

**DAWSON COUNTY BOARD OF COMMISSIONERS
WORK SESSION AGENDA – THURSDAY, OCTOBER 3, 2024
DAWSON COUNTY GOVERNMENT CENTER ASSEMBLY ROOM
25 JUSTICE WAY, DAWSONVILLE, GEORGIA 30534
4:00 PM**

UNFINISHED BUSINESS

1. Discussion of Recommendations to Chapter 22 Fire Code Related to Fire Flows- County Manager Joey Leverette / County Attorney (*Last discussed at the August 1, 2024, Work Session*)

NEW BUSINESS

1. Presentation of Character Area Map Amendment Request- Planning & Development Director Sharon Farrell
2. Presentation of RFP #442-24 - Transportation Special Purpose Local Option Sales Tax Program Management Services- Public Works Director Robert Drewry / Purchasing Manager Melissa Hawk
3. Presentation of a Resolution to Approve / Ratify the Administrative Order of the Northeastern Judicial Circuit Superior Court Judges Regarding the Setting of Salary and Compensation Terms of Juvenile Court Judges- County Attorney
4. County Manager Report
5. County Attorney Report

****A Voting Session meeting will immediately follow the Work 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.

- **Sec. 22-23. - Sprinkler systems.**

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The following sprinkler standards are hereby adopted:

(a)

Commercial buildings (10,000 square feet or more). ~~All~~ **Any** commercial buildings containing 10,000 square feet or more under a common roof, and any building over one story in height, and any building with an occupant load of ~~400~~ **300** persons or more shall ~~contain~~ **have an approved** sprinkler system in accord with ~~an approved~~ National Fire Protection Association (NFPA) 13.

(b)

Multi-family dwellings. Multi-family dwellings which require an approved NFPA 13 ~~sprinkler system~~ shall include full sprinkler coverage in all attics and breezeways.

(c)

Commercial buildings (6,000 square feet or more). ~~All~~ **Any** commercial buildings containing 6,000 square feet or more under a common roof where vehicles are placed or stored inside the building for purpose of maintenance, repair, storage, or installation of accessories shall have an approved NFPA13 sprinkler system, ~~unless the vehicle bay areas in the building are less than 600 square feet.~~ **Notwithstanding the foregoing sentence,** if the vehicle bays in such building are less than 600 square feet, ~~then~~ an approved NFPA 13 **sprinkler system** with a maximum of six sprinkler heads from the domestic water supply may be provided instead of an approved sprinkler system for the entire building. Any calculations in accord with this subsection shall be performed by a sprinkler system contractor certified by the State of Georgia, and such calculations shall be provided on plans submitted for approval by the Dawson County Fire Marshal.

(d)

Day care and preschool structures. All day care and preschool structures shall ~~install~~ **have** a sprinkler system in accordance with NFPA 13.

(e)

Home day care structures. All home day care structures ~~with-serving~~ seven or more children shall install a sprinkler system in accordance with NFPA 13.

(f)

Group home care structures. All group home care structures for assisted living shall ~~install~~have a sprinkler system in accord with NFPA 13.

(g)

Mixed occupancies. A structure or building designed for mixed occupancies that include a residential occupancy shall ~~install~~have a sprinkler system in accord with NFPA 13. If a residential occupancy ~~shall be~~is located above any nonresidential occupancy ~~of in~~ the same building or structure, ~~then~~ a fire-resistance separation rating of not less than one hour shall be required.

(h)

~~*National fire protection association regulations.* A copy of the National Fire Protection Association Regulations shall be available for public review in the office of the fire marshal of Dawson County during normal business hours of Monday through Friday from 9:00 a.m. until 5:00 p.m.~~

Commented [PF1]: This was moved to section 22-28.

(i)

Review of construction documents. The ~~Dawson County F~~ire ~~M~~arshal of Dawson County may ~~shall~~ require construction documents and calculations for all fire protection systems with a stamp/seal from a licensed architect or engineer to be submitted for review and appropriate permitting before installation, rehabilitation, or modification of any fire protection systems. ~~All construction documents for fire protection systems shall be submitted for review and approval before installation.~~

Commented [PF2]: This seems to be repetitive of the first sentence.

(j)

Other laws. Any resolution or law which may be applicable hereto and aid in carrying out or making effective the intent, purpose, and provisions hereof, which shall be liberally construed to be in favor of Dawson County and is hereby adopted as a part hereof.

(Ord. of 2-16-2006, §§ I—IX; Ord. of 9-5-2019, § 1(Exh. A))

- **Sec. 22-26. - Fire flows—Minimum requirements.**

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(1) Residential developments shall be served by an approved water supply capable of supplying fire flows as the standards set forth below:

(a)

~~One- and two-family residential construction up to 3,600 square feet.~~ Fire flow requirements for all one- and two-family residential buildings up to 3,600 square feet shall be a minimum of 1,000 gallons per minute **sustainable for 2 hours with a 20 psi residual pressure.** Fire flow requirements shall be verified and certified to Dawson County by a Georgia registered **professional** engineer prior to the issuance of _____. This subsection shall apply to all new construction of major subdivision developments with six or more residences therein.

Individual single-family dwellings not addressed in the major subdivision regulations, and not served by either public or private water supply, shall not be required to meet the minimum flow requirements.

(b)

~~Fire flow requirements for~~ For all residential dwellings over 3,600 square feet, **shall be determined by application of the requirements use** of International Fire Code (IFC) Table B105.1 **is the approved method to determine the required fire flow.** (look under the column heading type VB). Find the number in the column corresponding to the fire area. The fire flow is the number under the Fire Flow heading corresponding to the fire area. For example: a 4,500-square foot home would have a required fire flow of 1,750 gallons per minute.

This subsection shall apply to all new construction of major subdivision developments with six or more residences therein. Individual single-family dwellings not addressed in the major subdivision regulations, and not served by either public or private water supply, shall not be required to meet the minimum flow requirements.

~~Construction other than one- or two-family dwellings.~~

Commented [PF3]: Should this also be “one- and two-family residential buildings”?

(2) For commercial and institutional developments within a distance of 2,500 LF linear feet of an approved water supply capable of supplying adequate fire flows, the approved standard and method for determining fire flows shall be as follows:

- (a) Fire flows shall be a minimum of 1500 gallons per minute (gpm) sustainable for 2 hours with a 20-psi residual pressure. Fire flow requirements shall be verified and certified to Dawson County by a registered professional engineer.
- (b) The distance of within 2,500 LF of an approved water supply is measured from the location of the terminus of a properly sized water main that can provide the required fire flow to the center of the parcel of the existing or planned commercial or institutional development property. The Dawson County Fire Chief or the Dawson County Fire Official shall make the final determination and approval as to the correct interpretation of measurement of distances.
- (c) Where specific additional fire flow requirements, based on type or change of use, such as for industrial developments, and occupant loads may require higher fire flow rates above 1500 gallons per minute or sprinkler systems based on the development, State Minimum Fire Safety Standards and the use of International Fire Code (IFC) Table B105.1 may shall be establish the applicable standards for specific industrial or large scale commercial/Institutional type developments.

Commented [PF4]: Need to choose which one.

