

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

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**A. ROLL CALL**

**B. OPENING PRESENTATION**

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

**C. INVOCATION AND PLEDGE OF ALLEGIANCE**

**D. ANNOUNCEMENTS**

**E. APPROVAL OF MINUTES**

1. Minutes of the Work Session held on November 21, 2024
2. Minutes of the Voting Session held on November 21, 2024

**F. APPROVAL OF AGENDA**

**G. PUBLIC COMMENT**

**H. PUBLIC HEARING**

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

**I. ZONING**

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

**J. NEW BUSINESS**

1. Consideration of RFP #444-24 - Dawson County Library Repurpose Renovations Award Request
2. Consideration of IFB #461-24 - Harbour Ridge Road Paving Project Award Request
3. Consideration of Recommendation to Decline a Generator Grant Related to Tropical Storm Zeta
4. Consideration of Request to Apply for Assistance to Firefighters Grant

**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 – THURSDAY, NOVEMBER 21, 2024**  
**DAWSON COUNTY GOVERNMENT CENTER ASSEMBLY ROOM**  
**25 JUSTICE WAY, DAWSONVILLE, GEORGIA 30534**  
**4:00 PM**

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

**NEW BUSINESS**

1. Presentation of Juror Pay- Court Administrator Jason Stephenson  
*This item, presented by Judicial Accountability Division Director Brad Williams, will be addressed in the FY 2025 Proposed Budget at the November 21, 2024, Voting Session.*
2. Presentation of RFP #444-24 - Dawson County Library Repurpose Renovations Award Request- Dawson County Library Director Leslie Clark / Purchasing Manager Melissa Hawk  
*This item will be placed on the December 5, 2024, Voting Session Agenda.*
3. Presentation of IFB #461-24 - Harbour Ridge Road Paving Project Award Request- Public Works Director Robert Drewry / Purchasing Manager Melissa Hawk  
*This item will be placed on the December 5, 2024, Voting Session Agenda.*
4. Presentation of Recommendation to Decline a Generator Grant Related to Tropical Storm Zeta- Emergency Services Director Troy Leist  
*This item will be placed on the December 5, 2024, Voting Session Agenda.*
5. Presentation of Request to Apply for Assistance to Firefighter Grant- Emergency Services Director Troy Leist  
*This item will be placed on the December 5, 2024, Voting Session Agenda.*
6. Presentation of Request to Extend and Allocate Additional Funds for Sign-On Bonuses for Full-Time Paramedic Applicants / New Hires- County Manager Joey Leverette  
*After discussion, a variation of this item will appear on the December 5, 2024, Work Session Agenda.*
7. County Manager Report  
*This item was for information only.*
8. County Attorney Report  
*County Attorney Tracy 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, NOVEMBER 21, 2024  
DAWSON COUNTY GOVERNMENT CENTER ASSEMBLY ROOM  
25 JUSTICE WAY, DAWSONVILLE, GEORGIA 30534  
IMMEDIATELY FOLLOWING THE 4:00 PM WORK SESSION**

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

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

**ANNOUNCEMENTS:**

None

**APPROVAL OF MINUTES:**

Motion passed 4-0 to approve the Minutes of the Work Session held on November 7, 2024. Stowers/Bruce

Motion passed 4-0 to approve the Minutes of the Voting Session held on November 7, 2024. Stowers/Bruce

**APPROVAL OF AGENDA:**

Motion passed 4-0 to approve the agenda as presented. Dooley/Stowers

**PUBLIC COMMENT:**

None

**PUBLIC HEARING:**

*FY 2025 Proposed Budget (3rd of 3 hearings; 1st hearing was held at the November 7, 2024, Work Session and the 2nd hearing was held at the November 7, 2024, Voting Session)*

Chairman Thurmond reviewed possible changes to the FY 2025 Proposed Budget that were requested or discussed during this item's first two public hearings or that developed since the last public hearing, including:

- Senior Services' request for an additional \$2,760 for its Sit and Strech program;
- Chamber of Commerce's request to increase its portion of hotel/motel tax from 6 percent to 8 percent;
- Administration's request to fund House Bill 451-Ashley Wilson Act, an unfunded mandate from the state that requires all public entities in Georgia to offer a supplemental benefit program for first responders diagnosed with post-traumatic stress disorder, with \$28,940;
- Library's request for additional funds for employee insurance;
- Superior Court's request for jury pay and court transcripts in the amount of \$42,800; and
- Administration's request to pay the county's EMS medical director (a licensed medical doctor) in the amount of \$12,000 per year;

Commissioner Bruce said there were two areas of the proposed budget that she does not “fully support,” including combining Planning & Development with the Marshals Office under a new Community Development director role, and a part-time position for EMS billing under Finance at \$35,000.

“I believe this approach is counterproductive,” she said. “My preference is to consider either hiring an assistant county manager or a ‘super director’ model, which has proven effective in counties like Lumpkin and Cherokee. A proposed assistant county manager would oversee half of the departments reporting to the county manager, easing the workload...” Bruce said. “Alternatively, a super director could manage Planning & Development, the Marshals Office and Public Works, with each department maintaining its own director who reports to this new role...” She added, “Combining two high-performing, distinct departments into one, however, risks undermining their effectiveness. Both need to function independently to best serve citizens' needs. While I do agree on the goal of improving processes, communication and transparency, I don't see this proposal as the right solution. Adding a new position would still increase the budget, but it's a proactive step for a growing county. Over the past eight years, we've consistently expanded departments to meet citizen needs, from creating the Marshals Office to establishing independent IT and Fleet teams. Consolidation would undo that progress, wasting prior investments of time, money and resources. Instead, we should build on what's working to remain proactive rather than reactive.” Bruce also said, “I'm having a hard time feeling fiscally comfortable adding a part-time position for EMS billing under Finance [at \$35,000] when we have full-time positions making that same amount with what is considered a larger or equal work load according to the job descriptions... I am either in favor of lowering the pay for that part-time position until we can do a salary audit and study to kind of get all of our salaries where they should be, or asking Finance if there is a possibility of other duties and increasing it to a full-time position for similar but maybe slightly higher pay.”

Chairman Thurmond opened the hearing by asking if there was anyone present who wished to be heard on a FY 2025 Proposed Budget and, hearing none, closed the hearing.

Motion passed 4-0 to approve adding Senior Services' request for an additional \$2,760 for its Sit and Strech program to the FY 2025 Budget. Gaines/Stowers

Commissioner Bruce made a motion to use funding currently in the county's hotel/motel tax fund for beautification of Dawson County and to increase the Chamber of Commerce's portion of hotel/motel tax by 1 percent, from 6 percent to 7 percent. Chairman Thurmond seconded the motion for further discussion. The motion failed to pass 3-1.

Motion passed 4-0 to approve adding \$28,940 to fund House Bill 451 to the FY 2025 budget. Gaines/Stowers

Motion passed 4-0 to approve maintaining the Dawson County's Library's proposed FY 2025 funding at \$509,795 until an efficiency study is performed for the library's satellite branch. Dooley/Bruce

Motion passed 4-0 to approve adding Superior Court's request for jury pay and court transcripts, as well increasing Grand Jury pay to \$50 per day (presented at the November 21, 2024, Work Session), in the amount of \$42,800 to the FY 2025 budget. Gaines/Stowers

Motion passed 4-0 to approve adding Administration's request to pay the county's EMS medical director (a licensed medical doctor) of \$12,000 per year to the FY 2025 budget. Stowers/Bruce

Motion was made by Commissioner Bruce to replace a proposed Community Development director role to a super director, to be titled Community Development Agency role. Motion died for lack of a second.

Motion was made by Commissioner Bruce to either lower the salary of the proposed part-time EMS billing position or make the position a full-time position with increased duties. Motion died for lack of a second.

Motion passed 3-1 to approve a FY 2025 Budget – the General Fund in the amount of \$48,821,512 and All Funds in the amount of \$98,226,292. Gaines/Stowers- Commissioner Bruce voted against the motion

**NEW BUSINESS:**

*Consideration to Move Forward to a Public Hearing Concerning Amendment to Sign Code*

Motion passed 4-0 to approve to Move Forward to a Public Hearing Concerning Amendment to Sign Code. Dooley/Stowers

*Consideration of RFP #447-24 - Debris Monitoring Services*

Motion passed 4-0 to approve RFP #447-24 – Debris Monitoring Services; to accept the offers received and award a contract to Thompson Consulting Services Inc. Stowers/Bruce

*Consideration of Request for Approval to Extend Two Contracts*

Motion passed 4-0 to approve a Request for Approval to Extend Two Contracts – one-year extensions for an inmate food services contract for Kellwell Food Management and an auditing services contract for BatesCarter. Stowers/Gaines

*Consideration of Board Appointment:*

- **Board of Health**
  - *Dr. Saba Haeringer- reappointment (Term: January 2025 through December 2030)*

Motion passed 4-0 to reappoint Dr. Saba Haeringer to the Dawson County Board of Health for a term of January 2025 through December 2030. Gaines/Stowers

**PUBLIC COMMENT:**

None

**ADJOURNMENT:**

**EXECUTIVE SESSION:**

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

Motion passed 4-0 to come out of Executive Session. Gaines/Stowers

APPROVE:

ATTEST:

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

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

DRAFT



Sec. 121-107. Chart of uses.

