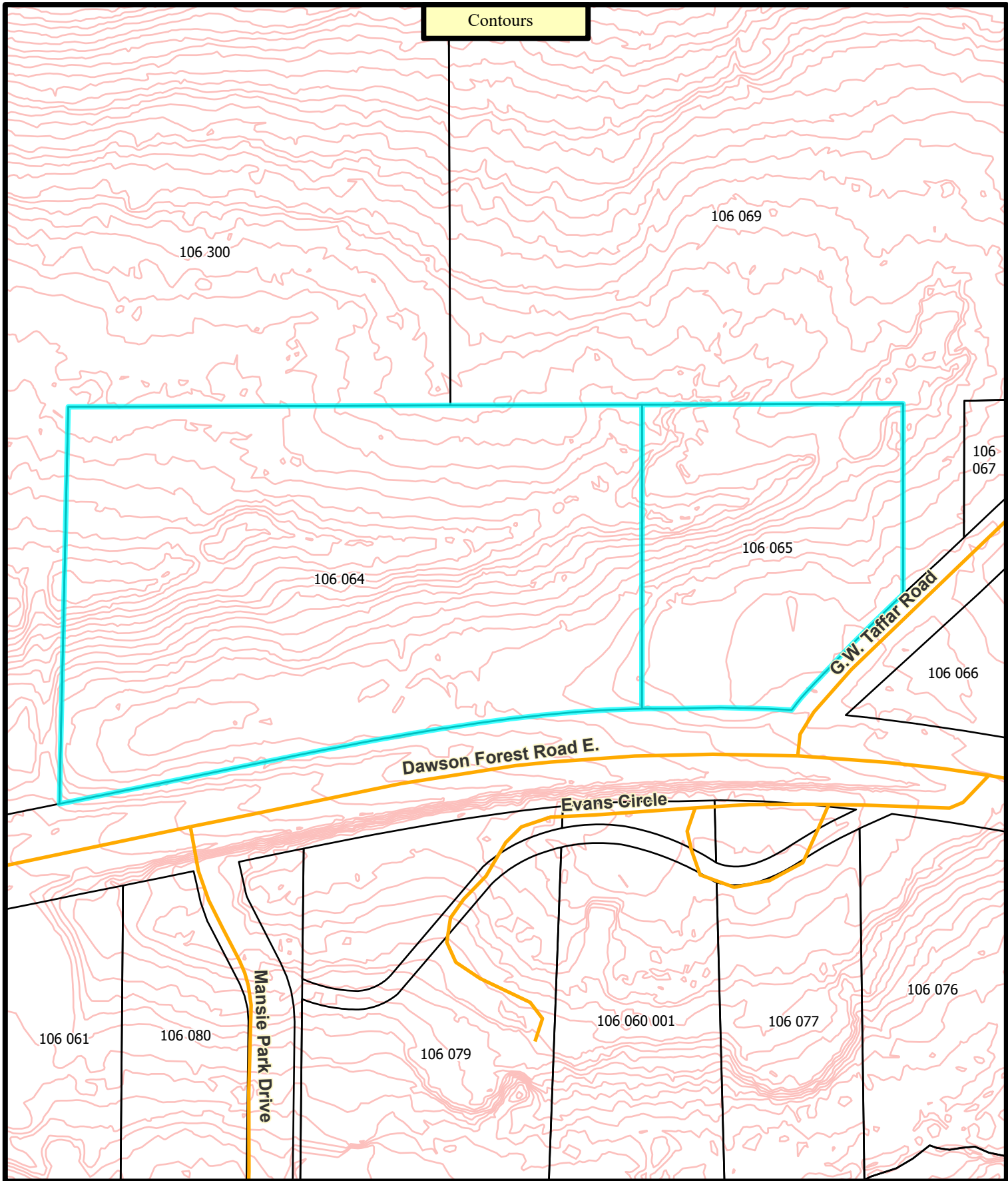
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Dawson County
Planning and Development
Staff Report: Exhibit
76

Parcel #: 106 064 & 106 065
Current Zoning: C-CB
Application #: ZA 24-04
Character Area: Suburban
Residential & Hightower

Contours



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Scale: 1:2,013

Dawson County

Planning and Development

77

Staff Report

Parcel #: 106 064 & 106 065
Current Zoning: C-CB
Application #: ZA 24-04
Character Area: Suburban
Residential & Hightower



DAWSON COUNTY BOARD OF COMMISSIONERS AGENDA REQUEST FORM

Department: Administration

Work Session: 06/20/2024

Prepared By: Melissa Hawk

Voting Session: 07/18/2024

Presenter: Melissa Hawk

Public Hearing: Yes No

Agenda Item Title: Electric Vehicle Charging Stations Project Approval and Budget Request

Background Information:

Two commissioners and county staff met with Georgia Power on October 27, 2021, to discuss the EV Make Ready Infrastructure Program and locations for and quantities of the electric vehicle chargers. This round of funding closed prior to language of the agreement with Georgia Power being finalized.