(3) For commercial and institutional developments beyond a distance more than of 2,500 LF linear feet of from an approved water supply capable of supplying adequate fire flows, or in isolated rural areas, the approved standard and method for determining fire flows shall be as follows:

- (a) If approved as determined by the Dawson County Fire Chief and/or Dawson County Fire Marshal official, the use of NFPA 1142, Standards for Rural Firefighting, is an approved and allowable method may be applied to reduce fire flow requirements for isolated buildings in isolated rural areas. A monitored NFPA 72 compliant fire alarm system shall be required if NFPA 1142 standards are applied to reduce the fire flow requirement.
- (b) A reduction in fire flow requirements, based on the largest fire flow area in the building, can be obtained by compartmentalization of the building into separate fire areas utilizing fire barriers. Portions of a building which are separated by fire walls without openings and which are constructed in accordance with the International Building Code, can be considered as separate fire flow calculation areas. Passive fire protection of the fire area can be obtained with utilization of fire-resistant rated walls, ceilings, doors and other fire barriers rated for the type of occupancy. A

Commented [PF5]: Probably should be just one.

monitored NFPA 72 compliant fire alarm system shall be required if the compartmentalization method is utilized to reduce the fire flow requirement.

- (c) The State Minimum Fire Safety Standards recognizes the concept of a performance-based design approach. A reduction in fire flow requirements, utilizing a Performance Based Design approach is allowable to provide a partial equivalency to fire flow requirements. In order to utilize a Performance Based Design approach, a registered professional engineer shall must submit a performance-based design plan, which includes such elements as additional fire extinguishers, additional exterior door exists, emergency preparedness plans, crowd control plans, occupant fire safety training plan, or other approved elements. A monitored NFPA 72 compliant fire alarm system shall be required if the Performance Based Design method approach is utilized to reduce the fire flow requirement.
- (d) An approved standard for fire flow requirements for commercial and institutional developments beyond a distance of more than 2,500 LF linear feet from of an approved water supply capable of supplying the required fire flows, can be determined by singular application or by combining the approved methods outlined in Section 22-26 (3) (a) (b) or (c).
- (e) The distance of 2,500 LF beyond to an approved water supply is measured from the location of the terminus of a properly sized water main that can provide the adequate fire flow to the center of the parcel of the existing or planned commercial or institutional property development. The Dawson County Fire Chief or the Dawson County Fire Marshal official shall make the final determination and approval as to the correct interpretation of measurement of distances.

Commented [PF6]: I would think just one person makes the "final" determination.

(1)

Based upon the fire area (square footage) and type of construction utilized for each building, the county fire marshal shall determine the minimum fire flow requirements.

(2)

The required fire flow for a building can be reduced by two methods:

a.

Installing an approved fire sprinkler system:

i.

For one and two family dwellings, the required fire flow is reduced by 50 percent in sprinkled buildings.

ii.

For buildings other than one- and two-family dwellings, the fire flow can be reduced up to 75 percent, but the resulting fire flow cannot be reduced below 1,500 gallons per minute.

1.

Fire flow calculation area: The fire flow calculation area shall be the total floor area of all floor levels within the exterior walls, and under the horizontal projections of the roof of a building, except as modified in Section B104.3IFC.

2.

Separate fire flow calculation areas: Portions of a building which are separated by fire walls without openings, constructed in accordance with the International Building Code (IBC 702.1), may be considered as separate fire flow calculation areas.

3.

Fire wall: A fire-resistance rated wall having protected openings (no openings of any kind, whether protected or otherwise, are allowed for separating fire flow calculation areas) which restricts the spread of fire.

b.

Dividing the building into separate fire flow calculation areas constructed in accordance with the International Building Code (IBC). The fire flow for each fire flow calculation area within the building is then calculated according to Table B105.1IFC.

(3)

Water pressure:

a.

Water systems shall be hydraulically designed to provide a maximum pressure range of 30—100 psi with desired range of 40—90 psi. A minimum residual pressure of 30 psi under peak hour design flow is required, and 20 psi residual pressure shall be maintained throughout the system under combined fire flow.

b.

The minimum fire flow duration shall be designed for two hours.

(Ord. of 9-5-2019, § 1(Exh. A))

ARTICLE II. FIRE CODE AND FIRE SAFETY STANDARDS¹

Sec. 22-21. Reserved.

Editor's note(s)—An Ord. of 10-18-2007 repealed § 22-21 which pertained to International Fire Code and derived from Ord. of 4-6-2006(1), §§ I—IV, VI, and VIII.

Cross reference(s)—Codes enumerated, § 105-21.

Sec. 22-22. Fire resistance rating of structures near lot lines.

(a) *Structures designed for occupancy by humans 25 feet or less from the lot line and 20 feet or less from another structure for occupancy by humans.* Any structure designed for human occupancy that is located 25 feet or less from the lot line ~~and/or is located~~ 20 feet or less from another structure designed for human occupancy ~~by humans~~ shall meet the following requirements:

(1) Any exterior wall parallel to, or less than 90 degrees to, and within 25 feet of a property lot line shall

(a) be constructed of noncombustible material within the 25 feet; or

~~(b)(2)~~ Shall have a UL approved fire resistant rating of not less than one hour within the 25 feet; and

~~(23)~~ Any such structure shall be constructed in a manner and with materials that will ensure that the structure shall be in compliance with the fire rating standards for proposed spacing and shall be constructed in accord with plans and conditions approved by the offices of the Dawson County Building Officials and the Dawson County Fire Marshal's office of Dawson County in accord with the terms of this article and the currently adopted International Fire Code; and

~~(43)~~ The exterior wall shall be constructed of noncombustible or fire resistant rating as set forth herein, which shall include masonry veneer, rock,

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¹State law reference(s)—State construction code, O.C.G.A. § 8-2-20 et seq.

stone, concrete, or noncombustible siding. Vinyl siding may be approved with a one-hour rated fire resistant sheathing applied under the vinyl siding.

(b) *Variance.* The Dawson County Director of Planning and Development may grant administrative variances from the regulation of structures designed for human occupancy 25 feet or less from the lot line in sub-section (a), above, if the intent of the section and equal performance can be achieved and equal performance.

Commented [PF1]: Do we want the planning director involved with Fire Code considerations? Should this still be the fire marshal?

(1) *Guidelines for granting variances.* When considering a request for a variance described in in this subsection, the Dawson County Director of Planning and Development shall apply the following guidelines:

Commented [PF2]: Fire Marshal?

- a. The applicant shall state a clear hardship.
- b. Previous zoning or variance conditions or stipulations will be addressed during staff review of the application.
- c. The type of building materials of adjacent structures will be considered.
- d. If approved, approvals will be based on the International Residential Code (IRC).

(2) *Notification.* The applicant may choose to either submit an affidavit attesting to notice of the variance application that includes signatures of all adjoining property owners listed within the applicable package or the applicant may choose to permit written notice of the variance application to be sent from the county planning and development department to the adjoining property owners of the variance application. The Dawson County Director of Planning & Zoning shall not consider the application sooner than ten business days after notice of the application is sent to the adjoining property owners and then wait at least ten business days from notice to all adjoining property owners before the variance may be considered for approval. Also, In addition to notice to adjoining property owners as described above, notice of the variance application shall be posted upon the property at least ten days before the variance is considered and shall state the variance requested and the date the variance shall be considered.

