## DAWSON COUNTY BOARD OF COMMISSIONERS VOTING SESSION AGENDA – THURSDAY, NOVEMBER 17, 2022 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. OPENING PRESENTATION**

1. Recognition of Parks & Recreation's Super Bowl Champions - Elementary Flag Football, 2nd Grade Football and 2nd Grade Cheer

## C. INVOCATION AND PLEDGE OF ALLEGIANCE

## **D. ANNOUNCEMENTS**

## **E. APPROVAL OF MINUTES**

- 1. Minutes of the Work Session held on November 3, 2022
- 2. Minutes of the Voting Session held on November 3, 2022

## F. APPROVAL OF AGENDA

## G. PUBLIC COMMENT

## **H. PUBLIC HEARING**

<u>1.</u> Extension of an Existing Moratorium on the Acceptance of Residential Rezoning Applications (1st of 1 hearing)

## I. ZONING

1. <u>ZA 22-22</u> - Royce Flynn requests to rezone TMP 119-039 from RSR (Residential Sub-Rural) to COI (Commercial Office Institutional) for the purpose of opening an office space.

## J. NEW BUSINESS

<u>1.</u> Consideration of Health Department Remodel

## **K. PUBLIC COMMENT**

## L. 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 – NOVEMBER 3, 2022 DAWSON COUNTY GOVERNMENT CENTER ASSEMBLY ROOM 25 JUSTICE WAY, DAWSONVILLE, GEORGIA 30534 4:00 PM

Those present were Chairman Billy Thurmond; Commissioner Sharon Fausett, District 1; Commissioner Chris Gaines, District 2; Commissioner Emory Dooley, District 4; County Attorney Jeffrey Strickland; County Clerk Kristen Cloud; and interested citizens of Dawson County. District 3 Commissioner Tim Satterfield and County Manager David Headley were not present.

## **NEW BUSINESS**

- 1. Presentation of Request by Development Authority of Dawson County Concerning Tax Equity and Fiscal Responsibility Act for Peaks of Dawsonville Revenue Bonds-Economic Development Director Kevin Herrit *This item will be added to the November 3, 2022, Voting Session Agenda.*
- 2. Presentation of Health Department Remodel- Facilities Director James Tolbert *This item will be placed on the November 17, 2022, Voting Session Agenda.*
- 3. County Manager Report This item, presented by Chief Financial Officer Vickie Neikirk, was for information only.
- 4. County Attorney Report County Attorney Strickland had no information to report.

## APPROVE:

ATTEST:

Billy Thurmond, Chairman

Kristen Cloud, County Clerk

## DAWSON COUNTY BOARD OF COMMISSIONERS VOTING SESSION MINUTES – NOVEMBER 3, 2022 DAWSON COUNTY GOVERNMENT CENTER ASSEMBLY ROOM 25 JUSTICE WAY, DAWSONVILLE, GEORGIA 30534 IMMEDIATELY FOLLOWNG THE 4:00 PM WORK SESSION

**<u>ROLL CALL</u>**: Those present were Chairman Billy Thurmond; Commissioner Sharon Fausett, District 1; Commissioner Chris Gaines, District 2; Commissioner Emory Dooley, District 4; County Attorney Jeffrey Strickland; County Clerk Kristen Cloud; and interested citizens of Dawson County. District 3 Commissioner Tim Satterfield and County Manager David Headley were not present.

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

## **ANNOUNCEMENTS:**

None

## **APPROVAL OF MINUTES:**

Motion passed 3-0 to approve the Minutes of the Work Session held on October 20, 2022. Dooley/Fausett

Motion passed 3-0 to approve the Minutes of the Voting Session held on October 20, 2022. Fausett/Gaines

## **APPROVAL OF AGENDA:**

Motion passed 3-0 to approve the agenda with the following change:

- Addition of No. 9 under New Business:
  - Request by Development Authority of Dawson County Concerning Tax Equity and Fiscal Responsibility Act for Peaks of Dawsonville Revenue Bonds

Gaines/Fausett

## **PUBLIC COMMENT:**

None

## **PUBLIC HEARING:**

Proposed FY 2023 Budget (3<sup>rd</sup> of 3 hearings; 1<sup>st</sup> hearing was held at the October 20, 2022, Work Session and the 2<sup>nd</sup> hearing was held at the October 20, 2022, Voting Session)

Chairman Thurmond opened the hearing by asking if there was anyone present who wished to be heard on a Proposed FY 2023 Budget and, hearing none, closed the hearing.

Motion passed 3-0 to approve a Proposed FY 2023 Budget – all funds in the amount of \$61,403,947. Gaines/Dooley

## **NEW BUSINESS:**

## Consideration of Management of Lake Parks in Dawson County

Motion passed 3-0 to authorize the Parks & Recreation department director, county manager and other officials to begin negotiations with the Corps of Engineers concerning Management of Lake Parks in Dawson County. Dooley/Fausett

Page 1 of 3 Minutes 11-03-2023 Voting Session <u>Consideration of Request for Chairman's Signature on Updated Notice of Intent for Georgia</u> <u>Environmental Protection Division Concerning Municipal Separate Storm Sewer System (MS4)</u> <u>Program</u>

Motion passed 3-0 to approve a Request for the Chairman's Signature on an Updated Notice of Intent for the Georgia Environmental Protection Division Concerning Municipal Separate Storm Sewer System (MS4) Program. Fausett/Dooley

Consideration to Move Forward to Public Hearings for a Request to Add a Sunset Clause to Additional Zoning Classifications as Recommended by the Long Range Planning Committee

Motion passed 3-0 to approve to Move Forward to Public Hearings for a Request to Add a Sunset Clause to Additional Zoning Classifications as Recommended by the Long Range Planning Committee. Fausett/Dooley

## Consideration to Move Forward to a Public Hearing for a Proposed Property Maintenance Ordinance

Motion passed 3-0 to approve to Move Forward to a Public Hearing for a Proposed Property Maintenance Ordinance. Gaines/Fausett

## Consideration to Move Forward to a Public Hearing for Amendments to the Litter Control and Solid Waste Management Ordinance

Motion passed 3-0 to approve to Move Forward to a Public Hearing for Amendments to the Litter Control and Solid Waste Management Ordinance. Dooley/Gaines

## Consideration to Move Forward to a Public Hearing for Amendments to the Abatement of Nuisance Property Ordinance

Motion passed 3-0 to approve to Move Forward to a Public Hearing for Amendments to the Abatement of Nuisance Property Ordinance. Fausett/Gaines

## Consideration of Appointment of Emergency Management Agency Director

Motion passed 3-0 to approve the Appointment of Emergency Services Director Troy Leist as Emergency Management Agency Director. Gaines/Dooley

## Consideration of the Acceptance of Notice of Resignation and Retirement Agreement with County Manager David Headley

Motion passed 3-0 to approve to accept County Manager David Headley's resignation, approve his retirement agreement, and amend the General Fund budget in the amount of \$140,000 as a transfer from the fund balance in order to cover the associated costs of this transition. Gaines/Dooley

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

Motion passed 3-0 to approve a Request by the Development Authority of Dawson County Concerning Tax Equity and Fiscal Responsibility Act for Peaks of Dawsonville Revenue Bonds. Gaines/Fausett Chairman Thurmond announced that the board had authorized him to speak with Chief Financial Officer Vickie Neikirk concerning serving as interim county manager in light of County Manager David Headley's retirement.