Current Information:

New funding is available and the Government Center project has been approved by Georgia Power with possibility of the Rock Creek Park project also being approved later this year. Total costs for chargers, posts, cloud software with 2-year warranty, installation and signage is as follows: Government Center - \$26,118; and Rock Creek Recreation Building - \$35,391.

Budget Information:

Applicable: Not Applicable:

Budgeted: Yes No

Fund	Department	Account #	Budget	Balance	Requested	Remaining

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

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

Recommendation/Motion: Staff respectfully requests the Board to approve the Georgia Power agreement for the grant; approve the locations charging stations; approve all costs for each chosen site; determine the funds to be utilized and assign a budget not to exceed \$61,509. Lastly, waive the Purchasing Policy Ordinance to complete this project.

Department Head Authorization: _____

Date: _____

Finance Department Authorization: Vickie Neikirk

Date: 6/13/24

County Manager Authorization: J. Leverette

Date: 6/13/24

Comments/Attachments: Presentation

ELECTRIC VEHICLE CHARGING STATIONS



JUNE 20, 2024

WORK SESSION



Background and Overview

❖ Commissioner Tim Satterfield first discussed the electric vehicles and electric charging stations with the Board on July 1, 2021.

❖ Purchasing began research on different manufacturers and costs for both items.

❖ During the research, a grant was discovered that is funded by the Georgia Public Service Commission through Georgia Power.





❖ On October 27, 2021, a meeting was held with Chairman Thurmond, Commissioner Satterfield, County Staff, Georgia Power and Hannah Solar.

❖ The grant process was discussed as well as locations for the installation of the charging stations.

❖ The group visited Rock Creek Park, Veterans Memorial Park and the Government Center for possible spots.





❖ Each site's infrastructure installation varies slightly but, all will have the following:

- Electrical Materials – all wire, conduit, fittings, disconnects, distribution panel, meter base, concrete cut and patch
- Labor – project manager, licensed electrician, journeyman electrician and general labor
- Permits and Inspection Fees

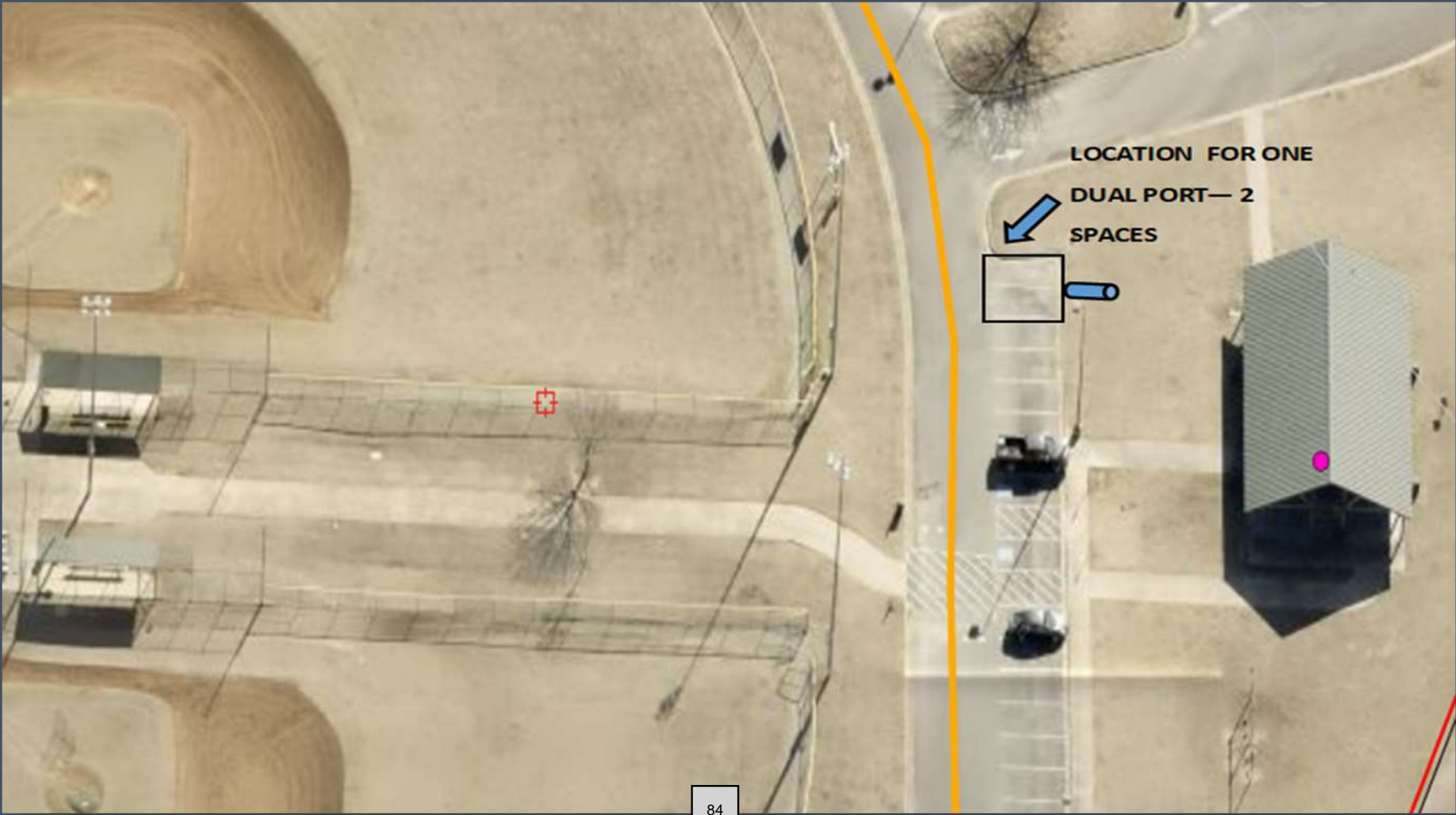
❖ The Government Center, the Rock Creek Park Recreation Building and the Pavilion will also have directional bore work completed.