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- (3) *Conditions of approval.* The Dawson County Director of Planning and Development may impose reasonable conditions upon any administrative variance to ensure that the public health, safety, and general welfare are protected. A violation of any imposed condition shall be a violation of this subsection.
- (4) *Compliance with other county codes.* The effect of an administrative variance approval shall be that a specific request is determined to be appropriate for a specific location. The grant of an administrative variance application shall not operate to waive or modify any other requirements of any other county code other than as specifically granted pursuant to the variance.
- (5) *Appeal.* The applicant or an adjoining property owner may appeal ~~to the county commission~~ the decision of the Dawson County Director of Planning and Development ~~director~~ regarding an administrative variance to the Dawson County Board of Commissioners within ten days of the decision via written objection and appeal. Any such appeal shall be heard by the Dawson County Board of Commissioners in accord with the standard appeal procedures described in Chapter 121, Article IX of the Code of Dawson County, Georgia. The developer may at their own risk proceed with development during the appeal period if the application for a variance is approved, but shall not gain any vested right should the grant of the variance be reversed on appeal.
- (c) *Enforcement.* The Dawson County Fire Marshal's office and the building inspection department of Dawson County or any other entity designated by the Dawson County Board of Commissioners shall be authorized to enforce the terms hereof.
- (d) *Penalty.* Any person who violates any provision of this ~~section~~ Article shall be subject to the jurisdiction of the Magistrate Court of Dawson County and may be punished by a maximum fine of \$1,000.00 per day of the violation, and all work at any site subject to the terms hereof may be stopped until the site is brought into compliance.
- ~~(e) *Repealer.* All resolutions or parts of resolution in conflict with the terms of this section are hereby repealed but it is hereby provided that any resolution or law which may be applicable hereto and aid in carrying out or making~~

~~effective the intent, purpose, and provisions hereof, which shall be literally construed to be in favor of Dawson County is hereby adopted as a part hereof.~~

(Ord. of 4-6-2006(2), §§ 1—IV; Ord. of 3-21-2013, §§ I—IV; Ord. of 9-5-2019, § 1(Exh. A))

State law reference(s)—Penalties for ordinance violations, O.C.G.A. § 36-1-20.

Sec. 22-23. Sprinkler systems.

The following sprinkler standards are hereby adopted:

- (a) *Commercial buildings (10,000 square feet or more).* All commercial buildings containing 10,000 square feet or more under a common roof and any building over one story in height, and any building with an occupant load of 100 persons or more shall contain a sprinkler system in accord with an approved National Fire Protection Association (NFPA) 13.
- (b) *Multi-family dwellings.* Multi-family dwellings which require an approved NFPA 13 shall include full sprinkler coverage in all attics and breezeways.
- (c) *Commercial buildings (6,000 square feet or more).* All commercial buildings containing 6,000 square feet or more under a common roof where vehicles are placed or stored inside the building for purpose of maintenance, repair, storage, or installation of accessories shall have an approved NFPA13 sprinkler system, unless the vehicle bay areas in the building are less than 600 square feet. If the vehicle bays in such building are less than 600 square feet, then an approved NFPA 13 with a maximum of six sprinkler heads from the domestic water supply may be provided instead of an approved sprinkler system for the entire building. Any calculations in accord with this subsection shall be performed by a sprinkler system contractor certified by the State of Georgia, and such calculations shall be provided on plans submitted for approval by the Dawson County Fire Marshal.
- (d) *Day care and preschool structures.* All day care and preschool structures shall install a sprinkler system in accordance with NFPA 13.
- (e) *Home day care structures.* All home day care structures with seven or more children shall install a sprinkler system in accordance with NFPA 13.

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- (f) *Group home care structures.* All group home care structures for assisted living shall install a sprinkler system in accord with NFPA 13.
 - (g) *Mixed occupancies.* A structure or building designed for mixed occupancies that include a residential occupancy shall install a sprinkler system in accord with NFPA 13. If residential occupancy shall be located above any nonresidential occupancy of the building or structure, then a fire-resistance separation rating of not less than one hour shall be required.
 - (h) *National fire protection association regulations.* A copy of the National Fire Protection Association Regulations shall be available for public review in the office of the fire marshal of Dawson County during normal business hours of Monday through Friday from 9:00 a.m. until 5:00 p.m.
 - (i) *Review of construction documents.* The fire marshal of Dawson County may require construction documents and calculations for all fire protection systems with a stamp/seal from a licensed architect or engineer to be submitted for review and appropriate permitting before installation, rehabilitation, or modification of any fire protection systems. All construction documents for fire protection systems shall be submitted for review and approval before installation.
 - (j) *Other laws.* Any resolution or law which may be applicable hereto and aid in carrying out or making effective the intent, purpose, and provisions hereof, which shall be liberally construed to be in favor of Dawson County and is hereby adopted as a part hereof.

(Ord. of 2-16-2006, §§ I—IX; Ord. of 9-5-2019, § 1(Exh. A))

Commented [PF3]: See separate new language and comments thereto

Sec. 22-24. County to enforce state minimum fire safety standards.

Pursuant to an agreement made and entered into on August 4, 2005, by and between Dawson County, Georgia, a political subdivision of the State of Georgia, and the Safety Fire Commissioner of the State of Georgia, the County is authorized to adopt and enforce the state minimum fire safety standards as follows:

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- (1) Dawson County hereby adopts the State Minimum Fire Safety Standards as set forth in O.C.G.A. § 25-2-12 and any amendments thereto and will enforce such standards.
 - (2) Dawson County shall continue to enforce the state minimum fire safety standards regarding buildings and structures listed in O.C.G.A. § 25-2-13, except as otherwise provided herein.
 - (3) Dawson County personnel shall conduct fire safety inspections of new and existing commercial buildings and structures; issue building permits when plans are approved and conduct fire safety inspections of such buildings and structures; and issue permits and temporary certificates of occupancy, together with such other functions as shall from time to time be specified by state law or regulation. The following occupancies are excepted from the enforcement activities of Dawson County: hospitals, nursing homes, jails, ambulatory health care centers and penal institutions, buildings and structures owned and operated or occupied by the State of Georgia.
 - (4) Dawson County shall be responsible for investigating all cases of arson and other suspected incendiary fire within its jurisdiction in accord with O.C.G.A. § 25-2-12(a)(6).
 - (5) Dawson County shall report all incidents of fire, whether accidental or incendiary, to the office of the Safety Fire Commissioner in accordance with O.C.G.A. § 25-2-32(b).
 - (6) Dawson County shall be entitled to charge and retain appropriate fees, which shall not exceed the fees authorized by state statutes or regulations, for the activities performed in accordance with O.C.G.A. § 25-2-12 and the agreement referenced in subsection (a) above, and the fees to be charged and collected shall be in accordance with O.C.G.A. § 25-2-4.1, as amended. Fees for licenses, permits, and any other services provided by the fire department outside those licenses, permits, and services referenced in O.C.G.A. § 25-2-4.1 shall be established by separate resolution of the board of commissioners. Further, Dawson County shall have the right to designate an appropriate agency and appropriate personnel for the performance of the duties set forth herein.

(Res. of 8-4-2005; Ord. of 9-5-2019, § 1(Exh. A))

Sec. 22-25. Fire hydrants.

- (a) Water mains and fire hydrants shall be installed and shall be under sufficient water pressure as set forth below, and ready for fire service prior to beginning construction with combustible materials. Slab work may be completed prior to installation of water mains and fire hydrants, but water to the required mains and fire hydrants at pressure sufficient for fighting fires must be available before any framework of combustible materials is started. ~~provided, however, that~~ Notwithstanding the foregoing sentence, materials used in forming footings and foundations on grade shall not require the prior installation of water mains and fire hydrants.
- (b) Fire hydrants shall be:
- (1) Placed a maximum of 500 feet apart as measured along an improved roadway;
 - (2) Installed within 500 roadway feet of any portion of the exterior of all buildings;
 - (3) Installed along the Fire Department access roadway; and
 - (4) Installed within not less than three feet and not to exceed ten feet from the edge of the pavement with the "steamer" connection facing the roadway.
- (c) The "steamer" fire hose connection on all fire hydrants shall be not less than 18 inches, nor more than 24 inches above the final surface grade ~~a distance not less than 18 inches, nor more than 24 inches~~, as measured from the bottom of the steamer cap.
- (d) Residential and multi-family occupancies, commercial and industrial buildings provided with automatic fire sprinkler protection or standpipe systems shall have a three-~~way barrel~~ type fire hydrant placed within 50 ~~roadway~~ feet of the fire department connections as measured along the shortest path by road.
- (e) No obstacle shall obstruct the approach or visibility of any fire hydrant or fire department connection, closer than five feet in any direction, ~~parallel with street access~~.