December 05, 2024

	Bars, including Coffee Shops, Donut Shops, Bagel Shops, and Ice Cream Parlors								
8111	Automotive Repair and Maintenance Services	C-RB	C-CB	C-HB	C-HI	C-PCD	C-OI	C-IR	
8111	General and Specialty Automotive Repair; and, Automotive Maintenance Services			A	A			A	
	<a href="#">Automobile Services</a>	<a href="#">A</a>							
811121	Automotive Body, Paint, and Interior Repair and Maintenance							A	121-108
For automotive accessory sales and/or installation, see under Retail Trade, NAICS Ref. 441 Motor Vehicle and Parts Dealers									
8113	Commercial and Industrial Machinery and Equipment Repair and Maintenance Services	C-RB	C-CB	C-HB	C-HI	C-PCD	C-OI	C-IR	
811310	Commercial and Industrial Machinery and Equipment (except Automotive and Electronic) Repair and Maintenance Services							A	
8114	Personal and Household Good Repair and Maintenance Services	C-RB	C-CB	C-HB	C-HI	C-PCD	C-OI	C-IR	
811411	Home and Garden Equipment Repair and Maintenance				A			A	
811412	Appliance Repair and Maintenance		A	A	A			A	
811420	Reupholstery and Furniture Repair		A	A	A			A	
811430	Shoe and Leather Goods Repair		A	A	A			A	

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(Supp. No. 29)

## ARTICLE XIII. - DEFINITIONS OF TERMS USED

### Sec. 121-398. - Purpose.

The purpose of this article is to establish definitions of some terms used in the chapter.

### Sec. 121-399. - Definitions.

When used in this chapter, the following words and phrases have the meaning as defined in this article. Terms not defined here have the same meaning as is found in most dictionaries, where consistent with the content. The terms "must" and "shall" are mandatory in nature, indicating that action shall be done. The term "may" is permissive and allows discretion regarding an action. When consistent with the context, words used in the singular number include the plural, and those used in the plural number include the singular. Words used in the present tense include the future. The word "developer" includes a firm, corporation, co-partnership, association, institution, or person. The word "lot" includes the word "plot" or "parcel." The word "building" includes the word "structure." The words "used" or "occupied" as applied to any land or building include the words "intended, arranged, or designed to be used or occupied."

...

*Accessory structure or accessory use.* A structure or use customarily and subordinate to the main *Automobile service station.* A retail place of business engaged primarily in the sale of motor fuels, but also supplying goods and services required in the operation and maintenance of automotive vehicles.

*Automobile services as - An indoor establishment with fully enclosed service bay(s) with operable door(s) for performing indoor vehicle repair and maintenance, including but not limited to brakes, oil changes, lubrication, transmission, engine, belts, hoses, inspections, and tire mounting and installation. Towing services shall constitute a permissible accessory use to this establishment, provided no open or impound storage yard occurs on the property.*

*Basement.* That portion of a building between floor and ceiling which is partly below and partly above grade but is so located that the vertical distance from grade to the floor below is less than the vertical distance from grade to ceiling.

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# APPLICANT INTENT

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Applicant's Request (Letter of Intent):

## LETTER OF INTENT

APPLICANT: Chad Kimbarl  
SUBJECT PROPERTY: Map and Parcel 088-108-004  
CURRENT ZONING: RA – Residential Exurban/Agricultural  
PROPOSED ZONING: C-HB – Highway Business Commercial District  
PROPOSED USE: General and Specialty Automotive Repair/Maintenance  
APPLICATION: 1) Rezoning from R1 to C-HB  
ROW ACCESS: 2) Highway 9

### PROPOSED USE:

The Applicant proposes to development approximately 3,200 square footage automotive service/repair facility on the subject property. The proposed use will have 7 parking spaces.

The Applicant is an individual that is seeking to construct the facility on the subject property in order provide automobile services. Such services will include but aren't limited to oil changes, brake services and other uses as provided. The Applicant will provide adequate buffering to adjacent properties. The property to the east is encumbered by a stream which will provide additional protection to the rear of the property, making subject property suitable for the proposed C-HB zoning.

The proposed amendment and intended use of the subject property meets the demonstrated changes in Dawson County community needs and although differs from the Dawson County Future Development Map is suitable for the area. Facts and evidence would show that there are similar commercial uses in the area and this proposal would be consistent with the population, economic, and land use data upon which the future land use map was based.

Water, power will be provided to the subject property. The Applicant is seeking to utilize public sewer service when it becomes available. The impact on public utilities will be minimal.

The construction and development schedule will depend on the availability of public sewer; however, the small scale of the development should allow for a short build-out schedule.

A refusal by Dawson County to approve this Application, so as to permit viable economic use of the property, would be unconstitutional and would discriminate in an arbitrary, capricious and unreasonable manner between the Applicant and the owners of similarly situated property in violation of Article I, Section 1, Paragraph 2 of the Constitution of the State of Georgia and the Equal Protection Clause of the Fourteenth Amendment to the Constitution of the United States. Furthermore, a decision denying the Application would constitute an arbitrary and irrational abuse of discretion and constitute an unreasonable application of local land use authority bearing no relationship to the public health, safety, morality or general welfare of the public in violation of Article I, Section 1, Paragraph 1 of the Constitution of the State of Georgia and the Due Process Clause of the Fifth and Fourteenth Amendments to the Constitution of the United States. The Applicant maintains that a refusal to approve the Application as requested would be an abuse of discretion under the power granted to local governments by the Georgia Constitution and the Zoning Procedures Law, O.C.G.A. Section 36-66-1, et seq.

The Applicant reserves all other rights and privileges under the Constitutions of the United States and the State of Georgia, and available at law and in equity, in the event that Dawson County refuses to approve this Application as requested by the Applicant. The Applicant respectfully asks that the Application be approved as requested and reserves the right to amend this Letter of Intent and the Application by supplementing additional responses and documents

Sincerely,

Sean Courtney

(or attach the write up)



# Dawson County

## PUBLIC HEARING APPLICATION- LAND USE AMENDMENT

A short summary of the proposed use:

The applicant purposes to develop an approximately 3,200 square footage automotive service/repair facility on the subject property.

### Contact Information:

Contact Name: Chad Kimbarl

Address: 2922 Dawson Forest Road. E Suite: \_\_\_\_\_

City: Dawsonville State: GA Zip: 30534

Telephone: [REDACTED] Email: [REDACTED]

PLEASE DO NOT PROVIDE UNLISTED NUMBER

### Subject Property Information:

Address: Georgia Highway 9 Current Zoning: RA

District: 4 Section: 1 Land Lot: 1193 Parcel ID: 088-108-004

Proposed Zoning: C-HB Current Use: vacant

### This Application Is For (Check All That Apply):

- |  |  |              |
|--|--|--------------|
| <input type="checkbox"/> Appeal of Administrative Decision     | <input type="checkbox"/> Master Plan Review - MUV  | Other: _____ |
| <input checked="" type="checkbox"/> Rezoning (Land Use change) | <input type="checkbox"/> Amendment of Master Plan  |              |
| <input type="checkbox"/> Special Use                           | <input type="checkbox"/> Amendment of Stipulations |              |

# Applicant Certification

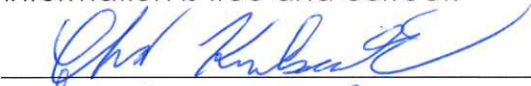

I hereby request the action contained within this application relative to the property shown on the attached survey, plat, and site plan and further request that this item be placed on both the Planning Commission and Board of Commissioners agenda(s) for a public hearing.

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 7-24-24  
Witness  Date 7-24-24

# Property Owner Authorization

I/we, Chad Kimbral and Randy Kimbral, 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: Highway 9

TMP#: 088-108-004

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: Chad Kimbral

Signature of applicant or agent: *Chad Kimbral* Date: 7-24-24

\*\*\*\*\*

Printed Name of Owner(s): Chad Kimbral and Randy Kimbral

Signature of Owner(s): *Chad Kimbral Randy Kimbral* Date: 7-24-24

Mailing address: 2922 Dawson Forest Road, E

City, State, Zip: Dawsonville, Georgia 30534

Phone (Listed/Unlisted): [REDACTED]

Sworn and subscribed before me  
this 24 day of July, 2024.

*Melissa G Corliss*  
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.)

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

THIS SURVEY WAS PREPARED IN CONFORMITY WITH THE TECHNICAL STANDARDS OF PROPERTY SURVEYS IN GEORGIA AS SET FORTH IN CHAPTER 180-7 OF THE RULES OF GEORGIA BOARD OF REGISTRATION FOR PROFESSIONAL ENGINEERS AND LAND SURVEYORS AND AS SET FORTH IN GEORGIA PLAT ACT O.C.G.A. 15-6-67, AUTHORITY O.C.G.A. SECS 15-6-67, 43-15-4, 43-15-6, 43-15-19, 43-15-22.

PROPERTY OWNER ACKNOWLEDGES THAT ANY SEPTIC SYSTEMS CONFORM TO ALL SETBACK REQUIREMENTS. APPROVAL OF PLAT DOES NOT GUARANTEE THAT THE DAWSON COUNTY HEALTH DEPARTMENT WILL ISSUE A SEPTIC SYSTEM PERMIT.

DAWSON COUNTY SHALL NOT BE RESPONSIBLE FOR MAINTENANCE OF ANY PIPES, DITCHES, DETENTION PONDS OR OTHER STRUCTURES WITHIN ANY DRAINAGE EASEMENT 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 ADOPTION AS PUBLIC ROADS OR STREETS.

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

DATE OF SURVEY: APRIL 2-5, 2021

THE FIELD DATA UPON WHICH THIS PLAT IS BASED HAS A CLOSURE PRECISION OF ONE FOOT IN 63,994 FEET, AN ANGULAR ERROR OF 00 SECONDS PER ANGLE POINT, AND WAS ADJUSTED USING THE LEAST SQUARED METHOD. THIS PLAT HAS BEEN CALCULATED FOR CLOSURE AND IS FOUND TO BE ACCURATE TO WITHIN ONE FOOT IN 816,664 FEET.