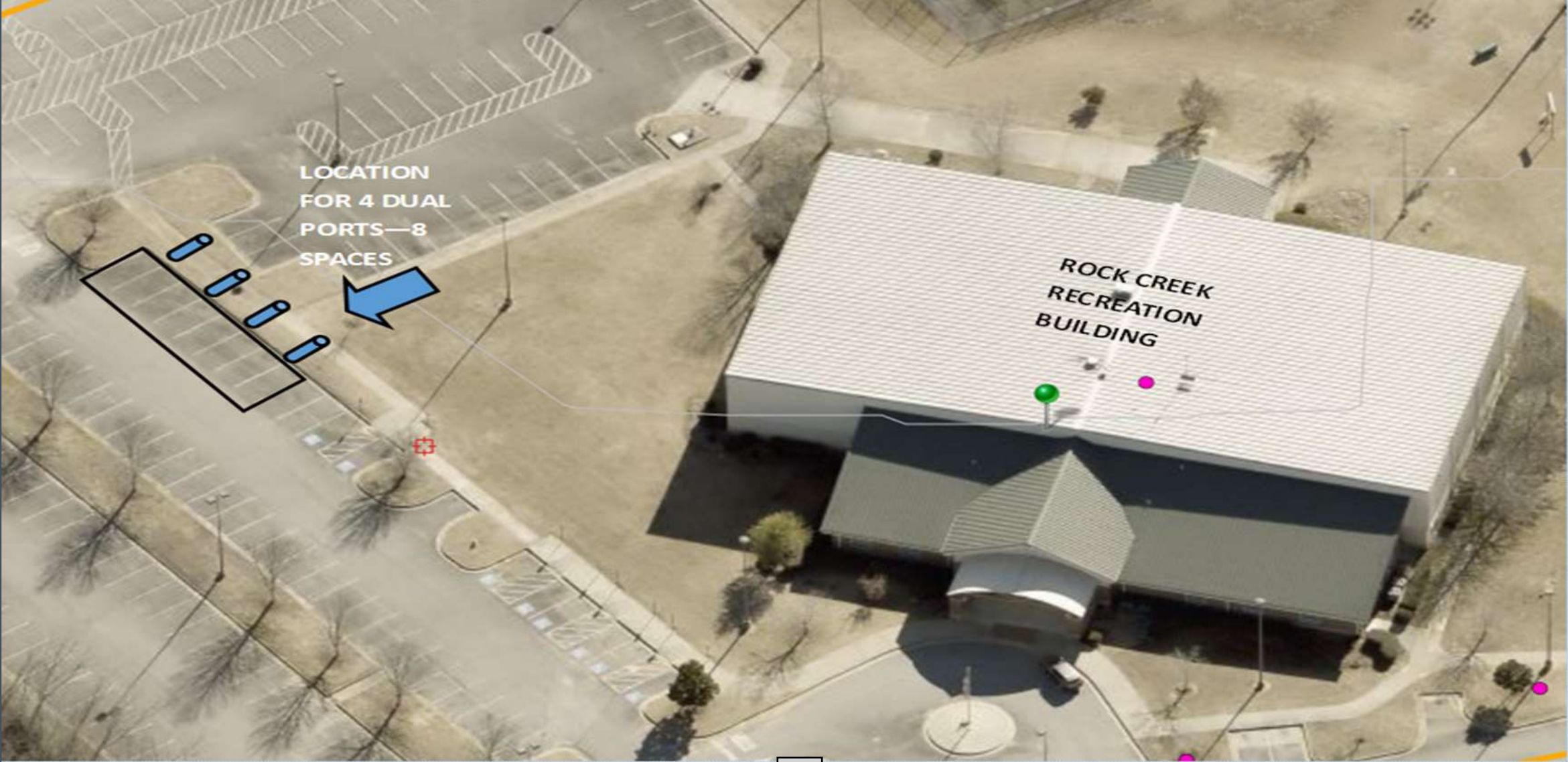
Government Center Charging Site



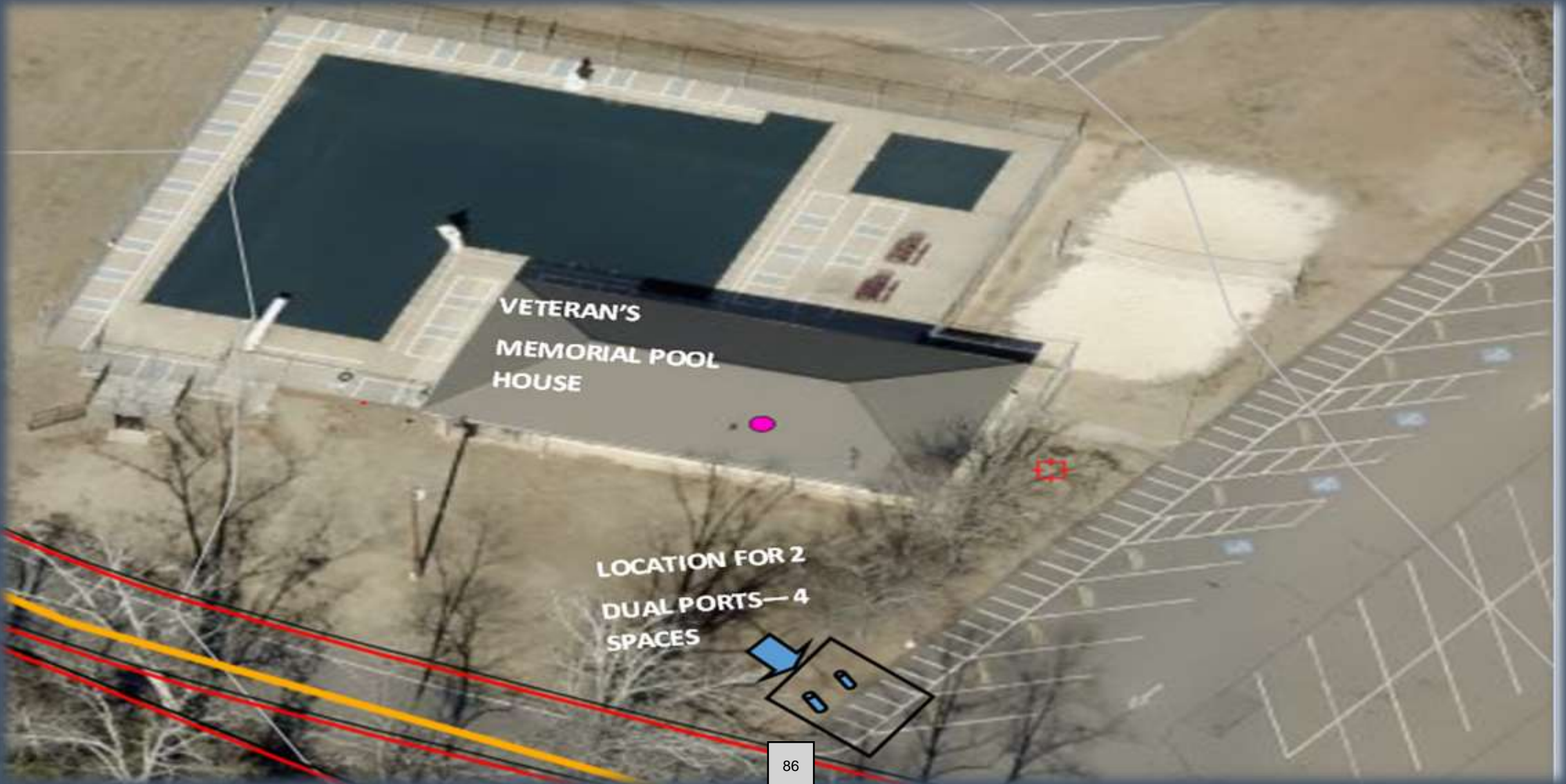
Rock Creek Pavilion Charging Site



Rock Creek Recreation Building Charging Site



Suggested Veteran's Memorial Pool House Charging Site



Suggested Veteran's Memorial Pavilion Charging Site



Suggested Veteran's Memorial Pavilion Charging Site



Suggested Veteran's Memorial Pavilion Charging Site



Background Continued



❖ Georgia Power has agreed to make the requested changes to the agreement for the grant. Georgia Power exhausted all of the Georgia Public Service Commission grant funds prior to the County's review of the terms and conditions. GP reserved our application for work at the Government Center, for anticipated additional funds.

❖ A new pot of resources have been received for this program and as promised, we GP is ready to move forward with the work. Georgia Power has contracted with Energize Now of North Georgia, located in Dalton, GA, to perform the infrastructure portion of the installation.

❖ This portion of the project's total is estimated at \$150,200.00 for the Government Center and the Rock Creek Park chargers. The grant will fund the full amount, no match is required from the County.