(f) It shall be the responsibility of the property owner to maintain all privately-owned fire hydrants, as well as fire extinguishers, sprinkler systems, fire department connections (FDC), and emergency lighting as required by this Code. Such items shall be inspected at least annually, at the expense of the property owner, by a firm or company licensed to perform such inspections. A copy of the inspection report shall be maintained and kept available for review by the Dawson County Fire Marshal or his designee.

(Ord. of 9-5-2019, § 1(Exh. A))

Sec. 22-26. Fire flows—Minimum requirements.

(a) One- and two-family residential construction up to 3,600 square feet. Fire flow requirements for all one- and two-family residential buildings up to 3,600 square feet shall be a minimum of 1,000 gallons per minute. Fire flow requirements shall be verified and certified to Dawson County by a Georgia registered engineer. This subsection shall apply to all new construction of major subdivision developments with six or more residences therein. Individual single-family dwellings not addressed in the major subdivision regulations, and not served by either public or private water supply, shall not be required to meet the minimum flow requirements.

(b) All dwellings over 3,600 square feet. For all dwellings with a fire area larger than 3,600 square feet, use Table B105.1IFC to determine the required flow (look under the column heading type VB). Find the number in the column corresponding to the fire area. The fire flow is the number under the Fire Flow heading corresponding to the fire area. For example: a 4,500 square foot home would have a required fire flow of 1,750 gallons per minute. This subsection shall apply to all new construction of major subdivision developments with six or more residences therein. Individual single-family dwellings not addressed in the major subdivision regulations, and not served by either public or private water supply, shall not be required to meet the minimum flow requirements.

(c) Construction other than one- or two-family dwellings.

(1) Based upon the fire area (square footage) and type of construction utilized for each building, the county fire marshal shall determine the minimum fire flow requirements.

(2) The required fire flow for a building can be reduced by two methods:

a. Installing an approved fire sprinkler system:

- i. For one- and two-family dwellings, the required fire flow is reduced by 50 percent in sprinkled buildings.
- ii. For buildings other than one- and two-family dwellings, the fire flow can be reduced up to 75 percent, but the resulting fire flow cannot be reduced below 1,500 gallons per minute.
 1. Fire flow calculation area: The fire flow calculation area shall be the total floor area of all floor levels within the exterior walls, and under the horizontal projections of the roof of a building, except as modified in Section B104.3IFC.
 2. Separate fire flow calculation areas: Portions of a building which are separated by fire walls without openings, constructed in accordance with the International Building Code (IBC 702.1), may be considered as separate fire flow calculation areas.
 3. Fire wall: A fire-resistance rated wall having protected openings (no openings of any kind, whether protected or otherwise, are allowed for separating fire flow calculation areas) which restricts the spread of fire.

b. Dividing the building into separate fire flow calculation areas constructed in accordance with the International Building Code (IBC). The fire flow for each fire flow calculation area within the building is then calculated according to Table B105.1IFC.

(3) Water pressure:

- a. Water systems shall be hydraulically designed to provide a maximum pressure range of 30—100 psi with desired range of 40—90 psi. A minimum residual pressure of 30 psi under peak hour design flow is required, and 20 psi residual pressure shall be maintained throughout the system under combined fire flow.
- b. The minimum fire flow duration shall be designed for two hours.

(Ord. of 9-5-2019, § 1(Exh. A))

Commented [PF4]: See comments to new language.

Sec. 22-27. Inspection of buildings and structures.

- (a) The Dawson County Fire Marshal shall inspect or cause to be inspected once yearly, or as often as reasonably practicable, all existing buildings and structures identified in O.C.G.A. § 25-2-13, as amended, and all commercial buildings and places of public assembly within the unincorporated area of Dawson County.
- (b) The Dawson County Fire Marshal shall inspect or cause to be inspected at reasonable intervals all construction work, required to have a construction permit, in all buildings and structures which are covered by this chapter, in conjunction with the Dawson County Planning and Development zoning department.

When a certificate of occupancy is required to be issued by the Dawson County Fire Marshal:

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- (1) An 80 percent completion inspection and a 100 percent final inspection shall be obtained from the ~~fire safety division~~ Dawson County Fire Marshal prior to a certificate of occupancy being issued and the building or structure being occupied.
- (2) A 50 percent completion inspection shall also be obtained from the Dawson County Fire Marshal for all multi-family residential buildings, and any other buildings required by the Dawson County Fire Marshal, ~~shall also obtain a 50 percent completion inspection~~ in order that the methods of sealing penetrations within and through walls can be inspected.
- (c) At least 30 days before beginning any construction, owners, ~~their agents or designees~~, of buildings and structures described in subsection (a) above, or their agents or designees, shall submit plans and specifications to the Dawson County Fire Marshal, or his or her designee, for review and approval in accord with the following requirements:-
 - (1) All commercial site plans and fire protection system plans shall be submitted for review and approval.

Commented [PF5]: This really is going to be too vague to be enforceable if it were to be challenged. There needs to be some set of guidelines that we can at least argue are being followed (even if those guidelines are almost as broad in scope)

Commented [PF6]: This seems to be repetitive of the basic requirement in the main body of the paragraph c, so I am not sure that it is necessary. Does it mean something different?

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- (2) Construction documents and supporting data shall be submitted in two or more sets with each application for a permit and in such form and detail as required by the Dawson County Fire Marshal ~~to allow sufficient review with respect to compliance with this Article.~~
 - (3) One set of construction documents shall be retained by the Dawson County Fire Marshal for a period of not less than 180 days from date of completion of the permitted work, or as required by state or local laws.
 - (4) One set of approved construction documents shall be returned to the applicant and said set shall be kept on the site of the building or work at all times during which the work authorized thereby is in progress.
 - (5) Plans and specifications shall be submitted ~~to the fire marshal~~ according to procedures approved by the Dawson County Fire Chief.
 - (6) Any person who builds, constructs, or erects any building or structure described in subsection (a) above without approved plans or in violation of approved plans, from which no appeal has been taken, shall be in violation of this section and subject to the issuance of an immediate stop work order.

(Ord. of 9-5-2019, § 1(Exh. A))

Sec. 22-28. Division of fire prevention.

- (a) The division of fire prevention of the Dawson County Emergency Services Department shall also be known as the fire safety division.
- (b) The fire safety division shall be under the supervision of the Dawson County Fire Chief or his or her designee.
- (c) The fire safety division shall enforce the provisions of this chapter.
- (d) The fire safety division shall be managed by the Dawson County Fire Marshal who shall report to the Dawson County Fire Chief. The Dawson County Fire Marshal shall have qualifications as set forth by the Dawson County Fire Chief.
- (e) There shall be inspectors in the fire safety division who shall report to the Dawson County Fire Marshal. The inspectors shall have qualifications as set forth by the Dawson County Fire Marshal. The inspectors shall conduct

inspections of all newly constructed buildings and structures described in section 22-27 which buildings and structures shall be re-inspected at least annually, or as often as reasonably practicable.

(f) The fire safety division is authorized to enter and inspect any building or structure described in section 22-27, upon a showing that the public health or safety of the citizens of Dawson County require such entry and inspection. Except under circumstances which require immediate entry or the exigencies of the situation demand otherwise, no entry or inspection under the authorization granted herein shall take place other than during normal business hours; further, the one making the entry and inspection shall first make known his purpose, and seek permission for the entry and inspection from a person representing the building or structure. Entry into a structure covered by this section without the assistance or ~~collaboration consent~~ of an occupant shall not occur unless there ~~be-is~~ imminent danger to the lives of persons within the structure or one endangered by the structure sought to be entered.