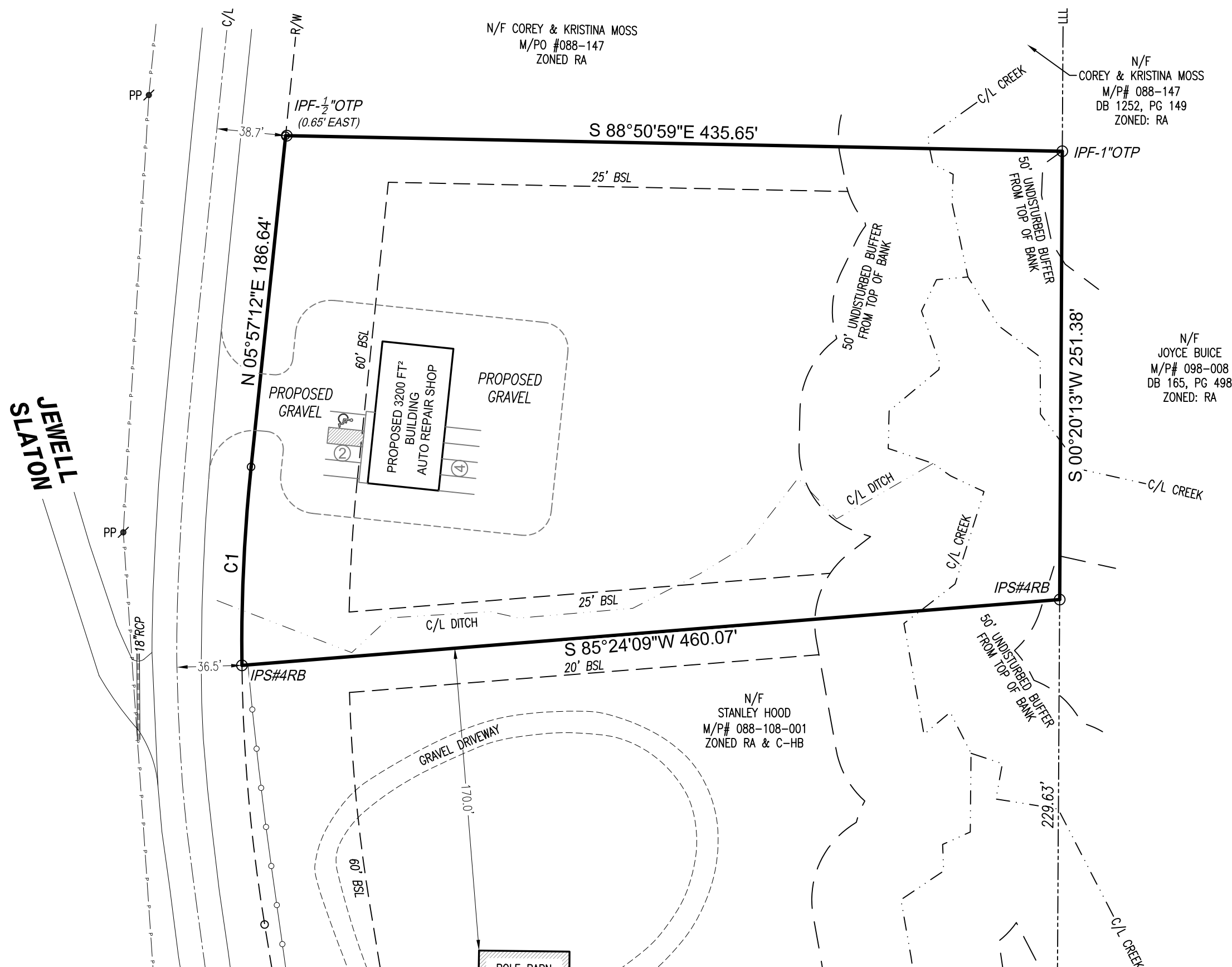
BEARINGS SHOWN ARE BASED ON ANGLES TURNED FROM A SINGLE MAGNETIC OBSERVATION AND ARE SUBJECT TO FIELD CONDITIONS.

THE EQUIPMENT USED FOR ANGULAR AND DISTANCE MEASUREMENTS WAS A LEICA ROBOTIC TOTAL STATION, TS12.

THIS PROPERTY IS NOT LOCATED WITHIN THE 100-YEAR FLOOD HAZARD AREA AS PER FLOOD INSURANCE RATE MAP NO. 13085C0203C, DATED 4-4-18.

NOTES & REFERENCES

- TAX MAP/PARCEL #088-108-004
- PLAT BOOK 87 PAGE 158
- CURRENT ZONING RA  
PROPOSED ZONING C-HB
- PROPOSED SETBACKS  
FRONT = 60'  
SIDE = 25'  
REAR = 50'
- PROPOSED USE - AUTO REPAIR
- PARKING REQUIREMENTS  
MAX: 4 SPACES PER 1000 FT<sup>2</sup>  
MIN: 2 SPACES PER 1000 FT<sup>2</sup>  
MIN = 6  
6 SPACES SHOWN PLUS ONE ACCESSIBLE SPACE
- SITE WILL CONNECT TO FUTURE SEWER



Curve	Radius	Length	Chord	Chord Bear.
C1	963.44'	111.54'	111.48'	N 02°38'47" E

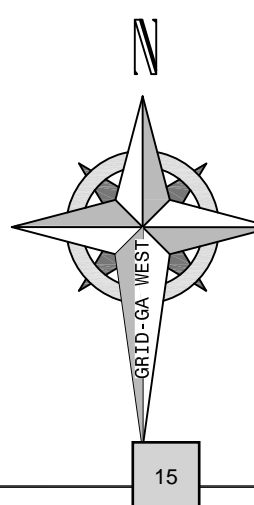
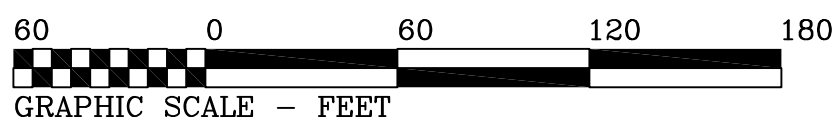
REZONING PLAN FOR:

# CHAD KIMBRAL & RANDY KIMBRAL

TRACT 2 - PLAT BOOK 87 PAGE 158  
LAND LOT 1193  
4TH DISTRICT  
1ST SECTION  
DAWSON COUNTY, GEORGIA  
PLAT DATE: JULY 24, 2024  
REVISION DATE:

**TOTAL = 2.826 ACRES**  
123,119.213 SQUARE FEET

OWNER INFO:  
CHAD KIMBARL & RANDY KIMBARL  
6015 JETT ROAD  
DAWSONVILLE, GA 30534



- LEGEND
- BOC = BACK OF CURB
  - BSL = BUILDING SETBACK LINE
  - P/L = PROPERTY LINE
  - R/W = RIGHT OF WAY
  - LL = LAND LOT
  - LLL = LAND LOT LINE
  - N/F = NOW OR FORMERLY
  - M/P# = TAX MAP / PARCEL NO.
  - POB = POINT OF BEGINNING
  - NTS = NOT TO SCALE
  - IPF = IRON PIN FOUND
  - IPS = IRON PIN SET
  - COR MON = USCOE MONUMENT
  - RB = REBAR
  - CTP = CRIMP TOP PIPE
  - OTP = OPEN TOP PIPE
  - SQ. ROD = SQUARE ROD
  - AI# = ANGLE IRON FOUND
  - CMP = CORRUGATED METAL PIPE
  - RCP = REINFORCED CONC. PIPE
- LEGEND
- WM = WATER METER
  - WV = WATER VALVE
  - PP = POWER POLE
  - LP = LIGHT POLE
  - SP = SERVICE POLE
  - PH.BOX = PHONE BOX
  - U/G = UNDERGROUND
  - C.O. = SEWER CLEAN-OUT
  - MB = MAILBOX
  - SS = SANITARY SEWER
  - MH = MAN HOLE
  - FFE = FINISHED FLOOR ELEV.
  - FH = FIRE HYDRANT
  - G- = GAS LINE
  - P- = POWER LINE
  - SS- = SANITARY SEWER LINE
  - FM- = SANITARY FORCE MAIN
  - T- = TELEPHONE LINE
  - W- = WATER LINE
  - X- = FENCE LINE

**McCLURE SURVEYING, INC.**  
2505 JOHNSON DRIVE - SUITE D  
CUMMING, GA 30040  
O: (470) 297-5592 O: (770) 889-0281  
CERTIFICATE OF AUTHORIZATION: LSF001203  
NATHAN@MCCLURESURVEYING.COM  
WWW.MCCLURESURVEYING.COM

Surveyor's Certificate  
"It is hereby certified that all monuments and improvements shown hereon actually exist except as otherwise indicated and that their locations, size, type, and material are correctly shown."  
By: *Nathan M. McClure*  
Registered Georgia Land Surveyor No. 3086  
**JOB NO. 24179**