Motion passed 3-0 to appoint Vickie Neikirk as interim county manager based upon an annual salary rate of \$125,000 pro-rated over her period of service. Fausett/Gaines

PUBLIC COMMENT: None

**ADJOURNMENT:** 

<u>APPROVE</u>:

ATTEST:

Billy Thurmond, Chairman

Kristen Cloud, County Clerk

Page 3 of 3 Minutes 11-03-2022 Voting Session A RESOLUTION OF THE DAWSON COUNTY BOARD OF COMMISSIONERS ADOPTING AN EMERGENCY EXTENSION OF AN EXISTING MORATORIUM ON ACCEPTANCE OF APPLICATIONS FOR REZONING TO THE RESIDENTIAL LAND USE DISTRICTS IDENTIFIED IN ARTICLE III AND THE MIXED-USE VILLAGE USE DISTRICT OF THE DAWSON COUNTY LAND USE RESOLUTION

WHEREAS, the Dawson County Land Use Resolution ("Land Use Resolution") regulates the use of property located in Dawson County, Georgia ("County"); and

WHEREAS, the Dawson County Board of Commissioners ("Board") is the governing body of the County, and therefore, is responsible for providing appropriate public infrastructure and services to best serve the public interest, including but not limited to such infrastructure and services associated with current and future development within the County; and

WHEREAS, the Board has become concerned that the pace of development within the County may outpace the ability of the County to provide sufficient infrastructure and services under the current financial circumstances; and

WHEREAS, the Board believes that fiscal responsibility is necessary with respect to the provision of public infrastructure and services; and

WHEREAS, the Board is concerned that current and future residential development within the County has begun and will continue to create a fiscal imbalance if allowed to proceed under the current financial framework; and

WHEREAS, the Board desires to update its impact fee program to reflect the current fiscal realities associated with providing adequate services for residential use in the County; and

WHEREAS, the Board desires to consider amendments to the Land Use Resolution to potentially assist in creating an appropriate balance between residential development and the infrastructure necessary to service the development; and

WHEREAS, the Board desires to delay further residential development in the County until the Board has considered possible changes to the impact fee program and/or amendment of the Land Use Resolution; and

WHEREAS, on July 7, 2022, the Board adopted a temporary moratorium ("Moratorium") barring through August 5, 2022, the acceptance of applications for rezoning to the residential land use districts identified in Article III and the Mixed-Use Village Use District of the Land Use Resolution; and

WHEREAS, on August 5, 2022, the Board approved an extension of the Moratorium through November 2, 2022; and

WHEREAS, the Board continues to consider updates to its impact fee program and possible amendments to the Land Use Resolution, but does not expect them to be in place before the current expiration of the Moratorium; and

WHEREAS, the Georgia Supreme Court has held that a moratorium with respect to application of a zoning ordinance may be put in place for a reasonable period of time without the necessity of complying with the notice requirements of the Georgia Zoning Procedures Law; and

WHEREAS, the Board finds that extending the existing Moratorium barring the acceptance of applications for rezoning to the residential land use districts identified in Article III and the Mixed-Use Village Use District of the Land Use Resolution until November 18, 2022, to be reasonably necessary, the least restrictive means available, a reasonable exercise of the County's police power, and in the best interests of the public health, safety, and welfare;

# NOW, THEREFORE, BE IT RESOLVED BY THE BOARD OF COMMISSIONERS OF DAWSON COUNTY, GEORGIA, AS FOLLOWS:

1. The Dawson County Board of Commissioners does hereby extend the existing Moratorium barring the acceptance of applications for rezoning to the residential land use districts identified in Article III and the Mixed-Use Village Use District of the Land Use Resolution until November 18, 2022.

2. The Moratorium extended by this Resolution shall terminate on the earliest date of (1) November 18, 2022; (2) approval by the Dawson County Board of Commissioners of an additional moratorium after a public hearing; or (3) Board action terminating the moratorium.

3. This Resolution shall be effective upon a majority vote by the Board of Commissioners.

SO RESOLVED this 20th day of October, 2022, the public's health, safety, and welfare demanding it.

# DAWSON COUNTY BOARD OF COMMISSIONERS By: Billy Thurmond, Chairman

Attest:

Kristen Cloud, County Clerk

A RESOLUTION OF THE DAWSON COUNTY BOARD OF COMMISSIONERS EXTENDING AN EXISTING MORATORIUM ON ACCEPTANCE OF APPLICATIONS FOR REZONING TO THE **RT RESIDENTIAL TOWN, RS-2 RESIDENTIAL SUBURBAN, RS-3** RESIDENTIAL SUBURBAN, RPC RESIDENTIAL PLANNED COMMUNITY, C-PCD COMMERCIAL **PLANNED** COMPREHENSIVE DEVELOPMENT DISTRICT, RMF RESIDENTIAL MULTI-FAMILY, RESIDENTIAL RMHP MANUFACTURED, AND MIXED-USE VILLAGE LAND USE DISTRICTS OF THE DAWSON COUNTY LAND USE RESOLUTION

WHEREAS, the Dawson County Land Use Resolution ("Land Use Resolution") regulates the use of property located in Dawson County, Georgia ("County"); and

**WHEREAS**, the Dawson County Board of Commissioners ("Board") is the governing body of the County, and therefore, is responsible for providing appropriate public infrastructure and services to best serve the public interest, including but not limited to such infrastructure and services associated with current and future development within the County; and

**WHEREAS**, the Board has become concerned that the pace of development within the County may outpace the ability of the County to provide sufficient infrastructure and services under the current financial circumstances; and

**WHEREAS**, the Board believes that fiscal responsibility is necessary with respect to the provision of public infrastructure and services; and

**WHEREAS**, the Board is concerned that current and future residential development within the County has begun and will continue to create a fiscal imbalance if allowed to proceed under the current financial framework; and