Commented [PF7]: I am not sure what is intended by this clause so am not sure how to revise it.

(g) A report of the fire safety division shall be made semi-annually and transmitted to the board of commissioners. The report shall contain all activities and inspections undertaken pursuant to this section along with any additional information as determined by the fire chief.

(h) A copy of the National Fire Protection Association Regulations shall be available for public review in the office of the Dawson County Fire Marshal during normal business hours of Monday through Friday from 9:00 a.m. until 5:00 p.m.

Commented [PF8]: This came from the changes to section 22-23,

(Ord. of 9-5-2019, § 1(Exh. A))

Secs. 22-29—22-44. Reserved.



DAWSON COUNTY BOARD OF COMMISSIONERS AGENDA REQUEST FORM

Department: Planning & Development

Work Session: October 3, 2024

Prepared By: Sharon O. Farrell

Voting Session: TBD

Presenter: Sharon O. Farrell

Public Hearing: TBD

Agenda Item Title: Presentation of Character Map Amendment Request

Background Information:

The Character Area Map was adopted on October 31, 2023. Character Areas and their narratives lay out specific goals for a community by sub-areas, districts, or neighborhoods.

Current Information :

The property owner desires to amend the Character Area designation on a 20-acre parcel from *Hightower* to *Suburban Living*. The LDC outlines the amendment of the Character Area (aka Future Land Use) map; however, staff seeks BOC direction prior to the formal process as outlined in Article VIII, Section 121-243.

Budget Information:

Applicable: Not Applicable X

Budgeted: Yes No

| Fund | Department | Account # | Budget | Balance | Requested | Remaining |
|------|------------|-----------|--------|---------|-----------|-----------|
| | | | | | | |

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

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

Recommendation/Motion: n/a

Department Head Authorization: **sof**
9, 2024

Date: Sept

Finance Department Authorization: Vickie Neikirk
County Manager Authorization: J. Leverette

Date: 9.23.24
Date: 0/26/24

Comments/Attachments: Letter from Mr. Warren
Sec. 121-243.
Character Area N

Sharon Farrell

From: Sharon Farrell
Sent: Thursday, August 8, 2024 4:23 PM
To: Craig Warren
Subject: RE: Character Map amendment

Hello Craig,

I apologize for the delay in response. Before creating a process for Character Area Amendments, I wanted to complete a staff-initiated map correction on a smaller property near you.

The Board of Commissioners has not had the opportunity to determine the process they would prefer when (and if) they consider amendments to the comprehensive plan.

As you may know, the plan will be one year old on November 1, 2024.

Please send me a letter outlining your reasons for requesting a Character Area change from Hightower to Suburban Living.

I know you sent an email to all the Commissioners a few months back however, I can take the signed letter and place it on a BOC work session agenda to gain their input on future map changes.

Again, sorry for the delay.

Sharon O. Farrell, AICP | Director

Dawson County Planning & Development
25 Justice Way, Suite 2322 Dawsonville, GA 30534

<https://www.dawsoncountyga.gov/>

From: Craig Warren <investingnrealestate@gmail.com>
Sent: Monday, July 29, 2024 10:37 AM
To: Sharon Farrell <sfarrell@dawsoncountyga.gov>; Harmony Gee <hgee@dawsoncountyga.gov>; dominique.warren@optum.com
Subject: Fwd: Character Map minor amendment

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

Craig Warren - RE Sales Consultant



To: Commissioner Dooley, County Manager Leverett and Planning Director Farrell:

Subject: Wildflower Path off G.W. Taffer Rd amendment to Character map

We built three custom homes in the early 90's and would like to preserve the property as a residential community. We started this process over a year ago by hosting all the Commissioners as well as walking the property with the Chamber's, Kevin Herrit, so all could see that the elevation/topography of the property would be less than favorable for an industrial use.

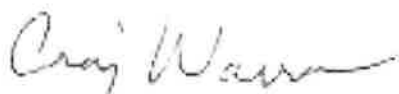
The new updated character map created still shows our parcel in the "Light Industrial" area despite earlier communications to county planners.

After seven more months of waiting and erroneously believing that the procedure for a "staff-initiated" minor amendment adjustment was well under way, it was finally discovered that it was not. We were receiving inaccurate information about the procedure, and our attempts for continued communication were not forthcoming until last week we were finally told to send a signed letter detailing our request.

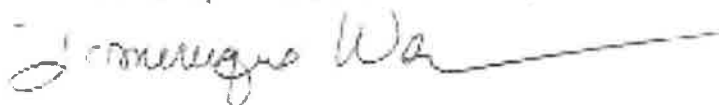
We are now having to once again engage with the County Planners, by this official, authorized request that the Future Land Use Character Area Map be amended to include the total 21.94-acre property (Subject Parcel #: 106 069, 106 069 001, 106 069 002, 106 069 003) to the Suburban Living, RPC-Residential Planned Community Character Area just as the contiguous, adjoining parcels to our west. The request for RPC for our parcel will make consistent residential density from the outlets through the Meritage properties to the west, based on consistent, sound decision making from Community Planners. Not only from a practical standpoint, but also in consideration of our land value.