Filed 05/05/2022 01:05PM  
 BK 00087 Pg 0158  
 Plat Doc: PLAT

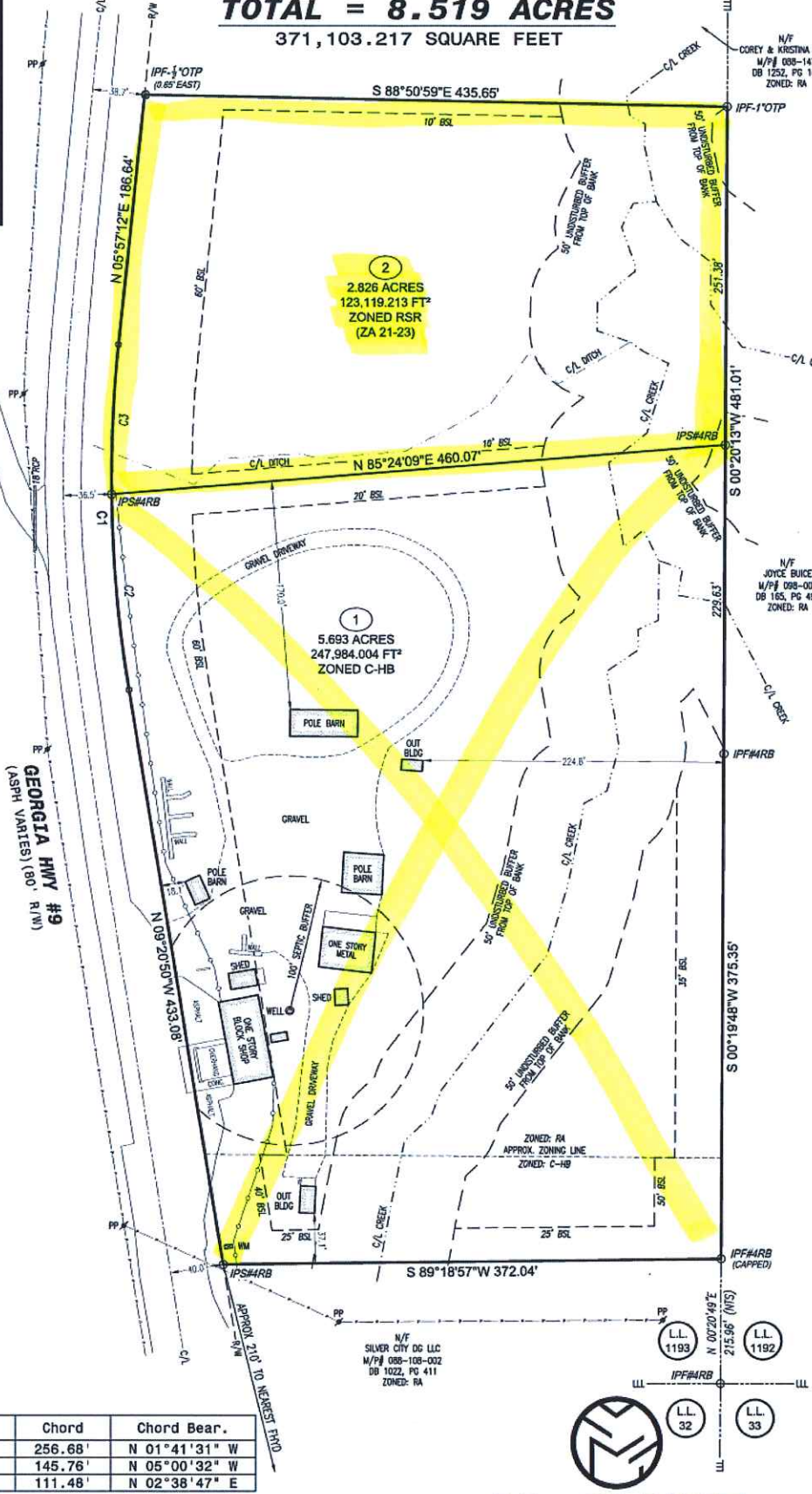
Penalty: \$0.00 Interest: \$0.00  
 Participants: 3892914031  
 JUSTIN POWER, Clerk of Superior  
 Court  
 DAWSON County, Georgia

**TOTAL = 8.519 ACRES**  
 371,103.217 SQUARE FEET



THIS BLOCK RESERVED FOR THE CLERK OF SUPERIOR COURT

- LEGEND**
- BOC = BACK OF CURB
  - BSL = BUILDING SETBACK LINE
  - PL = PROPERTY LINE
  - R/W = RIGHT OF WAY
  - LL = LAND LOT
  - LL = LAND LOT LINE
  - N/F = NOW OR FORMERLY
  - M/P# = TAX MAP / PARCEL NO.
  - POB = POINT OF BEGINNING
  - N/S = NOT TO SCALE
  - IPF = IRON PIN FOUND
  - IPS = IRON PIN SET
  - COR MON = USCOE MONUMENT
  - RS = REBAR
  - CIP = CONCR TOP PIPE
  - OTF = OPEN TOP PIPE
  - SQ. ROD = SQUARE ROD
  - MF = ANGLE IRON FOUND
  - CMP = CORRUGATED METAL PIPE
  - RCP = REINFORCED CONC. PIPE
  - WM = WATER METER
  - W = WATER VALVE
  - PP = POWER POLE
  - LP = LIGHT POLE
  - SP = SERVICE POLE
  - PHBOX = PHONE BOX
  - U/G = UNDERGROUND
  - C.O. = SEWER CLEAN-OUT
  - MB = MANHOLE
  - SS = SANITARY SINKER
  - MH = MAIN HOLE
  - FTE = FINISHED FLOOR ELEV.
  - FI = FIRE HYDRANT
  - G = GAS LINE
  - P = POWER LINE
  - SS = SANITARY SINKER LINE
  - FW = FIRE WATER MAIN
  - T = TELEPHONE LINE
  - W = WATER LINE
  - F = FENCE LINE



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

THIS SURVEY WAS PREPARED IN CONFORMITY WITH THE TECHNICAL STANDARDS OF PROPERTY SURVEYS IN GEORGIA AS SET FORTH IN CHAPTER 100-7 OF THE RULES OF GEORGIA BOARD OF REGISTRATION FOR PROFESSIONAL ENGINEERS AND LAND SURVEYORS AND AS SET FORTH IN GEORGIA PLAT ACT O.C.G.A. 15-4-67, AUTHORITY O.C.G.A. SECS 15-4-67, 43-15-4, 43-15-6, 43-15-19, 43-15-22.

PROPERTY OWNER ACKNOWLEDGES THAT ANY SEPTIC SYSTEMS CONFORM TO ALL SETBACK REQUIREMENTS. APPROVAL OF PLAT DOES NOT GUARANTEE THAT THE DAWSON COUNTY HEALTH DEPARTMENT WILL ISSUE A SEPTIC SYSTEM PERMIT.

DATE OF SURVEY: APRIL 2-5, 2021

THE FIELD DATA UPON WHICH THIS PLAT IS BASED HAS A CLOSURE PRECISION OF ONE FOOT IN 63,984 FEET AN ANGULAR ERROR OF 00 SECONDS PER ANGLE POINT, AND WAS ADJUSTED USING THE LEAST SQUARES METHOD. THIS PLAT HAS BEEN CALCULATED FOR CLOSURE AND IS FOUND TO BE ACCURATE TO WITHIN ONE FOOT IN 816,664 FEET.

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

THE EQUIPMENT USED FOR ANGULAR AND DISTANCE MEASUREMENTS WAS A LEICA ROBOTIC TOTAL STATION, TS12.

THIS PROPERTY IS NOT LOCATED WITHIN THE 100-YEAR FLOOD HAZARD AREA AS PER FLOOD INSURANCE RATE MAP NO. 13085C0203C, DATED 4-4-18.

DAWSON COUNTY SHALL NOT BE RESPONSIBLE FOR MAINTENANCE OF ANY PIPES, DITCHES, DETENTION PONDS OR OTHER STRUCTURES WITHIN ANY DRAINAGE EASEMENT 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 DRAINAGE IDENTIFIED AS "PRIVATELY MAINTAINED" ARE PRIVATE WAYS AND ARE NOT MAINTAINED BY STATE, COUNTY, CITY OR OTHER PUBLIC AGENCIES. PRIVATELY MAINTAINED COMMON DRAINAGES ARE INELIGIBLE FOR ADOPTION AS PUBLIC ROADS OR STREETS.

FULL DRAINAGES EXISTING ANY COUNTY STREET OR ROAD SHALL HAVE A MINIMUM TEN (10) FOOT BRACING AREA NO GREATER THAN FIVE (5) INCHES ABOVE THE CROWN OF THE STREET OR ROAD.

- NOTES & REFERENCES**
1. TAX MAP/PARCEL #088-109 & #088-108-002
  2. PARCELS ARE ZONED RSR & C-HB
  3. RSR SETBACKS  
 FRONT - 60 FEET  
 SIDE - 20 FEET  
 REAR - 35 FEET
  3. C-HB SETBACKS  
 FRONT - 40 FEET  
 SIDE - 25 FEET  
 REAR - 50 FEET
  4. DEED BOOK 1238 PAGE 639
  5. DEED BOOK 1238 PAGE 641
  6. PLAT BOOK 80 PAGE 2
  7. PLAT BOOK 80 PAGE 3

**Surveyor's Certificate**  
 It is hereby certified that all monuments and improvements shown hereon actually exist except as otherwise indicated and that their locations, size, type, and material are correctly shown.

By: *Nathan M. McClure*  
 Registered Georgia Land Surveyor No. 3086

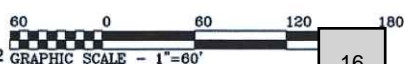


JOB NO. 21104

Curve	Radius	Length	Chord	Chord Bear.
C1	963.44'	257.45'	256.68'	N 01°41'31" W
C2	963.44'	145.90'	145.76'	N 05°00'32" W
C3	963.44'	111.54'	111.48'	N 02°38'47" E

SUBDIVISION SURVEY FOR:  
**STANLEY HOOD**

LAND LOT 1193  
 4TH DISTRICT  
 1ST SECTION  
 DAWSON COUNTY, GEORGIA  
 PLAT DATE: JUNE 10, 2021  
 REVISIONS: MAY 5, 2022 - ZONING TRACT 2



**McCLURE**  
 SURVEYING, INC.  
 2505 JOHNSON DRIVE - SUITE D  
 CUMMING, GA 30040  
 O: (470) 297-5592 O: (770) 889-0281  
 CERTIFICATE OF AUTHORIZATION: LSF001203  
 NATHAN@MCCLURESURVEYING.COM  
 WWW.MCCLURESURVEYING.COM





# LAND USE AMENDMENT STAFF REPORT

## PLANNING & DEVELOPMENT

---

**ZA Number:** **24-06**  
**Public Meetings:** Planning Commission September 17, 2024  
 Board of Commission Hearing October 17, 2024  
**Project Name:** Kimbral Garage  
**Owner:** Chad Kimbral  
**Applicant:** Lipscomb Johnson, LLP , Cumming GA  
**Requested Action:** The Applicant proposes to develop approximately 3,000 square foot automotive service/repair facilities.