EV Charger Lineup and Pricing

Our Hardware

EV
PASS
PORT

LEVEL 2

EZRA \$1,499.00	ROSA \$1,799.00 \$1,499.00	HOWARD \$3,399.00
		
 30 miles In 1 hour of charge	 50 miles In 1 hour of charge	 70 miles In 1 hour of charge
7kW	11kW	19kW

DC FAST CHARGING

ELAINE \$14,949.00	LARRY \$34,949.00	RUTH \$41,920.00	ZEUS \$51,447.00
			
 90 miles In 1 hour of charge	 115 miles In 1 hour of charge	 230 miles In 1 hour of charge	 330 miles In 1 hour of charge
30kW	60kW	120kW	180kW

Price Comparison Between Manufacturers

❖ EV Passport - Rosa 7-11 kW, Pedestal, Cloud Platform, 2-year warranty for 6 units - \$11,343.00; for 8 units is \$15,124.00; for all 14 units - \$26,467.00

❖ ChargePoint – CT4021-GW1 7kW, Pedestal, Cloud Platform, 1-year warranty for 6 units is \$22,716.00; for 8 units is \$27,744.00; for all 14 units is \$50,460.00

❖ Leviton – EV320 – 7kw, Pedestal, Cloud Platform, 2-year warranty and installation – The Leviton representatives has not responded to the quote request as of this meeting.

❖ Installation for 6 chargers at Government Center is \$14,575.00. Installation for 8 chargers at Rock Creek Park is \$20,000.00. The cost to install all 14 chargers at both locations is \$34,575.00.

❖ Electric charging station signs and posts for 6 is \$200.00, for 8 spots is \$267.00 and for all 14 spots is \$467.00.



Turnkey Cost for the Project

❖ Recap for location of the up to 14 chargers and accessories:

- Government Center – 3 dual ports for 6 charging stations
- Rock Creek Recreation Building – 4 dual ports for 8 charging stations

❖ EV Passport - Rosa 7 -11kW, Pedestal, Cloud Platform, 2-year warranty, installation and signage—

- Government Center – Total cost is \$26,118.00
- Rock Creek Recreation Building – Total cost is \$35,391.00.

❖ The turnkey cost for both locations is \$61,509.00

- This amount is less than that required by Ga law to bid. Staff asks that the Purchasing Policy Ordinance is waived to complete this project.



Staff Recommendation

Staff respectfully requests the Board to approve the Georgia Power agreement for the grant; approve the locations charging stations; approve all costs for each chosen site; determine the funds to be utilized and assign a budget not to exceed \$61,509.00. Lastly, waive the Purchasing Policy Ordinance to complete this project.

NOTE: No funds from the grant will be received by the County. Ga Power will utilize the funds for the infrastructure portion.