Regards,

Craig Warren

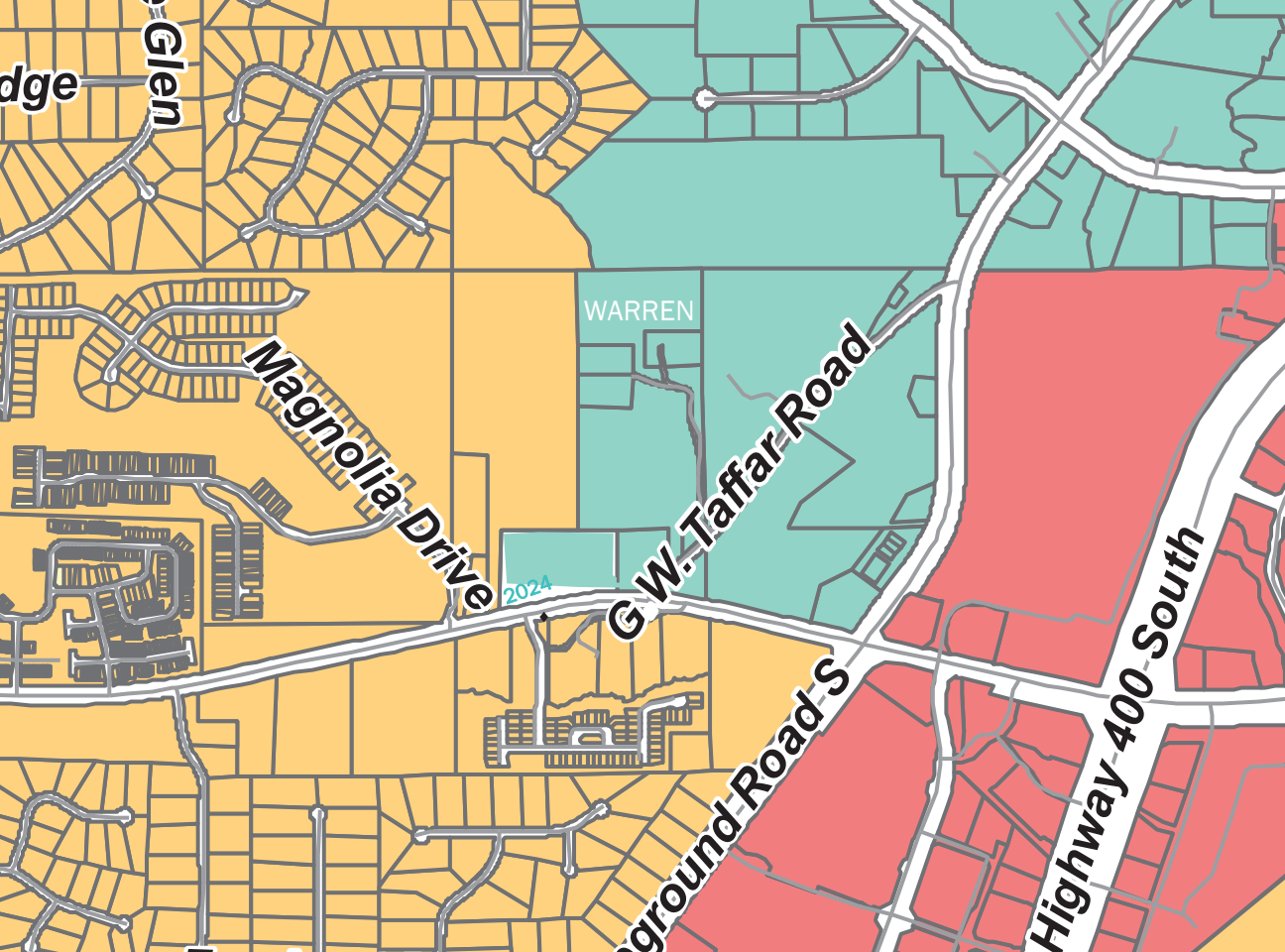


Dominique Warren



Monique Smeraldi





dge

Glen

Magnolia Drive

WARREN

2024

G W. Taffar Road

Ground Road S

Highway 400 South

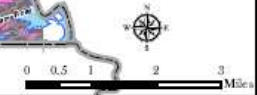
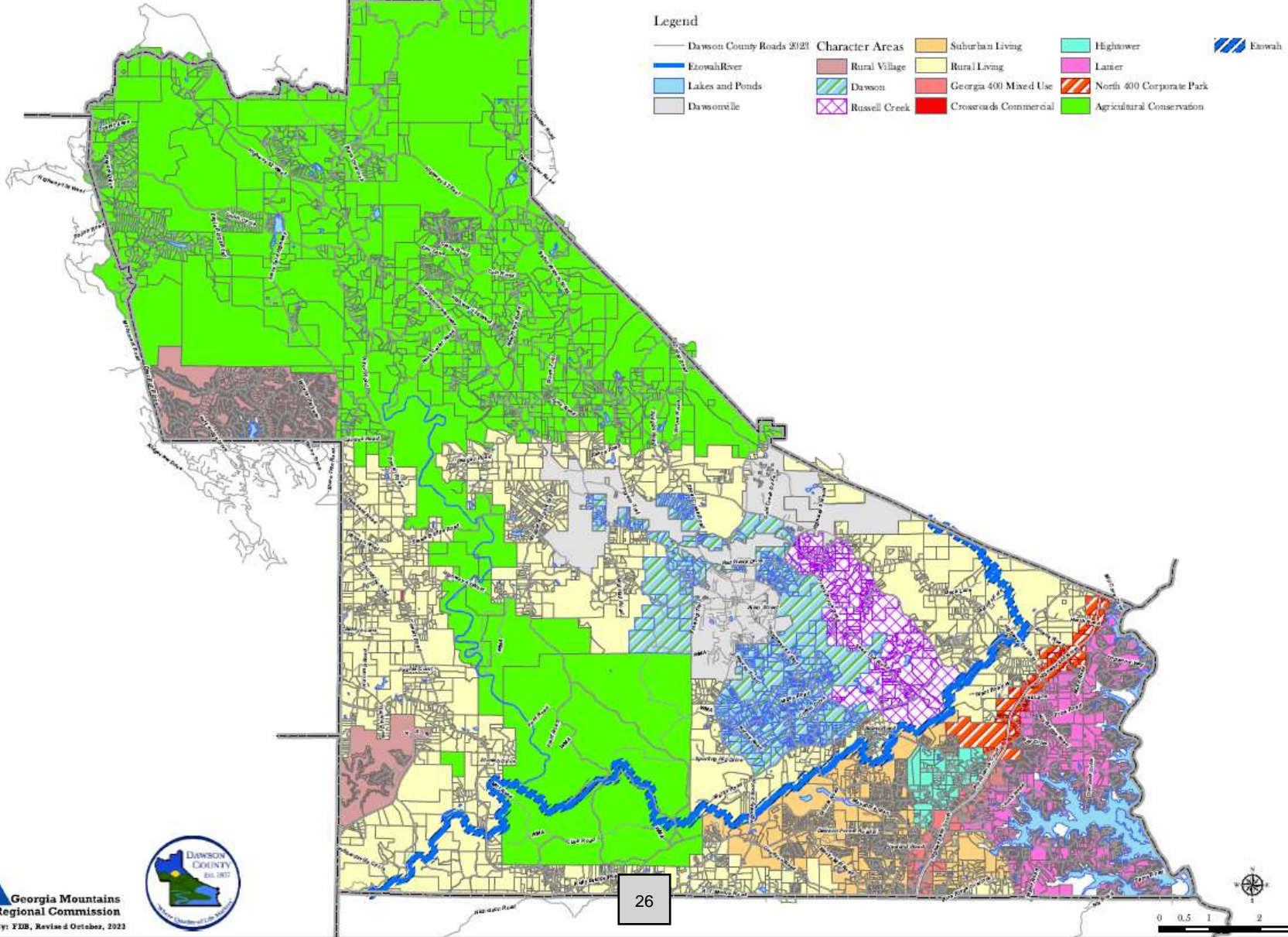
Sec. 121-243. - Criteria to be considered in amending the future land use map.

The following criteria should be considered when deciding proposed amendments to the future land use map. In determining whether or not a proposed amendment satisfactorily addresses the criteria stated below, sound planning principles should be used.

- (1) The proposed amendment should be supported by facts and evidence provided by the applicant.
- (2) The proposed amendment should meet demonstrated changes in community needs.
- (3) The proposed amendment should be consistent with indications of current available population, economic, and land use data upon which information depicted on the future land use map is based.

(Res. of 4-7-2023(1))

Dawson County Character Areas



Consistency with the Character Area Map

1. All rezoning requests must be consistent with the Character Area Map.
2. Applicants must request a Comprehensive Plan (map) Amendment if inconsistent.
3. Applications are not considered concurrently (with a rezoning application).
4. How many public hearings/application cycles annually for Map Amendments,
5. Establish a fee.



DAWSON COUNTY BOARD OF COMMISSIONERS AGENDA REQUEST FORM

Department: Public Works

Work Session: October 3, 2024

Prepared By: Melissa Hawk

Voting Session: October 3, 2024

Presenter: Robert Drewry

Public Hearing: Yes No x

Agenda Item Title: Presentation of RFP #442-24 TSPLOST Program Management Services

Background Information:

The citizens of Dawson County voted yes to the Transportation Special Purpose Local Option Sales Tax (TSPLOST) on May 21, 2024. Collections begin October 1, 2024, and are estimated to be \$68,700,000 over a period of five years.

Current Information:

A RFP for services opened on September 9, 2024, receiving five proposals. After evaluations were complete BM&K and Jacob’s both received the highest technical score of 72. No in-person interviews were requested by the evaluation team. Pricing was opened and the costs were scored. BM&K offered the best hourly rate for 11 positions.