**Planning Commission Recommendation:** **Approved the C-HB zoning request.**

**Property Size:** 2.83 acres  
**Location:** Highway 9 South  
**Commission District:** District 4  
**Parcel I.D. Number:** 088 108 004  
**Zoning District:** RSR ZA21-23  
**Road Classification:** State Highway  
**Requested Zoning District:** Commercial -  
**Character Area:** Rural Living  
**Dawson Trail Segment:** N/A  
**Environmental Constraint:** Etowah Watershed

Location	Character Area	Zoning	Existing Use	Status
Site	Rural Living	RSR	wooded	vacant
North	Rural Living	RA	Residential	Single-family
South	Rural Living	RA/RSR	Landscape Company	Supplies in the wooded area
East	Rural Living	RA	Residential	Single-family
West	Rural Living	RA	Residential	Single-family

## -Analysis-

The applicant proposes constructing a 3000-square-foot automotive service facility on State Highway 9 South. The existing uses and classification of nearby property are almost exclusively RA, with a single-family use. Some neighboring lots are nonconforming as to the minimum RA district lot size. The adjacent non-residential use is a landscape installation company, and the property is wooded. The nearest commercial use, over 500 feet away, is the Dollar General retail store to the south.

Stanley Hood (Amendment #ZA 21-23) zoned this parcel from R-A (Residential Agriculture) to RSR (Residential Sub-Rural). The proposed use presented in that application was to subdivide the RA parcel into two parcels for residential construction. Subsequently, the county approved a minor plat, creating two lots from the parcel.

The property is located within the Rural Living Character area as delineated on the Character Area Map adopted in October of 2023 by Dawson County. ***C-RB*** Community Rural Business is the only permitted commercial designation within the Rural Living character area.

The Land Use Resolution directs automotive repair services to the C-HB Highway Business, C-HI Highway Intense, and C-IR Industrial Restricted districts. As requested, the application is not consistent with the Comprehensive Plan.

The crossroads of Hwy 9 South and Highway 369 may allow for rural community commercial uses within Forsyth County.

After consideration of Sec. 121-313. Guidelines to be considered when granting an amendment, if the commission grants this request, staff recommends the following:

1. Zone the property to ***CRB Community Rural Business*** – consistent with the Comprehensive Plan.
2. Direct staff to amend the Land Development Code, **Table 3.3, Principal Use Table** to allow automotive repair in facilities less than 3500 square feet along state roads within the C-RB and C-CB district.
3. Define *Automobile services* as - An indoor establishment with fully enclosed service bay(s) with operable door(s) for performing indoor vehicle repair and maintenance, including but not limited to brakes, oil changes, lubrication, transmission, engine, belts, hoses, inspections, and tire mounting and installation. Towing services shall constitute a permissible accessory use to this establishment, provided no open storage yard or impound storage occurs on the property.
4. A landscape strip of 25 feet along State Highway 9 S.

## Rural Living

The Rural Living character area seeks to preserve the pastoral landscape of the county, celebrating the natural landscape that remains both a scenic value to the community and a critical facet of supporting the environment and natural resources. This character area corresponds to lands near the forested greenbelt. This area includes rural residences, farms, and privately owned forested tracts. These areas are located outside of established sewer service areas. A five-acre lot size ensures that this area remains rural and has very low-density residential development to prevent the need to extend facilities and services to that area. Some sites may have access to central water.

Table 3-18. Rural Living Character Area Land Uses

LAND USES	LAND USE DESIGNATION
Residential homesteads	Rural Agriculture (RA) Rural Residential Estate (RRE) Community Rural Business (C-RB)
Places of worship	
Agricultural Uses	
Forestry	
Wildlife Management Areas	
Passive Recreation	
County Parks	

### MITIGATION STRATEGIES:

- Strategy 8.1: Retain and conserve the rural character of the area.
- Strategy 8.2: Small-scale retail services serving nearby residents are appropriate around intersections (crossroads).
- Strategy 8.3: Coordinate with the local office of the United States Department of Agriculture (USDA) Natural Resources Conservation Office to eliminate improper stream crossings that can result in erosion and the introduction of sediment into a stream, affecting water quality.
- Strategy 8.4: Support existing and proposed agricultural activities and venues such as equestrian-related uses, wedding venues, and landscape nurseries.
- Strategy 8.5: Update the regulations to address access management (shared drives) for all property divisions.
- Strategy 8.6: Require trail construction or payment instead of for those land uses adjacent to the trail.

## **Sec. 121-313. Guidelines to be considered when Granting an Amendment.**

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

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

### Public Works Department:

Road access is good. The property is within the Etowah watershed and has an unnamed tributary.

### Etowah Water and Sewer Authority

Per EWSA's current records, a 6" PVC water main is on the opposite side of the road from this property. The water main is suitable for providing domestic service, but if fire protection is needed, EWSA must conduct a flow test and model. We require the owner/developer to pay a fee for this service. If it is needed, the owner/developer should contact me directly.

If road work improvements are required for developing the property and the work will encroach on the existing water main, it will be the responsibility of the owner/developer to relocate/upgrade the water main as required by EWSA at their cost. Engineered plans designed per EWSA specifications will be required for review and approval for this type of work. All water main relocations/upgrades must be designed and installed per EWSA specifications at the expense of the owner/developer.

If additional water service is needed for the property for development purposes for domestic and/or fire service, upgrades must be designed and installed per EWSA specifications at the owner's/developer's expense. There is no sanitary sewer in this area; septic is the only option.

### Emergency Services

The applicant must submit LDP and architectural plans for the Fire Marshal's office's approval. A calculated minimum fire flow is required to demonstrate how that will be achieved. The details provided in the architectural plan submittal will determine any potential requirements for a fire sprinkler system.

8. Whether the proposal conforms 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.

**ZA 24-06: Chad Kimbral of Kimbral Garage, is requesting to rezone 2.83 acres, parcel 088 108 004, from RSR (ZA 21-23) to CBH (GA Hwy 9 & Dawson Forest Road) to construct and operate an automotive repair and service garage.**

Chairman Hamby asked if anyone could speak on behalf of the application. Christopher Light, of Lipscomb Johnson, LLP (Cumming, GA), representing Mr. Kimbral detailed the scope the proposed automotive repair shop if successfully rezoned. Mr. Light made note of Planning Director, Sharon Farrell's assistance navigating the complexities of the Code and Comprehensive Plan requirements. Staff proposed an alternate rezoning option, from RSR to C-RB, that would be more consistent with the Comprehensive Plan, but would also require an amendment to the Land Development Code, Table 3.3.

Chairman Hamby asked if there was anyone to speak in favor of the application. Chad Kimbral, owner of the subject property, spoke for 2 minutes 4 seconds regarding his proposed repair and service garage.

Chairman Hamby asked if there was anyone to speak in opposition to the application. There were none.

Chairman Hamby closed the Board for discussion.

Chairman Hamby asked for a motion.

**Motion to recommend approval of the request passed unanimously, 5-0 (Hornsey/Maloney).**





## DAWSON COUNTY BOARD OF COMMISSIONERS AGENDA REQUEST FORM

Department: Library

Work Session: November 21, 2024

Prepared By: Melissa Hawk

Voting Session: December 5, 2024

Presenter: Melissa Hawk

Public Hearing: Yes XX No     

Agenda Item Title: Presentation of RFP #444-24 Dawson County Library Repurpose Renovations Award Request

**Background Information:**

The Board approved a \$250,000.00 grant received from the Ga Public Library System and \$25,000.00 match (Impact Fees) on June 6, 2024. These funds are to be used for the repurpose renovations for the Allen Street Library.

**Current Information:**

An RFP was released on October 9, 2024 for the work and opened on November 1, 2024. One response was received. Upon evaluation of the technical proposal and then reviewing the price proposal; the County recommends Emery & Associates to perform all scope of work.

**Budget Information:**

Applicable:      Not Applicable:     

Budgeted: Yes      No     

Fund	Department	Account #	Budget	Balance	Requested	Remaining
250	6510	541300	\$250,000.00	\$250,000.00		
Fund	Department	Account #	Budget	Balance	Requested	Remaining
785	6510	541300	\$25,000.00	\$25,000.00		

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

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

**Recommendation/Motion:** Staff respectfully requests the Board to accept the bid received; award a contract to Emery & Associates, in the amount of \$227,366.00, and a 10% County-controlled contingency; utilizing both the Grant and Impact Fee Funds. These funds have already been approved by the BOC.

Department Head Authorization: Leslie Clark

Date: 11/13/2024

Finance Department Authorization:     

Date:     

County Manager Authorization: J. Leverette

Date: 11/18/24

Comments/Attachments: Presentation



RFP #444-24

DAWSON COUNTY LIBRARY  
REPURPOSE RENOVATIONS



NOVEMBER 21, 2024





## Background and Overview

- ❖ The Board approved a \$250,000.00 grant received from the Ga Public Library System and \$25,000.00 match (Impact Fees) on June 6, 2024.
- ❖ These funds are to be used for the repurpose renovations for the Allen Street Library.