**WHEREAS**, the Board desires to update its impact fee program to reflect the current fiscal realities associated with providing adequate services for residential use in the County; and

**WHEREAS**, the Board desires to consider amendments to the Land Use Resolution to potentially assist in creating an appropriate balance between residential development and the infrastructure necessary to service the development; and

**WHEREAS**, the Board desires to delay further residential development in the County until the Board has considered possible changes to the impact fee program and/or amendment of the Land Use Resolution; and

**WHEREAS**, on July 7, 2022, the Board adopted a temporary moratorium ("Moratorium") barring through August 5, 2022, the acceptance of applications for rezoning to the residential land use districts identified in Article III and the C-PCD Commercial Planned Comprehensive Development District, and the Mixed-Use Village Use District of the Land Use Resolution; and

**WHEREAS**, on August 5, 2022, the Board approved an extension of the Moratorium through November 2, 2022; and

WHEREAS, on October 20, 2022, the Board approved an emergency extension of the Moratorium through November 18, 2022; and

**WHEREAS**, the Board continues to cor 8 r updates to its impact fee program and possible amendments to the Land Use Resolution, but does not expect them to be in place before the current expiration

of the Moratorium: and

WHEREAS, on November 17, 2022, the Board conducted a public hearing to consider the possible extension of the Moratorium; and

WHEREAS, the Board finds that extending the existing Moratorium barring the acceptance of applications for rezoning to the RT Residential Town, RS-2 Residential Suburban, RS-3 Residential Suburban, RPC Residential Planned Community, C-PCD Commercial Planned Comprehensive Development District, RMF Residential Multi-Family, RMHP Residential Manufactured, and Mixed-Use Village land use districts of the Land Use Resolution until , to be reasonably necessary, the least restrictive means available, a reasonable exercise of the County's police power, and in the best interests of the public health, safety, and welfare;

#### NOW. THEREFORE. BE IT RESOLVED BY THE BOARD OF COMMISSIONERS OF DAWSON COUNTY, GEORGIA, AS FOLLOWS:

1. The Dawson County Board of Commissioners does hereby extend the existing Moratorium barring the acceptance of applications for rezoning to the RT Residential Town, RS-2 Residential Suburban, RS-3 Residential Suburban, RPC Residential Planned Community, C-PCD Commercial Planned Comprehensive Development District, RMF Residential Multi-Family, RMHP Residential Manufactured, and Mixed-Use Village land use district of the Land Use Resolution until \_\_\_\_\_.

2. The Moratorium extended by this Resolution shall terminate on the earliest date of (1) \_; (2) approval by the Dawson County Board of Commissioners of an additional moratorium after a public hearing; or (3) Board action terminating the moratorium.

3. This Resolution shall be effective upon a majority vote by the Board of Commissioners.

SO RESOLVED this 17th day of November, 2022, the public's health, safety, and welfare demanding it.

## DAWSON COUNTY BOARD OF COMMISSIONERS

By: \_\_\_\_\_\_\_Billy Thurmond, Chairman

Attest:

[COUNTY SEAL]

By:\_

Kristen Cloud, County Clerk

Dawson County Rezoning Application (AMENDMENT TO DISTRICT MAP)

27

.

FOR STAFF USE ONLY DATE & TIME STAMP

## **APPLICANT INFORMATION (or Authorized Representative)**

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

Printed Name: Royce Flyon
Address: _
Phone (Listed/Unlisted):
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: Kajee Hym
REQUESTED ACTION & DETAILS OF PROPOSED USE
Rezoning to: <u>COZ</u> Special Use Permit for:
Proposed Use: Office Space
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:
Type: 🗌 Apartments 🔲 Condominiums 🔲 Townhomes 🔲 Single-family 🛃 Other
Is an Amenity Area proposed:; if yes, what?;
Building area: 1500 Saft B
الاست الاست الاست المنتقد الممنتقد الممم الممم المممام  الممم الممم المم المم المم المم المم الم

Property Owner/ Property Information
Name: Roy Flynn
Street Address of Property being rezoned:
Rezoning from: RUR to: COI Total acrage being rezoned:
Directions to Property (if no address):
Subdivision Name (if applicable): Lot(s) #:
Current Use of Property: Not used Currently / Residential
<b>Does this proposal reach DRI thresholds?</b> If yes, the application will require transportation study and additional review by the Georgia Mountains Regional Planning Commission. This adds several weeks to the review and processing.
Please refer to Dawson County's Georgia 400 Corridor Guidelines and Maps to answer the following:
Does the plan lie within the Georgia 400 Corridor? (yes/no)
If yes, what section? 🔄 North 🔄 South
SURROUNDING PROPERTY ZONING CLASSIFICATION:         North       23       South       East       23       West       R3         Future Land Use Map Designation:
Access to the development will be provided from:
Road Name: Type of Surface:
در المراجع المراجع المراجع المراجع الم المراجع المراجع ال المراجع المراجع المراج



# **Applicant Certification**

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

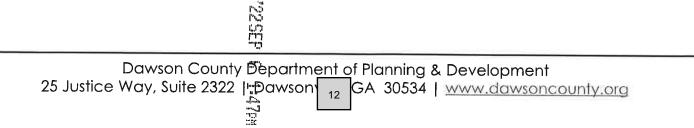
I understand that the Planning & Development staff may either accept or reject my request upon review. My request will be rejected if all the necessary data is not presented.

I understand that I have the obligation to present all data necessary and required by statute to enable the Planning Commission and the Board of Commissioners to make an informed determination on my request. I will seek the advice of an attorney 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 of special use application. I further understand that it is my responsibility to be aware of relevant public hearing dates and times regardless of notification from Dawson County.

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

Signature Ray Hym	Date
Witness Karce Humm	Date



# 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.

# 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. <u>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.</u>

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

This notice and acknowledgement shall be public record.

This holies and dechomedgement shall be public record.
Applicant Signature: Royce Hypm
Applicant Printed Name: Royce Flynn
Application Number: 706 525 1532
Date Signed:9/6/2-2-
Sworn and subscribed before me

this 6 day of Sept, 20 22 Millia Coage Notary Public

My Commission Expires:

CYNTHIA WAGG NOTARY PUBLIC Forsyth County State of Georgia My Comm. Expires Feb. 7, 2025

{Notary Seal}

ന

149ps

Property Owner Authorization
I/we,, hereby swear that I/we own the property located at (fill in address and/or tax map parcel #):
Street Address of Property being rezoned: 680 Harmony Church Rd Dawsonville
as shown in the tax maps and/or deed records of Dawson County, Georgia, and which parcel will be affected by this request.
I hereby authorize the person named below to act as the applicant or agent in pursuit of the rezoning requested on this property. I understand that any rezone granted, and/or conditions or stipulations placed on the property will be binding upon the property regardless of ownership. The under signer below is authorized to make this application. The under signer is aware that no application or reapplication affecting the same land shall be acted upon within six (6) months from the date of the last action by the Board of Commissioners.
Signature of applicant or agent: Royce Flynn
Printed Name of Owner(s): Flynn
Signature of Owner(s): Kay Hum Date:
Mailing address: _
City, State, Zip
Phone (Listed/Unlisted):
Sworn and subscribed before me this 6th day of, 2022. {Notary Seal} Notary Public My Commission Expires: Feb 7 2025 (The complete parents of all support must be listed if the superior state of Georgia My Comm. Expires Feb. 7, 2025

(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.)

### **Rezoning Letter of Intent**

Applicant:Roy FlynnSubject Property:680 Harmony Church RoadCurrent Zoning: RAProposed Use:Proposed Use:C-OI – Commercial OfficeApplication:RA to C-OIAccess:Direct access to Harmony Church Road

City Council Planning Commission City of Dawsonville

#### Purposed use

Roy Flynn proposes to change the zoning of 680 Harmony Church Road Dawsonville Ga from RA3 to C-OI commercial offices. The building is a 1500 sq ft with 8 spaces for parking. The building and property were originally built for a local church that established community services since 1964. C-OI better suites this building and property not RA3 no one has ever lived in this building it is best suited for an office business. We have a tenant that will occupy and lease the space a regional real estate company Coldwell Banker Real-estate.

The Property is located on a corridor with a full-service gas station, a Dollar General, and Fore Station #3. The Rezoning request is consistent with the property, building, and the corridor of Harmony Church Road. Roy Flynn respectfully asks the Planning and Zoning Committee to approve the rezoning as requested.

16

Thank you Roy Flynn

7257 6 140m

Applicant:		Roy Flynn		Reason for Existing	Sewage System Evaluation	
Property/System /	Addross:	680 HARMONY CHUR	CH RD DAWSONVILLE, GA		m Re-evaluation	
		]30534				
Subdivision Name		Lot:	Block:			
	nformation: Water Supply (circle	ibeurooms/GPD:	Garbage Grinder: (circle	θ)		
(1) Public (2)	Private Well (3) Commun		(1) Yes (2) No			
		SECTION A	B, or C should be Comp A - System on Record	pleted ***		
(1) Yes (2) N	Existing On-site Sewage	Management System in	nspection records indicate	Comments:		
	that all components of the the time of the original in:	e system were properly spection.	constructed and installed	at		
(1) Yes (2) N	<ul> <li>A copy of the original On- Report is attached.</li> <li>Maintenance records indi</li> </ul>			_		
(1) Yes (2) N	<ul> <li>serviced within the last five time frame.</li> </ul>	e (5) years or the syste	em was installed within the			
(1) Yes (2) N	A site evaluation of the sy failure or of conditions wh system.	stem on this date revea ich would adversely aff	aled no evidence of system ect the functioning of the	m		
valuating Environ		Title:	Date:	I verify this data to be correct at	the time of the evaluation. This	
				verification shall not be construe functioning of this system for an	ed as a guarantee of the proper	
		SECTION B -	System Not on Record	assumed for future damages the	at may be caused by malfunction.	
1))Yes	No Inspection records are	on file showing the On-	-site Sewage Managemer	Comments:		
	System was inspected an	d approved at the time	of the installation	Banks Septic showed It on I	by probing in the location w their sketch. There were no s	
1) Yes (2) No	The septic tank was unco	vered at the time of the	evaluation and it appears	Of encroachment or malfund	tion Not knowing where the	
1))Yes (2) No	Documentation from a Ge	orgla Certified Installer	has been provided as to	Section D.		
1) Yes (2)No	Maintenance records indic	nstallation criteria. A co ate that the system has	opy is attached.			
1) 183 Q2) JAC	time frame.					
1))Yes (2) No	system; nowever, appropri	ch would adversely affe ateness of the sizing ar	ct the functioning of the			
aluating Environ	verified since no initial insponentalist	Title:	Date:	I verify this data to be correct at th	to lime of the avaluation. This	
Those	wf-f	Environmental Health Specialist IV	25-Feb-22	verification shall not be construed functioning of this system for any assumed for future damages that	as a guarantee of the proper given period of time. No liability	
	The On site Sources Man	SECTION C -	System Not Approved	1.0		
l) Yes (2) No	the initial and is thus not co	insidered an approved	system.	Comments:		
) Yes (2) No	Evaluation of the system re	vealed evidence of svs	tem failure or malfunction			
() Yee (0) M	Evaluation of the system re	vealed conditions which	h would adversely affect	-		
1) Yes (2) No	the proper functioning of th action in order to obtain ap	e system, and will there	fore require corrective			
luating Environm	entalist	Title:	Date:	I verify this data to be correct at th	e time of the evaluation. This	
				verification shall not be construed functioning of this system for any	as a guarantee of the proper	
SECT	ION D - Addition to Proper	v or Relocation of Ha	me (section completed)	lassumed for future damages that	may he caused by malfunction	
	An existing On-site Sewage			Comments:		
∑Yes (2) No	listed above and has been above.	evaluated in accordance	e with Section A or B	the well is a minimum of 10 recommend that the building and the well properly abandon	be converted to public water, ned if it can't be verified that	
				there is a 100' separation. Se	e sketch on attached sheet.	
No. (8) 11	A site evaluation on this dat that the proposed construct	on to home or property	or that the proposed			
) Yes (2) No	relocation of the home shou	Id not adversely affect I	he proper functioning of	Number of Bedrooms/GPD:	Garbage Grinder: (circle)	
	the existing system provided system for the listed size ho	nat no additional sew me adjacent.	age load is added to the	150	(1) Yes (2) No	
	E.S.				- Car	
uating Environm		Title:	Date:	I verify this data to be correct at the verification shall not be construed a	time of the evaluation. This	
Heon	A I Friday I	Environmental Health Specialist IV	25-Feb-22	functioning of this system for any gr assumed for future damages that m	iven period of time. No liability Is	
1	0				, and the state of minimized in	
	CD)					
	լոումն 11 մ կ <sup>ի․</sup> ։		17			

## 2021 Property Tax Statement

LIGHTHOUSE BAPTIST CHURCH OF

329 HARMONY CHURCH RD

DAWSONVILLE, GA 30534

Nicole Stewart **Dawson County Tax Commissioner** 25 Justice Way Suite 1222 Dawsonville, GA 30534