Budget Information:

Applicable: Not Applicable:

Budgeted: Yes No

| Fund | Department | Account # | Budget | Balance | Requested | Remaining |
|------|------------|-----------|--------|---------|-----------|-----------|
| | | | | | | |

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

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

Recommendation/Motion: Staff respectfully requests the Board to accept the offers received, award a contract to BM&K, for the personnel positions and hourly rates offered, not to exceed the amount of \$250,000 annually; and to determine the funds to utilize for this project.

Department Head Authorization: Robert Drewry

Date: September 18, 2024

Finance Department Authorization: Vickie Neikirk

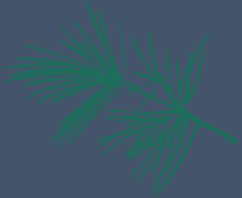
Date: 9/26/24

County Manager Authorization: J. Leverette

Date: 9/27/24

Comments/Attachments: PowerPoint

RFP #442-24
TSPLOST
PROGRAM
MANAGEMENT
SERVICES



OCTOBER 3, 2024





Background and Overview

- ❖ An Intergovernmental Agreement was executed between Dawson County and the City of Dawsonville for the use and distribution of proceeds from a Transportation Special Purpose Local Option Sales Tax (TSPLOST), at a rate of 1%, for a period of up to five years, on December 8, 2023. The estimated amount of \$68,700,000.00 is expected to be raised during this time.
- ❖ The citizens of Dawson County voted yes to this tax on May 21, 2024. Collections began on October 1, 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 5 proposals



Technical Proposals Evaluation Committee

- ❖ County Manager Joey Leverette
- ❖ Public Works Director Robert W. Drewry
- ❖ Chief Financial Officer Vickie Neikirk
- ❖ Facilitated by Purchasing Manager Melissa Hawk

TSPLOST PROGRAM MANAGEMENT QUALIFICATIONS

- Program Manager must have at a minimum:
 - GDOT Plan Development Process (PDP) certification to represent the County
 - Georgia registered professional engineer
 - Experience in program management preferable transportation
 - Demonstrate experience and skills in all facets of transportation such as conceptual planning, surveying, right of way acquisition, design, construction, GDOT coordination, utility coordination/relocation
 - Knowledge and experience with GDOT design manuals, standards, guidelines
 - Knowledge and experience with AASHTO standards and MUTCD

Scope of Work Overview

❖ TSPLOST Program Manager – Administrative

- Overall mission is to assist the county in prioritization, planning, reviewing, integration, coordination and oversight of the TSPLOST Program. Act as the County's Transportation Project Manager
- Take the lead to coordinate the implementation and completion of 15 design/planning projects
- Draft project scopes and develop detailed cost estimating
- Provide plan review services
- Coordinate with the CFO and Public Works Director for maintaining the budget and schedule for all projects in the TSPLOST. Provide reporting and forecasting.
- Draft project scopes with cost estimates.
- Coordinate with County staff, GDOT and contracted engineering firms for conceptual planning, engineering design, environmental, utility coordination/relocations, etc.
- Oversight of Right-of-way acquisition services
- Attend Commission meetings and assist in agenda items, with backup documentation.



Scope of Work Overview

❖ Construction Management Services

- Managing all construction projects list, including:
 - Review plans and perform utility coordination
 - Perform inspections, including video documentation
 - Assist in preparation of construction bid scope and special provisions.
 - Review submittals, work with staff to correct problems during construction.
 - Analyze and submit change orders requested during construction.
 - Maintain sampling and testing logs.
 - Monitor construction contractor's Maintenance of Traffic and Erosion and Sedimentation Control activities.
 - Perform final inspections, work through punch list, assist in closing out project.



Scope of Work Overview

❖ Engineering Design Services

- Provide ancillary engineering design services as needed. These services shall not exceed \$50,000.00 annually to support the TSPLOST program.
- The County will initiate the scope for ancillary design services. This contract's holder will provide pricing per project.
- The County reserves the right to request pricing from design services firms outside of this contract to ensure the best pricing is received.



Offers Received

| Description | BM & K | Jacob's | Rochester | Garver | Gresham Smith |
|--|------------|------------|------------|------------|---------------|
| GRAND TOTAL - One hour for each personnel position listed on the Price Proposal Form for consistency | \$1,310.00 | \$1,710.00 | \$1,990.00 | \$1,905.00 | \$2,275.96 |

The above totals represents 11 personnel positions hourly rate added together as if all positions are used for one hour for a project. This allow for apples to apples comparison of hourly rates. Some of these positions are the controls manager, construction manager, all clerical/administrative staff, engineers, estimator, inspectors, and program manager.

BM & K provided 4 personnel positions not part of the scored hourly rates. These are acceptable to the County and involve right-of-way scope and appraiser.



Scoring Summary

| COMPANY | COMPANY BACKGROUND AND STRUCTURE | EXPERIENCE & QUALIFICATIONS OF DEDICATED STAFF | PROJECT UNDERSTANDING/ APPROACH TO SCOPE OF WORK | REFERENCES | TECHNICAL SCORE | Cost/ FINANCIAL | Total SCORE |
|-------------------|----------------------------------|--|--|------------|-----------------|-----------------|-------------|
| BM & K | 29 | 73 | 70 | 45 | 72 | 25 | 97 |
| Jacob's | 30 | 75 | 65 | 45 | 72 | 15 | 86 |
| Rochester | 27 | 68 | 60 | 44 | 66 | 7 | 73 |
| Garver | 28 | 70 | 68 | 32 | 66 | 15 | 80 |
| Gresham Smith | 27 | 65 | 60 | 38 | 63 | 7 | 71 |

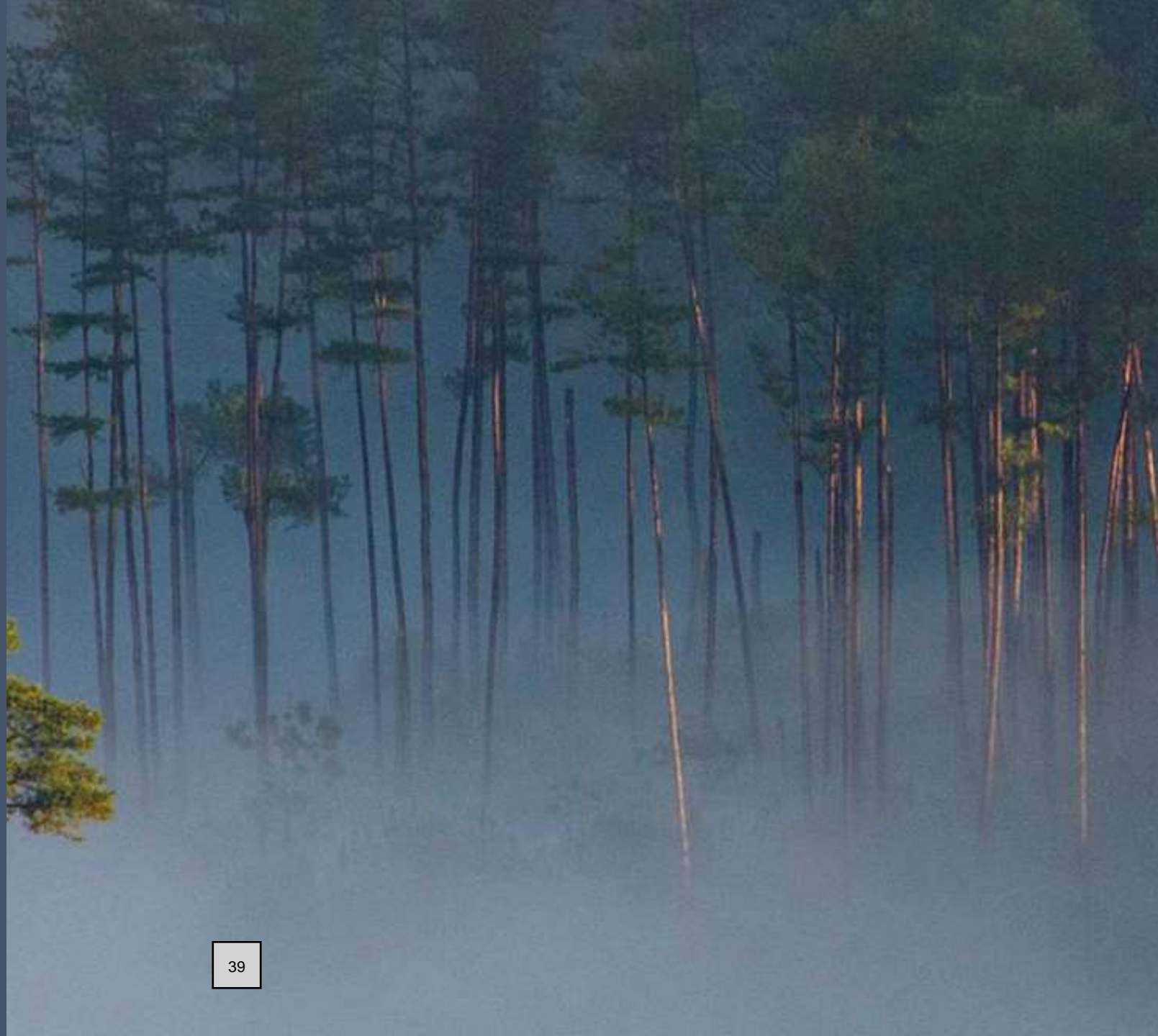
Scores are rounded to nearest whole number