# Procurement Approach and Procedure



## Bid According to Policy

- ✓ Advertised in Legal Organ
- ✓ Posted on County Website through Vendor Registry
- ✓ Posted on Georgia Procurement Registry
- ✓ Notification through County's Facebook and Twitter accounts
- ✓ Notification through Dawson County Chamber of Commerce
- ✓ Received 1 proposal





## Bid According to Policy

- ✓ Advertised in Legal Organ
- ✓ Posted on County Website through Vendor Registry
- ✓ Posted on Georgia Procurement Registry
- ✓ Notification through County's Facebook and Twitter accounts
- ✓ Notification through Dawson County Chamber of Commerce
- ✓ Received 1 proposal



# Technical Proposals Evaluation Committee

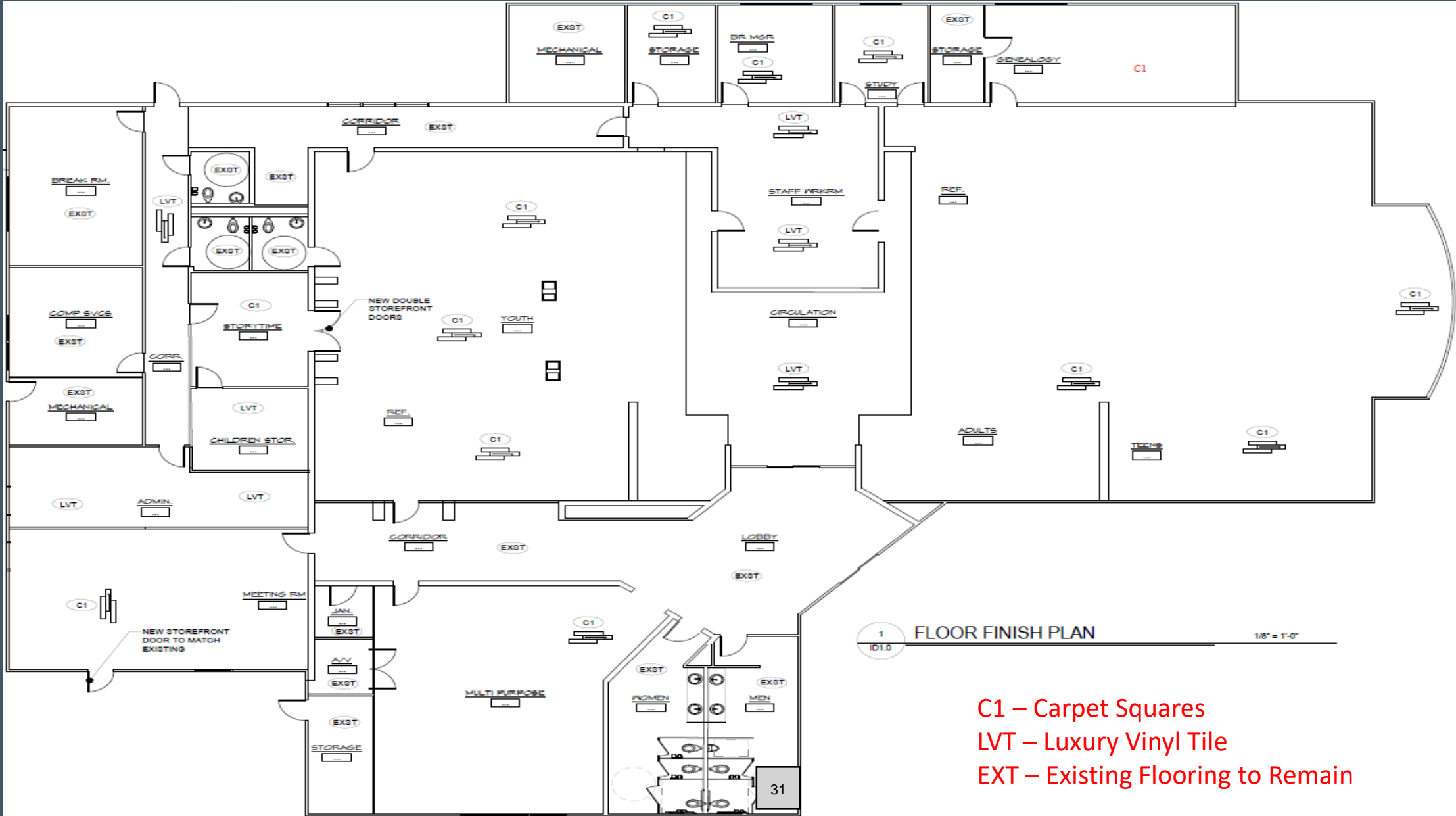
- ❖ Library Director Leslie Clark
- ❖ Operations Specialist Michael Middleton
- ❖ (Dawson County) Branch Manager Stacey Leonhardt
  
- ❖ Facilitated by Purchasing Manager Melissa Hawk

## Scope of Work Overview

- ❖ **Story Time Room**
- ❖ **Convert Administrative Office to Meeting Space**
- ❖ **Create Branch Manager Office in Current Workroom**
- ❖ **Replace Carpet with Carpet Squares or LVP**
- ❖ **Repaint the Inside of the Library**
- ❖ **Cut Curb to Create a Ramp**

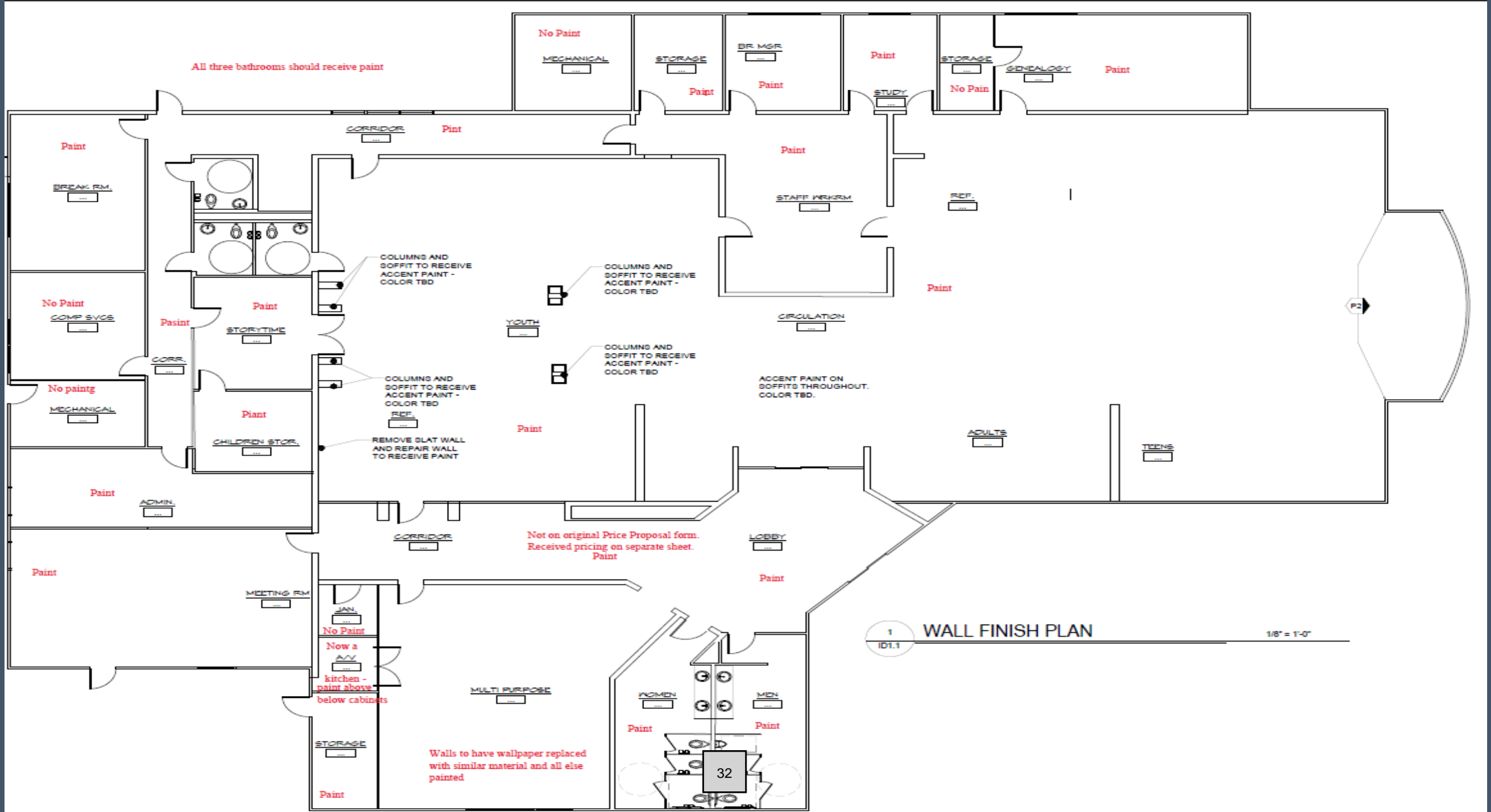


# Floor Finish Plan



C1 – Carpet Squares  
LVT – Luxury Vinyl Tile  
EXT – Existing Flooring to Remain

# Wall Finish Plan





# Offer Received

Administrative Office Scope of Work	\$9,898.00
Existing Meeting Room Scope of Work	\$9,386.00
Director's Office Scope of Work	\$1,334.00
Reception/Business Office Scope of Work	\$675.00
Staff Workroom Scope of Work	\$16,165.00
Associate Director's Office Scope of Work	\$1,726.00
Storage Room Scope of Work	\$4,442.00
Branch Manger's Office Scope of Work	\$7,448.00
Storytime Area Scope of Work	\$10,216.00
Youth's Area Scope of Work	\$19,085.00
New Meeting Room Scope of Work	\$10,704.00
Curb, Pad and Ramp Scope of Work	\$5,726.00
Assistant Director's Office Scope of Work	\$146.00
Hallway Scope of Work	\$5,368.00
Genealogy Scope of Work	\$3,986.00
Study Scope of Work	\$2,686.00
Second Storage Room Scope of Work	\$2,680.00
Adult/Teens/Coorirdor/Lobby Scope of Work	\$105,861.00
Alternate 1 - Replace Wallpaper in Multipurpose Room with Similar Wallpaper	\$9,834.00
<b>Total Price</b>	<b>\$227,366.00</b>



# Summary of Scores

COMPANY	COMPANY BACKGROUND AND STRUCTURE	EXPERIENCE & QUALIFICATIONS OF DEDICATED STAFF	PROJECT UNDERSTANDING/ APPROACH TO SCOPE OF WORK	REFERENCES	TECHNICAL SCORE	Cost/ FINANCIAL	Total SCORE
Emery & Associates	30	75	73	30	69	30	99

All scores are rounded up to the nearest whole number.