DAWSONVILLE

Bill No.	Due Date	TOTAL DUE
2021-8470		.00

Printed: 08/30/2022

Location: 680 HARMONY CH RD

## Dear Taxpayer,

MAKE CHECK OR MONEY ORDER PAYABLE TO: Dawson County Tax Commissioner

This is your current year Ad Valorem Property Tax Statement. This bill must be paid in full by December 1st in order to avoid interest and penalty charges. If payment is made after the due date, please call the office for the current amount due. State law requires all bills to be mailed to the owner of record as of January 1st of the tax year. If you have sold this property, please forward this bill to the NEW OWNER and notify our office. Thank you for the privilege of serving you as your Tax Commissioner. Nicole Stewart

RETURN THIS PORTION WITH PAYMENT (Interest will be added per month if not paid by due date)

Nicole Stewart Dawson County Tax Commissioner 25 Justice Way Suite 1222 Dawsonville, GA 30534

Tax Payer: LIGHTHOUSE BAPTIST CHURCH OF D Map Code: 119 039 REAL Description: LL 142 LD 13-1 Location: 680 HARMONY CH RD Bill No: 2021-8470 District: 001 DAWSON COUNTY UNINCORPORATE

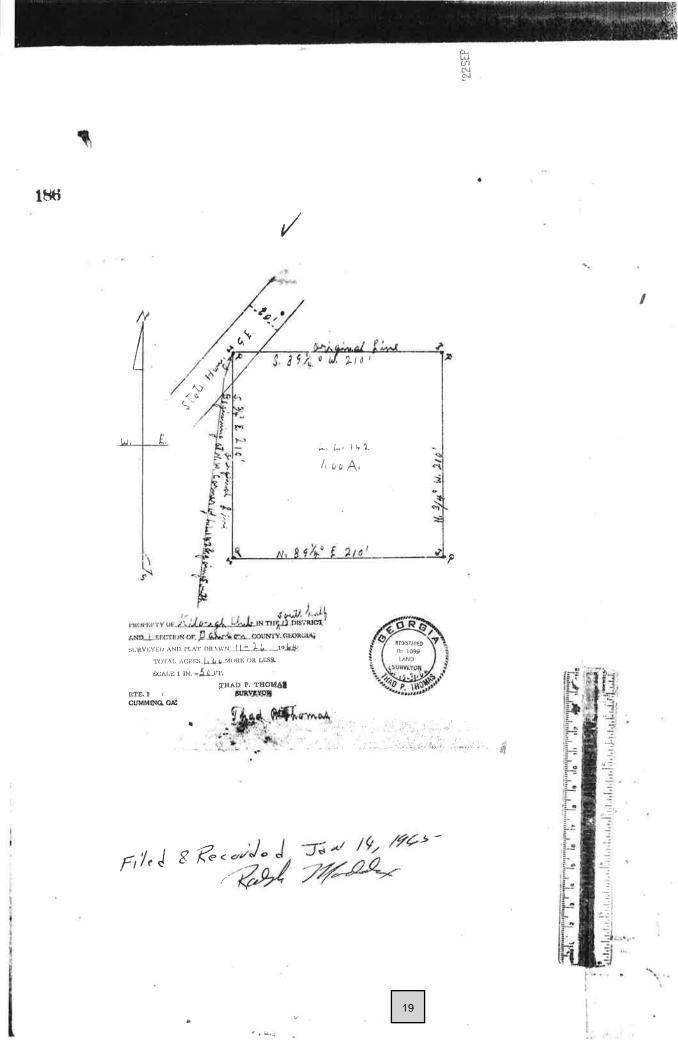
Phone: (706) 344-3520 Fax: (706) 344-3522

Building Value	Land Value	Acres	Fair Market Value	Due Date	Billing Date			ment Through	Exemptions
229,000	0	1.0000	229,000			1			
	Entity	Adjust FMV	5474 U	t Exemptions	Taxable Value	Millage Rate	Gross Tax	Credit	Net Tax
- NO TAX ACCT	S SPECIFIED -					.0000			.00
Т	OTALS					.0000	.00	.00	.00

This gradual reduction and elimination of the state property tax millage rate is the result of property tax relief passed by the Governor and the House of Representatives and the Georgia State Senate.

You can pay your bill in person, by mail, by phone (706-701-2576), online at	Current Due	0.00
www.dawsoncountytax.com, or at the drop box in front of the courthouse at the crosswalk. If Postmarked after December 1st, interest at a rate prescribed by law will	Penalty	0.00
be added monthly. An additional penalty as prescribed by law will be added every 120	Interest	0.00
days. If the bill is marked appealed, then this bill is only 85% of the total bill pending.	Other Fees	0.00
	Previous Payments	0.00
NO PAYMENT CONTRACTS WILL BE ALLOWED. \$35.00 FEE FOR RETURNED CHECKS	Back taxes	0.00
to ratification the benefore by \$60.00 Feel of the former of the	TOTAL DUE	.00

Printed: 08/30/2022



## Harmony Gee

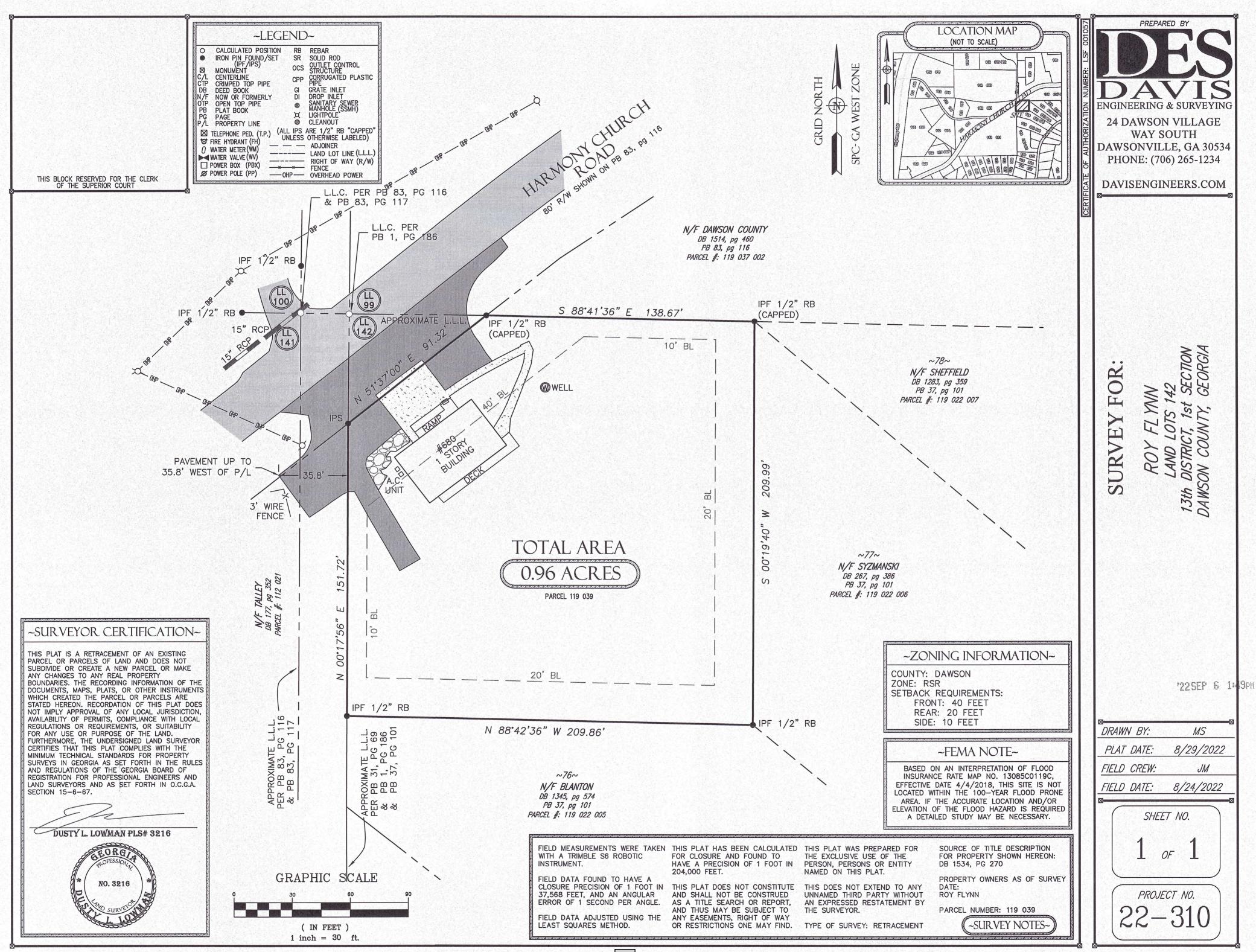
From:Royce FlynnSent:Wednesday, September 7, 2022 8:47 AMTo:Harmony GeeSubject:Rezoning

**Caution:** This is an external email. Please take care when clicking links or opening attachments. When in doubt, contact your IT Department.

Mrs. Gee,

The project at 680 Harmony Church Road has no further construction needed.

Thank you Royce Flynn



# PROJECT INFORMATION:

PROJECT DESCRIPTION: THE PURPOSE OF THIS PROJECT IS TO REZONE PARCEL 119 039 FROM RESIDENTIAL SUB-RURAL TO COMMERCIAL OFFICE INSTITUTIONAL FOR FUTURE USE AS AN OFFICE BUILDING.

SITE ADDRESS: 680 HARMONY CHURCH ROAD, DAWSONVILLE, GEORGIA 30534 PARCEL ID: 119 039

TOTAL AREA= 0.96 ACRES

EXISTING ZONING: RESIDENTIAL SUB-RURAL (RSR) DESIGN STANDARDS:

- SETBACK REQUIREMENTS:
- FRONT BSL: 40' SIDE BSL: 10'
- REAR BSL: 20'

PROPOSED ZONING: COMMERCIAL OFFICE INSTITUTIONAL DESIGN STANDARDS:

- SETBACK REQUIREMENTS:
- FRONT BSL: 50'
- SIDE BSL: 25'
- REAR BSL: 50' (WHEN ABUTTING RESIDENTIAL) - LOT SIZE: 1 ACRE
- MAXIMUM BUILDING HEIGHT: 35'

# REFERENCES:

PROPERTY BOUNDARY INFORMATION FROM A SURVEY FOR ROY FLYNN COMPLETED ON 8/29/2022 BY DAVIS ENGINEERING, AND SURVEYING LLC.

TOPOGRAPHY INFORMATION FROM DAWSON COUNTY GIS DEPARTMENT.

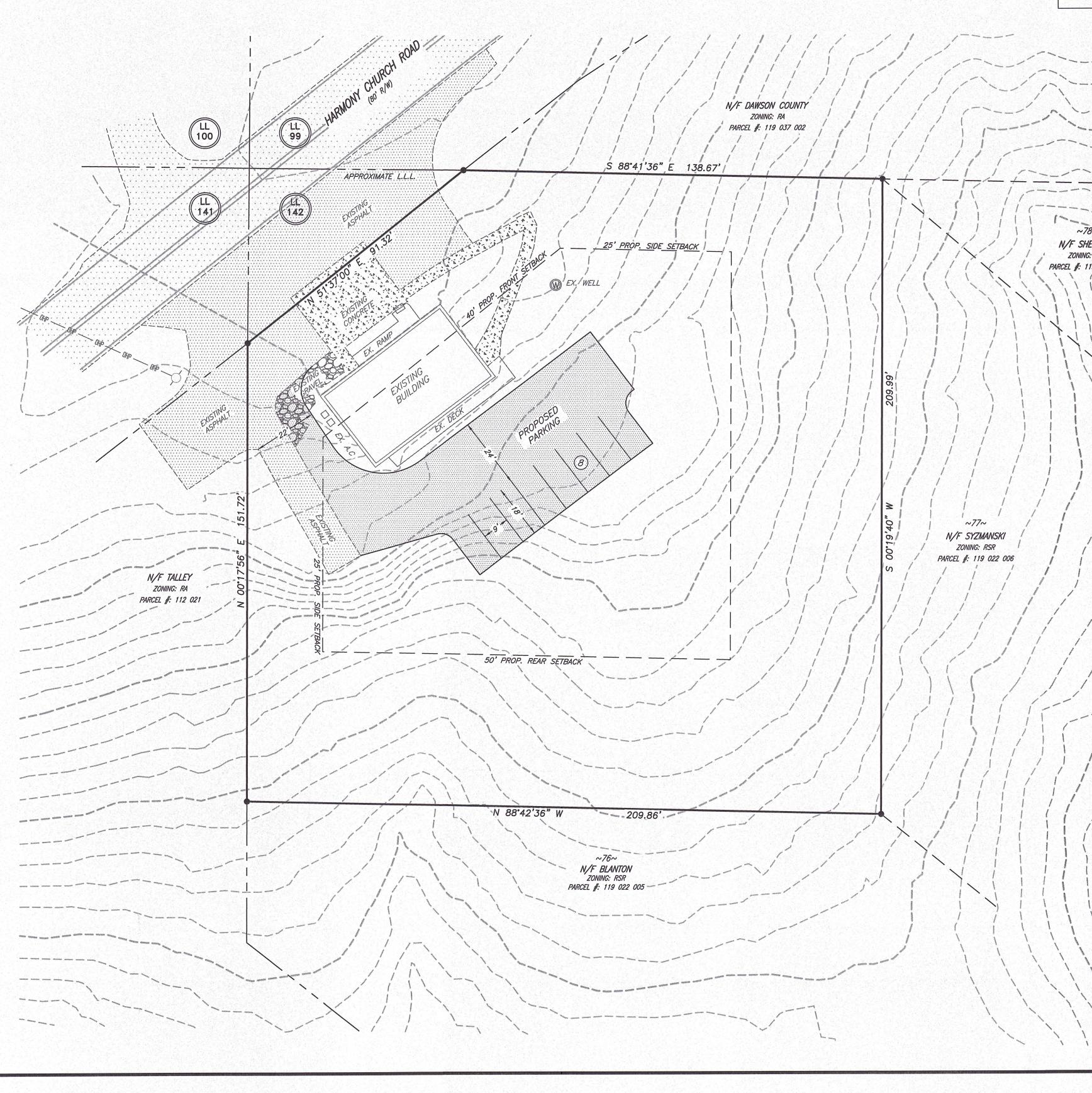
## CONTOUR INTERVAL=2'

## FLOOD NOTE:

NO PORTION OF THIS SITE IS LOCATED WITHIN THE 100-YEAR FLOOD PRONE AREA AS PER FLOOD INSURANCE RATE MAP NO. 13085C0119C, DATED 4/4/2018.



IF ANY CONFLICTS, DISCREPANCIES, OR ANY OTHER UNSATISFACTORY CONDITIONS ARE DISCOVERED, EITHER ON THE CONSTRUCTION DOCUMENTS OR FIELD CONDITIONS, THE CONTRACTOR MUST NOTIFY THE ENGINEER IMMEDIATELY AND SHALL NOT COMMENCE FURTHER OPERATION UNTIL THE CONFLICTS, DISCREPANCIES, OR OTHER UNSATISFACTORY CONDITIONS ARE RESOLVED.



-0-HP JB OCS DWCB HW RCP CMP NORTH NORTH HDPE UGD TBM EX. PROP. FH WM LF DIP PVC R SF FFE

LE UTILITY POLE (UP) HIGH POINT DROP INLET JUNCTION BOX OUTLET CONTROL STRUCTURE DOUBLE WING CATCH BASIN HEADWALL REINFORCED CONCRETE PIPE CORRUGATED METAL PIPE HIGH DENSITY POLYETHYLENE UNDERGROUND DETENTION TEMPORARY BENCHMARK EXISTING PROPOSED FIRE HYDRANT WATER METER LINEAR FEET DUCTILE IRON PIPE POLYVINYL CHLORIDE RADIUS SQUARE FEET FINISH FLOOR ELEVATION	C&G       CURB AND GUTTER         IP       IRON PIN         P/L       PROPERTY LINE         F.E.S.S.       FLARED END SAFETY SECTION         PT       POINT OF TANGENT         PC       POINT OF CURVATURE         OCS       OUTLET CONTROL STRUCTURE         ELEV.       ELEVATION         N/F       NOW OR FORMERLY         R/W       RIGHT OF WAY         LLL       LAND LOT LINE         CONC.       CONCRETE         INV       INVERT         EOP       EDGE OF PAVEMENT         TYP.       TYPICAL         — * — FENCE         — * — SILT FENCE         — * — SILT FENCE         — SOILS         COMM EXISTING TREELINE         — — UVEGETATIVE BUFFER         — 2" WATERLINE         — 3" WATERLINE	Image: Constraint of the constraint	PREPARED BY	
78~ HEFFTELD NG: RSR 119 022 007			REVISION     DATE     DESCRIPTION	1:49PM
			REZONING PLAN ROY FLYN LAND LOT 142 SOUTH HALF OF 13th DISTRICT, 1st SECTION DAWSON COUNTY, GEORGIA	
		OPENPIC SCALE         Image: constraint of the second sec	DRAWING BY: NAP   CHECKED BY: PSA   LAND LOT: 142   DISTRICT: 13th   SECTION: 1st   CITY: -   COUNTY: DAWSON   DATE: 9/1/2022     SHEET NO.   1 OF   1 OF   22-310	



# ZA 22-22

## Royce Flynn Harmony Church Road Planning Commission Meeting October 18, 2022 Board of Commission Hearing November 17, 2022

## Applicant Proposal

The applicant is seeking to zone the property from RSR (Residential Sub-Rural) to C-OI (Commercial Office Institution) to utilize an existing structure for professional office use.

Applicant	Royce Flynn
Amendment #	ZA 22-22
Request	Rezone property from RSR (Residential Sub-Rural) to C-OI (Commercial Office Institutional)
Proposed Use	Real Estate/Professional Office
Current Zoning	RSR
Future Land Use	Sub-Rural Residential
Acreage	1 acre
Location	Harmony Church Road
Commercial Square footage	1,500
Road Classification	Local
Tax Parcel	119-039
Dawson Trail Segment	n/a
Commission District	3
DRI	No
Planning Commission Recommendation	Approval with stipulations

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

According to the Comprehensive Plan and accompanying Future Land Use Plan, the subject property is identified as Sub-Rural Residential. The primary area of unincorporated Dawson County designed as Sub-Rural Residential is bounded by the forest belt and Dawson Forest on the west, Lumpkin County line on the north, and the agricultural belt to the south and east. In the southern part of this area, there is extensive residential development, but the northern part of this area is mostly undeveloped.

Though this area may receive new development at gross densities of up to 0.67 unit per acre (1.0 acre with public water), it is not targeted for major development. Public water service may be extended into much of this area, particularly the southern half, during the planning horizon (year 2028). It is desirable that conservation subdivision principles be followed in this area in order to encourage the permanent protections of open space or retention of farm and forest lands.

There is a second **area designated as Sub-rural Residential by the future land use plan map**, east of Georgia 400 and lakefront residential uses along Lake Lanier. Development in this area must be sensitive to the Lake Lanier watershed, and as a result, densities are proposed to be kept low (0.67 unit per acre) in this area. The desired development pattern should seek to:

- Permit rural cluster or conservation subdivision design that incorporates significant amount of open space
- Limit extension of public utilities in these areas
- Limit parking in front of properties
- Connect to regional network of greenspace and trails, available to pedestrians, bicyclists, and equestrians for both tourism and recreational purposes
- Consider the use of drainage swales on paved roads in lieu of curb and gutter
- Ensure safe and direct access to major thoroughfares
- Provide at least one access point from a county road for a minimum number of homes
- Allow unpaved roads and shared driveways that provide access for up to six residences
- Support and encourage agricultural industries

## **County Agency Comments:**

**Environmental Health Department**: "My concern with this plat is the proposed parking area behind the building. The septic tank and whatever they have for a drain field is located behind the building. Any hardscape must be a minimum of 5' from any portion of the septic system. Please see the attached septic system re-evaluation document from our office dated February, 2022.

I recommend that Davis Engineering modify the site plan so that this septic system is not covered by any vehicle traffic or parking area, or our previous approval will be revoked.

Due to the existing well's proximity to the septic system, we also recommended that the building be converted to public water, and the existing well be filled, sealed and by a well driller licensed in the state of Georgia."

Emergency Services: No comments returned as 10.5.22

**Etowah Water & Sewer Authority**: "Water is available at this site but there are no plans for sewer expansion at this time.'

**Planning and Development**: The use of this structure has never been residential; it has ranged from a community center for the area (f/k/a The Kilough Community Center or The Kilough Club) to a recording studio for the previous owner (Lighthouse Baptist Church). The use of an office does not meet the Future Land Use Map however, the structure is existing and if limited to office use it may provide some service to the local community. The structure will be subject to commercial plan review and improvements will be required.

Public Works Department: "The current condition of the road is paved and in good condition, traffic flow is steady, sight distances are marginal due to topography and curve geometry. The parcel is .68 miles away from the nearest major thoroughfare of Georgia Hwy 400."

# 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.

## **Recommended Stipulations:**

- 1. Office Use only no retail sales or display.
- 2. All asphalt located within the road right of way and within the area of the minimum front building setback shall be removed.... Stipulation amendment after PC meeting.
- 3. Any expansion of the building footprint is limited to those changes required to meet commercial code.
- 4. A commercial driveway permit application will be required as part of the site plan review.
- 5. A ten (10) foot landscape buffer shall be planted and/or maintained along the frontage of the parcel. Supplemental plantings shall consist of evergreen trees, shrubs, or a combination native to the region. All trees planted shall be a minimum of six feet in height at the time of planting. All shrubs planted shall be a minimum of three feet in height at the time of planting.
- 6. This project will need to complete a Commercial Plan Review and permitting for the change of use.



Photo of Property:



## DAWSON COUNTY BOARD OF COMMISSIONERS AGENDA FORM

Department: Facilities

Prepared By: James Tolbert

Presenter: James Tolbert

Agenda Item Title: Health Department Remodel

Work	Session:	November	3,	2022

Voting Session: November 17, 2022

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

#### Background Information:

While meeting with the Chairman and City Manager regarding updates to the existing Health Department the following list was compiled:

- 1. Replace all carpeting with vinyl flooring There is flooring that they have used in other county buildings recently that would be a good fit here. It is waterproof and non-slip.
- 2. Address the plumbing and water pressure in the front public and employee restrooms \*Completed
- 3. Address the hole in the floor in the clinic hallway that is currently covered with plywood.
- 4. Replace lobby door leading to clinic area with a solid, secure locking door
- 5. Replace side employee entrance door and door frame (the one that was coming away from the brick)
- 6. Update to the electrical panel, allowing us to move the vaccine refrigerators to more appropriate locations and resolving issue in WIC
- office with too few outlets
- 7. Replace all exterior lights and timer.
- 8. Paint interior lobby hallway and exterior of building.

Current Information:

After sending out the appropriate Request for Quotes the Facilities Department received (4) low bids for Flooring, Painting, Door Replacement and Electrical. Total Project cost is expected to be \$60,968.86. Dawson County purchasing ordinance states that purchases of \$25,000 must be bid out, however because this project is under \$100,000 the board has the ability to waive this policy. I am asking the board to approve waiving the purchasing policy ordinance to bid the repairs out collectively and approve allowing the County to Issue a Purchase Order to each vendor for the amount of repairs.

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

aining

Recommendation/Motion:	A.,
Department Head Authorization:	Date: 10/19/2022
Finance Dept. Authorization: There Markenk	Date: 10/21/22
County Manager Authorization: Daul Headley	Date: 10-21-32
County Attorney Authorization:	Date:
Comments/Attachments:	

Remodel Scope of Work and list of low bid vendors attached.

# HEALTH DEPARTMENT REMODEL

While meeting with the Chairman and City Manager regarding upgrades to the existing Health Department the following list was compiled:

- 1. Replace all carpeting with vinyl flooring There is flooring that has been used in other county buildings recently that would be a good fit here. It is waterproof and non-slip.
- 2. Address the plumbing and water pressure in the front public and employee restrooms.\*\*\* This item has been completed.
- 3. Address the hole in the floor in the clinic hallway that is currently covered with plywood.
- 4. Replace lobby door leading to clinic area with a solid, secure locking door
- 5. Replace side employee entrance door and door frame (the one that was coming away from the brick)
- 6. Update to the electrical panel, allowing the vaccine refrigerators to be moved to a more appropriate location and resolving issue in WIC office with too few outlets
- 7. Replace all exterior lights and timer
- 8. Paint interior lobby hallway and exterior of building.

	Flooring	Painting	Door Replacement	Electrical
Vendor Name	Flack's Flooring	All About Painting	Engineered Openings	E-Systems Electrical
Address	5750 Georgia Hwy 400	3482 Keith Bridge Rd.	192 Anderson Circle	102 Kelly Mill Road
City/State/Zip	Cumming, GA 30028	Cumming, GA 30041	Alto, GA 30510	Cumming, GA 30040
Phone	770-889-9753	770-844-1443	706-776-7356	770-205-0087
Contact	Skip Mangum	Jason	Rhonda	Jeremy Gravitt
Notes:	Dawson County has worked with this vendor successfully in the past.	Dawson County has worked with this vendor successfully in the past.		
	\$31,027.20	\$12,980.00	\$7,413.96	\$4,547.70
Cost		¢55 06	9 96	
	\$55,968.86 ¢5.000.00			
Contingency	\$5,000.00			
Total Project				
Cost:	\$60,968.86			

After sending out the appropriate Request for Quotes the Facilities Department received the following low bids:

Dawson County purchasing ordinance states that purchases of \$25,000 must be put out to bid, however because this project is under \$100,000 the board has the ability to waive this policy.

I am asking the board to approve waiving the purchasing policy ordinance to bid the repairs out collectively and approve allowing the County to issue a PO to each vendor for the amount of repairs discussed today.

In the interest of saving the County additional costs the Facilities Department will complete this project in house.