Staff Recommendation

Staff respectfully requests the Board to accept proposals received, award a contract to BM & K, for the personnel positions and hourly rates offered, not to exceed the amount of \$250,000.00 annually; and to determine the funds to utilize for this project.

Thank you.



A RESOLUTION BY THE DAWSON COUNTY BOARD OF COMMISSIONERS TO APPROVE/RATIFY THE ADMINISTRATIVE ORDER OF THE NORTHEASTERN JUDICIAL CIRCUIT SUPERIOR COURT JUDGES REGARDING THE SETTING OF SALARY AND COMPENSATION TERMS OF JUVENILE COURT JUDGES

WHEREAS, the Constitution of the State of Georgia, approved by the voters of the State in November of 1982, and effective July 1, 1983, provides in Article IX, Section II, Paragraph I (a) thereof, that the governing authority of each county may adopt clearly reasonable ordinances, resolutions, and regulations; and

WHEREAS, O.C.G.A. § 15-11-52(b) provides, “The compensation of the full-time or part-time juvenile court judges shall be set by the superior court with the approval of the governing authority or governing authorities of the county or counties for which the juvenile court judge is appointed;” and

WHEREAS, the Superior Court for the Northeastern Judicial Circuit desires to set the salary of the full-time Juvenile Court Judges in the Northeastern Judicial Circuit appointed pursuant to O.C.G.A. § 15-11-50(b) and establish certain other terms related to the administration of payment and certain benefits to the full-time Juvenile Court Judges in the Northeastern Judicial Circuit; and

WHEREAS, the Superior Court for the Northeastern Judicial Circuit signed and entered an administrative order on September 12, 2024 setting the salary of the full-time Juvenile Court Judges in the Northeastern Judicial Circuit appointed pursuant to O.C.G.A. § 15-11-50(b) and establishing certain other terms related to the administration of payment and certain benefits to the full-time Juvenile Court Judges in the Northeastern Judicial Circuit (the “September 12, 2024 Juvenile Court Judge Salaries Administrative Order”). A true and correct copy of the September 12, 2024 Juvenile Court Judge Salaries Administrative Order is attached hereto as Exhibit “A” and incorporated herein by reference; and

WHEREAS, in accordance with O.C.G.A. § 15-11-50(b) and the provisions of the September 12, 2024 Juvenile Court Judge Salaries Administrative Order, reflecting that the September 12, 2024 Juvenile Court Judge Salaries Administrative Order is subject to the approval of the county governing authority, the Dawson County Board of Commissioners desires to approve and ratify the provisions of the September 12, 2024 Juvenile Court Judge Salaries Administrative Order; and

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

1. The Dawson County Board of Commissioners hereby adopts and ratifies the September 12, 2024 Juvenile Court Judge Salaries Administrative Order.
2. This Resolution shall be effective upon a majority vote by the Board of Commissioners.

SO RESOLVED this _____ day of October, 2024.

DAWSON COUNTY BOARD OF COMMISSIONERS

By: _____
Billy Thurmond, Chairman

Attest:

[COUNTY SEAL]

By: _____
Kristen Cloud, County Clerk

IN THE SUPERIOR COURTS OF HALL AND DAWSON COUNTIES
NORTHEASTERN JUDICIAL CIRCUIT
STATE OF GEORGIA

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

AT 12:30 P.M. 9/12/24

Recorded in _____ Book _____ Page _____

This _____ day of _____ 20 _____


_____, Clerk

*
*
*

In the Matter of Juvenile Court Judge Salaries

Pursuant to the authority of O.C.G.A. § 15-11-52(b), the compensation of the Juvenile Court Judge is set by the Judges of the Superior Court with approval of the governing authority of the counties for which said Judge is appointed.

After consideration of Juvenile Court Judge salaries throughout the State of Georgia, and pursuant to a longstanding county judicial salary agreement that provides for a Juvenile Court Judge salary to be set at a percentage of the compensation set for a Superior Court judge, the undersigned deem it appropriate to modify the salary orders for the circuit's four existing Juvenile Court Judges, along with any future Juvenile Court Judge, until such time as a superseding order may be entered.

IT IS HEREBY ORDERED, subject to the approval of the County Governing Authority, that the salary of any full-time Juvenile Court Judge duly appointed pursuant to O.C.G.A. § 15-11-50(b) shall receive an annual salary equal to 85 percent of the base salary received by a Superior Court judge in this circuit. The Superior Court base salary shall include the annual salary provided by the State of Georgia as well as any annual supplements provided by Hall County and Dawson County; the base salary shall *not* include the Accountability Court supplement provided by the State of Georgia pursuant to O.C.G.A. § 15-6-29.1. Any future adjustments made to the base salary of a Superior Court judge shall be made effective for the Juvenile Court Judge on the same date, unless an alternate date is set by separate order at that time by the Chief Superior Court judge.¹

In addition, the counties shall contribute 7.5% of the above annual salary to the Georgia Judicial Retirement Plan of the State of Georgia as required by law.

The annual salary and benefits shall be paid out of the General Fund of Hall and Dawson Counties in the ratio established by the previous Intergovernmental Agreement

¹ The most recent adjustment to the base salary of a Superior Court judge was made effective by the State of Georgia on July 1, 2024. In accordance with the provisions of this Order, the salaries of the Juvenile Court judges shall therefore also be made retroactively effective to July 1, 2024.

(IGA) between the counties. For the purposes of efficient administration, Hall County shall administer the entire salary and benefits and bill Dawson County for any share pursuant to the IGA.²

SO ORDERED this 12th day of September, 2024.



Chief Judge Jason J. Deal



Judge Kathlene F. Gosselin



Judge Bonnie Chessher Oliver



Judge Clint G. Bearden



Judge Lindsay H. Burton

² By current agreement, Dawson County will pay 16.67% of the annual gross salary and benefits of two Juvenile Court judges.