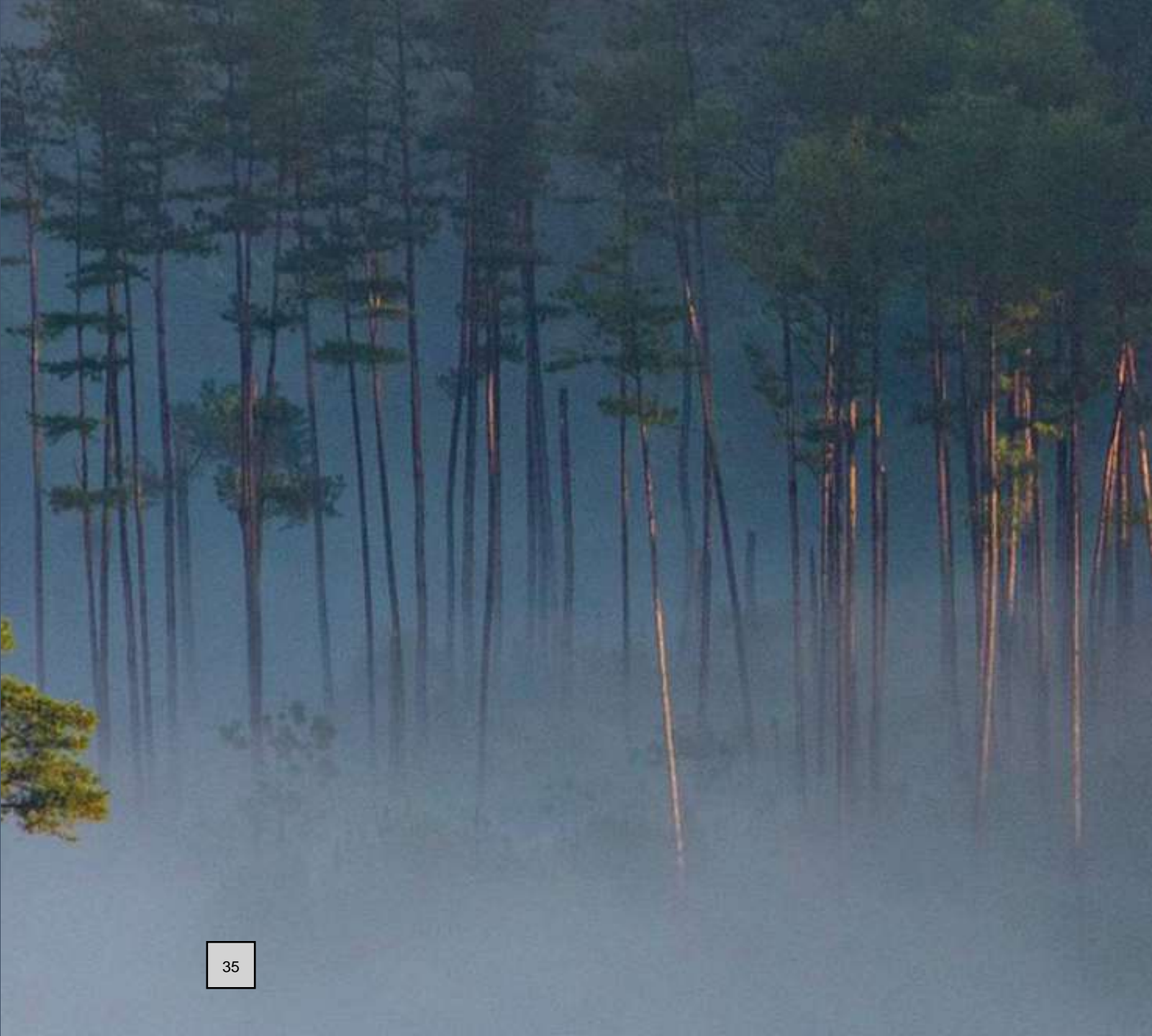


## Staff Recommendation

Staff respectfully requests the Board to accept proposal received; award a contract to Emery & Associates, in the amount of \$227,336.00, and a 10% County-controlled contingency; utilizing both the Grant and Impact Fee Funds.

These funds have already been approved by the BOC.

THANK YOU FOR YOUR TIME





## DAWSON COUNTY BOARD OF COMMISSIONERS AGENDA REQUEST FORM

Department: Public Works

Work Session: November 21, 2024

Prepared By: Melissa Hawk

Voting Session: December 5, 2024

Presenter: Robert Drewry

Public Hearing: Yes No X

Agenda Item Title: Presentation of IFB #461-24 Harbour Ridge Road Paving Project Award Request

**Background Information:**

This project is the first Special Ad Valorem Tax District approved since the Board adopted the code to create special tax districts on January 20, 2022. The Board approved this tax district and to accept right of way associated with the project on July 18, 2024.

**Current Information:**

An IFB was released on October 14, 2024, for the work and opened on November 7, 2024. Three bids were received. Colditz Trucking, Inc. is the most responsible and responsive bidder, with an offer of \$164,601 to perform all scope of work.

**Budget Information:**

Applicable:  Not Applicable:

Budgeted: Yes  No

Fund	Department	Account #	Budget	Balance	Requested	Remaining
					\$164,601.00	

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

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

Recommendation/Motion: Staff respectfully requests the Board to accept the bids received, award a contract to Colditz Trucking, Inc., and to determine the funds to be utilized for this project.

Department Head Authorization: Robert Drewery

Date: 11/12/2024

Finance Department Authorization: Vickie Neikirk

Date: 11/12/24

County Manager Authorization: J. Leverette

Date: 11/18/24

Comments/Attachments: Presentation

# IFB #461-24 HARBOUR RIDGE ROAD PAVING PROJECT



NOVEMBER 21, 2024





## Background and Overview

- ❖ This project is the first Special Ad Valorem Tax District approved since the Board adopted the code to create special tax districts on January 20, 2022.
- ❖ The Board approved this tax district and to accept right of way associated with the project on July 18, 2024.
- ❖ An IFB was released on October 14, 2024 for the work and opened on November 7, 2024.

# Procurement Approach and Procedure

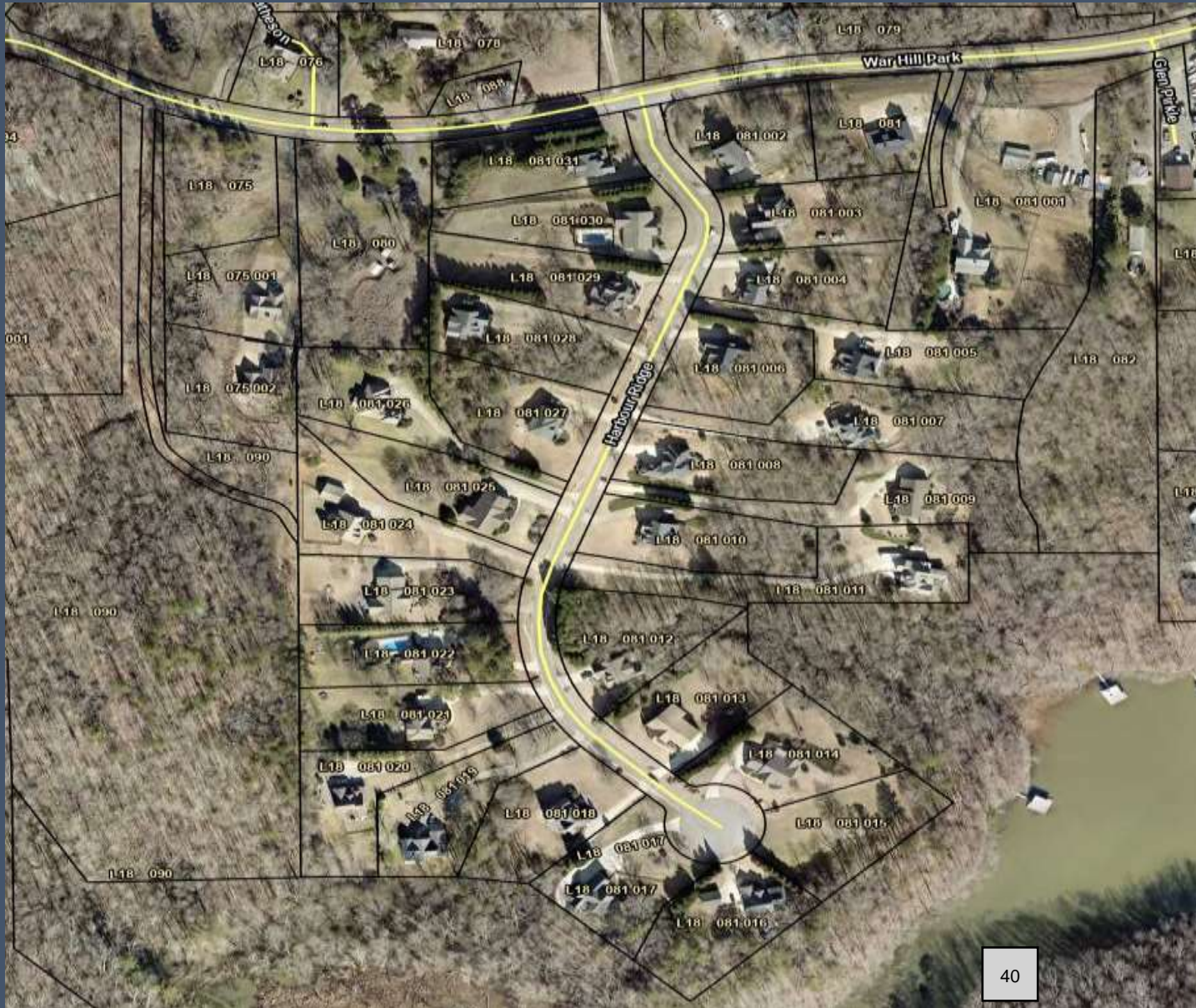


## Bid According to Policy

- ✓ Advertised in Legal Organ
- ✓ Posted on County Website through Vendor Registry
- ✓ Posted on Georgia Procurement Registry
- ✓ Notification through County's Facebook and Twitter accounts
- ✓ Notification through Dawson County Chamber of Commerce
- ✓ Received 3 bids received



# 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 Road



## Scope of Work Overview

- ❖ Paving plan and design mix is to be approved prior to work beginning.
- ❖ Road shall remain open at all times.
- ❖ Traffic control is to be maintained and materials transfer vehicle is to be utilized throughout the project.
- ❖ Provide temporary raised pavement markers and temporary signage and all striping.
- ❖ Remove and replace curb and gutter.
- ❖ Mill 1 ½” the entire road, to include the cul-de-sac.
- ❖ Deep patch failed areas.
- ❖ Resurface all of road with 1 ½” 9mm asphalt paving course.
- ❖ Remove loose grout and debris in storm pipe prior to grouting.
- ❖ Grout all storm pipe connections. There are 12 pipe connections for 7 storm drain basins.

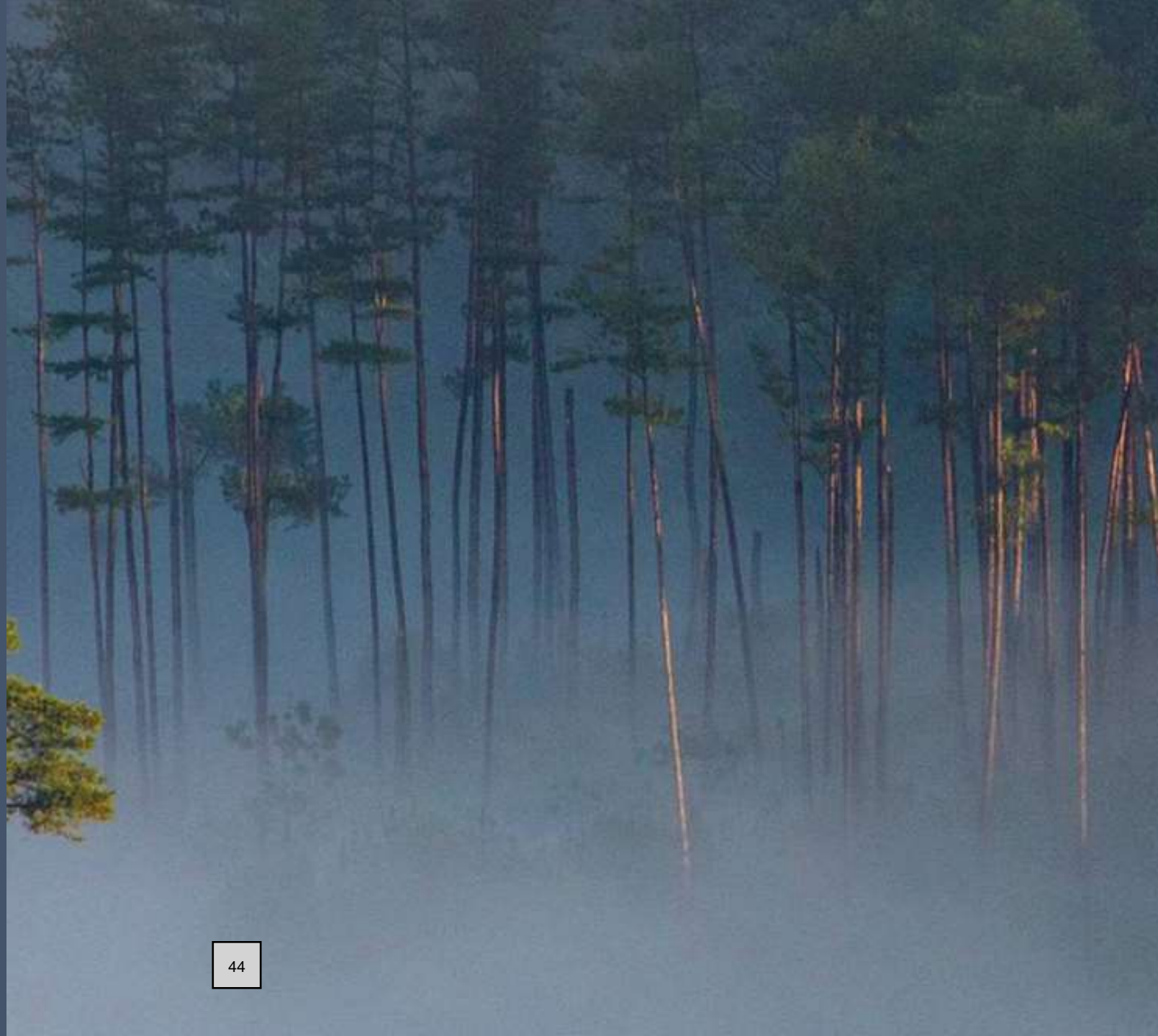


# Offers Received

Line Item	Description	Estimated Quantity	Unit	Colditz Trucking, Inc.		Vertical Earth, Inc.		Blount Construction Company, Inc.	
				Unit Cost	Total Estimated Cost	Unit Cost	Total Estimated Cost	Unit Cost	Total Estimated Cost
1	HARBOUR RIDGE ROAD - Approx. 0.31 miles or 1,636 feet including cul-de-sac								
1.1	Traffic Control and Mobilization	1	Lump sum	\$14,000.00	\$14,000.00	\$13,039.74	\$13,039.74	\$33,036.05	\$33,036.05
1.2	Remove & Replace curb and gutter	200	LF	\$85.00	\$17,000.00	\$69.57	\$13,914.00	\$85.68	\$17,136.00
1.3	Mill 1-1/2"	4300	SY	\$5.00	\$21,500.00	\$3.31	\$14,233.00	\$4.15	\$17,845.00
1.4	Deep Patch 3" depth and replace with B-MOD Asphalt Binder, 20' wide	300	TN	\$160.87	\$48,261.00	\$182.40	\$54,720.00	\$167.15	\$50,145.00
1.5	9.5 mm 165lbs/sy TP 1/H Mix SP Asphalt Topping 20' wide	400	TN	\$129.60	\$51,840.00	\$163.01	\$65,204.00	\$143.81	\$57,524.00
1.6	Grout storm pipe	1	Lump sum	\$12,000.00	\$12,000.00	\$8,215.18	\$8,215.18	\$4,219.05	\$4,219.05
	<b>TOTAL COSTS</b>				<b>\$164,601.00</b>		<b>\$169,325.92</b>		<b>\$179,905.10</b>

## Staff Recommendation

Staff respectfully requests the Board to accept bids received; award a contract to Colditz Trucking, Inc. , in the amount of \$164,601.00; and determine the Funds for the project.





## DAWSON COUNTY BOARD OF COMMISSIONERS AGENDA REQUEST FORM

Department: Emergency Services

Work Session: November 21, 2024

Prepared By: T. Leist

Voting Session: December 05, 2024

Presenter: T. Leist

Public Hearing: Yes  No

Agenda Item Title: Presentation of Recommend Decline Fixed Generator

**Background Information:**

In 2020, tropical storm Zeta moved through the southern United States. The State of Georgia declared a disaster and, as part of that declaration, Dawson County submitted a request for a fixed generator for Rock Creek. This generator would allow the county to have the Rock Creek facility available and functional during a disaster or other emergencies.

**Curent Information :**

We received notification that we were awarded the grant for a total approved cost of \$96,695 with a federal share of \$87,025.50 (90%), state share of \$3,867.80 (4%), and a local share of \$5,801.70 (6%). After getting quotes to purchase and install a generator it was discovered that it would cost the county about \$150,000 more than what the grant will provide. It is my recommendation that the county decline the grant.

**Budget Information:**

Applicable:  Not Applicable:

Budgeted: Yes  No

Fund	Department	Account #	Budget	Balance	Requested	Remaining

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

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

Recommendation/Motion:

Department Head Authorization: TL

Date: 11/12/24

Finance Department Authorization: Vickie Neikirk

Date: 11/12/24

County Manager Authorization: J. Leverette

Date: 11/18/24

Comments/Attachments:



## DAWSON COUNTY BOARD OF COMMISSIONERS AGENDA REQUEST FORM

Department: Emergency Services

Work Session: November 21, 2024

Prepared By: T. Leist

Voting Session: December 5, 2024

Presenter: T. Leist

Public Hearing: Yes  No

Agenda Item Title: Request to Apply for AFG Grant

Background Information:

FEMA has opened the application window for the Assistance to Firefighters Grant (AFG). This round of grants is focused on wildland engines, heavy rescues, and air/light units.

Current Information :

We are requesting permission to apply for the 2024 AFG. This is a 90/10 grant with the county being responsible for the 10% match. We would like to ask for \$275,000 for a wildland fire engine, which would make the county's 10% match \$27,500.

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?

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Recommendation/Motion:

Department Head Authorization: TL

Date: 11/12/24

Finance Department Authorization: Vickie Neikirk

Date: 11/13/24

County Manager Authorization: J. Leverette

Date: 11/18/24

Comments/Attachments: