

**DAWSON COUNTY BOARD OF COMMISSIONERS
VOTING SESSION AGENDA - THURSDAY, JULY 19, 2018
DAWSON COUNTY GOVERNMENT CENTER ASSEMBLY ROOM
6:00 PM**

A. ROLL CALL

B. INVOCATION

C. PLEDGE OF ALLEGIANCE

D. ANNOUNCEMENTS

E. APPROVAL OF MINUTES

[Minutes](#) of the Voting Session held on July 3, 2018

F. APPROVAL OF AGENDA

G. PUBLIC COMMENT

H. ALCOHOL LICENSES

[New](#) Alcohol License (*Retail Consumption on Premises of Beer*) - Golden Pocket Us LLC d/b/a Pokeyaki

[Alcohol](#) License Transfer (*Retail Package Sale of Beer, Wine and Distilled Spirits*) - Neya LLC d/b/a Dawson Fine Wine & Spirits

I. NEW BUSINESS

- [1.](#) Consideration of Request for Funds to Renovate Chamber of Commerce Office for Economic Development Purposes
- [2.](#) Consideration of Dawsonville Self Storage Site Plan as Required by Zoning Stipulation
- [3.](#) Consideration of Request to Adopt Update to Capital Improvements Element of Comprehensive Plan
- [4.](#) Consideration to Participate in Class-Action Lawsuit to Recover Unpaid Balance on Payment in Lieu of Taxes Payments
- [5.](#) Consideration to Retain Blasingame, Burch, Garrard & Ashley to Represent County in Multi-District Opioid Litigation

J. PUBLIC COMMENT

K. ADJOURNMENT

Backup material for agenda item:

Minutes of the Voting Session held on July 3, 2018

**DAWSON COUNTY BOARD OF COMMISSIONERS
VOTING SESSION MINUTES – JULY 3, 2018
DAWSON COUNTY GOVERNMENT CENTER ASSEMBLY ROOM
25 JUSTICE WAY, DAWSONVILLE
6:00PM**

ROLL CALL: Those present were Chairman Thurmond; Commissioner Fausett, District 1; Commissioner Gaines, District 2; Commissioner Hamby, District 3; Commissioner Nix, District 4; County Attorney Frey; County Clerk Cloud; and interested citizens of Dawson County. County Manager Headley was not present.

OPENING PRESENTATION:

Tourism Update- Christie Haynes Moore, Chamber of Commerce President

INVOCATION: Chairman Thurmond

PLEDGE OF ALLEGIANCE: Chairman Thurmond

ANNOUNCEMENTS:

Chairman Thurmond announced that county offices would be closed July 4, 2018, in observance of Independence Day.

APPROVAL OF MINUTES:

Motion passed unanimously to approve the minutes from the Voting Session held on June 21, 2018. Fausett/Gaines

APPROVAL OF AGENDA:

Motion passed unanimously to approve the agenda as presented. Hamby/Nix

PUBLIC COMMENT:

John Stewart, Dawsonville, Georgia- Spoke about his concerns related to the Chestatee development's master plan and statements he said were made by ZA 18-02 applicant Brian Ferris at the June 21, 2018, Voting Session, particularly regarding architectural asphalt roofing in the Chestatee development.

Hugh Stowers Jr., Dawsonville, Georgia- Spoke about the need to improve road design and safety, the need to avoid too much density and the need for better access to internet for a number of reasons.

Ethan Underwood, Cumming, Georgia- Spoke in favor of ZA 18-02.

UNFINISHED BUSINESS:

Consideration of ZA 18-02 (Tabled from the June 21, 2018, Voting Session)

Motion passed unanimously to deny ZA 18-02. Hamby/Gaines

NEW BUSINESS:

Consideration of Request to Purchase Radar and Laser Units and Transfer Ownership to Georgia State Patrol

Motion passed unanimously to approve the Request to Purchase Radar and Laser Units and Transfer Ownership to Georgia State Patrol. The two radar units and two laser units will cost \$8,890, money which will come from contingency funds. Nix/Fausett

Consideration of Request to Write Off Personal Property Bills

Motion passed unanimously to approve the Request to Write Off Personal Property Bills totaling \$73,237.36. Fausett/Nix

Consideration of Request for 2018 Fire Hydrants Purchase

Motion passed unanimously to approve the Request for 2018 Fire Hydrants Purchase. The 16 hydrants will cost \$55,440, money which will come from Special Purpose Local Option Sales Tax VI funds. Hamby/Gaines

Consideration of Request to Appoint Lucas Ray as Interim Emergency Management Agency Director

Motion passed unanimously to Appoint Emergency Services Director Danny Thompson as Interim Emergency Management Agency Director. Hamby/Nix

Consideration of FY 2019 Legacy Link Contract

Motion passed unanimously to approve the FY 2019 Legacy Link Contract. Fausett/Hamby

Consideration of 2018 Title VI Plan for Dawson County Transit / Georgia Department of Transportation

Motion passed unanimously to approve the 2018 Title VI Plan for Dawson County Transit / Georgia Department of Transportation. Nix/Gaines

Consideration of Board Appointments:

- *Library Board*
 - *Kathryn Reagan Smith- replacing Ragin Hause (Term: July 2018 through June 2022)*
 - *Gail Smith- replacing Lori VanSickle (Term: July 2018 through June 2019)*
- *Industrial Building Authority*
 - *Brian Trapnell- reappointment (Term: July 2018 through June 2021)*
- *Joint Development Authority*
 - *Brian Trapnell- replacing Charlie Auvermann (Term: July 2018 through December 2019)*
 - *Christie Haynes Moore- replacing Mary Simmons (Term: July 2018 through December 2018)*

Motion passed unanimously to approve the listed appointments for the Library Board, Industrial Building Authority and Joint Development Authority. Gaines/Fausett

PUBLIC COMMENT:

None

ADJOURNMENT:

APPROVE:

ATTEST:

Billy Thurmond, Chairman

Kristen Cloud, County Clerk

DRAFT

Backup material for agenda item:

New Alcohol License (*Retail Consumption on Premises of Beer*) - Golden Pocket Us LLC
d/b/a Pokeyaki



DAWSON COUNTY BOARD OF COMMISSIONERS AGENDA FORM

Department: Planning & Development

Work Session:

Prepared By: Niki M. McCall

Voting Session: 7/19/18

Presenter: Jason Streetman

Public Hearing: Yes No

Agenda Item Title New Consumption on Premises Alcohol License (Beer Only) – Golden Pocket US, LLC d/b/a Pokeyaki

Background Information:

Yan Dai, the owner of Pokeyaki, has made a request to serve beer in her current restaurant. The business is located at 145 Forest Boulevard, Suite 450, and is zoned CPCD.

Current Information:

Yan Dai has submitted a complete application and is undergoing all federal and state background checks.

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

Fund	Dept.	Acct No.	Budget	Balance	Requested	Remaining

Recommendation/Motion: _____

Department Head Authorization: _____

Date: _____

Finance Dept. Authorization: _____

Date: _____

County Manager Authorization: _____

Date: _____

County Attorney Authorization: _____

Date: _____

Comments/Attachments:

DAWSON COUNTY PLANNING AND DEVELOPMENT

ALCOHOL LICENSING

Location & Mailing Address:

25 JUSTICE WAY, SUITE 2322
DAWSONVILLE, GA 30534

Phone: 706/344-3500 x 42335

APPLICATION FOR ALCOHOLIC BEVERAGE LICENSE

This application must be signed by the applicant and notarized. Every question must be fully answered with the answer typewritten or printed. If the space provided is not sufficient, answer on a separate sheet and indicate in the space provided that a separate sheet is attached. When completed, the application must be dated, signed, and verified under oath by the applicant and submitted to Planning and Development, together with the license fee(s) and the administrative/investigative fee (separate checks). All fees are payable to Dawson County in certified funds (bank check, certified check, or money order). **The applicant must be not less than 21 years of age.**

NOTICE: Any false answer to any question could result in the denial of a license, or in the event a license is issued, in the revocation or suspension of the license. *****KEEP A COPY OF ALL FORMS SUBMITTED*****

FOR OFFICIAL USE ONLY:

Name of Business: Poke Yaki
Date Received: 7-6-18 License Fee Enclosed: \$ 375.00
Approved: _____ Denied: _____
State License Number: _____
Local License Number: _____
Administrative/Investigative Fee Enclosed: \$ 250.00 Advertising Fee Enclosed: \$ _____

1. TYPE OF LICENSE: (check one): NEW AMENDMENT (TRANSFER)
2. ADMINISTRATIVE AND INVESTIGATIVE FEE: \$250.00 (Consumption on Premises)
ADMINISTRATIVE AND INVESTIGATIVE FEE: \$250.00 (Retail Package)
ADMINISTRATIVE AND INVESTIGATIVE FEE: \$250.00 (Transfer of License)
Note: Administrative/Investigative fees may be higher depending on the number of persons for which we conduct a federal and state background check.
ADVERTISING FEE: \$ 40.00 (Distilled Spirits)
(Consumption on Premises & Retail Package)

3. TYPE OF BUSINESS:
- | | | | |
|-------------------------------------|--|--------------------------|--|
| <input checked="" type="checkbox"/> | Bona Fide Eating Establishment | <input type="checkbox"/> | Indoor Commercial Recreation Facility |
| <input type="checkbox"/> | Super Market | <input type="checkbox"/> | Hotel/Motel |
| <input type="checkbox"/> | Convenience Store | <input type="checkbox"/> | Caterer (must have alcohol by the drink license) |
| <input type="checkbox"/> | Package Liquor Store (see Item 14, Page 5) | <input type="checkbox"/> | Other |
- Explain: _____

Will live entertainment be offered? NO If Yes, Explain: _____

APPLICATION FOR ALCOHOLIC BEVERAGE LICENSE

4. **TYPE OF LICENSE AND FEES:** **PAYMENT BY CERTIFIED FUNDS ONLY!!**
 (Check all that apply) Note: If license is issued after July 1st, fees are one half.

RETAIL PACKAGE: (Total: Beer - Wine - Distilled Spirits = \$5,800)
 (Total: Beer - Wine = \$1,300)

Beer \$650 Wine \$650 Distilled Spirits \$4,500

GROCERY & CONVENIENCE STORES: ATTACH COPY OF DEPT. OF AGRICULTURE FOOD ESTABLISHMENT LICENSE.

RETAIL CONSUMPTION ON PREMISES: (Total: Beer - Wine - Distilled Spirits = \$4,800)
 (Total: Beer - Wine = \$1,500)

Distilled Spirits \$3,300 Add'l Fixed Bars # _____ \$ 500 (each bar)
 Beer \$ 750 Movable Bars # _____ \$ 250 (each bar)
 Wine \$ 750

PRIVATE CLUB:

Note: Must obtain a retail consumption on the premises license.

Beer \$750 Wine \$750 Distilled Spirits \$3,300

HOTEL IN-ROOM SERVICE:

Note: Must obtain a retail consumption on the premises license before Hotel In-Service License is issued.

Beer \$750 Wine \$750 Hotel In-Service \$250

SPECIAL EVENT ALCOHOL PERMIT:

Note: Must complete additional Special Event Alcohol Permit Form # 2-B.

\$25 Per Day

5. **BUSINESS**

(a) Business Name: Poke Yaki

(b) Location: 145 Forest Blvd Suite 450
 Street Number Street Name

Dawsonville GA 30534
 City State Zip Code Phone Number

(c) Mailing Address: Same
For Renewals: Street Number Street Name

City State Zip Code Phone Number

APPLICATION FOR ALCOHOLIC BEVERAGE LICE

6. OWNER:

(a) Full Name: Yan Dai Social Security # _____

(b) Corporation or LLC Name (if applicable): Golden Pocket US LLC

(c) Location: 145 Forest Blvd S# 450
Street Number Street Name

Dawsonville GA 30534 (406) 216-9999
City State Zip Code Phone Number

(d) Mailing Address: _____
Street Number Street Name

City State Zip Code Phone Number

7. REGISTERED AGENT: (Applicant may name a registered agent - attach Registered Agent Consent Form #2-A.)

(a) Full Name: _____ Social Security # _____

(b) Address: _____
Street Number Street Name

City State Zip Code Phone Number

8. TYPE OF OWNERSHIP:

<input checked="" type="checkbox"/> Sole Proprietorship <input type="checkbox"/> Private Held Corporation <input type="checkbox"/> Public Held Corporation Subject to S.E.C. Regulations <input type="checkbox"/> Other; explain _____	<input type="checkbox"/> Legally Registered Partnership <input type="checkbox"/> Public Held Corporation <input type="checkbox"/> Limited Liability Company
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9. FOR PARTNERSHIP ONLY:

(a) Date the Partnership was formed: _____

(b) Attach Partnership Agreement

(c) List Partners:

Name & Resident Address <small>(Attach separate sheet if necessary)</small>	Social Security Number	G - General L - Limited S - Silent	Interest Investment \$	Participation %

APPLICATION FOR ALCOHOLIC BEVERAGE LICENSE

10. FOR CORPORATION or LLC ONLY: (Attach Articles & Certificate of Incorporation/ Organization)

- (a) Date of Incorporation/Organization: 01/25/2018
(b) Place of Incorporation/Organization: State of Georgia
(c) State Parent Corporation, if applicable:
(d) Number of Shares of Capital Stock Authorized, if applicable:
(e) Number of Shares of Outstanding Stock, if applicable:
(f) For Corporations or LLC's, list officers, directors, members, and/or principal shareholders with 20% or more of the stock:

Table with 4 columns: Name, Social Security #, Position, Interest %. Row 1: Yan Das, 603-13-0619, Incorporator, 100%.

- (g) Is the corporation owned by a parent corporation or held by a holding company? N/A
If yes, explain:

11. FOR PRIVATE CLUBS ONLY:

- (a) Date of organization under the laws of the State of Georgia:
(b) State the total number of regular dues paying members:
(c) Is any member, officer, agent, or employee compensated directly or indirectly from the profits of the sale of distilled spirits beyond a fixed salary as established by its members at any annual meeting or by its governing board out of the general revenue of the club?

- (d) Attach minutes of the annual meeting setting salaries. For private club, list officers, directors and/or principal shareholders with 20% or more of the stock.

Table with 3 columns: Name, Social Security #, Position. Header row only.

12. FINANCING:

- (a) Bank to be used by business, include branch: Bank of America - none
(b) State total amount of capital that is or will be invested in the business by any party or parties:
(c) State total amount of funds invested by the owner:
(d) State total amount of funds invested by parties other than the owner:
(e) If any capital is borrowed:

Table with 4 columns: Name of Lender, Date, Amount, Interest Rate. Header row only.

APPLICATION FOR ALCOHOLIC BEVERAGE LICENSE

13. GENERAL INFORMATION:

(a) Has owner and/or individual partner, shareholder, director, officer or member any interest in any manufacturer or wholesaler of alcoholic beverage? No

(b) Has owner and/or individual partner, shareholder, director, officer or member received any financial aid or assistance from any manufacturer or wholesaler of alcoholic beverages? No

(c) If answer is "Yes" to either of immediate foregoing, explain: _____

(d) Show hereunder any and all persons, corporations, partnerships, limited liability companies or associations (other than persons stated herein as owner(s), directors, officers or members) who have received or will receive, as a result of your operation under the requested license, any financial gain or payment derived from any interest or income from the operation. Financial gain or payment shall include payment or gain from any interest in the land, fixtures, building, stock, and any other asset of the proposed operation under the license. In the event any corporation or limited liability company is listed as receiving an interest or income from this operation, show the names of the officers, directors or members of said corporation together with the names of the principal stockholders.

No

(e) List all other businesses engaged in the sale of alcohol beverages that you the owner, or any individual, partner, shareholder, officer, director or member has interest in, is employed by or is associated with in any way whatsoever, or has had interest in, has been employed by, or has been associated with in the past.

Name	Name or Business	Interest %
<u>ATTA</u>		

14. FOR PACKAGE LIQUOR STORE APPLICANTS: *State of Georgia Regulations*****

The State of Georgia will not issue a State Alcohol License to any person who has more than two (2) retail package liquor licenses. See official language below. Do not apply for a Dawson County License if you already have (or have interest in) two (2) package liquor store licenses in the State of Georgia.

O.C.G.A. 3-4-21 and Regulation 560-2-2-40.

No person shall be issued more than two retail package liquor licenses, nor shall any person be permitted to have a beneficial interest in more than two retail package liquor licenses issued by the Department regardless of the degree of such interest.

For the purposes of explanation and applicability of the Code:

"Beneficial interest" as used here means: when a person holds the retail package liquor license in his own name, or when he has a legal, equitable or other ownership interest in, or has any legally enforceable interest or financial interest in, or derives any economic benefit from, or has control over a retail package liquor business.

The term "person" shall include all members of a retail package liquor dealer licensee's family; and the term "family" shall include any person related to the holder of the license within the first degree of consanguinity and affinity as computed according to the canon law which includes the following: spouse, parents, step-parents, parents-in-law, brothers and sisters, step-brothers and step-sisters, brothers-in-law and sisters-in-law, children, step-children and children-in-law.

Do you currently hold any package liquor licenses in your own name or have a beneficial interest in any package liquor licenses as described above? _____ Yes No If yes, attach a separate sheet listing names, addresses, and license numbers.

APPLICATION FOR ALCOHOLIC BEVERAGE LICENSE

NOTE: Before signing this statement, check all answers and explanations to see that you have answered all questions fully and correctly. This statement is to be executed under oath and subject to the penalties of false swearing, and it includes all attached sheets submitted herewith.

STATE OF GEORGIA, DAWSON COUNTY

I, Yan Dai, DO SOLEMNLY SWEAR, SUBJECT TO THE PENALTIES OF FALSE SWEARING, THAT THE STATEMENTS AND ANSWERS MADE BY ME AS THE APPLICANT IN THE FOREGOING APPLICATION ARE TRUE AND CORRECT.

[Signature]
APPLICANT'S SIGNATURE

I HEREBY CERTIFY THAT Yan Dai SIGNED HIS NAME TO THE FOREGOING APPLICATION STATING TO ME THAT HE KNEW AND UNDERSTOOD ALL STATEMENTS AND ANSWERS MADE THEREIN, AND, UNDER OATH ACTUALLY ADMINISTERED BY ME, HAS SWORN THAT SAID STATEMENTS AND ANSWERS ARE TRUE AND CORRECT.

THIS 18th DAY OF June, 2018.

[Signature]
NOTARY PUBLIC
NIKI M. MCCALL
Commission
PUBLIC
EXPIRES 05-14-2019
DAWSON COUNTY, GEORGIA

FOR OFFICIAL USE ONLY:

PLANNING AND DEVELOPMENT REVIEW:

APPLICANT HAS OBTAINED ALL NECESSARY PERMITS AND LICENSES. (Building Permit / Business License)

~~APPLICANT HAS COMPLETED ALL NECESSARY INSPECTIONS. (Fire Dept. / Health Dept. / Dept. of Agriculture-Retail Package only)~~

APPLICANT HAS COMPLETED PREMISE & STRUCTURE FORM # 3 AND ATTACHED ALL REQUIRED INFORMATION IN ITEMS 10 through 15.

Date: 7-6-18
[Signature]
Planning and Development Director
[Signature]
Planning and Development Director
[Signature]
Planning and Development Director

FOR OFFICIAL USE ONLY:

SHERIFF DEPARTMENT REVIEW:

APPLICANT HAS COMPLETED ALL REQUIREMENTS FOR FEDERAL AND STATE BACKGROUND CHECK AND IS APPROVED FOR THIS APPLICATION PROCESS.

Date: _____

Sheriff

Dawson County, Georgia Board of Commissioners

Private Employer Exemption Affidavit Pursuant To O.C.G.A. § 36-60-6(d)

By executing this affidavit, the undersigned private employer verifies that it is exempt from compliance with O.C.G.A. § 36-60-6, stating affirmatively that the individual, firm or corporation employs fewer than eleven employees and therefore, is not required to register with and/or utilize the federal work authorization program commonly known as E-Verify, or any subsequent replacement program, in accordance with the applicable revisions and deadlines established in O.C.G.A. § 13-10-90.

[Handwritten Signature]

Signature of Exempt Private Employer

Yan Dai

Printed Name of Exempt Private Employer

I hereby declare under penalty of perjury that the foregoing is true and correct.

Executed on June, 18, 20 18 in Dawsonville (city), GA (state).

Signature of Authorized Officer or Agent

Printed Name and Title of Authorized Officer or Agent

SUBSCRIBED AND SWORN BEFORE ME
ON THIS THE 18th DAY OF June, 20 18

Y. [Handwritten Signature]

NOTARY PUBLIC

My Commission Expires: 5-14-19



Date of this notice: 01-29-2018

Employer Identification Number:
82-4185109

Form: SS-4

Number of this notice: CP 575 A

GOLDEN POCKET US INC
POKEYAKI
145 FOREST BLVD STE 450
DAWSONVILLE, GA 30534

For assistance you may call us at:
1-800-829-4933

IF YOU WRITE, ATTACH THE
STUB AT THE END OF THIS NOTICE.

WE ASSIGNED YOU AN EMPLOYER IDENTIFICATION NUMBER

Thank you for applying for an Employer Identification Number (EIN). We assigned you EIN 82-4185109. This EIN will identify you, your business accounts, tax returns, and documents, even if you have no employees. Please keep this notice in your permanent records.

When filing tax documents, payments, and related correspondence, it is very important that you use your EIN and complete name and address exactly as shown above. Any variation may cause a delay in processing, result in incorrect information in your account, or even cause you to be assigned more than one EIN. If the information is not correct as shown above, please make the correction using the attached tear off stub and return it to us.

Based on the information received from you or your representative, you must file the following form(s) by the date(s) shown.

Form 941	04/30/2018
Form 940	01/31/2019
Form 1120	04/15/2019

If you have questions about the form(s) or the due date(s) shown, you can call us at the phone number or write to us at the address shown at the top of this notice. If you need help in determining your annual accounting period (tax year), see Publication 538, *Accounting Periods and Methods*.

We assigned you a tax classification based on information obtained from you or your representative. It is not a legal determination of your tax classification, and is not binding on the IRS. If you want a legal determination of your tax classification, you may request a private letter ruling from the IRS under the guidelines in Revenue Procedure 2004-1, 2004-1 I.R.B. 1 (or superseding Revenue Procedure for the year at issue). Note: Certain tax classification elections can be requested by filing Form 8832, *Entity Classification Election*. See Form 8832 and its instructions for additional information.

IMPORTANT INFORMATION FOR S CORPORATION ELECTION:

If you intend to elect to file your return as a small business corporation, an election to file a Form 1120-S must be made within certain timeframes and the corporation must meet certain tests. All of this information is included in the instructions for Form 2553, *Election by a Small Business Corporation*.

If you are required to deposit for employment taxes (Forms 941, 943, 940, 944, 945, CT-1, or 1042), excise taxes (Form 720), or income taxes (Form 1120), you will receive a Welcome Package shortly, which includes instructions for making your deposits electronically through the Electronic Federal Tax Payment System (EFTPS). A Personal Identification Number (PIN) for EFTPS will also be sent to you under separate cover. Please activate the PIN once you receive it, even if you have requested the services of a tax professional or representative. For more information about EFTPS, refer to Publication 966, *Electronic Choices to Pay All Your Federal Taxes*. If you need to make a deposit immediately, you will need to make arrangements with your Financial Institution to complete a wire transfer.

The IRS is committed to helping all taxpayers comply with their tax filing obligations. If you need help completing your returns or meeting your tax obligations, Authorized e-file Providers, such as Reporting Agents (payroll service providers) are available to assist you. Visit the IRS Web site at www.irs.gov for a list of companies that offer IRS e-file for business products and services. The list provides addresses, telephone numbers, and links to their Web sites.

To obtain tax forms and publications, including those referenced in this notice, visit our Web site at www.irs.gov. If you do not have access to the Internet, call 1-800-829-3676 (TTY/TDD 1-800-829-4059) or visit your local IRS office.

IMPORTANT REMINDERS:

- * Keep a copy of this notice in your permanent records. **This notice is issued only one time and the IRS will not be able to generate a duplicate copy for you.** You may give a copy of this document to anyone asking for proof of your EIN.
- * Use this EIN and your name exactly as they appear at the top of this notice on all your federal tax forms.
- * Refer to this EIN on your tax-related correspondence and documents.

If you have questions about your EIN, you can call us at the phone number or write to us at the address shown at the top of this notice. If you write, please tear off the stub at the bottom of this notice and send it along with your letter. If you do not need to write us, do not complete and return the stub.

Your name control associated with this EIN is GOLD. You will need to provide this information, along with your EIN, if you file your returns electronically.

Thank you for your cooperation.

STATE OF GEORGIA

Secretary of State

Corporations Division

313 West Tower

2 Martin Luther King, Jr. Dr.

Atlanta, Georgia 30334-1530

CERTIFICATE OF INCORPORATION

I, **Brian P. Kemp**, the Secretary of State and the Corporation Commissioner of the State of Georgia, hereby certify under the seal of my office that

GOLDEN POCKET US INC

a Domestic Profit Corporation

has been duly incorporated under the laws of the State of Georgia on **01/25/2018** by the filing of articles of incorporation in the Office of the Secretary of State and by the paying of fees as provided by Title 14 of the Official Code of Georgia Annotated.

WITNESS my hand and official seal in the City of Atlanta and the State of Georgia on **01/29/2018**.



Brian P. Kemp
Secretary of State

ARTICLES OF INCORPORATION

Electronically Filed
Secretary of State
Filing Date: 1/25/2018 4:21:53 PM

BUSINESS INFORMATION

CONTROL NUMBER 18009230
BUSINESS NAME GOLDEN POCKET US INC
BUSINESS TYPE Domestic Profit Corporation
EFFECTIVE DATE 01/25/2018
SHARES 10000

PRINCIPAL OFFICE ADDRESS

ADDRESS 145 FOREST BLVD STE450, DOWSONVILLE, GA, 30534, USA

REGISTERED AGENT'S NAME AND ADDRESS

NAME **ADDRESS**
YAN DAI 315 BLACKWOOD LANE, Gwinnett, SUWANEE, GA, 30024, USA

INCORPORATOR(S)

NAME	TITLE	ADDRESS
YAN DAI	INCORPORATOR	315 BLACKWOOD LN, SUWANEE, GA, 30024, USA

OPTIONAL PROVISIONS

N/A

AUTHORIZER INFORMATION

AUTHORIZER SIGNATURE YAN DAI
AUTHORIZER TITLE Incorporator

POKEYAKI

www.pokeyaki.us
 145 FOREST BLVD STE 450
 DAWSONVILLE, GA 30534
 (706)216-9999

POKE BOWL (SUSHI BOWL) \$9.50

POKE IS A HAWAIIAN DISH WHICH CONSISTS OF SEASONED RAW OR COOKED SEAFOOD. IT'S A POPULAR FOOD IN THE HAWAIIAN ISLAND WHERE IT IS TREATED AS A HALLMARK OF LOCAL CUISINE. AT POKEYAKI, WE CREATE A FRESH POKE BOWL OF YOUR LIKING WITH YOUR CHOICE OF 2 OR MORE PROTEINS, RICE, VEGETABLES AND DELICIOUS SAUCES!!



STEP 1: BASE PICK ONE

SUSHI RICE BROWN RICE FRIED RICE SALAD MIX

STEP 2: PROTEIN 2 SCOOPS : \$9.50 ADDITIONAL SCOOP: \$2.00 EACH

*SALMON / *SPICY SALMON *TUNA/ *SPICY TUNA *SCALLOPS
 OCTOPUS TAMAGO SHRIMP CRAB / SPICY CRAB SALAD TOFU

STEP 3: MIX-INS PICK FOUR

ROE KALE CORN ONION TOMATOES JALAPEÑO PINEAPPLE
 CUCUMBER SEAWEED SALAD EDAMAME

EXTRAS:

RADISH SPROUT: \$0.50 KIMCHI: \$0.50 MANGO: \$0.50 SPRING MIX: \$0.50
 AVOCADO: \$1.00

STEP 4: SAUCE

POKE YUM YUM PONZU EEL SAUCE TERIYAKI GINGER SOY GLUTEN FREE SOY
SPICY SAUCE : SRIRACHA SPICY MAYO SWEET THAI CHILI KIMCHI BASE
 WASABI MAYO JALAPENO SAUCE

STEP 5: TOPPINGS

NORI FRIED GARLIC CRISPY ONION SESAME SEEDS TEMPURA CRISPS CHILI POWDER

POKEYAKI POKE+TERIYAKI COMBO

POKEYAKI REPRESENTS A COMBO DISH OF TRADITIONAL JAPANESE AND HAWAIIAN CUISINES. POKE, A HAWAIIAN DISH FEATURING DICED AND SEASONED RAW OR COOKED SEAFOOD, PROTEIN AND VEGGIE. TERIYAKI, A JAPANESE DISH HIGHLIGHTING GRILLED, MARINATED MEATS AND FRESH VEGETABLES, BOTH ARE OFFERED IN THE SAME DISH!

CHICKEN POKEYAKI: \$10.95 BEEF POKEYAKI: \$11.95
 SHRIMP POKEYAKI: \$12.95 SALMON POKEYAKI: \$14.95

*RAW OR UNDERCOOKED MEATS, POULTRY, SEAFOOD, SHELLFISH OR EGGS. CONSUMING RAW OR UNDERCOOKED MEATS, POULTRY, SEAFOOD, SHELLFISH OR EGGS MAY INCREASE YOUR RISK OF FOODBORNE ILLNESS, ESPECIALLY IF YOU HAVE CERTAIN MEDICAL CONDITIONS

POKÉYAKI

TERIYAKI

VEGGIE: \$7.50 CHICKEN: \$8.50 BEEF: \$9.50 SHRIMP: \$10.50 SCALLOP: \$11.50 SALMON: \$11.95
CHICKEN+BEEF: \$9.95 CHICKEN+SHRIMP: \$10.95 BEEF+SHRIMP: \$11.95 CHICKEN+BEEF+SHRIMP: \$11.95
EXTRA MEAT: \$1.95 EXTRA VEGETABLE: \$1.00 CHOOSE FRIED RICE, BROWN RICE OR LO MEIN: \$0.50 EXTRA

JAPANESE RAMEN

TRADITIONAL JAPANESE RAMEN SERVED WITH BAMBOO SHOOTS ALONG WITH RADISH SPROUTS, FISH CAKE, *HALF SOY BOILED EGG AND TOPPINGS (CRON, GINGER, NORI)

SOUP BASE: SHOYU MISO (\$0.50 EXTRA) PAITAN (\$0.50 EXTRA) SPICY (\$0.50 EXTRA)
PICK ONE: CHASHU: \$9.50 SHRIMP TEMPURA : \$10.95 FRIED CHICKEN: \$10.95
EXTRAS: CHASHU (2 PIECE): \$2.25 SHRIMP TEMPURA (2 PIECE): \$2.25 NOODLES: \$1.25

JAPANESE FRIED CHICKEN (KARAAGE) \$6.95

JAPANESE STYLED BITE SIZED CHICKEN MARINATED WITH GARLIC, GINGER, SOY SAUCE AND DEEP FRIED WITH POTATO STARCH. (YOUR CHOICE REGULAR OR SPICY)

DRINKS

BOBA TEA: \$3.50 SLUSHIE: \$4.50 (COMES WITH ONE TOPPING, ADD ONE MORE TOPPING \$0.50)
MILK TEA TARO COCONUT MANGO THAI STRAWBERRY LAVENDER
AVOCADO JASMINE GREEN TEA

FRUIT TEA: \$3.50 (COMES WITH ONE TOPPING, ADD ONE MORE TOPPING \$0.50)

CHOICE TEA: BLACK TEA GREEN TEA JAPANESE GREEN TEA: \$0.50
ACAI(açaí) MANGO PEACH STRAWBERRY PASSION FRUIT LYCHEE ROSE
POMEGRANATE BLUEBERRY RED GUAVA KIWI PINEAPPLE

TOPPINGS:

TAPIOCA: A TRADITIONAL TOPPING CONSISTING OF SWEET POTATO POWDER, SWEETENED AND CHEWY TEXTURE.

POPPERS PEARLS: MANGO / STRAWBERRY / LYCHEE / PASSION FRUIT / KIWI

JELLY : FRUIT / COFFEE / ALOE VERA / MANGO COCONUT

JAPANESE DESSERTS: SWEET AZUKI BEAN PASTE AND SOFT JAPANESE MOCHI TOPPING
ON MATCHA OR VANILLA ICE CREAM \$3.50



JAPANESE BURGER

KARAAGE (FRIED CHICKEN): \$7.50

SHRIMP TEMPURA: \$8.50

SALMON: \$9.50

SIDE

MISO SOUP: \$2.50 CHICKEN COCONUT SOUP: \$3.50
JAPANESE EGG ROLL: \$3.50 (2 PC) CHICKEN EGG ROLL: \$1.35 (1 PC)
GYOZA (JAPANESE CHICKEN DUMPLINGS): \$6.50 (6 PC) SHRIMP TEMPURA: \$6.50 (6 PC)

DAWSON COUNTY PLANNING AND DEVELOPMENT

ALCOHOL LICENSING

Location & Mailing Address:

25 JUSTICE WAY, SUITE 2322
DAWSONVILLE, GA 30534

Phone: 706/344-3500 x 42335

STATEMENT OF PERSONAL HISTORY

Instruction: This statement must be typed or neatly printed and executed under oath. Each question must be fully answered. If space provided is not sufficient, answer on a separate sheet and indicate in the space if a separate sheet is attached.

1. **NAME:** DAI YAN
Last First Middle

RESIDENCE: 315 Blackwood LN
Street Number Street Name
Suwanee GA 30024
City State Zip Code Telephone Number

2. **CHECK:** (all that apply)

Sole Owner/Proprietor Partner: General Limited Silent
 Director Principal Stockholder (20% or more)
 Registered Agent Officer: _____
 Manager Employee: _____

3. **TRADE NAME OF BUSINESS FOR WHICH THIS STATEMENT IS MADE:**

NAME OF BUSINESS: Dokeyaki
LOCATION: 145 Forest Blvd S#450
Street Number Street Name P. O. Box
Dawsonville GA 30534
City State Zip Code Telephone Number

4. **STATE THE PERCENTAGE OF OWNERSHIP OR INTEREST, IF ANY, IN THIS BUSINESS:** 100%

5. **STATE YOUR ANNUAL COMPENSATION, IF ANY, DIRECTLY OR INDIRECTLY:** _____

6. **DATE OF BIRTH:** 1973 **PLACE OF BIRTH:** China
SSN: _____ **SEX:** MALE FEMALE **RACE:** Asian
COLOR OF HAIR: Black **COLOR OF EYES:** Black

7. U.S. CITIZEN LEGAL PERMANENT RESIDENT QUALIFIED ALIEN OR NON-IMMIGRANT

Requirements:

Affidavit for Issuance of a Public Benefit and a Secure & Verifiable Document
E-Verify Private Employer Affidavit of Compliance or E-Verify Private Employer Exemption Affidavit

STATEMENT OF PERSONAL HISTORY

8. SINGLE MARRIED WIDOWED DIVORCED SEPARATED

IF MARRIED OR SEPARATED, COMPLETE INFORMATION LISTED BELOW:

FULL NAME OF SPOUSE: _____ SSN# _____

MAIDEN NAME: _____ PLACE OF BIRTH: _____

DATE OF BIRTH: _____ NAME AND ADDRESS OF SPOUSE'S EMPLOYER: _____

9. STATE ANY OTHER NAMES THAT YOU HAVE USED: MAIDEN NAME, NAMES BY FORMER MARRIAGES, FORMER NAMES CHANGED LEGALLY OR OTHERWISE, ALIASES, NICKNAMES, ETC. SPECIFY WHICH, SHOW DATES, ETC.: N/A

10. EMPLOYMENT RECORD FOR THE PAST TEN (10) YEARS. (LIST THE MOST RECENT EXPERIENCE FIRST).

From Mo/Yr	To Mo/Yr	Occupation & Duties Performed	Salary Received	Employer (Business Name)	Reason for Leaving
Mar/2018	Recent	Owner		Pokeyaki	
Jun/2011	Feb/2017	Owner		Ming's Cafe	Sale

11. LIST IN REVERSE CHRONOLOGICAL ORDER ALL OF YOUR RESIDENCES FOR THE PAST TEN (10) YEARS:

From	To	Street	City	State
July/2016	Recent	315 Blackwood LN	Suwanee	GA
Aug/2006	June/2016	915 Ganner	Spring LN	Sugar Hill GA

STATEMENT OF PERSONAL HISTORY

12. DO YOU HAVE ANY FINANCIAL INTEREST, OR ARE YOU EMPLOYED IN ANY OTHER WHOLESALE OR RETAIL BUSINESS ENGAGED IN DISTILLING, BOTTLING, RECTIFYING, OR SELLING ALCOHOLIC BEVERAGES? N/A

IF YOUR ANSWER IS "YES" TO NUMBER 14, GIVE NAMES, LOCATIONS, AND AMOUNT OF INTEREST IN EACH: N/A

13. HAVE YOU EVER HAD ANY FINANCIAL INTEREST IN AN ALCOHOLIC BEVERAGE BUSINESS THAT WAS DENIED A LICENSE? N/A

IF SO, GIVE DETAILS: _____

14. HAS ANY ALCOHOLIC BEVERAGE LICENSE IN WHICH YOU HOLD, OR HAVE HELD, ANY FINANCIAL INTEREST OF, OR EMPLOYED, OR HAVE BEEN EMPLOYED, EVER BEEN CITED FOR ANY VIOLATIONS OF THE RULES AND REGULATIONS OF THE STATE REVENUE COMMISSIONER RELATING TO THE SALE AND DISTRIBUTION OF ALCOHOLIC BEVERAGES? N/A

IF SO, GIVE DETAILS: _____

15. IF DURING THE PAST TEN YEARS YOU HAVE BOUGHT OR SOLD ANY BUSINESS ASSOCIATED WITH ALCOHOL, GIVE DETAILS. (DATE, LICENSE NUMBER, PERSONS, AND CONSIDERATIONS INVOLVED):

N/A

16. HAVE YOU EVER BEEN DENIED BOND BY A COMMERCIAL SECURITY COMPANY? N/A

IF SO, GIVE DETAILS: _____

17. ARE YOU A REGISTERED VOTER? Yes IN WHAT STATE? Georgia

18. HAVE YOU EVER BEEN ARRESTED, OR HELD BY FEDERAL, STATE OR OTHER LAW ENFORCEMENT AUTHORITIES, FOR ANY VIOLATION OF ANY FEDERAL LAW, STATE LAW, COUNTY OR MUNICIPAL LAW, REGULATION OR ORDINANCES? (Do not include traffic violations. All other charges must be included even if they were dismissed. Give reason charged or held, date, place where charged and disposition. If no arrest, write no arrest. After last arrest is listed, please write no other arrest):

1. Simple Battery-Family Violence 07/09/2015
2. Dismissed 23/Sep (2015)

3. _____

4. _____

STATEMENT OF PERSONAL HISTORY

19. LIST BELOW FOUR REFERENCES (PERSONAL AND BUSINESS). GIVE COMPLETE ADDRESS AND PHONE NUMBER INCLUDING AREA CODE. IF GIVING A BUSINESS REFERENCE, NAME A PERSON AT THE LOCATION TO BE CONTACTED. DO NOT INCLUDE RELATIVES OR EMPLOYERS OR FELLOW EMPLOYEES OF PARTICULAR BUSINESS.

1. SuFen Yang 915 Pebble Creek Trl, Suwanee GA 30024
(352) 665-3742
2. Helen Karp 2960 Marthasville trail Cumming, GA 30041
(917) 797-2320
3. Meg H Chan 882 Dunlin fields Dr Lawrenceville GA 30044
(678) 665-3687
4. Rong Huang 3379 Davenport Park Ln Duluth GA 30096
(678) 488-8200

20. HAVE YOU HAD ANY LICENSE UNDER THE REGULATORY POWERS OF DAWSON COUNTY DENIED, SUSPENDED, OR REVOKED WITHIN TWO (2) YEARS PRIOR TO THE FILING OF THIS APPLICATION?

N/A

IF SO, GIVE DETAILS: _____

21. ATTACH PHOTOGRAPH (Front View) TAKEN WITHIN THE PAST YEAR:



NOTE: ATTACH A COPY OF YOUR DRIVER'S LICENSE TO THIS FORM.

STATEMENT OF PERSONAL HISTORY

Before signing this statement, check all answers and explanations to see that you have answered all questions fully and correctly. This statement is to be executed under oath and subject to the penalties of false swearing, and it includes all attachments submitted herewith.

STATE OF GEORGIA, DAWSON COUNTY.

I, Yan Dai, DO SOLEMNLY SWEAR, SUBJECT TO THE PENALTIES OF FALSE SWEARING, THAT THE STATEMENT AND ANSWERS MADE BY ME AS THE APPLICANT IN THE FOREGOING PERSONAL STATEMENT ARE TRUE AND CORRECT. FURTHER, AS PART OF THE PROCESS RESULTING FROM MY APPLICATION FOR BACKGROUND INVESTIGATION, FOR AN ALCOHOLIC BEVERAGE LICENSE. I HEREBY AUTHORIZE PERSONNEL OF THE DAWSON COUNTY SHERIFF'S DEPARTMENT OR DAWSON COUNTY MARSHAL'S OFFICE TO RECEIVE, VERIFY, AND DISSEMINATE ANY CRIMINAL HISTORY INFORMATION WHICH MAY BE IN THE FILES OF ANY LOCAL, STATE, OR FEDERAL CRIMINAL JUSTICE AGENCY FOR INVESTIGATIVE PURPOSES, DENIAL, OR APPEALS.

[Signature]
APPLICANT'S SIGNATURE

I HEREBY CERTIFY THAT Yan Dai SIGNED HIS/HER NAME TO THE FOREGOING APPLICATION STATING TO ME THAT HE/SHE KNEW AND UNDERSTOOD ALL STATEMENTS AND ANSWERS MADE THEREIN, AND UNDER OATH ACTUALLY ADMINISTERED BY ME, HAS SWORN THAT SAID STATEMENTS AND ANSWERS ARE TRUE AND CORRECT.

THIS, THE 6th DAY OF July, 2018

[Signature]
NOTARY PUBLIC
N. M. MCCALL
NOTARY PUBLIC
DAWSON COUNTY, GEORGIA
EXPIRES 05-14-2019

DAWSON COUNTY PLANNING AND DEVELOPMENT

ALCOHOL LICENSING

LOCATION & MAILING ADDRESS:

25 JUSTICE WAY, SUITE 2322
DAWSONVILLE, GA 30534

PHONE: 706.344.3500 x 42335

CERTIFIED REPORT OF SURVEY

FOR ALL CONSUMPTION ON PREMISES AND RETAIL PACKAGE ESTABLISHMENTS

APPLICANT:

Yan Dai

BUSINESS NAME:

Pokeyak;

ADDRESS OF PREMISES
TO BE LICENSED:

145 Forest Blvd S# 450
Dawsonville GA 30534

The premises to be licensed must comply with the following minimum distance requirements to comply with the Official Code of Georgia §§ 3-3-2; 3-3-21; Reg. 560-2-2-.32; and the **Dawson County Consolidated Alcohol Ordinance**.

1. **CHURCH BUILDING:**

"Church building" means the main structure used by any religious organization for purposes of worship.

The premises to be licensed must be a minimum of **600 feet (200 yards)** from the nearest church building, **measured in a straight line from the front door of the licensed facility to the front door of the church building.**

County Ordinance References: Article 5 Section 501(A), Article 6 Section 600(B), Article 7 Section 700 (B)

Name and Address
of Nearest Church

Mountain Lake Church Dawson
31 Successful way Dawsonville GA 30534

Distance Measured

± 1,726 Feet / 0.33 Mile

2. **SCHOOL BUILDING OR SCHOOL GROUNDS:**

"School building or school grounds" shall apply only to state, county, city, or church school buildings and to such buildings at such other schools in which are taught subjects commonly taught in the common schools and colleges of this state and which are public schools or private schools.

The premises to be licensed must be a minimum of **600 feet (200 yards)** from any school, educational building or college, **measured in a straight line from the front door of the licensed facility to the front door of the school, educational building or college.** *County Ordinance References: Article 5 Section 501(A), Article 6 Section 600(B), Article 7 Section 700 (B)*

Name and Address
of Nearest School

Blacks Mill Elementary School
1860 Dawson Forest Road E Dawsonville

Distance Measured

± 11,140 Feet / 2.1 Miles

3. **DAYCARE:**

"Daycare" means any place operated by a person, society, agency, corporation, institution, or group wherein are received for pay for group care for less than 24 hours per day, without transfer of legal custody, children under 18 years of age, and is not accredited as a public or private school (except that centers offering state funded pre-K programs are still considered daycares).

The premises to be licensed must be a minimum of **600 feet (200 yards)** from the nearest daycare, **measured in a straight line from the front door of the licensed facility to the front door of the daycare.**

County Ordinance References: Article 5 Section 501(A), Article 6 Section 600(B), Article 7 Section 700 (B)

Name and Address of Nearest Daycare: Chars Family Daycare
3276 Dawson Forest Road Dawsonville
Distance Measured: ± 4,133 Feet / 0.78 Mile

4. **ALCOHOL TREATMENT FACILITY:**

"Alcohol treatment facility" means any alcohol treatment center owned and operated by the State or the County government.

The premises to be licensed must be a minimum of **600 feet (200 yards)** from the nearest alcohol treatment facility, **measured in a straight line from the front door of the licensed facility to the front door of the alcohol treatment facility.** County Ordinance References: Article 5 Section 501(A), Article 6 Section 600(B), Article 7 Section 700 (B)

Note: The only State or County operated alcohol treatment facility is Dawson County Treatment Court, 189 Highway 53 West, Suite 106, Dawsonville, GA 30534.

Name and Address of Nearest Alcohol Treatment Facility: Treatment Facility
189 Highway 53 West Suite 106 Dawsonville
Distance Measured: ± 34,478 Feet / 6.53 Miles

5. **ANOTHER PACKAGE STORE:**

*****Applies to Package Liquor Stores Only*****

No license shall be issued under this ordinance for use at a location which is within **one (1) mile** (1,760 yards) of any other business licensed to sell packaged liquor (distilled spirits) at retail. This distance shall be **measured in a straight line from the front door of the licensed facility to the front door of the other package store.** This restriction shall not apply to any location for which a new license is applied if the retail package sale of distilled spirits was lawful at such location during the 12 months immediately preceding such application. County Ordinance Reference Article 5 Section 501(B)

Name and Address of Nearest Package Liquor Store: _____
Distance Measured: _____

5. **HOUSING AUTHORITY PROPERTY:**

*****Applies to Alcohol by the Drink Establishments*****

There is NO housing authority property in Dawson County.

"Housing authority property" means any property containing 300 housing units or fewer owned or operated by a housing authority created under the State Housing Authorities Law.

The premises to be licensed must be a minimum of **600 feet (200 yards)** from the nearest housing authority property, **measured in a straight line from the front door of the licensed facility to the front door of the housing authority property.** County Ordinance Reference Article 7 Section 700(B)

Name and Address of Nearest Housing Authority Property: NONE IN DAWSON COUNTY
Distance Measured: _____

Note:

A scale drawing (by a Georgia Registered Land Surveyor/Engineer) of the location of the premises to be licensed, showing the closest prohibited structures and identifying the minimum distance, must be attached hereto.

THE LICENSE APPLICANT COMPLETES THE FOLLOWING CERTIFICATION:

The undersigned certifies that subject location is in compliance or non-compliance with the distance requirements set forth above. I have found: (check one)

The above listed structures are inside the minimum distance restrictions stated above

OR

The premises to be licensed meets the minimum distance requirements for licensing stated above.

Yan Dai
Applicant's Printed Name

[Signature]
Applicant's Signature

7/6/2018
Date of Signature

[Signature]
Notary Signature



7-6-18
Date of Signature

DAWSON COUNTY PLANNING AND DEVELOPMENT

ALCOHOL LICENSING

Locating & Mailing Address:

25 JUSTICE WAY, SUITE 2322
Dawsonville, GA 30534

Phone: 706.344.3500 x 42335

PREMISE AND STRUCTURE FORM

INSTRUCTION: THIS STATEMENT MUST BE TYPEWRITTEN OR PRINTED AND EXECUTED UNDER OATH. EACH QUESTION MUST BE FULLY ANSWERED. IF SPACE PROVIDED IS NOT SUFFICIENT, ANSWER ON A SEPARATE SHEET AND INDICATE IN THE SPACE PROVIDED THAT A SEPARATE SHEET IS ATTACHED.

1. **TYPE OF BUSINESS:**

EATING ESTABLISHMENT

INDOOR COMMERCIAL RECREATION ESTABLISHMENT

CONVENIENCE STORE

SUPER MARKET

PACKAGE LIQUOR STORE

HOTEL OR MOTEL

OTHER (DESCRIBE) _____

2. **TRADE NAME OF BUSINESS:** Poke Yaki

LOCATION: 145 Forest Blvd S# 450

Dawsonville
City

GA
State

30534
Zip Code

(678) 770 3428
Phone Number

Land Lot

Map & Parcel Number

3. **IS THIS LOCATION WITHIN A COMMERCIAL ZONING DISTRICT?** yes no

PROOF OF ZONING IS REQUIRED FROM PLANNING AND DEVELOPMENT

For package liquor stores, is this zoned Commercial Highway Business (C-HB) or Commercial Planned Comprehensive Development (CPCD) as required by the ordinance?

yes no

PROOF OF C-HB or CPCD ZONING IS REQUIRED FROM PLANNING AND DEVELOPMENT.

4. **DOES THE COMPLETED BUILDING OR THE PROPOSED BUILDING COMPLY WITH ORDINANCES OF DAWSON COUNTY, REGULATIONS OF THE STATE REVENUE COMMISSIONER, AND THE LAWS OF THE STATE OF GEORGIA?** yes IF NO, EXPLAIN NON-COMPLIANCE AND PROPOSED METHODS

TO RECTIFY SAME: _____

PREMISE AND STRUCTURE FORM

5. (a) DOES THE BUILDING IN WHICH THE BUSINESS IS TO BE LOCATED CONTAIN SUFFICIENT LIGHTING SO THAT THE BUILDING ITSELF AND THE PREMISES ON ALL SIDES OF THE BUILDING ARE READILY VISIBLE AT ALL TIMES FROM THE FRONT OF THE STREET ON WHICH THE BUILDING IS LOCATED AS TO REVEAL ALL OF THE OUTSIDE PREMISES OF SUCH BUILDING? Yes
- (b) IS THE BUILDING SO ILLUMINATED SO THAT ALL HALLWAYS, PASSAGE WAYS, AND OPEN AREAS MAY BE CLEARLY SEEN BY THE CUSTOMER THEREIN? Yes

IF THE ANSWER IS NO TO EITHER OR BOTH (a) OR (b) ABOVE, PLEASE EXPLAIN PROPOSED METHODS TO RECTIFY THE INSUFFICIENT LIGHTING. _____

6. **FOR CONSUMPTION ON PREMISES AND RETAIL PACKAGE APPLICATIONS:**

(Answer "N/A" for items that are not applicable to your business)

- (a) NUMBER OF SQUARE FEET OF TOTAL FLOOR AREA: 1400
- (b) NUMBER OF SQUARE FEET DEVOTED TO DINING AREA: 400
- (c) SEATING CAPACITY EXCLUDING BAR AREA: 26
- (d) DO YOU HAVE A FULL SERVICE KITCHEN? Yes

DOES THE FULL SERVICE KITCHEN CONTAIN A THREE (3) COMPARTMENT SINK? Yes

IS THE STOVE AND/OR GRILL PERMANENTLY INSTALLED AND APPROVED BY THE HEALTH AND FIRE DEPARTMENTS? Yes

IF THE ANSWER TO ANY OF THE IMMEDIATE FOREGOING IS NO, PLEASE EXPLAIN: _____

- (e) HOURS PREPARED MEALS OR FOODS ARE SERVED: 11:00 am - 9:00 pm
- (f) HOURS THAT ALCOHOLIC BEVERAGES ARE SERVED or SOLD: 11:00 am - 9:00 pm

- (g) HOURS OF OPERATION: 10
- (h) MAXIMUM NUMBER OF EMPLOYEES ON HIGHEST SHIFT: 5
- (i) NUMBER OF PARKING SPACES: _____
- (j) NUMBER OF PARKING SPACES DEVOTED TO HANDICAPPED PERSONS: _____

(k) **PACKAGE LIQUOR STORES:**

DO YOU COMPLY WITH ORDINANCE ARTICLE 5 SECTION 503 - POSTING OF LICENSE NUMBER?
Every licensee shall have posted on the front of the licensed premises the name of the licensee together with the following inscription, "County Retail Package Sales of Distilled Spirits License No. _____"

DO YOU COMPLY WITH ORDINANCE ARTICLE 5 SECTION 505 A) (2) - TYPES OF OUTLETS WHERE PACKAGE SALES ARE PERMITTED? _____

Outlets that are devoted exclusively to the retail sale of distilled spirits, malt beverages and/or wine by the package with ingress and egress provided directly to and only to the exterior of the building and not to any other enclosed part of the building or adjoining building.

PREMISE AND STRUCTURE

7. **FOR HOTEL/MOTEL ONLY:**

- (a) NUMBER OF ROOMS AVAILABLE FOR HIRE TO GENERAL PUBLIC: _____
- (b) NUMBER OF SQUARE FEET OF FLOOR SPACE DEVOTED TO RESTAURANT: _____
- (c) NUMBER OF SQUARE FEET OF FLOOR SPACE DEVOTED TO DINING AREA: _____
- (d) SEATING CAPACITY EXCLUDING BAR AREA: _____
EXPLAIN IF MORE THAN ONE DINING AREA: _____

- (e) DO YOU HAVE A FULL SERVICE KITCHEN? _____
DOES THE FULL SERVICE KITCHEN CONTAIN A THREE (3) COMPARTMENT SINK? _____
IS THE STOVE AND/OR GRILL PERMANENTLY INSTALLED AND APPROVED BY THE HEALTH AND FIRE DEPARTMENTS? _____
IF THE ANSWER TO ANY OF THE IMMEDIATE FOREGOING IS NO, PLEASE EXPLAIN: _____

- (f) HOURS PREPARED MEALS OR FOODS ARE SERVED: _____
- (g) HOURS THAT ALCOHOLIC BEVERAGES ARE SERVED: _____
- (h) MAXIMUM NUMBER OF EMPLOYEES ON THE HIGHEST SHIFT DEVOTED TO THE OPERATION OTHER THAN THE RESTAURANT: _____
- (i) MAXIMUM NUMBER OF EMPLOYEES ON HIGHEST SHIFT DEVOTED TO THE RESTAURANT OPERATION: _____
- (j) NUMBER OF PARKING SPACES: _____
- (k) NUMBER OF PARKING SPACES DEVOTED TO HANDICAPPED PERSONS: _____

FOR ALL APPLICATIONS:

- 8. **ATTACH A CERTIFIED SCALE DRAWING OF THE PROPOSED PREMISES BY A REGISTERED LAND SURVEYOR OR PROFESSIONAL ENGINEER, SHOWING THE DISTANCE REQUIREMENT FROM CHURCH, SCHOOL, DAYCARE FACILITY, OR ALCOHOL TREATMENT CENTER.
(See Survey Form # 3-A)**
- 9. **ATTACH APPLICANT'S CERTIFICATION THAT THE LOCATION COMPLIES WITH THE DISTANCE REQUIREMENT FROM CHURCH, SCHOOL, DAYCARE FACILITY OR ALCOHOL TREATMENT CENTER.
(See Survey Form 3-A)**
- 10. **ATTACH EVIDENCE OF OWNERSHIP (DEED, LEASE, SALES AGREEMENT, LETTER OF INTENT).**

PREMISE AND STRUCTURE FORM

- 11. IF THE APPLICANT IS A FRANCHISE, ATTACH A COPY OF THE FRANCHISE AGREEMENT OR CONTRACT.
- 12. IF THE APPLICANT IS AN EATING ESTABLISHMENT, ATTACH A COPY OF THE MENU(S).
- 13. (a) IF THE BUILDING IS COMPLETE, ATTACH COPIES OF DETAILED SITE PLANS OF SAID BUILDING INCLUDING OUTSIDE PREMISES AND FLOOR PLAN.

(b) IF THE BUILDING IS PROPOSED, ATTACH COPIES OF PROPOSED SITE PLAN AND SPECIFICATIONS AND BUILDING PERMIT OF THE PROPOSED BUILDING.

NOTE: Before signing this statement, check all answers and explanations to see that you have answered all questions fully and correctly. This statement is to be executed under oath and subject to the penalties of false swearing, and it includes all attached sheets submitted herewith

STATE OF GEORGIA, DAWSON COUNTY

I, Yan Doi, DO SOLEMNLY SWEAR, SUBJECT TO THE PENALTIES OF FALSE SWEARING, THAT THE STATEMENTS AND ANSWERS MADE BY ME AS THE APPLICANT IN THE FOREGOING PREMISE AND STRUCTURE STATEMENT ARE TRUE AND CORRECT.

APPLICANT'S SIGNATURE

I HEREBY CERTIFY THAT Yan Doi SIGNED HIS/HER NAME TO THE FOREGOING APPLICATION STATING TO ME THAT HE/SHE KNEW AND UNDERSTOOD ALL STATEMENTS AND ANSWERS MADE THEREIN, AND, UNDER OATH ACTUALLY ADMINISTERED BY ME, HAS SWORN THAT SAID STATEMENTS AND ANSWERS ARE TRUE AND CORRECT.

THIS, THE 6th DAY OF July, 2018.

M. Mccall

NOTARY PUBLIC
DAWSON COUNTY, GEORGIA
EXPIRES 05-14-2019
M. M. MCCALL
NOTARY PUBLIC
DAWSON COUNTY, GEORGIA
EXPIRES 05-14-2019

 **qPublic.net™** Dawson County, GA

Summary

Parcel Number 114 031 001
 Location Address MARKETPLACE PARKWAY
 Legal Description LL 372,406,407 LD 13-S
 (Note: Not to be used on legal documents)
 Class C4-Commercial
 (Note: This is for tax purposes only. Not to be used for zoning.)
 Zoning
 Tax District UNINCORPORATED (District 01)
 Millage Rate 23.916
 Acres 19.76
 Neighborhood 400 (00042)
 Homestead Exemption No (50)
 Landlot/District N/A

[View Map](#)



Owner

DAWSON FOREST DEVELOPER LLC
 C/O HALPERN ENTERPRISES, INC
 5200 ROSWELL RD. NE
 ATLANTA, GA 30342

Land

Type	Description	Calculation Method	Frontage	Depth	Acres	Lots
COM	400 Commercial 200000	Acres	0	0	19.76	0

Commercial Improvement Information

Description Market-A-B-Average
 Value \$3,472,934
 Actual Year Built 2016
 Effective Year Built 2016
 Square Feet 38080
 Wall Height 20
 Wall Frames Bearing Wall
 Exterior Wall Concrete Block
 Roof Cover Tar & Gravel
 Interior Walls Sheetrock
 Floor Construction Concrete On Ground
 Floor Finish Vinyl Tile
 Ceiling Finish Acoustical Tile
 Lighting Recessed F.F.
 Heating Cent. Htg. & A.C.
 Number of Buildings 1

Description Ret Shop/Shell Bldg-A-B-Good
 Value \$3,232,541
 Actual Year Built 2016
 Effective Year Built 2016
 Square Feet 46224
 Wall Height 16
 Wall Frames Bearing Wall
 Exterior Wall Concrete Block
 Roof Cover Tar & Gravel
 Interior Walls Sheetrock
 Floor Construction Concrete On Ground
 Floor Finish Carpet/Vinyl Tile
 Ceiling Finish Acoustical Tile
 Lighting Recessed F.F.
 Heating Cent. Htg. & A.C.
 Number of Buildings 1

Description Restaurant-A-B-Average
 Value \$797,809

Actual Year Built	2016
Effective Year Built	2016
Square Feet	6180
Wall Height	16
Wall Frames	Bearing Wall
Exterior Wall	Brick On Concrete Block
Roof Cover	Tar & Gravel
Interior Walls	Sheetrock
Floor Construction	Concrete On Ground
Floor Finish	Vinyl Tile
Ceiling Finish	Sheetrock
Lighting	Recessed F.F.
Heating	Cent. Htg. & A.C.
Number of Buildings	1

Accessory Information

Description	Year Built	Dimensions/Units	Identical Units	Value
COMMERCIAL SITE VALUE(50000)	2017	1x1 / 1	0	\$50,000
COMM.ASPH.PAVING(10000-100000)	2016	0x0 / 50000	0	\$39,200
COMM.ASPH.PAVING(10000-100000)	2016	0x0 / 72000	0	\$56,448
COMM.ASPH.PAVING(10000-100000)	2016	75x180 / 0	0	\$10,584
xLIGHT POLES (PARKING LOTS)	2016	0x0 / 10	0	\$14,700
xParking Lot Lights	2016	0x0 / 12	0	\$4,704
xParking Lot Lights	2016	0x0 / 3	0	\$1,176

Permits

Permit Date	Permit Number	Type
01/19/2018	11613	ALTERATIONS
01/03/2018	11569	REMODELING
11/01/2017	11416	COMMERCIAL
10/04/2017	11339	GRADING
05/04/2017	10926	COMMERCIAL
04/06/2017	10838	GRADING
02/15/2017	10641	REMODELING
02/09/2017	10604	REMODELING
12/22/2016	10473	RENOVATIONS
12/22/2016	10472	RENOVATIONS
12/12/2016	10412	RENOVATIONS
11/30/2016	10348	GRADING
11/30/2016	10352	COMMERCIAL

Sales

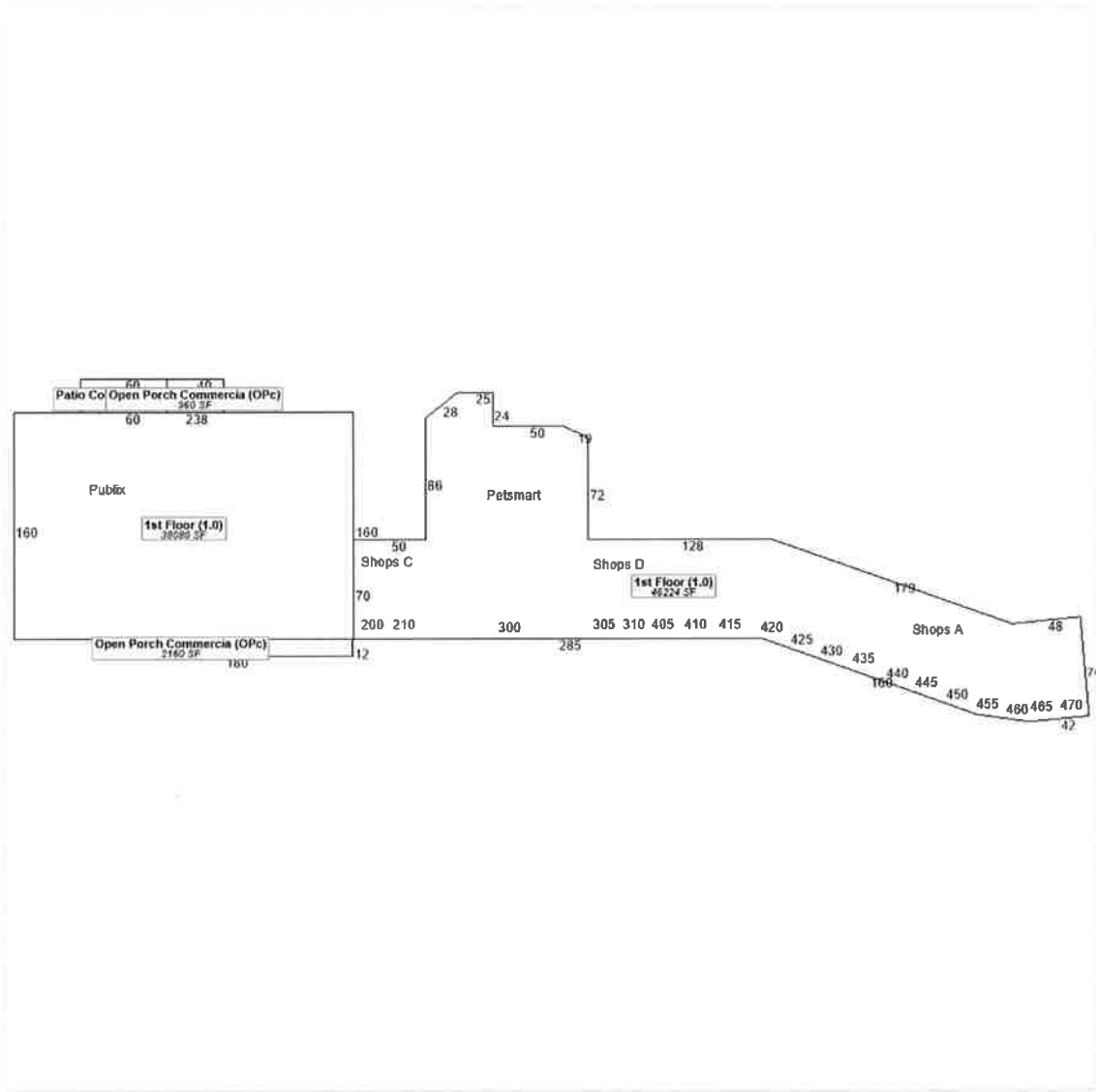
Sale Date	Deed Book / Page	Plat Book / Page	Sale Price	Reason	Grantor	Grantee
11/30/2015	1177 88		\$0	Title	DAWSON FOREST OWNER LLC	DAWSON FOREST DEVELOPER LLC

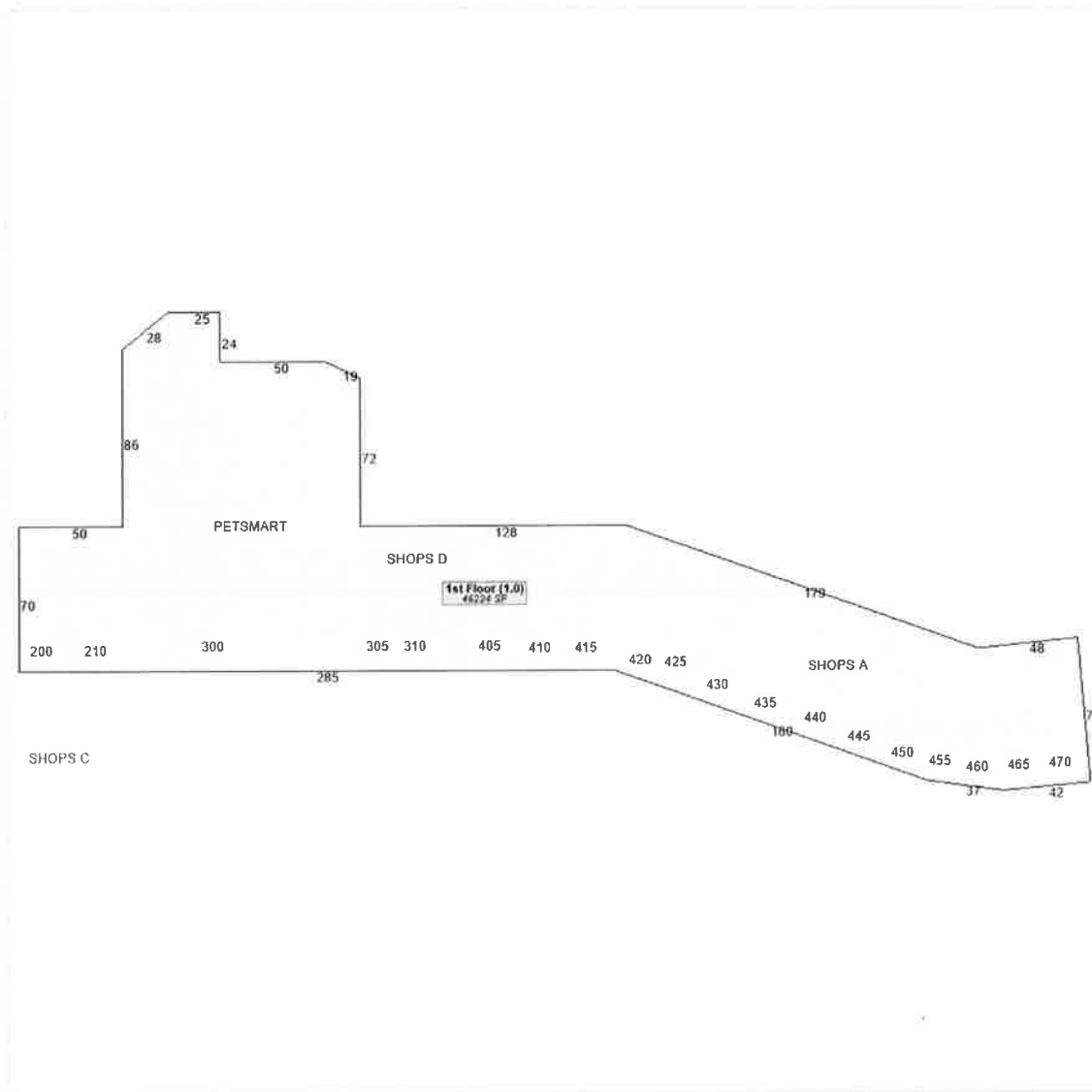
Valuation

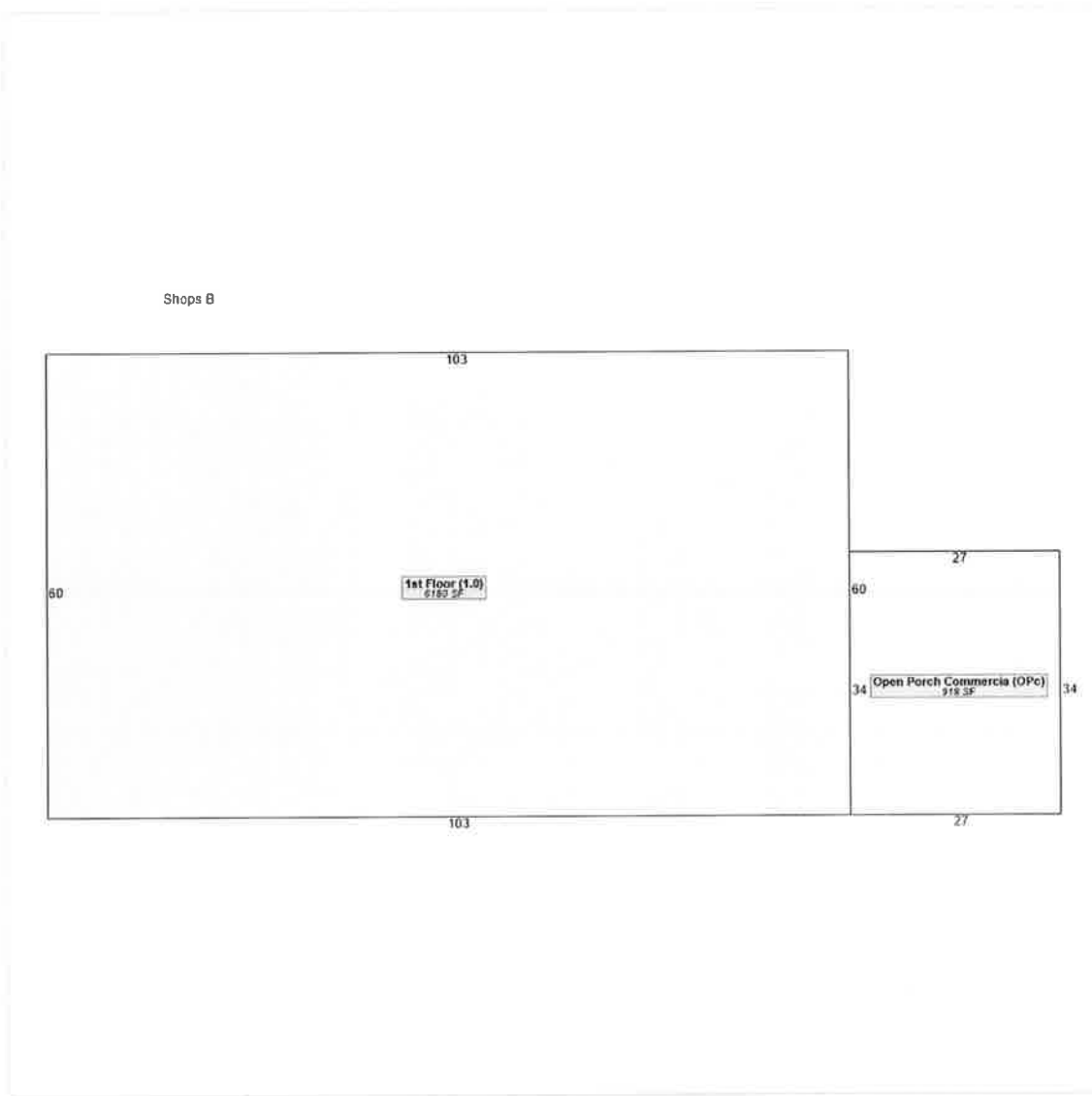
	2018	2017	2016
Previous Value	\$14,503,998	\$0	\$0
Land Value	\$4,974,200	\$4,974,200	\$3,167,780
+ Improvement Value	\$7,503,284	\$8,614,100	\$0
+ Accessory Value	\$176,812	\$187,894	\$0
= Current Value	\$12,654,296	\$13,776,194	\$3,167,780

Photos

Sketches







No data available for the following modules: Rural Land, Conservation Use Rural Land, Residential Improvement Information, Mobile Homes, Prebill Mobile Homes.

The Dawson County Assessor makes every effort to produce the most accurate information possible. No warranties, expressed or implied are provided for the data herein, its use or interpretation. The assessment information is from the last certified tax roll. All other data is subject to change.

Developed by
 Schneider
GEOSPATIAL

Last Data Upload: 6/22/2018, 1:07:53 PM



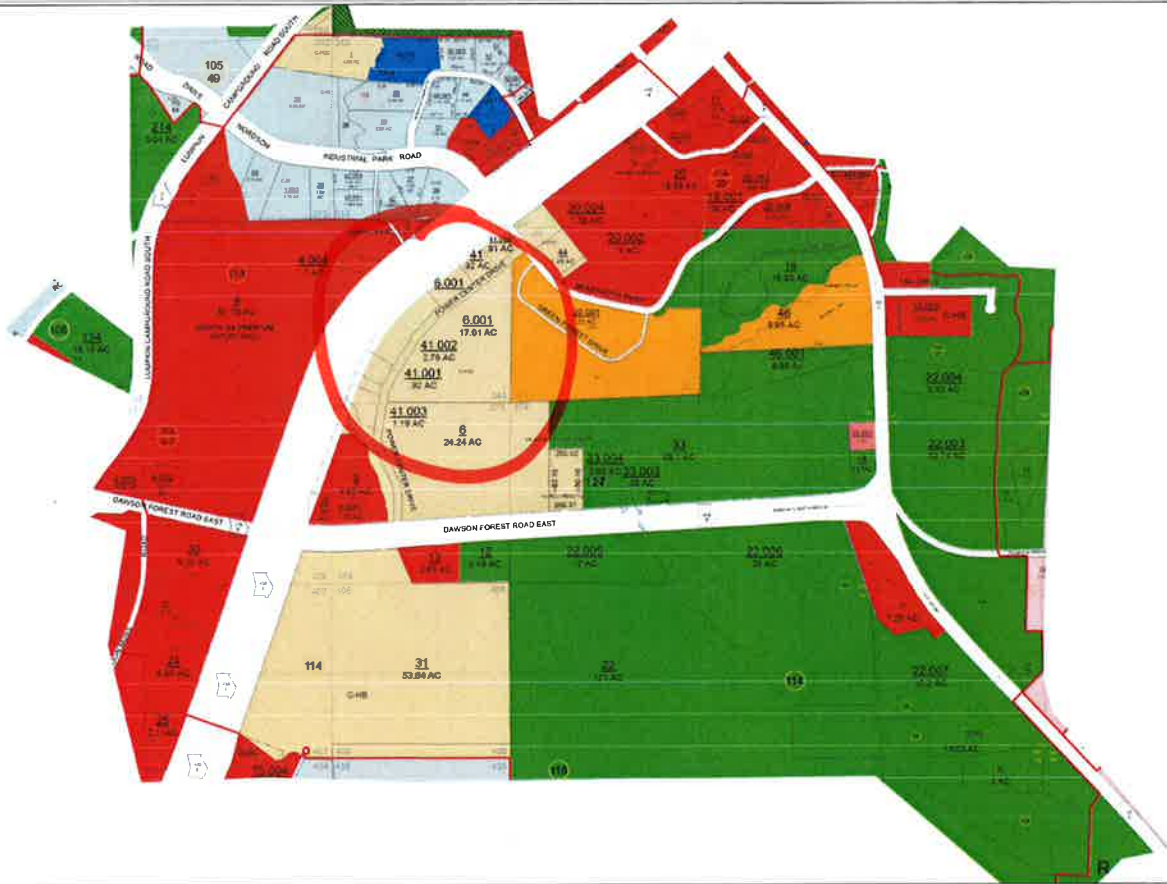
Legend
 Parcels
 Roads

Parcel ID	114031001	Owner	DAWSON FOREST DEVELOPER LLC	Last 2 Sales			
Class Code	Commercial		C/O HALPERN ENTERPRISES, INC	Date	Price	Reason	Qual
Taxing District	UNINCORPORATED		5200 ROSWELL RD. NE	11/30/2015	0	TI	U
	UNINCORPORATED		ATLANTA GA 30342	n/a	0	n/a	n/a
Acres	19.76	Physical Address	MARKETPLACE PARKWAY				
		Assessed Value	Value \$12654296				

(Note: Not to be used on legal documents)

Date created: 7/6/2018
 Last Data Uploaded: 6/22/2018 1:07:53 PM

Developed by 



DAWSON COUNTY, GEORGIA
114

January 2017

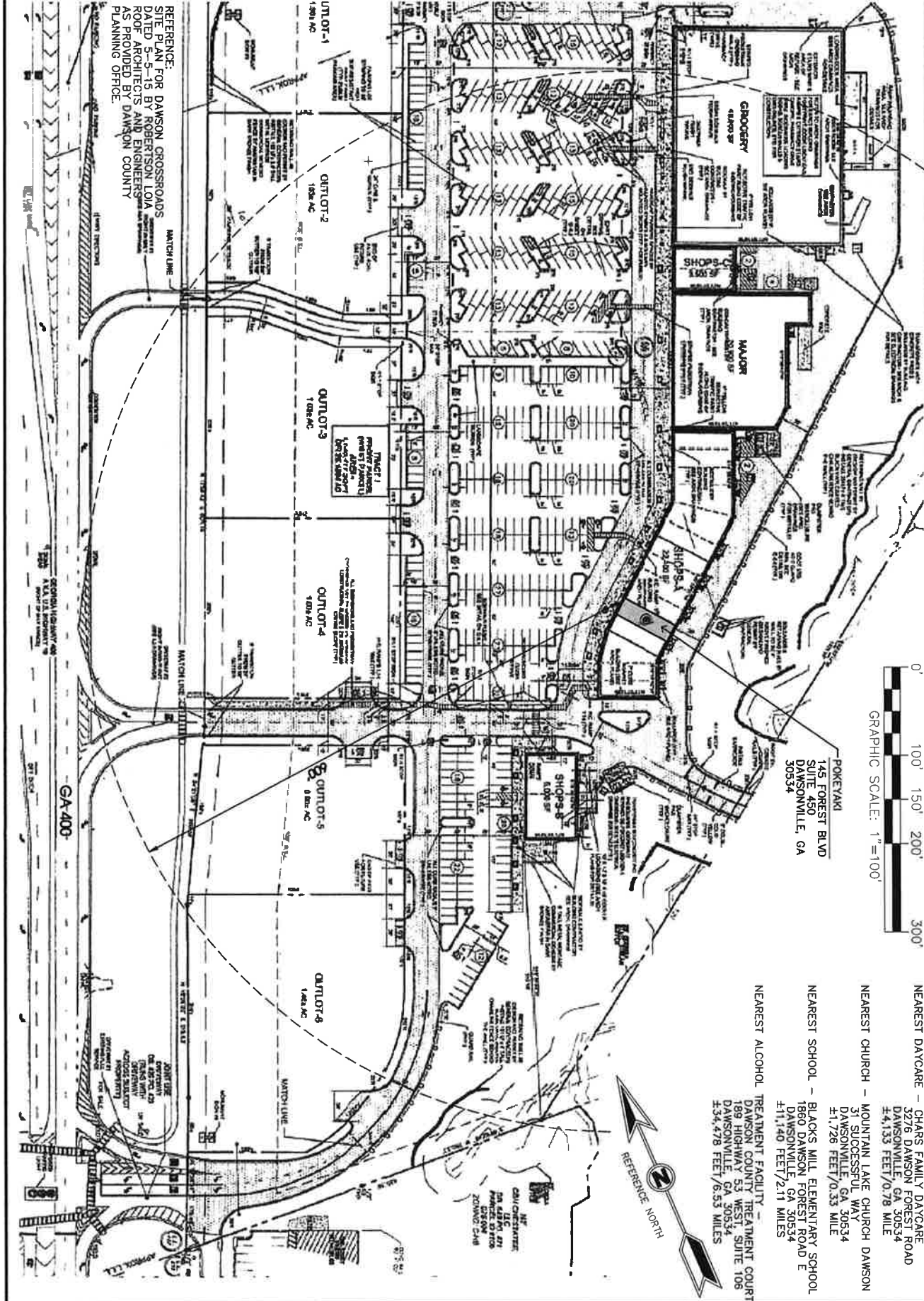
Legend

	General Zoning District		100' Buffer		100' Buffer		100' Buffer		100' Buffer		100' Buffer		100' Buffer
	Special Use Zoning District		100' Buffer		100' Buffer		100' Buffer		100' Buffer		100' Buffer		100' Buffer
	Industrial Zoning District		100' Buffer		100' Buffer		100' Buffer		100' Buffer		100' Buffer		100' Buffer
	Other		100' Buffer		100' Buffer		100' Buffer		100' Buffer		100' Buffer		100' Buffer

DAWSON COUNTY, GEORGIA
ZONING MAP 114
JANUARY 2017



1 inch = 670 feet
Page 127 of 162
MAP 114



- NEAREST DAYCARE - CHARS FAMILY DAYCARE
3276 DAWSON FOREST ROAD
DAWSONVILLE, GA 30034
±4.133 FEET/0.78 MILE
- NEAREST CHURCH - MOUNTAIN LAKE CHURCH DAWSON
31 SUGGESSFUL WAY
DAWSONVILLE, GA 30034
±1.726 FEET/0.33 MILE
- NEAREST SCHOOL - BLACKS HILL ELEMENTARY SCHOOL
1960 DAWSON FOREST ROAD E
DAWSONVILLE, GA 30034
±11.140 FEET/2.11 MILES
- NEAREST ALCOHOL TREATMENT FACILITY -
DAWSON COUNTY TREATMENT COURT
189 HIGHWAY 53 WEST, SUITE 106
DAWSONVILLE, GA 30034
±34.478 FEET/6.53 MILES



REFERENCE:
SITE PLAN FOR DAWSON CROSSROADS
DATED 5-5-15 BY ROBERTSON LOJA
ROOF ARCHITECTS AND ENGINEERS
AS PROVIDED BY DAWSON COUNTY
PLANNING OFFICE.

ALCOHOL EXHIBIT FOR:

POKEYAKI

145 FOREST BOULEVARD, SUITE 450
DAWSONVILLE, GEORGIA 30034
DAWSON COUNTY



PREPARED BY:
IDES DAVIS
ENGINEERING & SURVEYING
133 PROMINENCE COURT
DAWSONVILLE, GA 30034
PH: (706) 268-4577
DAVISON@IDES.COM

DRAWN BY: RGB	DATE: 7-2-18	SHEET NO. 1 OF 1
FIELD CREW: N/A	SURVEY DATE: N/A	PROJECT NO. 2018-208



Certificate of Occupancy Dawson County Planning & Development

This certificate issued pursuant to the requirements of the International Building Code certifying that at the time of issuance this structure was in compliance with the various ordinances of the jurisdiction regulating building construction or use. For the following:

Permit Type: Commercial Building Bldg. Permit No: C-11-17-11416

Date Issued: November 01, 2017 District: Dawson County

Parcel Num: 114 031 001

Permission is hereby granted to Pokeyaki

to use the structure located at:
145 Forest Boulevard Suite 450

Dawsonville GA 30534-

Location


Authorized Signature

2-15-18
Date

For the following purpose(s):

Restaurant

Not Transferable

POST IN A CONSPICUOUS PLACE



Dawson County Fire Marshals Office Inspection Notice.

February 9, 2018

Pokey Aki
145 FOREST BLVD, 450
DAWSONVILLE, GA 30534

Congratulations, an inspection of your facility on Feb 9, 2018 revealed no violations.

ALL DEFICIENCIES AND/OR VIOLATIONS NOTED ABOVE AND ON THE ATTACHED PAGE(S) SHALL BE CORRECTED IMMEDIATELY IN ORDER FOR THIS FACILITY TO BE IN COMPLIANCE WITH THE DAWSON COUNTY FIRE PREVENTION CODE AND THE GEORGIA SAFETY FIRE LAW. IF ALL DEFICIENCIES AND/OR VIOLATIONS CAN NOT BE CORRECTED WITHIN 30 DAYS, A WRITTEN PLAN OF CORRECTION STATING WHAT CORRECTIVE MEASURE WILL BE TAKEN AND THE DATE OF COMPLETION FOR EACH ITEM SHALL BE SUBMITTED TO THIS OFFICE FOR APPROVAL WITHIN 5 DAYS. INSPECTION EXTENSION REQUEST MUST BE SUBMITTED IN WRITING.

DAWSON COUNTY FIRE MARSHAL'S OFFICE
393 MEMORY LANE DAWSONVILLE, GEORGIA 30534 (706)344-3666 FAX (706)344-3669

****CONFIDENTIAL****

This e-mail message and all attachments transmitted with it may contain legally privileged, copyrighted and/or confidential information intended solely for the use of the addressee. If the reader of this message is not the intended recipient, you are hereby notified that any reading, dissemination, distribution, copying, or other use of this message or its attachments is strictly prohibited. If you have received this message in error, please notify the sender immediately by telephone or by electronic mail and delete all copies and backups. Also, please be advised that all email correspondence to this address is subject to Open Records per the State of Georgia Open Records Act. Thank you.

A handwritten signature in black ink, appearing to be "C. Archer", written over a horizontal line.

0161 Christopher Archer
Inspector

A very faint handwritten signature, possibly "Aki", written over a horizontal line.

Owner



GEORGIA DEPARTMENT OF PUBLIC HEALTH

J. PATRICK O'NEAL, M.D., COMMISSIONER

FOOD SERVICE PERMIT

02/14/2018

(DATE ISSUED)

FSP-042-000082

(PERMIT NUMBER)

A PERMIT IS HEREBY GRANTED TO

GOLDEN POCKET US, INC DBA POKEYAKI

to maintain and operate a Permanent food service establishment named (TYPE OF OPERATION)

POKEYAKI

located at 145 FOREST BLVD STE 450 Dawsonville DAWSON GEORGIA (STREET, HIGHWAY, OR RFD) (CITY OR TOWN) (COUNTY) (ZIP CODE)

This permit signifies compliance on the date of issue with the Rules of the Georgia Department of Public Health pursuant to the O.C.G.A. 26-2-373 et seq. and is valid until the permit is suspended, revoked, or expires.

Issuing Official for County Board of Health

DISPLAY FOR PUBLIC VIEW - NOT TRANSFERABLE - PROPERTY OF THE HEALTH AUTHORITY

11416



DAWSON COUNTY, GEORGIA

Business License

License Number: LIC-1-18-22300

January 2019

Type of Business

Restaurant-Fast Food - 722211

VALID ONLY FOR THE BUSINESS SHOWN

Name

Pokeyaki

145 Forest Boulevard Suite 450

Dawsonville GA 30534-

Location

FOR OPERATION IN UNINCORPORATED AREAS,
SUBJECT TO ALL ZONING RESTRICTIONS AND
ALL OTHER RESOLUTIONS OF THE BOARD OF
COMMISSIONERS, DAWSON COUNTY, GEORGIA

Fee Paid: \$175.00

Date Issued: 01/16/2018

Expires: January 31, 2019

LICENSE OFFICER

THIS LICENSE IS NOT TRANSFERABLE
DISPLAY IN A CONSPICUOUS PLACE

Backup material for agenda item:

Alcohol License Transfer (*Retail Package Sale of Beer, Wine and Distilled Spirits*) - Neya LLC d/b/a Dawson Fine Wine & Spirits



DAWSON COUNTY BOARD OF COMMISSIONERS AGENDA FORM

Department: Planning & Development

Work Session:

Prepared By: Niki M. McCall

Voting Session: 7/19/18

Presenter: Jason Streetman

Public Hearing: Yes No

Agenda Item Title Transfer of Retail Package Alcohol License – Neya, LLC d/b/a Dawson Fine Wine & Spirits

Background Information:

Digesh Patel and Bharatkumar Patel are in the process of purchasing Dawson Fine Wine & Spirits from the current owners. This business is located at 46 Blue Ridge Parkway and the property is zoned CPCD.

Current Information:

Digesh and Bharatkumar Patel have submitted a complete application and passed all federal and state background checks.

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

Fund	Dept.	Acct No.	Budget	Balance	Requested	Remaining

Recommendation/Motion: _____

Department Head Authorization: _____

Date: _____

Finance Dept. Authorization: _____

Date: _____

County Manager Authorization: _____

Date: _____

County Attorney Authorization: _____

Date: _____

Comments/Attachments:

DAWSON COUNTY PLANNING AND DEVELOPMENT

ALCOHOL LICENSING

Location & Mailing Address:

25 JUSTICE WAY, SUITE 2322
DAWSONVILLE, GA 30534

Phone: 706/344-3500 x 42335

APPLICATION FOR ALCOHOLIC BEVERAGE LICENSE

This application must be signed by the applicant and notarized. Every question must be fully answered with the answer typewritten or printed. If the space provided is not sufficient, answer on a separate sheet and indicate in the space provided that a separate sheet is attached. When completed, the application must be dated, signed, and verified under oath by the applicant and submitted to Planning and Development, together with the license fee(s) and the administrative/investigative fee (separate checks). All fees are payable to Dawson County in certified funds (bank check, certified check, or money order). **The applicant must be not less than 21 years of age.**

NOTICE: Any false answer to any question could result in the denial of a license, or in the event a license is issued, in the revocation or suspension of the license. *****KEEP A COPY OF ALL FORMS SUBMITTED*****

FOR OFFICIAL USE ONLY:

Name of Business:

Weya, LLC DBA Dawson Fine Wine

Date Received:

6-14-18

License Fee Enclosed: \$

2900.00

Approved: _____

Denied: _____

State License Number: _____

Local License Number: _____

Administrative/Investigative Fee Enclosed: \$

500

Advertising Fee Enclosed: \$

40

1. TYPE OF LICENSE: (check one): NEW AMENDMENT (TRANSFER)
2. ADMINISTRATIVE AND INVESTIGATIVE FEE: \$250.00 (Consumption on Premises)
ADMINISTRATIVE AND INVESTIGATIVE FEE: \$250.00 (Retail Package)
ADMINISTRATIVE AND INVESTIGATIVE FEE: \$250.00 (Transfer of License)
Note: Administrative/Investigative fees may be higher depending on the number of persons for which we conduct a federal and state background check.
ADVERTISING FEE: \$ 40.00 (Distilled Spirits)
(Consumption on Premises & Retail Package)
3. TYPE OF BUSINESS:
- | | |
|--|---|
| <input type="checkbox"/> Bona Fide Eating Establishment | <input type="checkbox"/> Indoor Commercial Recreation Facility |
| <input type="checkbox"/> Super Market | <input type="checkbox"/> Hotel/Motel |
| <input type="checkbox"/> Convenience Store | <input type="checkbox"/> Caterer (must have alcohol by the drink license) |
| <input checked="" type="checkbox"/> Package Liquor Store (see Item 14, Page 5) | <input type="checkbox"/> Other |
- Explain: _____

Will live entertainment be offered? No If Yes, Explain: N/A

APPLICATION FOR ALCOHOLIC BEVERAGE LICENSE

4. TYPE OF LICENSE AND FEES: PAYMENT BY CERTIFIED FUNDS ONLY!!
(Check all that apply) Note: If license is issued after July 1st, fees are one half.

RETAIL PACKAGE: (Total: Beer - Wine - Distilled Spirits = \$5,800)
(Total: Beer - Wine = \$1,300)

Beer \$650 Wine \$650 Distilled Spirits \$4,500

GROCERY & CONVENIENCE STORES: ATTACH COPY OF DEPT. OF AGRICULTURE FOOD ESTABLISHMENT LICENSE.

RETAIL CONSUMPTION ON PREMISES: (Total: Beer - Wine - Distilled Spirits = \$4,800)
(Total: Beer - Wine = \$1,500)

Distilled Spirits \$3,300
 Beer \$ 750 Add'l Fixed Bars # _____ \$ 500 (each bar)
 Wine \$ 750 Movable Bars # _____ \$ 250 (each bar)

PRIVATE CLUB: Note: Must obtain a retail consumption on the premises license.

Beer \$750 Wine \$750 Distilled Spirits \$3,300

HOTEL IN-ROOM SERVICE: Note: Must obtain a retail consumption on the premises license before Hotel In-Service License is issued.

Beer \$750 Wine \$750 Hotel In-Service \$250

SPECIAL EVENT ALCOHOL PERMIT: Note: Must complete additional Special Event Alcohol Permit Form # 2-B.

\$25 Per Day

5. BUSINESS
(a) Business Name: NEYA, LLC DBA Dawson Fine Wine

(b) Location: 46 Blue Ridge Parkway
Street Number Street Name

Dawsonville GA 30534
City State Zip Code Phone Number

(c) Mailing Address: 3575 Trowbridge Drive
For Renewals: Street Number Street Name

Cumming GA 30040
City State Zip Code

APPLICATION FOR ALCOHOLIC BEVERAGE LICENSE

6. OWNER:

(a) Full Name: NEYA, LLC

(b) Corporation or LLC Name (if applicable): NEYA, LLC

(c) Location: 46 Blue Ridge Parkway
Street Number Street Name

Dawsonville GA 30534
City State Zip Code Phone Number

(d) Mailing Address: 3575 Trowbridge Drive
Street Number Street Name

Cumming GA 30040
City State Zip Code Phone Number

7. REGISTERED AGENT: (Applicant may name a registered agent - attach Registered Agent Consent Form #2-A.)

(a) Full Name: _____ Social Security # _____

(b) Address: _____
Street Number Street Name

City State Zip Code Phone Number

8. TYPE OF OWNERSHIP:

- Sole Proprietorship
- Private Held Corporation
- Public Held Corporation Subject to S.E.C. Regulations
- Other; explain _____
- Legally Registered Partnership
- Public Held Corporation
- Limited Liability Company

9. FOR PARTNERSHIP ONLY:

(a) Date the Partnership was formed: _____

(b) Attach Partnership Agreement

(c) List Partners:

Name & Resident Address <small>(Attach separate sheet if necessary)</small>	Social Security Number	G - General L - Limited S - Silent	Interest Investment \$	Participation %

APPLICATION FOR ALCOHOLIC BEVERAGE LICENSE

10. FOR CORPORATION or LLC ONLY: (Attach Articles & Certificate of Incorporation/ Organization)

- (a) Date of Incorporation/Organization: 5/18/2018
- (b) Place of Incorporation/Organization: Georgia
- (c) State Parent Corporation, if applicable: N/A
- (d) Number of Shares of Capital Stock Authorized, if applicable: N/A
- (e) Number of Shares of Outstanding Stock, if applicable: N/A
- (f) For Corporations or LLC's, list officers, directors, members, and/or principal shareholders with 20% or more of the stock:

Name	Social Security #	Position	Interest %
<u>Digesh Patel</u>	<u>667-22-2523</u>	<u>Managing Member</u>	<u>52</u>
<u>Bharat Patel</u>	<u>327-27-1480</u>	<u>Managing Member</u>	<u>33</u>
<u>Sweta Patel</u>	<u>347-04-0462</u>	<u>Member</u>	<u>15</u>

- (g) Is the corporation owned by a parent corporation or held by a holding company? N/A
If yes, explain: _____

11. FOR PRIVATE CLUBS ONLY:

- (a) Date of organization under the laws of the State of Georgia: _____
- (b) State the total number of regular dues paying members: _____
- (c) Is any member, officer, agent, or employee compensated directly or indirectly from the profits of the sale of distilled spirits beyond a fixed salary as established by its members at any annual meeting or by its governing board out of the general revenue of the club?

- (d) **Attach minutes of the annual meeting setting salaries.** For private club, list officers, directors and/or principal shareholders with 20% or more of the stock.

Name	Social Security #	Position

12. FINANCING:

- (a) Bank to be used by business, include branch: Foothill's Community Bank, Dawson County
- (b) State total amount of capital that is or will be invested in the business by any party or parties: \$3,175,000.00
- (c) State total amount of funds invested by the owner: \$670,000.00
- (d) State total amount of funds invested by parties other than the owner: N/A
- (e) If any capital is borrowed:

Name of Lender	Date	Amount	Interest Rate
<u>Citizens Bank</u>	<u>7/26/18 approx.</u>	<u>\$2,505,000.00</u>	<u>Prime + 1.5%</u>

APPLICATION FOR ALCOHOLIC BEVERAGE LICENSE

13. GENERAL INFORMATION:

(a) Has owner and/or individual partner, shareholder, director, officer or member any interest in any manufacturer or wholesaler of alcoholic beverage? No

(b) Has owner and/or individual partner, shareholder, director, officer or member received any financial aid or assistance from any manufacturer or wholesaler of alcoholic beverages? No

(c) If answer is "Yes" to either of immediate foregoing, explain: _____

(d) Show hereunder any and all persons, corporations, partnerships, limited liability companies or associations (other than persons stated herein as owner(s), directors, officers or members) who have received or will receive, as a result of your operation under the requested license, any financial gain or payment derived from any interest or income from the operation. Financial gain or payment shall include payment or gain from any interest in the land, fixtures, building, stock, and any other asset of the proposed operation under the license. In the event any corporation or limited liability company is listed as receiving an interest or income from this operation, show the names of the officers, directors or members of said corporation together with the names of the principal stockholders.

 N/A

(e) List all other businesses engaged in the sale of alcohol beverages that you the owner, or any individual, partner, shareholder, officer, director or member has interest in, is employed by or is associated with in any way whatsoever, or has had interest in, has been employed by, or has been associated with in the past.

<i>Name</i>	<i>Name or Business</i>	<i>Interest %</i>
<u> N/A </u>		

14. FOR PACKAGE LIQUOR STORE APPLICANTS: *State of Georgia Regulations*****

The State of Georgia will **not** issue a State Alcohol License to any person who has more than two (2) retail package liquor licenses. See official language below. Do **not** apply for a Dawson County License if you already have (or have interest in) two (2) package liquor store licenses in the State of Georgia.

O.C.G.A. 3-4-21 and Regulation 560-2-2-40.

No person shall be issued more than two retail package liquor licenses, nor shall any person be permitted to have a beneficial interest in more than two retail package liquor licenses issued by the Department regardless of the degree of such interest.

For the purposes of explanation and applicability of the Code:

"Beneficial interest" as used here means: when a person holds the retail package liquor license in his own name, or when he has a legal, equitable or other ownership interest in, or has any legally enforceable interest or financial interest in, or derives any economic benefit from, or has control over a retail package liquor business.

The term "person" shall include all members of a retail package liquor dealer licensee's family; and the term "family" shall include any person related to the holder of the license within the first degree of consanguinity and affinity as computed according to the canon law which includes the following: spouse, parents, step-parents, parents-in-law, brothers and sisters, step-brothers and step-sisters, brothers-in-law and sisters-in-law, children, step-children and children-in-law.

Do you currently hold any package liquor licenses in your own name or have a beneficial interest in any package liquor licenses as described above? Yes X No If yes, attach a separate sheet listing names, addresses, and license numbers.

APPLICATION FOR ALCOHOLIC BEVERAGE LICENSE

NOTE: Before signing this statement, check all answers and explanations to see that you have answered all questions fully and correctly. This statement is to be executed under oath and subject to the penalties of false swearing, and it includes all attached sheets submitted herewith.

STATE OF GEORGIA, DAWSON COUNTY

I, Digesh Patel, DO SOLEMNLY SWEAR, SUBJECT TO THE PENALTIES OF FALSE SWEARING, THAT THE STATEMENTS AND ANSWERS MADE BY ME AS THE APPLICANT IN THE FOREGOING APPLICATION ARE TRUE AND CORRECT.



APPLICANT'S SIGNATURE

I HEREBY CERTIFY THAT Digesh Patel SIGNED HIS NAME TO THE FOREGOING APPLICATION STATING TO ME THAT HE KNEW AND UNDERSTOOD ALL STATEMENTS AND ANSWERS MADE THEREIN, AND, UNDER OATH ACTUALLY ADMINISTERED BY ME, HAS SWORN THAT SAID STATEMENTS AND ANSWERS ARE TRUE AND CORRECT.

THIS 14th DAY OF June



NOTARY PUBLIC

FOR OFFICIAL USE ONLY:

PLANNING AND DEVELOPMENT REVIEW:

Date: 6-19-18

APPLICANT HAS OBTAINED ALL NECESSARY PERMITS AND LICENSES. (~~Building Permit~~ / ~~Business License~~)

Planning and Development Director

APPLICANT HAS COMPLETED ALL NECESSARY INSPECTIONS. (~~Fire Dept.~~ / ~~Health Dept.~~ / ~~Dept. of Agriculture - Retail Package only~~)

Planning and Development Director

APPLICANT HAS COMPLETED ~~PREMISE & STRUCTURE FORM # 3~~ AND ATTACHED ALL REQUIRED INFORMATION IN ITEMS 10 through 15.


Planning and Development Director

FOR OFFICIAL USE ONLY:

SHERIFF DEPARTMENT REVIEW:

Date: 6-19-18

APPLICANT HAS COMPLETED ALL REQUIREMENTS FOR FEDERAL AND STATE BACKGROUND CHECK AND IS APPROVED FOR THIS APPLICATION PROCESS.



Sheriff

APPLICATION FOR ALCOHOLIC BEVERAGE LICENSE

NOTE: Before signing this statement, check all answers and explanations to see that you have answered all questions fully and correctly. This statement is to be executed under oath and subject to the penalties of false swearing, and it includes all attached sheets submitted herewith.

STATE OF GEORGIA, DAWSON COUNTY

I, Bhansit B. Patel, DO SOLEMNLY SWEAR, SUBJECT TO THE PENALTIES OF FALSE SWEARING, THAT THE STATEMENTS AND ANSWERS MADE BY ME AS THE APPLICANT IN THE FOREGOING APPLICATION ARE TRUE AND CORRECT.

Bhansit
APPLICANT'S SIGNATURE

I HEREBY CERTIFY THAT Bhansit B. Patel SIGNED HIS NAME TO THE FOREGOING APPLICATION STATING TO ME THAT HE KNEW AND UNDERSTOOD ALL STATEMENTS AND ANSWERS MADE THEREIN, AND, UNDER OATH ACTUALLY ADMINISTERED BY ME, HAS SWORN THAT SAID STATEMENTS AND ANSWERS ARE TRUE AND CORRECT.

THIS 14th DAY OF July, 2018.



Ashley B. Mashburn
NOTARY PUBLIC

FOR OFFICIAL USE ONLY:

PLANNING AND DEVELOPMENT REVIEW:

APPLICANT HAS OBTAINED ALL NECESSARY PERMITS AND LICENSES. (Building Permit / Business License)

APPLICANT HAS COMPLETED ALL NECESSARY INSPECTIONS. (Fire Dept. / Health Dept. / Dept. of Agriculture-Retail Package only)

APPLICANT HAS COMPLETED **PREMISE & STRUCTURE FORM # 3** AND ATTACHED ALL REQUIRED INFORMATION IN ITEMS 10 through 15.

Date: _____

Planning and Development Director

Planning and Development Director

Planning and Development Director

FOR OFFICIAL USE ONLY:

SHERIFF DEPARTMENT REVIEW:

APPLICANT HAS COMPLETED ALL REQUIREMENTS FOR FEDERAL AND STATE BACKGROUND CHECK AND IS APPROVED FOR THIS APPLICATION PROCESS.

Date: _____

Sheriff

STATE OF GEORGIA

Secretary of State

Corporations Division

313 West Tower

2 Martin Luther King, Jr. Dr.

Atlanta, Georgia 30334-1530

CERTIFICATE OF ORGANIZATION

I, **Brian P. Kemp**, the Secretary of State and the Corporation Commissioner of the State of Georgia, hereby certify under the seal of my office that

NEYA LLC

a Domestic Limited Liability Company

has been duly organized under the laws of the State of Georgia on **05/18/2018** by the filing of articles of organization in the Office of the Secretary of State and by the paying of fees as provided by Title 14 of the Official Code of Georgia Annotated.

WITNESS my hand and official seal in the City of Atlanta and the State of Georgia on **05/23/2018**.



A handwritten signature in black ink, appearing to read 'B: P. Kemp'.

Brian P. Kemp
Secretary of State

ARTICLES OF ORGANIZATION

Electronically Filed
Secretary of State
Filing Date: 5/18/2018 2:25:12 PM

BUSINESS INFORMATION

CONTROL NUMBER 18063792
BUSINESS NAME NEYA LLC
BUSINESS TYPE Domestic Limited Liability Company
EFFECTIVE DATE 05/18/2018

PRINCIPAL OFFICE ADDRESS

ADDRESS 3575 TROWBRIDGE DR, CUMMING, GA, 30040, USA

REGISTERED AGENT

NAME	ADDRESS	COUNTY
DIGESH PATEL	3575 TROWBRIDGE DR, CUMMING, GA, 30040, USA	Forsyth

ORGANIZER(S)

NAME	TITLE	ADDRESS
DIGESH PATEL	ORGANIZER	3575 TROWBRIDGE DR, CUMMING, GA, 30040, USA

OPTIONAL PROVISIONS

N/A

AUTHORIZER INFORMATION

AUTHORIZER SIGNATURE DIGESH PATEL
AUTHORIZER TITLE Organizer

DAWSON COUNTY PLANNING AND DEVELOPMENT

ALCOHOL LICENSING

Location & Mailing Address:

25 JUSTICE WAY, SUITE 2322
DAWSONVILLE, GA 30534

Phone: 706/344-3500 x 42335

STATEMENT OF PERSONAL HISTORY

Instruction: This statement must be typed or neatly printed and executed under oath. Each question must be fully answered. If space provided is not sufficient, answer on a separate sheet and indicate in the space if a separate sheet is attached.

1. NAME: Patel Bharatkumar
Last First Middle

RESIDENCE: 7460 Oldbury Pl
Street Number Street Name
Cumming GA 30040
City State Zip Code Telephone Number

2. CHECK: (all that apply)

- Checkboxes for Sole Owner/Proprietor, Director, Registered Agent, Manager, Partner (General, Limited, Silent), Principal Stockholder (20% or more), Officer, Employee.

3. TRADE NAME OF BUSINESS FOR WHICH THIS STATEMENT IS MADE:

NAME OF BUSINESS: Neya LLC DBA Dawson Fine wine
LOCATION: 46 Blue Ridge Pkwy
Street Number Street Name P. O. Box
Dawsonville GA 30534
City State Zip Code Telephone Number

4. STATE THE PERCENTAGE OF OWNERSHIP OR INTEREST, IF ANY, IN THIS BUSINESS: 33%

5. STATE METHOD AND AMOUNT OF COMPENSATION, IF ANY, DIRECTLY OR INDIRECTLY:

6. DATE OF BIRTH: 12/31/1972 PLACE OF BIRTH: Ahmedabad India
SSN: [redacted] SEX: [X] MALE [] FEMALE RACE:
COL: [redacted] COLOR OF EYES: BIK

7. [] PERMANENT RESIDENT [] QUALIFIED ALIEN OR NON-IMMIGRANT

Required Affidavit: E-Verify Private Employer Affidavit of Compliance or E-Verify Private Employer Exemption Affidavit

STATEMENT OF PERSONAL HISTORY

8. SINGLE MARRIED WIDOWED DIVORCED

IF MARRIED OR SEPARATED, COMPLETE INFORMATION LISTED BELOW:

FULL NAME OF SPOUSE: Parul Patel S
MAIDEN NAME: _____ PLACE OF BIRTH: Ahmedabad, India
DATE OF BIRTH: 07/21/1973 NAME AND ADDRESS OF SPOUSE'S EMPLOYER:

9. STATE ANY OTHER NAMES THAT YOU HAVE USED: MAIDEN NAME, NAMES BY FORMER MARRIAGES, FORMER NAMES CHANGED LEGALLY OR OTHERWISE, ALIASES, NICKNAMES, ETC. SPECIFY WHICH, SHOW DATES, ETC.: _____

10. EMPLOYMENT RECORD FOR THE PAST TEN (10) YEARS. (LIST THE MOST RECENT EXPERIENCE FIRST).

From Mo/Yr	To Mo/Yr	Occupation & Duties Performed	Salary Received	Employer (Business Name)	Reason for Leaving
09-2015	Current	Manager	\$3800 Per month	Nishi World	Current.
01-1996	01-2015	Project Manager		Lincon Pharmaceutical	moved.

11. LIST IN REVERSE CHRONOLOGICAL ORDER ALL OF YOUR RESIDENCES FOR THE PAST TEN (10) YEARS:

From	To	Street	City	State

STATEMENT OF PERSONAL HISTORY

12. DO YOU HAVE ANY FINANCIAL INTEREST, OR ARE YOU EMPLOYED IN ANY OTHER WHOLESALE OR RETAIL BUSINESS ENGAGED IN DISTILLING, BOTTLING, RECTIFYING, OR SELLING ALCOHOLIC BEVERAGES? NO

IF YOUR ANSWER IS "YES" TO NUMBER 12, GIVE NAMES, LOCATIONS, AND AMOUNT OF INTEREST IN EACH: _____

13. HAVE YOU EVER HAD ANY FINANCIAL INTEREST IN AN ALCOHOLIC BEVERAGE BUSINESS THAT WAS DENIED A LICENSE? NO

IF SO, GIVE DETAILS: _____

14. HAS ANY ALCOHOLIC BEVERAGE LICENSE IN WHICH YOU HOLD, OR HAVE HELD, ANY FINANCIAL INTEREST OF, OR EMPLOYED, OR HAVE BEEN EMPLOYED, EVER BEEN CITED FOR ANY VIOLATIONS OF THE RULES AND REGULATIONS OF THE STATE REVENUE COMMISSIONER RELATING TO THE SALE AND DISTRIBUTION OF ALCOHOLIC BEVERAGES? NO

IF SO, GIVE DETAILS: _____

15. IF DURING THE PAST TEN YEARS YOU HAVE BOUGHT OR SOLD ANY BUSINESS ASSOCIATED WITH ALCOHOL, GIVE DETAILS. (DATE, LICENSE NUMBER, PERSONS, AND CONSIDERATIONS INVOLVED):

16. HAVE YOU EVER BEEN DENIED BOND BY A COMMERCIAL SECURITY COMPANY? NO

IF SO, GIVE DETAILS: _____

17. ARE YOU A REGISTERED VOTER? _____ IN WHAT STATE? _____

18. HAVE YOU EVER BEEN ARRESTED, OR HELD BY FEDERAL, STATE OR OTHER LAW ENFORCEMENT AUTHORITIES, FOR ANY VIOLATION OF ANY FEDERAL LAW, STATE LAW, COUNTY OR MUNICIPAL LAW, REGULATION OR ORDINANCES? (Do not include traffic violations. All other charges must be included even if they were dismissed. Give reason charged or held, date, place where charged and disposition. If no arrest, write no arrest. After last arrest is listed, please write no other arrest): No

1. _____

2. _____

3. _____

4. _____

STATEMENT OF PERSONAL HISTORY

19. LIST BELOW FOUR REFERENCES (PERSONAL AND BUSINESS). GIVE COMPLETE ADDRESS AND PHONE NUMBER INCLUDING AREA CODE. IF GIVING A BUSINESS REFERENCE, NAME A PERSON AT THE LOCATION TO BE CONTACTED. DO NOT INCLUDE RELATIVES OR EMPLOYERS OR FELLOW EMPLOYEES OF PARTICULAR BUSINESS.

- 1. Hardik Patel 770-406-6564
2866 Cross creek ct, Cumming GA 30040
- 2. Priti Devta (404) 543 0154
1911 Bridle Road Lawrenceville GA 30043
- 3. Pratul Patel (229) 359 5840
18 McDowell St, Blakely GA 39823
- 4. Chintan Devta (404) 543 0702
1911 Bridle Road Lawrenceville GA 30043

20. HAVE YOU HAD ANY LICENSE UNDER THE REGULATORY POWERS OF DAWSON COUNTY DENIED, SUSPENDED, OR REVOKED WITHIN TWO (2) YEARS PRIOR TO THE FILING OF THIS APPLICATION?

NO

IF SO, GIVE DETAILS: _____

21. ATTACH PHOTOGRAPH (Front View) TAKEN WITHIN THE PAST YEAR:



NOTE: ATTACH A COPY OF YOUR DRIVER'S LICENSE TO THIS FORM.

STATEMENT OF PERSONAL HISTORY

Before signing this statement, check all answers and explanations to see that you have answered all questions fully and correctly. This statement is to be executed under oath and subject to the penalties of false swearing, and it includes all attachments submitted herewith.

STATE OF GEORGIA, DAWSON COUNTY.

I, Bharat Patel, DO SOLEMNLY SWEAR, SUBJECT TO THE PENALTIES OF FALSE SWEARING, THAT THE STATEMENT AND ANSWERS MADE BY ME AS THE APPLICANT IN THE FOREGOING PERSONAL STATEMENT ARE TRUE AND CORRECT. FURTHER, AS PART OF THE PROCESS RESULTING FROM MY APPLICATION FOR BACKGROUND INVESTIGATION, FOR AN ALCOHOLIC BEVERAGE LICENSE. I HEREBY AUTHORIZE PERSONNEL OF THE DAWSON COUNTY SHERIFF'S DEPARTMENT OR DAWSON COUNTY MARSHAL'S OFFICE TO RECEIVE, VERIFY, AND DISSEMINATE ANY CRIMINAL HISTORY INFORMATION WHICH MAY BE IN THE FILES OF ANY LOCAL, STATE, OR FEDERAL CRIMINAL JUSTICE AGENCY FOR INVESTIGATIVE PURPOSES, DENIAL, OR APPEALS.

Bharat Patel

APPLICANT'S SIGNATURE

I HEREBY CERTIFY THAT Bharat Patel SIGNED HIS/HER NAME TO THE FOREGOING APPLICATION STATING TO ME THAT HE/SHE KNEW AND UNDERSTOOD ALL STATEMENTS AND ANSWERS MADE THEREIN, AND UNDER OATH ACTUALLY ADMINISTERED BY ME, HAS SWORN THAT SAID STATEMENTS AND ANSWERS ARE TRUE AND CORRECT.

THIS, THE 14th DAY, _____, 2018



Ashley B. Maxson

NOTARY PUBLIC

DAWSON COUNTY PLANNING AND DEVELOPMENT

ALCOHOL LICENSING

Location & Mailing Address:

25 JUSTICE WAY, SUITE 2322
DAWSONVILLE, GA 30534

Phone: 706/344-3500 x 42335

STATEMENT OF PERSONAL HISTORY

Instruction: This statement must be typed or neatly printed and executed under oath. Each question must be fully answered. If space provided is not sufficient, answer on a separate sheet and indicate in the space if a separate sheet is attached.

1. NAME: Patel Digesh
Last First
RESIDENCE: 3575 Trowbridge Dr.
Street Number Street Name
Cumming GA 30040
City State Zip Code

2. CHECK: (all that apply)
Sole Owner/Proprietor Partner: General Limited Silent
Director X Principal Stockholder (20% or more)
Registered Agent Officer:
X Manager Employee:

3. TRADE NAME OF BUSINESS FOR WHICH THIS STATEMENT IS MADE:
NAME OF BUSINESS: Neya LLC DBA Dawson Fine Wine
LOCATION: 46 Blue Ridge Pkwy
Street Number Street Name P. O. Box
Dawsonville GA 30534
City State Zip Code Telephone Number

4. STATE THE PERCENTAGE OF OWNERSHIP OR INTEREST, IF ANY, IN THIS BUSINESS: 52%

5. STATE METHOD AND AMOUNT OF COMPENSATION, IF ANY, DIRECTLY OR INDIRECTLY:

6. DATE OF BIRTH: 12/01/1984 PLACE OF BIRTH: Ahmedabad, India
SSN: 667-22-2523 SEX: X MALE FEMALE RACE:
COLOR OF HAIR: Blk. COLOR OF EYES: Blk.

7. X U.S. CITIZEN LEGAL PERMANENT RESIDENT QUALIFIED ALIEN OR NON-IMMIGRANT

Requirements:
Affidavit for Issuance of a Public Benefit and a Secure & Verifiable Document
E-Verify Private Employer Affidavit of Compliance or E-Verify Private Employer Exemption Affidavit

STATEMENT OF PERSONAL HISTORY

8. SINGLE MARRIED WIDOWED DIVORCED

IF MARRIED OR SEPARATED, COMPLETE INFORMATION LISTED BELOW:

FULL NAME OF SPOUSE: Payal Patel S: _____
 MAIDEN NAME: _____ PLACE OF BIRTH: NE. ...
 DATE OF BIRTH: 08/26/1985 NAME AND ADDRESS OF SPOUSE'S EMPLOYER: _____

9. STATE ANY OTHER NAMES THAT YOU HAVE USED: MAIDEN NAME, NAMES BY FORMER MARRIAGES, FORMER NAMES CHANGED LEGALLY OR OTHERWISE, ALIASES, NICKNAMES, ETC. SPECIFY WHICH, SHOW DATES, ETC.: _____

10. EMPLOYMENT RECORD FOR THE PAST TEN (10) YEARS. (LIST THE MOST RECENT EXPERIENCE FIRST).

From Mo/Yr	To Mo/Yr	Occupation & Duties Performed	Salary Received	Employer (Business Name)	Reason for Leaving
May 2006	Current	Simulator Qualification Technician.	\$ 70,000	Flight Safety International	Current.

11. LIST IN REVERSE CHRONOLOGICAL ORDER ALL OF YOUR RESIDENCES FOR THE PAST TEN (10) YEARS:

From	To	Street	City	State
02-2016	Now	3575 Towbridge Drive,	Cumming	GA 30040.
12-2011	02-2016	459 Bellbrook Lane,	Lawrenceville	GA 30045
12-2008	12-2011	2555 Arnold mill Rd,	Lawrenceville	GA 30044

STATEMENT OF PERSONAL HISTORY

12. DO YOU HAVE ANY FINANCIAL INTEREST, OR ARE YOU EMPLOYED IN ANY OTHER WHOLESALE OR RETAIL BUSINESS ENGAGED IN DISTILLING, BOTTLING, RECTIFYING, OR SELLING ALCOHOLIC BEVERAGES? NO

IF YOUR ANSWER IS "YES" TO NUMBER 14, GIVE NAMES, LOCATIONS, AND AMOUNT OF INTEREST IN EACH: _____

13. HAVE YOU EVER HAD ANY FINANCIAL INTEREST IN AN ALCOHOLIC BEVERAGE BUSINESS THAT WAS DENIED A LICENSE? NO

IF SO, GIVE DETAILS: _____

14. HAS ANY ALCOHOLIC BEVERAGE LICENSE IN WHICH YOU HOLD, OR HAVE HELD, ANY FINANCIAL INTEREST OF, OR EMPLOYED, OR HAVE BEEN EMPLOYED, EVER BEEN CITED FOR ANY VIOLATIONS OF THE RULES AND REGULATIONS OF THE STATE REVENUE COMMISSIONER RELATING TO THE SALE AND DISTRIBUTION OF ALCOHOLIC BEVERAGES? NO

IF SO, GIVE DETAILS: _____

15. IF DURING THE PAST TEN YEARS YOU HAVE BOUGHT OR SOLD ANY BUSINESS ASSOCIATED WITH ALCOHOL, GIVE DETAILS. (DATE, LICENSE NUMBER, PERSONS, AND CONSIDERATIONS INVOLVED):

NO

16. HAVE YOU EVER BEEN DENIED BOND BY A COMMERCIAL SECURITY COMPANY? NO

IF SO, GIVE DETAILS: _____

17. ARE YOU A REGISTERED VOTER? Yes IN WHAT STATE? Georgia.

18. HAVE YOU EVER BEEN ARRESTED, OR HELD BY FEDERAL, STATE OR OTHER LAW ENFORCEMENT AUTHORITIES, FOR ANY VIOLATION OF ANY FEDERAL LAW, STATE LAW, COUNTY OR MUNICIPAL LAW, REGULATION OR ORDINANCES? (Do not include traffic violations. All other charges must be included even if they were dismissed. Give reason charged or held, date, place where charged and disposition. If no arrest, write no arrest. After last arrest is listed, please write no other arrest): NO

1. _____
2. _____
3. _____
4. _____

STATEMENT OF PERSONAL HISTORY

19. LIST BELOW FOUR REFERENCES (PERSONAL AND BUSINESS). GIVE COMPLETE ADDRESS AND PHONE NUMBER INCLUDING AREA CODE. IF GIVING A BUSINESS REFERENCE, NAME A PERSON AT THE LOCATION TO BE CONTACTED. DO NOT INCLUDE RELATIVES OR EMPLOYERS OR FELLOW EMPLOYEES OF PARTICULAR BUSINESS.

- 1. Jubin Patel (404) 509 4952
77 12th Street NE, apt 1412 Atlanta GA 30309.
- 2. Bibha Mukati (678) 372 9711
3415 Deersvally Dr, Alpharetta GA 30004.
- 3. Rit Sheth (404) 751 7127
525 Bergenia loop Bear DE 19701
- 4. Steve Ransom (706) 476 3444.
160 Fisher Mill Dr, McDonough GA 30252

20. HAVE YOU HAD ANY LICENSE UNDER THE REGULATORY POWERS OF DAWSON COUNTY DENIED, SUSPENDED, OR REVOKED WITHIN TWO (2) YEARS PRIOR TO THE FILING OF THIS APPLICATION?

NO

IF SO, GIVE DETAILS: _____

21. ATTACH PHOTOGRAPH (Front View) TAKEN WITHIN THE PAST YEAR:



NOTE: ATTACH A COPY OF YOUR DRIVER'S LICENSE TO THIS FORM.

STATEMENT OF PERSONAL HISTORY

Before signing this statement, check all answers and explanations to see that you have answered all questions fully and correctly. This statement is to be executed under oath and subject to the penalties of false swearing, and it includes all attachments submitted herewith.

STATE OF GEORGIA, DAWSON COUNTY.

I, Digesh Patel, DO SOLEMNLY SWEAR, SUBJECT TO THE PENALTIES OF FALSE SWEARING, THAT THE STATEMENT AND ANSWERS MADE BY ME AS THE APPLICANT IN THE FOREGOING PERSONAL STATEMENT ARE TRUE AND CORRECT. FURTHER, AS PART OF THE PROCESS RESULTING FROM MY APPLICATION FOR BACKGROUND INVESTIGATION, FOR AN ALCOHOLIC BEVERAGE LICENSE. I HEREBY AUTHORIZE PERSONNEL OF THE DAWSON COUNTY SHERIFF'S DEPARTMENT OR DAWSON COUNTY MARSHAL'S OFFICE TO RECEIVE, VERIFY, AND DISSEMINATE ANY CRIMINAL HISTORY INFORMATION WHICH MAY BE IN THE FILES OF ANY LOCAL, STATE, OR FEDERAL CRIMINAL JUSTICE AGENCY FOR INVESTIGATIVE PURPOSES, DENIAL, OR APPEALS.

Patel
APPLICANT'S SIGNATURE

I HEREBY CERTIFY THAT Digesh Patel SIGNED HIS/HER NAME TO THE FOREGOING APPLICATION STATING TO ME THAT HE/SHE KNEW AND UNDERSTOOD ALL STATEMENTS AND ANSWERS MADE THEREIN, AND UNDER OATH ACTUALLY ADMINISTERED BY ME, HAS SWORN THAT SAID STATEMENTS AND ANSWERS ARE TRUE AND CORRECT.

THIS, THE 14th DAY OF April, 2018



Ashley B Maslow
NOTARY PUBLIC

Dawson County, Georgia Board of Commissioners

Private Employer Exemption Affidavit Pursuant To O.C.G.A. § 36-60-6(d)

By executing this affidavit, the undersigned private employer verifies that it is exempt from compliance with O.C.G.A. § 36-60-6, stating affirmatively that the individual, firm or corporation employs fewer than eleven employees and therefore, is not required to register with and/or utilize the federal work authorization program commonly known as E-Verify, or any subsequent replacement program, in accordance with the applicable revisions and deadlines established in O.C.G.A. § 13-10-90.

Patel
Signature of Exempt Private Employer

Digesh Patel
Printed Name of Exempt Private Employer

I hereby declare under penalty of perjury that the foregoing is true and correct.


Executed on June, 14th, 2018 in Cumming (city), GA (state).

Patel
Signature of Authorized Officer or Agent

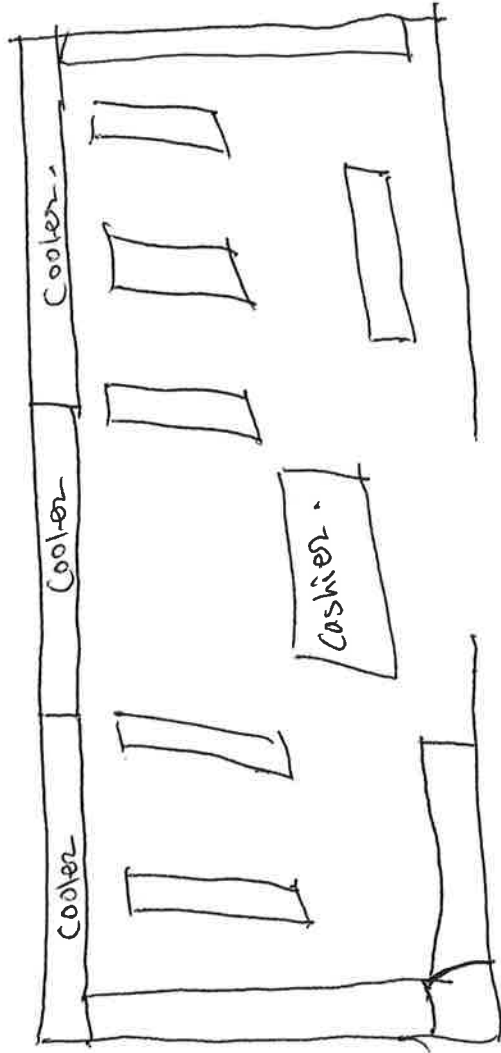
Digesh Patel Member/Managing
Printed Name and Title of Authorized Officer or Agent

SUBSCRIBED AND SWORN BEFORE ME
ON THIS 14th DAY OF June, 2018.

Ashley B Mashburn
NOTARY PUBLIC, DAWSON COUNTY, GEORGIA



My Commission Expires: August 30th, 2019











Overview



Legend

-  Parcels
-  Roads
- Flood Map**
 -  A - 100 Year Flood Area - Areas of 1% annual chance flood also known as the base flood. Base Flood Elevations (BFE) have not been determined.
 -  AE - 100 Year Flood Area - Areas of 1% annual chance flood also known as the base flood. Determined by detailed methods with Base Flood Elevations (BFE).
 -  VE: Coastal SFHA with BFE & velocity wave action - Coastal flood zone with velocity hazard (wave action); Base Flood Elevations determined.
 -  X: 500 Year Flood - Areas of 0.2% annual chance flood

482 ft



Parcel ID 107 319 006
 Class Code Commercial
 Taxing District UNINCORPORATED
 UNINCORPORATED
 Acres 1.89

Owner COTTER & DAVIDSON INVESTMENTS LLC
 46 BLUERIDGE PKWY
 DAWSONVILLE GA 30534
 Physical Address 46 BLUE RIDGE PARKWAY
 Assessed Value Value \$775002

Last 2 Sales			
Date	Price	Reason	Qual
9/12/2008	\$895000	FM	Q
7/6/2006	\$9088100	PT	U

(Note: Not to be used on legal documents)

Date created: 6/14/2018
 Last Data Uploaded: 6/8/2018 12:40:44 PM

Niki McCall

From: ALICE COTTER <amcotter@bellsouth.net>
Sent: Thursday, June 14, 2018 6:14 PM
To: Niki McCall
Subject: Cotter Investments

Niki,

As per our conversation this afternoon, Cotter Investments d/b/a Dawson Fine Wine & Spirits has a contract from Digesh Patel and his business, NEYA LLC, to purchase the business. Please let me know when the hearing will be with the Board of Commissioners. Thank you.

Alice Cotter
Member
Cotter Investments, LLC
amcotter@bellsouth.net
678-618-7971



DAWSON COUNTY ANNOUNCEMENT AND ADVERTISEMENT REQUEST

Submitting Department:	Planning and Development	Department contact name:	Niki M. McCall
Submittal Date:	6/15/18	Run Dates:	7/4/18 & 7/11/18
AD Description :	Alcohol License	Section of Paper:	Legals - (Separate Category for License Issuance)
Name of Paper:	Dawson County News	Do you want your ad online:	Yes

**NOTICE OF APPLICATION FOR NEW/TRANSFER OF CURRENT RETAIL PACKAGE ALCOHOL LICENSE
(RETAIL PACKAGE SALE OF BEER, WINE, & DISTILLED SPIRITS)**

Notice is hereby given that Bharatkumas Patel, 7460 Oldbury Place, Cumming, GA and Digish Patel, 3575 Trowbridge Drive, Cumming, GA of Neya, LLC d/b/a Dawson Fine Wine, have applied for a new/transfer of retail package alcohol license to sell and dispense beer, wine, and distilled spirits packaged only to go at the following premises: 46 Blue Ridge Parkway, Dawsonville, GA 30534.

The Dawson County Board of Commissioners will hear such application during the regularly scheduled Commission meeting on July 19, 2018 in the Dawson County Government Center, Assembly Room 2303, located at 25 Justice Way, Dawsonville, GA 30534.

O.C.G.A. § # (None)

Department Head Approval: *Jason Streetman*

JOBS - Truck Drivers

CDL Drivers
Must have at least 2-3 years' experience
CDL Drivers start at \$15 hourly w/ clean mvr
Benefit package
Apply in person at:
Simpson Trucking & Grading
1364 Candler Rd
Gainesville, GA 30507
Drug Free Workplace

CLASS A CDL Drivers-OTR
needed. Must have clean MVR, 2 yrs. exp. Must comply with all DOT reg.
Apply: 4880 Leland Dr. Cumming, GA
or Call 770-887-6117



NOW HIRING
Off-Road Truck Drivers & Scraper Operators
Competitive pay, Great Benefits (401k, Health Ins., Vacation)
Apply in person @ 1364 Candler Rd
Mon - Fri 8am-5pm

Trantham Services is hiring Local Feed Haul Drivers in Gainesville, GA. Home daily, competitive pay, insurance, vacation, and retirement benefits. Class A CDL and 2 years verifiable driving exp required. To Apply call 800-648-2017 or at www.tranthaminc.com

JOBS - Warehouse

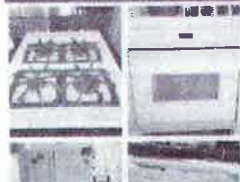
Part-time warehouse. Need someone who can be flexible to work when needed. Perfect for college student or as a second job. Must lift up to 50lbs. Please email resume: sales@theindustrialdepot.com, in Gainesville

Stuff

Antiques/Collectibles

Scott Antique Markets
July 12th, 13th, 14th & 15th, 3500 Exhibit Booths, Atlanta Expo Centers, 1-285, Exit 55 (Jonesboro Rd), www.scottantiquemarkets.com, 2nd weekend monthly, submit for \$1 off admission for one person

Appliances



Misc. For Sale

Items for Sale:
Kmadon Joe standalone grill w/ table, \$700
BOB Revolution jogging Stroller w/ car seat adapter, winter liner insert, cup holder/key accessory strap, \$150
Dog Crate for Medium dogs, \$50
Call 770-314-1440

Pets & Supplies

JACK-UAHUA, 2 fem., Very tiny breed, great w/ children, wormed, new home pkg. \$250/ea. Text/call 678-457-9782

TOY POODLE PUPS
ckc, 2-MALES 1 blonde 1 phantom \$450, shots, wormed, 706-865-1640

Yard Sale

Giant Red, White, & Blue Sale!
40, 60, 80% Off
Thurs, Fri, Sat. (July 5-7).
Waypoint Thrift Store
5636 Thompson Bridge Rd.
Murrayville, GA 30564

Homes-Rentals

Apartments-Unfurnished

Nice 1BR city \$700.
mnt 525 Broad st place
Gainesville 404-252-3325

Condominiums For Rent

3BR/2BA Quiet, Sardis
\$950/m No pets.
770-654-1767

Duplexes For Rent

2/1 Duplex- Oakwood
Updated. \$850/mo
678-883-0575

Mobile Homes For Rent

2bed/1bath, 1.5 acre
private lot, Murrayville
678-450-5990

Homes & Real Estate

House For Sale- Surrounding

Mountains, Habersham County - 3,200sf,
4bed/3bth custom, 8+ acres. Two private wings, valley view. Three other sites, all with septic; two with water/electric. Large creek, bottom land/tractor. Safe walk to schools. Minutes to town, but secluded. \$195,000.
706-968-3600

Lake Property For Sale

LAKE LANIER PROPERTY FOR SALE
WITH DOCK AND UTILITY
10 +/- ACRES 74 000
ft. lake/camp frontage!
Gainesville, N. Hall area.
\$550,000. Call or text
Deborah Keller Williams

Legals

Alcoholic Beverage

NOTICE OF APPLICATION FOR NEW/TRANSER OF CURRENT RETAIL ALCOHOL LICENSE (RETAIL PACKAGE SALE OF BEER, WINE, & DISTILLED SPIRITS)
Notice is hereby given that Bharatkumas Patel, 7460 Oldbury Place, Cumming, GA and Digish Patel, 3575 Trowbridge Drive, Cumming, GA of Neya, LLC d/b/a Dawson Fine Wine, have applied for a new/transfer of retail package alcohol license to sell and dispense beer, wine, and distilled spirits packaged only to go at the following premises: 46 Blue Ridge Parkway, Dawsonville, GA 30534.

The Dawson County Board of Commissioners will hear such application during the regularly scheduled Commission meeting on July 19, 2018 in the Dawson County Government Center, Assembly Room 2303, located at 25 Justice Way, Dawsonville, GA 30534.

37223, 7/4, 11

Corporations & Business Organizations

APPLICATION TO REGISTER A BUSINESS TO BE CONDUCTED UNDER TRADE NAME, PARTNERSHIP OR OTHERS STATE OF GEORGIA COUNTY OF DAWSON

The undersigned does hereby certify that KaliAnn Marie Lisk conducting a business as Ivy and Linen in the City of Dawsonville, County of Dawson in the State of Georgia, under the name of Ivy and Linen and that the nature of the business is Photography & paper products and that the names and addresses of the persons, firms or partnership owning and carrying on said trade or business are:

KaliAnn Marie Lisk
Matthew A. Lisk
162 Northfield Cir.,
Dawsonville, GA 30534
/s/ KaliAnn Lisk/owner
37234, 7/4, 11

NOTICE OF CHANGE OF CORPORATE NAME

Notice is given that articles of amendment which will change the name of THE DUSTIN BLACKWELL AGENCY, INCORPORATED to DUSTIN BLACKWELL AGENCY, INC. will be delivered to the Secretary of State for filing in accordance with the Georgia Business Corporation Code. The registered office of the corporation is located at 99 Toto Creek Drive W, Dawsonville, Dawson

CIVIL ACTION NO.: 2018-CV-187-W
NOTICE TO: ISABEL MARIA MENDES ATAIDES

By order of the Court for service by publication dated June 25, 2018, you are hereby notified that on the 15th day of June 2018, you are hereby notified that on the 15th day of June 2018, Michael C. Boyd filed for divorce. You are required to file with the Clerk of Superior Court an answer in writing within sixty (60) days of the date of publication. Witness the Honorable Jason J. Deal, Judge of the Superior Court of Dawson County. This 26th day of June, 2018.
/s/ Justin Power
Justin Power
Clerk of Courts
Dawson County, Georgia
37180, 7/4, 11, 18, 25

Foreclosures

(Smith) NOTICE OF SALE UNDER POWER

STATE OF GEORGIA COUNTY OF DAWSON Under and by virtue of the power of sale contained with that certain Security Deed dated May 13, 2016, from ERENDIDA SMITH to MORTGAGE ELECTRONIC REGISTRATION SYSTEMS, INC. AS NOMINEE FOR FBC MORTGAGE, LLC, recorded on May 24, 2016 in Deed Book 1195 at Page 322 Dawson County, Georgia records, having been last sold, assigned, transferred and conveyed to FBC Mortgage, LLC by Assignment and said Security Deed having been given to secure a note dated May 13, 2016, in the amount of \$132,554.00, and said Note being in default, the undersigned will sell at public outcry during the legal hours of sale before the door of the courthouse of Dawson County, Georgia, on August 7, 2018 the following described real property (hereinafter referred to as the "Property"): ALL THAT TRACT OR PARCEL OF LAND LYING AND BEING IN LAND LOT 86 OF THE SOUTH HALF OF THE 13TH DISTRICT, 1ST SECTION, DAWSON COUNTY, GEORGIA, AND BEING LOT 21, CONTAINING 0.328 ACRES, MORE OR LESS, AS PER PLAT RECORDED IN PLAT BOOK 81, PAGE 63, DAWSON COUNTY RECORDS. SAID PLAT IS HEREBY INCORPORATED BY REFERENCE. ALSO CONVEYED HEREWITH IS AN EASEMENT FOR INGRESS, EGRESS AND THE INSTALLATION OF UTILITIES BEING THIRTY (30) FEET IN WIDTH OVER LOT 22, AS SHOWN ON THE ABOVE REFERENCED

notwithstanding, no in O.C.G.A. Section 14-162.2 shall re the secured credit negotiate, amend or rrr the terms of the mor instrument. The sale v conducted subject l confirmation that th is not prohibited undr Bankruptcy code an to final confirmation audit of the status c loan with the holder Security Deed. Alb Law Attorney for Mortgage, LLC as Att in Fact for EREN SMITH 100 G Parkway, Suite 960 At GA 30339 Phone: 373-4242 By: /s/ Cory Cory Sims For the Firm FIRM IS ACTING AS A COLLECTOR ATTEMPT TO COLLECT A DEBT INFORMATION OBT WILL BE USED FOR PURPOSE - 18-0 A-4659241 06/27/07/04/2018, 07/11/07/18/2018, 07/25/08/01/2018
37049, 6/27, 7/4, 11 25, 8/1

Local Government

NOTICE
Dawson County Board Health Meeting will held on July 10, 2018 a.m. City Hall Municipal Building Joe Lane Meeting Room
37178, 7/4

Miscellaneous

AEMC NOMINATION COMMITTEE
The 2018 Nominating Committee met on 26, 2018, and prepared a list of nomination election of three directors at the Annual Meeting to be held on October 6, 2018. Nominated for director to be elected by a vote of the members at the Annual Meeting are: Pierce, represent Post #2 (Gilmer & Fannin County); Cline representing P (Cherokee County); F Stowers, representing #8 (Lumpkin County). Other nominations to be made by Nominating Committee by Petition of 15 or more members. A Nominating Committee must be within 60 days prior to the Annual Meeting. For information, you may contact the headquarters of Jasper, (706) 253-5200
37227, 7/4

Name Change

IN THE SUPERIOR COURT OF DAWSON COUNTY STATE OF GEORGIA
IN RE: PETITION FOR CHANGE OF NAME OF BENTLEE AUSTIN BLAIR
Civil Action File No. 2018-CV-211-J



DAWSON COUNTY, GEORGIA

Business License

License Number: LIC-6-18-23402

June 2019

Type of Business

Liquor Store - 445310

VALID ONLY FOR THE BUSINESS SHOWN

Name

Dawson Fine Wines & Spirits

46 Blue Ridge Parkway

Dawsonville GA 30534-

Location

FOR OPERATION IN UNINCORPORATED AREAS,
SUBJECT TO ALL ZONING RESTRICTIONS AND
ALL OTHER RESOLUTIONS OF THE BOARD OF
COMMISSIONERS, DAWSON COUNTY, GEORGIA

Fee Paid: \$182.64

Date Issued: 06/15/2018

Expires: June 30, 2019


MARGARET A. STEARNS
LICENSE OFFICER

THIS LICENSE IS NOT TRANSFERABLE
DISPLAY IN A CONSPICUOUS PLACE

Backup material for agenda item:

1. Consideration of Request for Funds to Renovate Chamber of Commerce Office for Economic Development Purposes



DAWSON COUNTY BOARD OF COMMISSIONERS AGENDA FORM

Department: Development Authority of Dawson County
 Work Session: 7/12/2018

Prepared By: _____

Voting Session: 7/19/2018

Presenter: Brian Trapnell

Public Hearing: Yes _____ No _____

Agenda Item Title: Chamber renovation for economic development purposes

Background Information:

For the purposes of further integrating economic development activities through the co-location of the Development Authority within the Chamber offices, the following steps were taken:

- Distributed RFP first week of April, sent RFP to 12 area contractors, posted on Chamber Chatter email distribution
- Received sealed bids through June 4 at 11A
- Sealed bid opening June 4, 2 bids received, 5 present for opening, bid tab sheet (attached) and opening process coordinated by architect

Development Authority Chair authorized at June 2018 Board meeting to request funds; Chamber exec committee selected low bidder AHC Contracting at June 2018 meeting. Project is substantially below original estimates, is ADA compliant and enhances partnership and visibility for economic development.

Current Information:

The Development Authority of Dawson County requests \$12,470 for the base bid as outlined in the bid tab sheet; the Development Authority requests additional funding of \$2,000 to support moving from current location.

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

Fund	Dept.	Acct No.	Budget	Balance	Requested	Remaining
100	1500	579000	0		\$14,470	

Recommendation/Motion: _____

Department Head Authorization: _____

Date: _____

Finance Dept. Authorization: V. Neubuh

Date: 7/2/18

County Manager Authorization: _____

Date: _____

County Attorney Authorization: _____

Date: _____

Comments/Attachments:

BID TABULATION SHEET
Dawson Chamber of Commerce
Christie Haynes

Date: June 4th, 2018

HDA Commission No. 18-07

Bidder	BASE BID	Alt #1	Corporate Certificate	AIA G702 Schedule of Values	AIA G805 List of Subs	TOTAL BID
Traditional Contractors, Inc.	26,920. ⁰⁰	12,900	✓	✓	✓	39,900. ⁰⁰
AHC Contracting	12,470	15,375	✓	✓	✓	27,845. ⁰⁰
E-Systems						

I hereby certify that the above Bid amounts are correct as received on the above date for the Work as described in the Contract Documents for Dawson Chamber of Commerce.

SIGNED:

Peter J. Hill, Sr., AIA
 President
 HDA Architects, Inc

DATE:

6/4/18

Backup material for agenda item:

2. Consideration of Dawsonville Self Storage Site Plan as Required by Zoning Stipulation



DAWSON COUNTY BOARD OF COMMISSIONERS AGENDA FORM

Department: Planning

Work Session: 7.12.18

Prepared By: Jason Streetman

Voting Session: 7-19-18

Presenter: Jason Streetman

Public Hearing: Yes No

Agenda Item Title: Consideration to approve site plan of Dawsonville Self Storage as required of stipulation of zoning.

Background Information:

Travis Pruitt & Associates for Brian Sticker is looking to build self storage on property that has a stipulation of zoning requiring any site plan(s) and building(s) to be approved by the BOC prior to permitting and construction. This stipulation requiring BOC approval for site plan and building plans was put on this piece years ago by the BOC. As such, the site plan must be approved. Building plans must be approved by manufacturer and, once approved, will be presented to BOC at a later date.

Current Information:

Please see attached site plan and original copy of BOC approval form showing the requirement letter. If the BOC approves the site plan, they must come back before the BOC to have their building architectural elevation plans approved when they provide them to the county in the future.

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

Fund	Dept.	Acct No.	Budget	Balance	Requested	Remaining

Recommendation/Motion: Approve

Department Head Authorization: JStreetman

Date: 6.19.18

Finance Dept. Authorization: Vickie Neikirk

Date: 7/03/18

County Manager Authorization:

Date:

County Attorney Authorization:

Date:

Comments/Attachments:

BOARD OF DAWSON COUNTY COMMISSIONERS
MEETING HELD MARCH 16, 2006

APPROVAL FORM

PUBLIC HEARING OF LAND USE CHANGE REQUEST

We, the Dawson County Board of Commissioners, do hereby **APPROVE** the following Land Use Change Request:

REQUEST: ZA05-26

Applicant's Name: Piedmont Properties, Inc.
Applicant's Address: 760 Mabry Road, NE, Atlanta, GA 30328-2659
Location: GA Hwy. 400 South & Whitmire Road
From: RA
To: CHB
Property Usage: To develop a mixed use of shopping centers, retail shops, out-parcels, automobile dealerships and possible office space.

This approval is based upon the following factors that we believe will/will not:

- A. Affect the property values of surrounding property.
- B. Affect the health, safety or general welfare of the public.
- C. Impose special hardships on the surrounding property owners.
- D. The subject property is suited for the proposed land use.

This approval is, however, subject to the following stipulations and/or modifications:

1. Parking spaces capped at 950 and show some possible pervious pavers to be approved at the time of construction by Planning staff and director.

If parking spaces are not capped then this matter should no be approved until DRI study is complete. The application shall be tabled until DRI is completed.

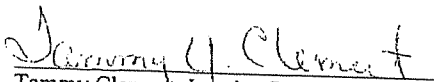
- 2. No office space permitted without further approval of both the Planning Commission Board and the Board of Commissioners in the form of a rezone to the appropriate zoning classification.
- 3. The Dawson County Tree Ordinance and the Georgia 400 Corridor Guidelines be adhered to.
- 4. Georgia DOT approval be completed prior to any development with Dawson County.
- 5. If any "big box" tenants occupy/purchase and develop within development then seasonal sales be defined and limited in time and scope on the site with some type of "soft" screening, i.e. landscaping or other barriers to be approved at time of development by Planning staff and director.
- 6. The development would be required to tie in to the existing public sewer per the current County policy.

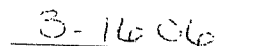
And with the following additional stipulations:

- A) Architectural elevations and site plan showing compliance with these conditions must be submitted to the Board of Commissioners for review and approval.
- B) Architecture
 - 1) All building facades visible from public streets shall consist predominately of traditional brick or stacked stone. Stucco, Split-face block, and other materials may be used as accent materials but not to exceed 40% of the surface area. Plain

concrete, concrete masonry units, or metal siding shall not be used where readily visible. Alternative materials/solutions may be accepted provided that it can be demonstrated that exceptional architectural detail has been utilized to create an appearance superior to that achieved by this condition.

- 2) Buildings must have pitched roofs; or parapet walls and cornices provided they give the appearance of an articulating or pitched roof. Other architectural treatments may be used provided they achieve similar results.
 - 3) All mechanical equipment, utilities, flat roofs and roof mounted equipment shall be screened from view unless topography prohibits.
 - 4) Building entry areas of single business buildings and the primary tenants of multi-business buildings shall express greater and more distinct architectural detail than other portions of the building.
 - 5) The primary building material and building components of all structures shall be earth tones (not primary colors or bright colors), except for accent features like awnings.
 - 6) Architectural elements such as varying depth and parapet height, changes in material and color, facade offsets, columns, arcades, arches, and other ornamentation should be incorporated to break up the monotony of a single-plane facade and provide character to the structure. These elements shall occur at intervals not to exceed 20 percent of the length of the facade.
- C) Landscaping
- 1) Where possible, earthen berms in combination with plantings shall be used within the landscape strips and islands to screen parking areas from public streets
 - 2) A 20-foot landscape strip shall be provided along all public right-of-way frontages. Non-ornamental shade trees such as oaks or maples, a minimum 3-inch in caliper, shall be planted 40-feet on center the entire length of the landscape strips. The underlying areas shall be planted with shrubs, groundcover, or sod.
 - 3) Parking islands shall be constructed one for every 30 cars and shall each be planted with trees meeting the same specifications stated above.
 - 4) Up to 25% of the required parking spaces for any site may be reduced in width to not less than 8 feet and depth not less than 17 feet. These spaces shall be marked as small vehicle parking.
 - 5) Outparcels, at a minimum, shall provide an eight-foot landscape strip on all sides planted with one tree meeting the above specifications for every 40 feet of perimeter.
 - 6) Planting areas shall be provided between the front of the buildings and drives along no less than 50% of any visible facade.
- D) Vehicular Access
- 1) Inter-parcel access shall be provided.
 - 2) Access to GA 400 shall be limited to that shown on the site plan dated March 15, 2006.
 - 3) Whitmire Road, along the frontage of this tract, and the access road shown on the site plan must be constructed and/or improved to Dawson County Road specifications.
- E) Lighting
- 1) Outdoor lighting shall be contained in cut-off luminaries and shall be directed downward and in toward the property to avoid intrusion on adjacent properties and public roads.
- F) Site Design
- 1) Dumpsters shall be placed in the least visible location, typically the rear, and shall be enclosed by opaque walls and gates to match the primary building materials.
 - 2) All utilities shall be underground, if possible from utility companies.
 - 3) Detention ponds shall incorporate vegetative screening where visible from public roads.
 - 4) No buffer required along the south and west property lines.
 - 5) The site plan shall, in general, follow the site plan dated March 15, 2006 revised as needed to comply with the GA 400 overlay district.


Tammy Clement, Interim County Clerk


Date

LEGEND:

EXIST. POWER POLE	EXIST. LIGHT STANDARD	EXIST. ELECTRIC WIRE TRANSFORMER	EXIST. WATER METER	EXIST. UNKNOWN UTILITY STRUCTURE	EXIST. TELEPHONE MONUMENT	EXIST. TELEPHONE BOX	EXIST. GAS METER	EXIST. GAS VALVE	EXIST. SANITARY SEWER MANHOLE	EXIST. CLEAN OUT	EXIST. JUNCTION BOX/STORM SEWER MANHOLE	EXIST. CATCH BASIN	EXIST. DROP INLET	EXIST. STORM SEWER LINE	EXIST. FLARED END SECTION	EXIST. YARD INLET	EXIST. SANITARY SEWER LINE	EXIST. OVERHEAD POWER LINE	EXIST. OVERHEAD TELEPHONE LINE	APPROX. LOCATION UNDERGROUND POWER LINE	APPROX. LOCATION UNDERGROUND TELEPHONE LINE	APPROX. LOCATION UNDERGROUND GAS LINE	APPROX. LOCATION UNDERGROUND WATER LINE	APPROX. LOCATION CHILLED WATER LINE	APPROX. LOCATION STEAM WATER LINE	EXIST. FENCE LINE (AS NOTED)	EXIST. SIGN (AS NOTED)	EXIST. TREE (AS NOTED)	TEMPORARY BENCHMARK (TBM)	CONCRETE MONUMENT FOUND	PROPERTY CORNER	FIELD LOCATED PIN (AS NOTED)	EXIST. SHORT ELEVATION	EXIST. CONTOUR ELEVATION	IRON PIN SET (1" REBAR)	IPF	P.D.B.	R/W	N/F	B.S.L.	D.B.	PG	TC	BC	RCF	CMP	PVC	HDPE	INV.	TH	C/C	C&G	ADA	NEW SANITARY SEWER LINE	NEW CHILLED WATER LINE	NEW STEAM WATER LINE	NEW FIRE LINE	NEW WATER LINE	NEW GAS LINE	NEW STORM SEWER	NEW GATE VALVE	NEW FIRE HYDRANT	NEW DROPPED INLET	NEW HEADWALL	NEW CATCH BASIN	NEW MANHOLE	NEW CLEANOUT	NEW SPOT ELEVATION	NEW CONTOUR	NEW NUMBER OF PARKING SPACES	STORM STRUCTURE IDENTIFICATION	SANITARY STRUCTURE IDENTIFICATION	NEW ASPHALT PAVEMENT	NEW CONCRETE PAVEMENT	HEAVY DUTY ASPHALT PAVEMENT	EXISTING PAVEMENT TO BE REMOVED	STRUCTURES/ITEMS TO BE REMOVED	TRAFFIC DIRECTION ARROWS FOR INFORMATION ONLY	NEW ADA ACCESSIBLE SYMBOL
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LINE	BEARING	DISTANCE
L1	N 08°56'03" E	32.75'
L2	N 11°08'27" E	43.25'
L3	N 08°55'28" E	40.78'
L4	N 12°11'10" E	34.53'
L5	N 13°12'45" E	43.85'
L6	N 14°28'00" E	44.93'
L7	N 08°30'35" E	31.74'
L8	N 14°53'01" E	29.77'
L9	N 14°29'17" E	32.44'
L10	N 13°05'56" E	41.90'
L11	N 13°05'54" E	45.00'
L12	N 12°32'50" E	58.78'
L13	N 08°09'57" E	46.48'
L14	N 12°23'50" E	8.27'
L15	N 12°21'43" E	21.11'
L16	N 05°46'16" E	60.22'
L17	N 03°33'31" E	55.30'
L18	N 11°48'30" E	51.83'
L19	N 09°58'50" E	59.16'
L20	N 25°39'45" E	62.89'
L21	N 36°46'21" E	47.38'
L22	N 33°35'03" E	44.18'
L23	N 26°07'14" E	53.60'
L24	N 23°02'50" E	44.14'
L25	N 30°27'18" E	47.27'
L26	S 56°53'37" E	3.79'
L27	N 36°20'53" E	23.40'
L28	N 43°49'51" E	19.80'
L29	N 44°02'33" E	53.54'
L30	N 41°24'23" E	45.15'
L31	N 44°15'15" E	51.36'
L32	S 69°15'40" E	68.62'
L33	S 89°05'52" W	27.35'
L34	S 87°11'08" E	42.33'
L35	S 89°06'23" E	47.51'
L36	S 89°35'09" E	49.33'
L37	S 88°55'08" E	50.23'
L38	N 89°11'24" E	45.34'
L39	N 89°59'39" E	38.71'
L40	N 89°12'21" E	52.66'
L41	N 88°21'41" E	47.13'
L42	N 88°59'02" E	47.00'
L43	N 87°59'09" E	50.37'
L44	N 87°31'59" E	38.08'
L45	N 89°36'56" E	57.36'
L46	N 89°40'52" E	51.80'
L47	N 89°39'44" E	36.06'

N/F
THE PITTMAN
FAMILY LLLP
D.B. 676, PG. 632
T.P. 107 078
ZONING RA

N/F
FARREL N. PITTMAN
D.B. 726, PG. 594
T.P. 107 078 005
ZONING RA

PROPOSED SITE
LAYOUT
(BY OTHERS)

N/F
TRI-MARK 400W
(PARCEL SUBDIVISION NOT YET RECORDED)
ZONING C-HB

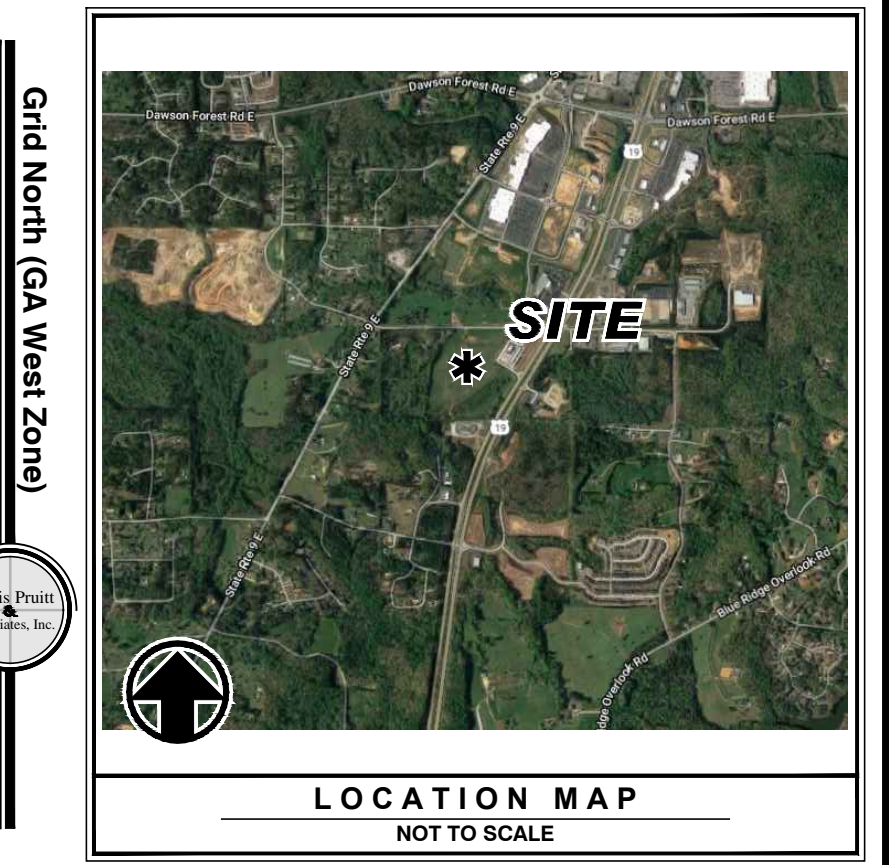
FUTURE HOTEL
SITE
2.0 ACRES

N/F
ANDALUSIA PROPERTIES, INC
D.B. 963, PG. 73
T.P. 107 076
ZONING C-HB

N/F
WILLIAM H. GHOLSON DVM, LLC
D.B. 1266, PG. 591
T.P. 107 078
ZONING C-HB
SB97308'E 207.18'

N/F
ANDALUSIA PROPERTIES, INC.
D.B. 940, PG. 1
T.P. 107 006
ZONING C-HB

N/F
ROBERT L. WALLACE & EDMOND L. WALLACE
D.B. 278, PG. 181, P.B. 37, PG. 249, T.P. 107 242
ZONING RA



OWNER
Brian Sticker
5685 GA Hwy 400 Ste. 100
Cumming, Ga 30028
770-597-0668
24 HOUR EMERGENCY CONTACT
MITCHELL COOKE
678-713-1257

SITE ZONING: C-HB
SITE AREA: 22.47 AC (8.49 AFTER PROPOSED SUBDIVISION)
DISTURBED AREA: ± 8.5 ACRES
TAX PARCEL ID: 107 078 003
BUILDING SETBACK LINES:
FRONT YARD: 100'(400), 60'(WHITMIRE) REAR YARD: 50' SIDE YARD: 35'

BUILDING SUMMARY:

BUILDING AREA TABLE	
BUILDING NAME	AREA (SQ. FT.)
A	5,500
B	14,573
C	13,873
D	12,773
E	3,500
F	21,000
G	6,000
H	2,400
I	11,100
TOTAL S.F.	90,619

PROJECT DESCRIPTION:
NEW SELF-STORAGE FACILITY

PARKING SUMMARY:

DESCRIPTION	REQUIRED*	PROVIDED
REGULAR PARKING:	28	27
ADA ACCESSIBLE PARKING:	2	2
TOTAL PARKING SPACES:	30	29

*ONE SPACE PER 20 STORAGE UNITS PLUS 2 PER OFFICE SQUARE FEET OF GROSS FLOOR AREA
APPROXIMATELY 400 UNITS WILL BE PROVIDED.
1 SPACE PER 600 S.F. OF OFFICE.
APPROXIMATELY 800 S.F. OF OFFICE SPACE PROVIDED.
1 SPACE PER 200 S.F. OF WAREHOUSE.
APPROXIMATELY 5200 S.F. WAREHOUSE PROVIDED.

NOTE: THERE ARE WETLANDS ON THE SITE.
NOTE: CONTRACTOR SHALL VERIFY THE LOCATION OF ALL EXISTING UTILITIES. CONTRACTOR SHALL HAVE ALL UTILITIES FLAGGED WITH INVERT ELEVATIONS PRIOR TO CONSTRUCTION. NOTIFY ENGINEER OF ANY/ALL DISCREPANCIES OR ADDITIONAL UTILITIES ENCOUNTERED.
NOTE: ALL CURB RADII ARE 5 FT. UNLESS OTHERWISE NOTED.
NOTE: ALL DIMENSIONS ARE TO FACE OF CURB, FACE OF BUILDING, OR CENTER OF STRUCTURE, UNLESS OTHERWISE NOTED.
NOTE: ALL PIPE LENGTHS ARE SCALED LENGTHS FROM CENTER OF STRUCTURE. CONTRACTOR SHALL VERIFY PRIOR TO ORDERING PIPE.
THIS PROPERTY DOES NOT LIE WITHIN A 100 YEAR FLOOD HAZARD ZONE AS DEFINED BY THE F.E.M.A FLOOD INSURANCE RATE MAP OF DAWSON COUNTY, GEORGIA COMMUNITY PANEL NUMBER 130850225C, DATED 04/04/016.
INFORMATION REGARDING THE REPUTED PRESENCE, SIZE, CHARACTER AND LOCATION OF EXISTING UNDERGROUND UTILITIES AND STRUCTURES IS SHOWN HEREON. THERE IS NO CERTAINTY OF THE ACCURACY OF THIS INFORMATION AND IT SHALL BE CONSIDERED IN THAT LIGHT BY THOSE USING THIS DRAWING. THE LOCATION AND ARRANGEMENT OF UNDERGROUND UTILITIES AND STRUCTURES SHOWN HEREON MAY BE INACCURATE AND UTILITIES AND STRUCTURES NOT SHOWN MAY BE ENCOUNTERED. THE OWNER, HIS EMPLOYEES, HIS CONSULTANTS AND HIS CONTRACTORS SHALL HEREBY DISTINCTLY UNDERSTAND THAT THE SURVEYOR IS NOT RESPONSIBLE FOR THE CORRECTNESS OR SUFFICIENCY OF THIS INFORMATION.



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PREPARED BY: Travis Pruitt Jr.
GEWCC LEVEL II CERTIFICATION No.: 0000015208
EXPIRATION DATE: 06/18/2018

REVISIONS

NO.	DATE	DESCRIPTION
1		
2		
3		
4		
5		
6		

Travis Pruitt & Associates, Inc.
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Norcross, Georgia 30093
Phone: (770) 416-7511
Fax: (770) 416-6759
www.travispruitt.com
e-mail: Travis@travispruitt.com

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Know what's below. Call before you dig.

For The Firm
Travis Pruitt & Associates, Inc.
DATE: 4-11-2018
SCALE: 1" = 50'
CN: 180089LS
JN: 118-0089
FN: 213-E-086
SHEET NO: C3.1

Backup material for agenda item:

3. Consideration of Request to Adopt Update to Capital Improvements Element of Comprehensive Plan



DAWSON COUNTY BOARD OF COMMISSIONERS AGENDA FORM

Department: Planning

Work Session: 7.12.18

Prepared By: Jason Streetman

Voting Session: 7-19-18

Presenter: Jason Streetman

Public Hearing: Yes No x already had

Agenda Item Title: Consideration to Adopt Update to Capital Improvements Element of Comprehensive Plan

Background Information:

As part of the Bill Ross study, the Capital Improvements Element (CIE) as part of the Comprehensive Plan had to be updated. The transmittal was submitted to Georgia Mountains Regional Commission and Georgia Department of Community Affairs in April 2018. After review, it has been found to be in compliance, giving the county the OK to formally adopt.

Current Information:

Please see attached CIE update dated June 18, 2018, which should be latest/greatest version per Bill Ross.

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

Fund	Dept.	Acct No.	Budget	Balance	Requested	Remaining

Recommendation/Motion: Approve

Department Head Authorization: JStreetman

Date: 7.3.18

Finance Dept. Authorization: Vickie Neikirk

Date: 7/5/18

County Manager Authorization:

Date:

County Attorney Authorization:

Date:

Comments/Attachments:

Memorandum

TO: Adam Hazell, Ga Mountains Regional Commission
cc: Jon West, Ga Department of Community Affairs

FROM: Bill Ross, ROSS+associates
Lisa Henson, Dawson Co Director of Parks & Recreation
David McKee, Dawson Co Director of Public Works

DATE: June 18, 2018

RE: Response to Comments – Dawson County draft Capital Improvements Element

Thank you for the comments regarding the draft CIE. Our review has resulted in some revisions to the draft document (attached) as well as some observations and responses to specific issues.

Parks and Recreation

As required by DCA’s adopted *Development Impact Fee Compliance Requirements*, the CIE must determine the system improvement projects that will be needed to serve future growth and development and to indicate how those needs will be met. In our case, we are looking forward to population and housing unit growth to 2040.

Further, DCA’s standards state: “At a minimum, improvements shall be scheduled over a five-year period, coinciding with the initial Short Term Work Program developed in the comprehensive plan.” (Chapter 110-12-2-.03(a)2.)

Planning for Future Growth: Based on the County’s adopted level of service standards shown on Table 13, Table 14 shows the components needed in the future both to serve existing residents (where the LOS standards are not currently met) and to serve future growth to 2040. Component names are drawn primarily from the County’s last adopted Recreation Master Plan and have the same meaning as used in the Plan.

Programming Recreation Improvements: While we can plan to meet the future needs of new growth and development, actually establishing a date for each project to be undertaken ignores the process (and uncertainty) of how recreation projects are funded and scheduled. Compared to the long-range planning process, there are many factors involved in the programming process, which is ultimately short-range in nature.

As the years go by, priorities for certain improvements over others evolve. While projects in the short run (5 years) can be relatively clear (but subject to change as each annual County Budget is prepared), the decision process for establishing priorities is fraught with uncertainty, and subject to reevaluation each year due to shifting public demand, short-term recommendations from the Parks and Recreation Board, actual utilization of existing facilities, availability of supplemental funding (such as the General Fund, short-term debt instruments and SPLOST – the latter subject

to public referendum), the priorities of individual County Commissioners, and actual annual increases in new housing units versus the number projected.

As a result, while the County has established its commitment in the CIE to provide the indicated improvements over the coming 22 years, it would be fool-hardy to try and program specific improvements beyond the scope of the 5-year Community Work Program. This is alluded to on page 22 regarding the calculation of Net Present Value. While planning is a long range endeavor, actual programming of improvements (at least in the Parks and Recreation field) can be relatively clear only until the next CIE Amendment, a five year outlook.

In short, dates associated with each project beyond a 5-year time frame would prove to be wrong, misleading to the public, and a mischaracterization of the truth. Compared to library facilities, fire and law enforcement projects, parks and recreation project programming is extraordinarily more fluid.

Road Improvements

Level of Service: In the case of road improvements, two distinct LOS standards are used: one for planning improvements to serve new growth (LOS D is adopted) and one for allocating the cost of improvements between existing development and future growth. The latter is more fully discussed in the Appendix to the CIE regarding Trip Generation. With regard to cost allocation, the existing LOS is the average daily traffic on a weekday (in terms of ‘primary’ trips) generated by existing development (202,890 trip ends). To this, new growth and development will add 163,853 new primary trip ends, or 44.67786% of all such trip ends on the road system in 2040. Total traffic in 2040, therefore, establishes the future LOS, of which 44.67786% of the cost of system improvements that create new capacity is impact fee eligible.

The text has been revised to clarify that existing and future traffic establish the current and future level of service for cost allocations on Table 29.

Road Project Descriptions: Of the several road projects currently underway, only those that create new capacity that would be available to accommodate future traffic increases are included in the CIE. Those project descriptions have been revised to indicate the work to be done. Bear in mind that the system LOS assigning the share of the project cost covers only 44.7% of the total project cost, leaving 55.3% to be covered by non-impact fee funds (the current LOS). This latter percentage easily covers any portion of a project that would not be impact fee eligible, such as resurfacing existing lanes on a road or replacement of the existing lanes on a bridge widening.

Projects to Meet Needs of Future Development: The draft CIE includes only those road projects currently funded that create new capacity for future growth. However, the County is currently preparing a new Transportation Plan that will identify additional road projects to serve future growth and development to 2040. In essence, the County’s approach to determining “the system improvement projects that will be needed to serve future growth and development and to indicate how those needs will be met” consists of known projects currently underway that create new capacity and projects yet to be identified in the new Transportation Plan.

Although the new Transportation Plan is an intrinsic element of how the County will fully address the needs of future growth, it was omitted from the CIE because it will not involve the collection

or expenditure of road impact fee funds. This Transportation Plan preparation project, as well as a project to amend the CIE once those additional roads projects are identified and cost estimates made, have been added to the text/tables of the Road Improvements chapter and as items in the Community Work Program.

Please do not hesitate to contact any of us if additional questions or issues arise.



Capital Improvements Element



Dawson County Impact Fee Program

Including the following
public facility categories:

Library Services
Parks and Recreation
Fire Protection
Law Enforcement
Road Improvements

Adopted: July 19, 2018

ROSS+associates

urban planning & plan implementation

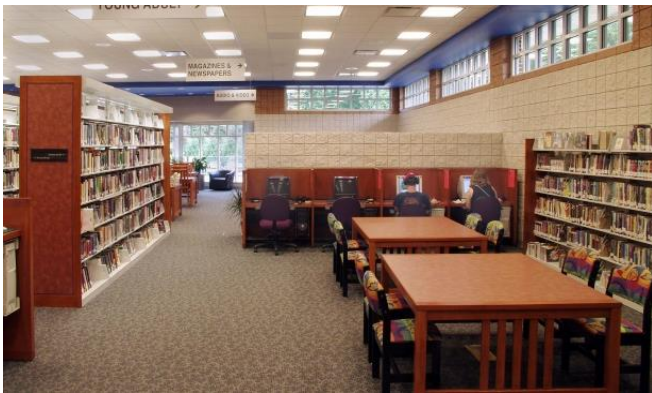


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Introduction

■ Looking Ahead

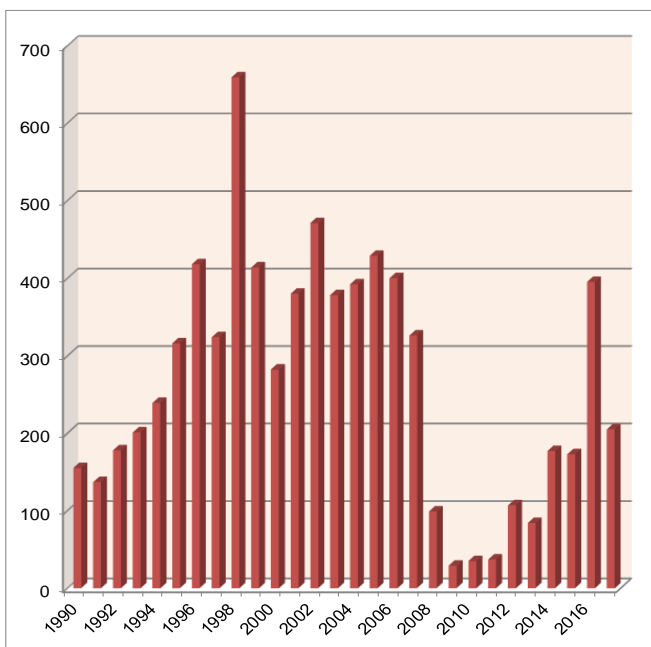
Forecasts indicate major growth ahead for Dawson County as people continue to move up the GA 400 corridor, propelled by growth in the Atlanta Metro Area, and attracted to favorable housing prices, a great school system, and avoiding the increasingly crowded, traffic congested Forsyth County. Over the next 22 years to 2040, it is expected that about one-half of the people that will be living in Dawson County and the housing they occupy are not here today. This equates to a doubling of the population and housing supply over 2017—2.04 times as many people and 1.95 times as many housing units as today (accompanied with an increase in average household size).

This is not as unprecedented as it seems. Looking back over the past 22 years, since 1995 the county's population has more than doubled, from 11,888 to 24,517—a 52% increase—in spite of the housing market crash of 2008 and the ensuing Great Recession.

Building permit data tell the story. Going back to 1990, the county was on a clear upswing in development, trending higher and higher overall, slipping a bit in 2006, and then plummeting with the nationwide housing market crash.

Calendar Year	New Housing Units Permitted
1990	155
1991	137
1992	178
1993	201
1994	239
1995	316
1996	418
1997	324
1998	659
1999	414
2000	282
2001	380
2002	471
2003	378
2004	392
2005	429
2006	400
2007	326
2008	99
2009	29
2010	35
2011	37
2012	107
2013	84
2014	177
2015	173
2016	395
2017	205

Residential Building Permit Activity - Dawson County



Source: US Bureau of the Census, annual building permit data, 1990-2015; Dawson County 2016-2017.

Recovery from the crash was slow but steady—even outpacing the rebound in Gainesville-Hall County and the Atlanta Metro Area on an annual percent increase basis. Most recently, the county's housing industry has regained its footing and permits are clearly on the rise.

Though not as robust as population growth, nonresidential growth forecasts indicate an almost doubling in the number of private-sector jobs with a 41% growth and a 1.7 multiplier. (These numbers exclude government, construction and agricultural workers, since they are not assessed impact fees.) According to Woods & Poole Economics, Inc., the county will see its greatest

increase in retail trade, followed by service industries, insurance/finance and real estate, and health care.

What this means is that Dawson County will be called upon to expand its services and infrastructure if it is to maintain the quality of life and business environment enjoyed by its residents and workers today. Failing to keep up will bring an erosion of the lifestyles and employment opportunities that attracts new growth and investment tomorrow and that the population enjoys today.

■ Impact Fees

Impact fees present a potential revenue source in the on-going search for public facilities funding, which this report examines.

We identify the current levels of service provided throughout the county and the desired levels of service for the future in order to quantify the capital facilities needed to achieve the Dawson County's goals for the future. Based on that analysis, calculations have been carried out in order to identify what portion of future capital facilities could be funded through impact fee collections.

In this report capital costs have been examined for six public facility categories: library services, parks & recreation, public safety (including fire protection, emergency management/911 communications, and law enforcement), and road improvements. Based on plans of the County and projections of future capital investment needs, the portion of future capital costs that could be met through impact fees has been calculated. In short, impact fees could be used to fund a large portion of the capital costs in these public facility categories, and at the desired Level of Service standards, over the next 22 years to 2040.

Impact Fees Authorized

Under State law, the County can collect money from new development based on that development's proportionate share—the 'fair share'—of the cost to provide the facilities it needs. The State law allows impact fees to be collected in the categories of libraries, public safety, parks, and roads, among others. Ultimately, and importantly, the services provided in the public facility categories for which impact fees are being charged must be the same for both the existing community and future growth.

Impact fees are authorized in Georgia under Code Section 37-71, the *Georgia Development Impact Fee Act* (DIFA), and are administered by the Georgia Department of Community Affairs (DCA) under Chapter 110-12-2, *Development Impact Fee Compliance Requirements*. Impact fees are a form of revenue authorized by the State, and strictly defined and regulated through State law. The provisions of the DIFA are extensive, in order to assure that new development pays no more than its fair share of the costs and that impact fees are not used to solve existing service deficiencies.

Impact Fee Documentation

One document required for the collection of impact fees is called the Capital Improvements Element (CIE), and is adopted as a chapter, or 'element', of the County's Comprehensive Plan. As defined by the Georgia Development Impact Fee Act (DIFA), the CIE must include certain calculations and information, and those are included in this report along with additional information regarding the amount that could be charged in an impact fee program. The calculations and information, repeated (as applicable) for each public facility category for which an impact fee will be charged, are:

- a **projection of needs** for the planning period of the adopted Comprehensive Plan;
- the designation of **service areas** - the geographic area in which a defined set of public facilities provide service to development within the area;
- the designation of **levels of service** (LOS) - the service level that will be provided;
- a **schedule of improvements** listing impact fee related projects and costs for the planning period of the adopted Comprehensive Plan;
- a description of **funding sources** for the planning period of the adopted Comprehensive Plan;

■ Updating the Impact Fee Program

Dawson County adopted its impact fee program in 2006, including its initial Capital Improvements Element, Impact Fee Ordinance and Impact Fee Schedule. Impact fee collections were suspended in 2009 in response to the worsening economic conditions brought on by the Great Recession. This Methodology Report updates the County's documentation, including the recognition of current prices and costs for capital equipment and facilities, and extends the horizon of the program to 2040.

Adoption of a new CIE would therefore update the County's program that has been in place for many years.

The following table shows the facility categories that are eligible for impact fee funding under Georgia law and that are included in the County's current impact fee program. The service area for each public facility category—that is, the geographical area served by the facility category—is also given, along with the basis for the standard adopted as the Level of Service to be delivered for each facility category. All the listed categories are considered in this report.

Table 1: Overview of Impact Fee Program - Facilities

	Eligible Facilities	Service Area	Level of Service Standard Based on ...	Historic Funding Sources
Library Services	Library facilities including collection materials	Countywide	Square footage and number of collection materials per dwelling unit	General Fund, State Grants, impact fees
Parks and Recreation	Park acres, recreation components	Countywide	Number of acres and recreation components per dwelling unit	General Fund, SPLOST and impact fees
Fire Protection	Fire stations, fire trucks & auxiliary vehicles	Countywide	Square footage and number of vehicles per day-night population	General Fund, SPLOST and impact fees
Law Enforcement	Sheriff's administration space and inmate detention	Countywide	Square footage of facilities per day-night population	General Fund, SPLOST and impact fees
Road Improvements	Road projects providing new trip capacity	Countywide	LOS "D" for entire road network	General Fund, SPLOST and impact fees

Terms used in Table 1:

Eligible Facilities under the State Act are limited to capital items having a life expectancy of at least 10 years, such as land, buildings and other facilities, and major rolling stock (such as fire trucks). Impact fees cannot be used for the maintenance, supplies, personnel salaries, or other operational costs, or for short-term capital items such as computers, furniture or automobiles. None of these costs are included in the impact fee system.

Service Areas are the geographic areas that the facilities serve, and the areas within which the impact fee can be collected. Monies collected in a service area for a particular type of facility may only be spent for that purpose, and only for projects that serve that service area.

Level of Service Standards are critical to determining new development's fair share of the costs. The same standards must be applied to existing development as well as new to assure that each is paying only for the facilities that serve it. New development cannot be required to pay for facilities at a higher standard than that available to existing residents and businesses, nor to subsidize existing facility deficiencies.

■ Editorial Conventions

This report observes the following conventions:

- The capitalized word 'County' applies to the government of Dawson County, the Board of Commissioners or any of its departments or officials, as appropriate to the context. An example is "the County has adopted an impact fee ordinance".
- The lower case word 'county' refers to the geographical area of Dawson County, as in "the population of the county has grown".
- The same conventions are applied to the words 'City' and 'city', 'State' and 'state'.
- Single quote marks (' and ') are used to highlight a word or phrase that has a particular meaning or refers to a heading in a table.
- Double quote marks (" and ") are used to set off a word or phrase that is a direct quote taken from another source, such as a passage or requirement copied directly from a law or report.
- Numbers shown on tables are often rounded from the actual calculation of the figures for clarity, but the actual calculated number of decimal points is retained within the table for accuracy and further calculations.



Forecasts

Extensive growth and development is forecast for Dawson County over the coming 22 years to 2040 as expansion of the Atlanta Metro Area washes over Forsyth County into Dawson—a process that has already begun.



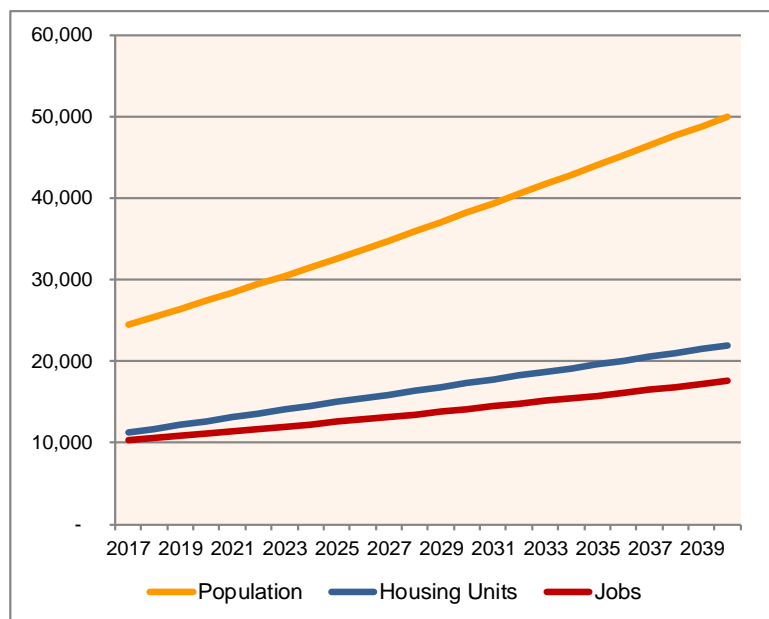
Forecasts

Population projections reflect this massive growth which is expected over the next 22 years. Based on the county's rebound from the Great Recession and anticipated continuing growth in the housing market, the ultimate population forecast for 2040 is 50,000 people—a doubling of the number of people in the county today.

The numbers in the 'jobs' column are private sector, building occupying employment figures and exclude what are referred to as 'non-building related' jobs. 'Non-building related' jobs are those that do not normally require issuance of a building permit, and thus would not be assessed an impact fee. Such jobs include any employment that is considered to be transitory in nature, such as those working on construction sites, or are strictly land-based such as farming and other agricultural workers. In addition, the number of workers employed by governmental entities (city, county, state and federal) is excluded because governments are exempt from impact fees.

Table 2: Forecasts of Future Growth

	Population	Housing Units	Jobs
2017	24,517	11,262	10,290
2018	25,453	11,726	10,578
2019	26,412	12,190	10,857
2020	27,394	12,658	11,136
2021	28,396	13,127	11,414
2022	29,418	13,592	11,697
2023	30,459	14,052	11,981
2024	31,519	14,514	12,270
2025	32,595	14,975	12,567
2026	33,687	15,439	12,868
2027	34,794	15,905	13,175
2028	35,915	16,372	13,485
2029	37,048	16,838	13,802
2030	38,193	17,300	14,119
2031	39,348	17,763	14,442
2032	40,512	18,224	14,774
2033	41,684	18,683	15,106
2034	42,863	19,141	15,441
2035	44,047	19,597	15,780
2036	45,235	20,058	16,128
2037	46,425	20,526	16,478
2038	47,617	21,004	16,831
2039	48,809	21,490	17,196
2040	50,000	21,981	17,560



	Population	Housing Units	Jobs
2017	24,517	11,262	10,290
2040	50,000	21,981	17,560
Increase	25,483	10,719	7,270
Percent	51.0%	48.8%	41.4%

By 2040, about a half (51%) of the population in the county will have been generated by new growth; virtually the same is true for the number of housing units at 49%. In other words, population and housing units in 2040 will be about 2 times the numbers today (2.04 and 1.95 times, respectively). Growth in private sector jobs will comprise over 40% of all such jobs in the county today (somewhat less than doubling at 1.7 times 2017).

A much more extensive socioeconomic analysis and description of the growth projections is contained in the Appendix: Future Growth.

Library Services

■ Introduction

The Dawson County Library System provides library services through a central library facility in Dawsonville and a small satellite branch on Liberty Drive (east of Ga 400). Together, the two facilities contain a total of 14,700 square feet and have a current collection of almost 43,000 materials.



The Dawson County Library is part of the Chestatee Regional Library System and is maintained by financial contributions from Dawson County. The library provides services to all residents of Dawson County through a variety of information and materials, facilities and programs. The library system serves all persons on an equal basis in meeting their educational, recreational, civic, economic and spiritual needs.

Demand for library services is almost exclusively related to the county's resident population. Businesses make some use of public libraries for research purposes, but the use is incidental compared to that of the families and individuals who live in the county. Thus, a library services system impact fee is limited to future residential growth.

■ Service Area

Materials, facilities and services of the Dawson County library system are equally available to the county's population. The entire county is therefore considered a single service district for library services. An improvement in any part of the county increases service to all parts of the county to some extent.

■ Level of Service

The year 2017 Level of Service (LOS) is determined by an inventory of the existing library facilities and collection materials, as shown in Table 3.

Table 3: Inventory of Library Facilities

Facility	Gross Floor Area in Square Feet	Collection Materials
Dawson County Library*	14,700	42,908

*Includes the main branch and the satellite facility.

Level of service calculations, shown in Table 4 below, determine that the facilities provide slightly more than 3.8 collection materials and 1.3 square feet of library space per dwelling unit to serve the current population.

Table 4: Current Level of Service Calculation

Facility	Current Service Population	Current Level of Service
Existing Square Feet	Number of Housing Units (2017)	Square Feet of Floor Area per Housing Unit
14,700	11,262	1.3053
Existing Collection Materials	Number of Housing Units (2017)	Collection Materials per Housing Unit
42,908	11,262	3.8100

■ **Forecasts for Service Area**

Future Demand

The County adopted a Level of Service for library facilities based on the current floor area of facility space, and the current number of collection materials, per dwelling unit. In Table 5, the Level of Service figures are used to calculate future demand in square feet and collection materials between 2017 and 2040. The additional number of forecasted dwelling units to the year 2040 is multiplied by the Level of Service to produce the future demand figures. Future growth will demand almost 14,000 additional square feet of library space by the year 2040 in order to maintain the current Level of Service for all county residents, both existing and future. In the same way, a net increase of almost 41,000 collection materials will need to be added.

Table 5: Future Demand Calculation

Current Level of Service	Service Population Growth	New Growth Demand
Square Feet of Floor Area per Housing Unit	Number of New Housing Units (2017-40)	Square Feet of New Floor Area Needed
1.3053	10,719	13,991
Collection Materials per Housing Unit	Number of New Housing Units (2017-40)	Collection Materials Needed
3.8100	10,719	40,839

Table 6 presents the expected facility demand in an annual format. The table shows a future project roughly in pace with the anticipated growth in dwelling units (assuming that construction of a new library branch should begin when about one-half the service demand is reached). Alternately, an expansion of the current main library could be considered, and/or several smaller new branch libraries in various locations around the county. In whatever future configuration, it is the addition of 13,991 square feet that is impact fee eligible.

Table 6: Future Library Facility Projects

Year	New Dwelling Units	Running Total: SF Demanded	Project	Square Footage
2017	0			
2018	464	606		
2019	464	1,212		
2020	468	1,823		
2021	469	2,435		
2022	465	3,042		
2023	460	3,642		
2024	462	4,245		
2025	461	4,847		
2026	464	5,453	New Branch Library	13,991
2027	466	6,061		
2028	467	6,671		
2029	466	7,279		
2030	462	7,882		
2031	463	8,486		
2032	461	9,088		
2033	459	9,687		
2034	458	10,285		
2035	456	10,880		
2036	461	11,482		
2037	468	12,093		
2038	478	12,717		
2039	486	13,351		
2040	491	13,992		
Total	10,719			13,991

Table 7 presents the figures for collection material demand. Materials demanded by new growth are calculated in the first columns by multiplying the Level of Service standard (from Table 5) times the net new dwelling units each year (from Table 2). Thus the 'New Materials Needed (annual)' column represents the number of materials that must be purchased in order to meet new growth's demand in each year. The 'Running Total' column shows the accumulated number of new collection materials that will meet the needs of future residential growth in the county.

However, the Library System discards a few of its collection materials each year as they become worn out, disfigured, broken or out of date. To maintain the collection, these materials need to be replaced with new materials. Since these materials replenish the overall collection, the responsibility for these replacements falls to the current residents and not to new growth.

Library Services

Over the past several years the discard rate has averaged 0.524% of all materials in the collection. As the collection grows in the future, this discard rate will continue relative to the new materials being acquired. By including the discarded materials for replacement each year, the resulting 'total materials needed (annual)' column reflects the total number of volumes required annually to maintain the LOS once these non-impact fee eligible volumes are discarded. Thus, the new materials that will be needed each year will meet both the demand of new growth and the replenishment of the current collection. A total of 41,048 collection materials will need to be purchased to maintain the Level of Service for new and existing development and to account for discarded volumes.



Table 7: Future Collection Materials Needed

Year	New Growth Demand			Plus Discarded Materials	Total Materials Needed (annual)
	New Dwelling Units	New Materials Needed (annual)	Running Total		
2017	0	0			
2018	464	1,768	1,768	9	1,777
2019	464	1,768	3,536	9	1,777
2020	468	1,783	5,319	9	1,792
2021	469	1,787	7,106	9	1,796
2022	465	1,772	8,878	9	1,781
2023	460	1,753	10,631	9	1,762
2024	462	1,760	12,391	9	1,769
2025	461	1,756	14,147	9	1,765
2026	464	1,768	15,915	9	1,777
2027	466	1,775	17,690	9	1,784
2028	467	1,779	19,469	9	1,788
2029	466	1,775	21,244	9	1,784
2030	462	1,760	23,004	9	1,769
2031	463	1,764	24,768	9	1,773
2032	461	1,756	26,524	9	1,765
2033	459	1,749	28,273	9	1,758
2034	458	1,745	30,018	9	1,754
2035	456	1,737	31,755	9	1,746
2036	461	1,756	33,511	9	1,765
2037	468	1,783	35,294	9	1,792
2038	478	1,821	37,115	10	1,831
2039	486	1,852	38,967	10	1,862
2040	491	1,871	40,838	10	1,881
Total	10,719	40,838		210	41,048

Note: Discard rate = 0.524%

■ Future Costs

New Library Space

The building floor area needed to serve new growth identified in Table 6 is used to calculate the future cost to meet service demand, as shown in Table 8. The costs are shown in current dollars, and then adjusted to reflect the Net Present Value based on the year in which the expenditure is anticipated. For facility construction, the estimated current cost of construction is adjusted using the BCI (building construction cost index), and then reduced by the Discount Rate to determine the Net Present Value.¹

Table 8: Facility Costs to Meet Future Demand

Year	Project	Square Footage	Cost (2017 Dollars)*	% for New Growth	Total New Growth Cost (NPV)**
2026	New Branch Library	13,991	\$ 4,365,192	100%	\$ 4,716,121
Total		13,991	\$ 4,365,192	100%	\$ 4,716,121

* Project cost based on \$312 per square foot, *Green Building Square Foot Costbook*, 2017 Edition, published by BNI Building News.

** Net Present Value = 2017 cost estimate inflated to target year using the Building Cost Index (BCI), reduced to NPV using the Discount Rate.

New Collection Materials

The new collection materials needed to serve new growth and to offset the discard rate, identified on Table 7, are used to calculate the future cost to meet service demand, as shown in Table 10.

The average cost of a collection material is based on the overall value of all of the materials in the current collection. The inventory of the current collection is shown on Table 9 by type of material, number of materials, the average cost to acquire a volume in each category, and the total value of all materials in each category. Overall, the system's collection of 42,908 materials has a current (replacement) value of almost \$940,200. Dividing one by the other, and assuming the relative ratios will persist into the future, the average material in the collection is almost \$22.



¹ For more information on the cost inflator factor and net present value, see the 'Cost Adjustments and Credits' chapter of this report.

Table 9: Value of Collection Materials - 2017

Collection Materials	Number of Volumes	Avg Value per Volume	Total Value
Adult fiction books	1,220	\$ 23.33	\$ 28,462.60
Adult nonfiction books	10,431	\$ 24.09	\$ 251,282.79
Juvenile books	9,376	\$ 16.49	\$ 154,610.24
Easy books	7,638	\$ 15.73	\$ 120,145.74
EZ books	916	\$ 13.03	\$ 11,935.48
Magazines	1,108	\$ 22.00	\$ 24,376.00
Realia items	98	\$ 41.05	\$ 4,022.90
Large print books	1,616	\$ 27.17	\$ 43,906.72
Young adult books	2,585	\$ 16.17	\$ 41,799.45
Videogames	148	\$ 24.83	\$ 3,674.84
Music CDs	334	\$ 13.95	\$ 4,659.30
DVDs	3,129	\$ 22.84	\$ 71,466.36
Audiobooks	2,481	\$ 36.62	\$ 90,854.22
Ref/Georgianna	1,828	\$ 48.67	\$ 88,968.76
Total	42,908		\$ 940,165.40
	Overall Average per Volume		\$ 21.91

This average cost-per-material from Table 9 is used in Table 10 to calculate the total cost each year to acquire the needed number of materials (from Table 7). The costs are shown in current dollars, and then adjusted to reflect the Net Present Value based on the year in which the expenditure is anticipated. For the acquisition of collection materials, the current cost is adjusted to reflect the CPI (consumer price index) inflation factor, and then reduced by the Net Discount Rate to determine the Net Present Value.



In Table 10, the number of books needed each year is taken from Table 7. The total cost each year (in current 2017 dollars) is produced by multiplying the number of collection materials times the average per-volume cost calculated in Table 9. The percentage of the cost attributable to new growth in each year is based on the percentage of total volumes demanded that are attributable to new growth's demand (i.e., excluding the volumes needed to replace the discarded volumes).

This 'New Growth Cost (2017 \$)' is converted to Net Present Value as described above, using the CPI inflation rate to the future year indicated, and then reducing that figure using the Net Discount Rate back to present value of the future cost.

Table 10: Collection Material Costs to Meet Future Demand

Year	Total Materials Needed (annual)	Total Cost (2017 Dollars)	% for New Growth	New Growth Cost (2017 \$)	Net Present Value
2018	1,777	\$ 38,934.07	99.49%	\$ 38,736.88	\$ 39,114.61
2019	1,777	\$ 38,934.07	99.49%	\$ 38,736.88	\$ 39,496.02
2020	1,792	\$ 39,262.72	99.50%	\$ 39,065.53	\$ 40,219.50
2021	1,796	\$ 39,350.36	99.50%	\$ 39,153.17	\$ 40,702.80
2022	1,781	\$ 39,021.71	99.49%	\$ 38,824.52	\$ 40,754.71
2023	1,762	\$ 38,605.42	99.49%	\$ 38,408.23	\$ 40,710.86
2024	1,769	\$ 38,758.79	99.49%	\$ 38,561.60	\$ 41,271.99
2025	1,765	\$ 38,671.15	99.49%	\$ 38,473.96	\$ 41,579.72
2026	1,777	\$ 38,934.07	99.49%	\$ 38,736.88	\$ 42,272.08
2027	1,784	\$ 39,087.44	99.50%	\$ 38,890.25	\$ 42,853.28
2028	1,788	\$ 39,175.08	99.50%	\$ 38,977.89	\$ 43,368.66
2029	1,784	\$ 39,087.44	99.50%	\$ 38,890.25	\$ 43,693.09
2030	1,769	\$ 38,758.79	99.49%	\$ 38,561.60	\$ 43,746.30
2031	1,773	\$ 38,846.43	99.49%	\$ 38,649.24	\$ 44,273.27
2032	1,765	\$ 38,671.15	99.49%	\$ 38,473.96	\$ 44,502.24
2033	1,758	\$ 38,517.78	99.49%	\$ 38,320.59	\$ 44,757.06
2034	1,754	\$ 38,430.14	99.49%	\$ 38,232.95	\$ 45,090.13
2035	1,746	\$ 38,254.86	99.48%	\$ 38,057.67	\$ 45,321.07
2036	1,765	\$ 38,671.15	99.49%	\$ 38,473.96	\$ 46,263.58
2037	1,792	\$ 39,262.72	99.50%	\$ 39,065.53	\$ 47,432.98
2038	1,831	\$ 40,117.21	99.45%	\$ 39,898.11	\$ 48,916.27
2039	1,862	\$ 40,796.42	99.46%	\$ 40,577.32	\$ 50,234.11
2040	1,881	\$ 41,212.71	99.47%	\$ 40,993.61	\$ 51,244.33
Total	41,048	\$ 899,361.68		\$ 894,760.58	\$ 1,007,818.63

Parks and Recreation Facilities

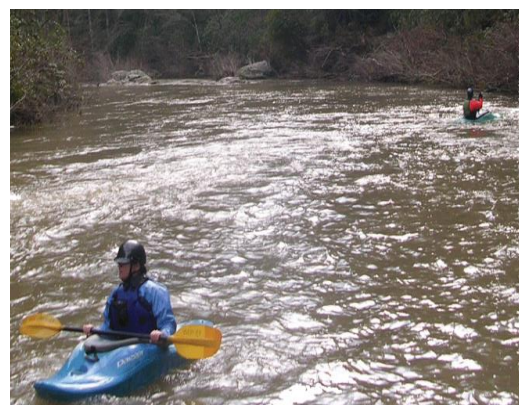
■ Introduction

Public recreational opportunities are available in Dawson County through a number of parks facilities and programs operated by the County. Demand for recreational facilities is almost exclusively related to the county's resident population. Businesses make some incidental use of public parks for office events, company softball leagues, etc., but the use is minimal compared to that of the families and individuals who live in the county. Thus, the parks and recreation impact fee is limited to future residential growth. The County maintains and operates four parks.

Rock Creek Sports Complex



River Park



Veterans Memorial Park



War Hill Park



■ Service Area

Parks and recreational facilities are made available to the county's population without regard to the political jurisdiction within which the resident lives. In addition, the facilities are provided equally to all residents, and often used on the basis of the programs available, as opposed to proximity of the facility. For instance, children active in the little leagues play games at various locations throughout the county, based on scheduling rather than geography. Other programs are located only at certain centralized facilities, to which any Dawson County resident can come. As a general rule, parks facilities are located throughout the county, and future facilities will continue to be located around the county so that all residents will have recreational opportunities available on an equal basis. Thus, the entire county is considered a single service area for parks & recreation.

■ Level of Service

The Level of Service (LOS) that the County’s parks and recreation components provide is viewed from two perspectives: the LOS that is provided by the current facilities to the current population, and the LOS adopted as part of the County’s Recreation Master Plan.

Table 11: Current Inventory of Parks and Recreation Components

Facility	Park Acreage	Recreation Component	Current Inventory
Rock Creek Park	50.8	Total Park Acres	202.9
Veterans Memorial Park	40.8	Baseball/Softball Fields	15
River Park	3.3	Basketball Courts (outdoor)	2
War Hill Park	108.0	Multi-Purpose Fields	4
Total Acres	202.9	Picnic Pavilions	4
		Playgrounds	3
		Restroom/Concession	3
		Swimming Pools	1
		Tennis Courts	6
		Buildings:*	
		Gymnasium	17,000
		Maintenance Sheds	4,200
		Office/Concession	2,500
		Recreation Center	36,000
		Senior Rec Center	5,000
		Maintenance Yards**	0.25
		Walking Trails***	1.90
		Parking Spaces	1,255

Footnotes:

* Floor area in square feet. Includes 1 indoor regulation basketball court at the Veterans Memorial Park gym and 2 at the Rock Creek Recreation Center.

** Total acres for 2 yards.

*** Trail miles.

Current Level of Service

Table 12 below provides the current Level of Service in park acreage and facilities per population, converts this to the Level of Service per the number of housing units occupied by that population, and then expresses the Level of Service per housing unit (since impact fees are assessed per housing unit when building permits are issued, not population).

For all facilities, the current Level of Service standards are expressed in terms of the number of people each recreation component serves.

To determine the current LOS, the number of people served by each component is calculated using the current inventory for the component divided into the current population. These LOS 'per population' standards are then re-calculated as the number of housing units served by each component based on the county's number of people living in an average household (the average household size). Since impact fees are assessed at the time a building permit is issued (and the impact fee will be applied only to residential uses), the LOS then must be converted to a 'per housing unit' basis.

Table 12 shows how the current Level of Service for each recreation component is converted to a 'per housing unit' basis. To do this, the current LOS shown in the middle columns of 1 per a 'certain number of' housing units for each component is converted to the LOS per housing unit by dividing the number into '1', which produces the number of components serving one housing unit'.

Table 12: Current Level of Service Calculations

Component Type	Current Level of Service*	Level of Service per "X" Housing Units**	Level of Service per Each Housing Unit***
Total Park Acres	1 per 121 population =	1 per 55 Housing Units =	0.018182 for each Housing Unit
Baseball/Softball Fields	1 per 1,634 population =	1 per 751 Housing Units =	0.001332 for each Housing Unit
Basketball Courts (outdoor)	1 per 12,259 population =	1 per 5,631 Housing Units =	0.000178 for each Housing Unit
Multi-Purpose Fields	1 per 6,129 population =	1 per 2,816 Housing Units =	0.000355 for each Housing Unit
Picnic Pavilions	1 per 6,129 population =	1 per 2,816 Housing Units =	0.000355 for each Housing Unit
Playgrounds	1 per 8,172 population =	1 per 3,754 Housing Units =	0.000266 for each Housing Unit
Swimming Pools	1 per 24,517 population =	1 per 11,262 Housing Units =	0.000089 for each Housing Unit
Tennis Courts	1 per 4,086 population =	1 per 1,877 Housing Units =	0.000533 for each Housing Unit
Buildings:			
Gymnasium	1 sq ft per 1,442 population =	1 sq ft per 0.662 Housing Units =	1.509501 for each Housing Unit
Maintenance Sheds	1 sq ft per 5,837 population =	1 sq ft per 2.681 Housing Units =	0.372936 for each Housing Unit
Office/Concession	1 sq ft per 9,807 population =	1 sq ft per 4.505 Housing Units =	0.221985 for each Housing Unit
Recreation Center	1 sq ft per 0.681 population =	1 sq ft per 0.313 Housing Units =	3.196590 for each Housing Unit
Restroom/Concession	1 per 8,172 population =	1 per 3,754 Housing Units =	0.000266 for each Housing Unit
Senior Rec Center	1 sq ft per 4,903 population =	1 sq ft per 2.252 Housing Units =	0.443971 for each Housing Unit
Maintenance Yard acres	1 acre per 98,068 population =	1 acre per 45,048 Housing Units =	0.000022 for each Housing Unit
Walking Trail miles	1 mile per 12,904 population =	1 mile per 5,927 Housing Units =	0.000169 for each Housing Unit
Parking Spaces	1 space per 19,535 population =	1 space per 8,974 Housing Units =	0.111437 for each Housing Unit

* LOS is based on the current inventory divided by the current population.

** Converted using average population per housing unit in 2017.

*** "1" divided by the number of housing units for each component under 'Level of Service per "X" Housing Units' column.

By way of example, the current LOS for basketball courts is 1 court per 12,259 people. That number—12,259—is divided by the 2017 average household size to convert 'people' into 'housing units'. The result is the converted standard of 1 court per 5,631 housing units. By dividing the component (1) by the number of housing units it serves results in the portion of a basketball court that serves 1 housing unit (0.000178).

Master Plan Level of Service

In 2012 the County adopted a Master Plan for all recreation facilities operated by the County. Those LOS standards are shown in Table 13. By-and-large, the current LOS standards compare generally well to the adopted LOS standards, with some exceptions (such as baseball and softball fields, which far outnumber the adopted standard). In many cases, types of recreation components are not the same between the current inventory and the Master Plan facilities. In particular, adopted standards for various building types cannot be compared to the current LOS standards.

Table 13: Adopted Level of Service Calculations

Component Type	Adopted Level of Service*	Level of Service per "X" Housing Units	Level of Service per Each Housing Unit
Total Park Acres	1 per 100 population =	1 per 46 Housing Units =	0.021739 for each Housing Unit
Baseball/Softball Fields	1 per 5,000 population =	1 per 2,297 Housing Units =	0.000435 for each Housing Unit
Basketball Courts (outdoor)	1 per 8,000 population =	1 per 3,675 Housing Units =	0.000272 for each Housing Unit
Football Fields	1 per 20,000 population =	1 per 9,187 Housing Units =	0.000109 for each Housing Unit
Picnic Pavilions	1 per 5,000 population =	1 per 2,297 Housing Units =	0.000435 for each Housing Unit
Playgrounds	1 per 5,000 population =	1 per 2,297 Housing Units =	0.000435 for each Housing Unit
Soccer Fields	1 per 5,000 population =	1 per 2,297 Housing Units =	0.000435 for each Housing Unit
Spraygrounds	1 per 20,000 population =	1 per 9,187 Housing Units =	0.000109 for each Housing Unit
Swimming Pools	1 per 20,000 population =	1 per 9,187 Housing Units =	0.000109 for each Housing Unit
Tennis Courts	1 per 3,500 population =	1 per 1,608 Housing Units =	0.000622 for each Housing Unit
Volleyball Courts	1 per 8,000 population =	1 per 3,675 Housing Units =	0.000272 for each Housing Unit
Buildings:			
Community/Cultural Ctrs	1 per 20,000 population =	1 per 9,187 Housing Units =	0.000109 for each Housing Unit
Maintenance Facilities	1 per park =	1 per 2,816 Housing Units =	0.000355 for each Housing Unit
Restroom/Concession	1 per 4 fields =	1 per 2,371 Housing Units =	0.000422 for each Housing Unit
Recreation Center	1 per 10,000 population =	1 per 4,594 Housing Units =	0.000218 for each Housing Unit
Senior Rec Center	1 per 20,000 population =	1 per 9,187 Housing Units =	0.000109 for each Housing Unit
Walking/jogging Trails	1 per park =	1 per 2,816 Housing Units =	0.000355 for each Housing Unit
Multi-Purpose Trail System	1 per 20,000 population =	1 per 9,187 Housing Units =	0.000109 for each Housing Unit
Parking	75 per field =	1 per 8 Housing Units =	0.126532 for each Housing Unit

* Dawson County System-Wide Recreation Master Plan: 2012-2017. Adopted February 2012.

Impact Fee LOS Standards

As will be seen below, the impact fee calculations use a combination of LOS standards reflecting current conditions and Master Plan standards where applicable, relevant and useful to the calculations.

First priority is given to the LOS standards adopted in the Master Plan, where those standards relate to actual facilities in the inventory and are based on population. Where an existing category (such as multi-purpose fields) has no comparable component in the Master Plan, the LOS for the current facilities is used. In the case of buildings, the categories between the Plan and actual facilities do not match, and/or the LOS standard differs as to its basis (floor area per population versus number per park). The same is true for maintenance sheds and maintenance yards versus 'maintenance facilities', and parking spaces. Lastly, the LOS for a 'multi-purpose trail system' is not quantified in terms of actual length; establishing an appropriate LOS in the future awaits a trail plan that will quantify this quantifiably.

The standards used in this Methodology Report provide greater clarity to future parks and recreation component development in terms of the County's current activities and planned improvements.

■ Forecasts for Service Area

Future Demand

As discussed above, the Level of Service standards used in this Report are an amalgam of standards established in the County’s *Systemwide Recreation Master Plan* (by preference) and current LOS standards in those cases where the Master Plan does not quantify future improvements in a useful way. The relevant LOS standards are shown on Table 14.

The table below applies the relevant Level of Service calculations to determine the facilities needed to meet the demand created by the existing residents of the county as well as the future demand for park lands and recreation components that will be generated by new growth and development.

Table 14: Existing and Future Demand (Parks)

Component Type	LOS per Housing Unit*	Existing Demand (2017)*	New Growth Demand (2017-40)**
Total Park Acres	0.021739	244.83	233.02
Baseball/Softball Fields	0.000435	4.90	4.67
Basketball Courts (outdoor)	0.000272	3.06	2.92
<i>Multi-Purpose Fields</i>	0.000355	4.00	3.81
Picnic Pavilions	0.000435	4.90	4.67
Playgrounds	0.000435	4.90	4.67
Swimming Pools	0.000109	1.23	1.17
Tennis Courts	0.000622	7.00	6.67
Buildings:			
<i>Gymnasium (sf)</i>	1.509501	17,000	16,180
<i>Maintenance Sheds (sf)</i>	0.372936	4,200	3,997
<i>Office/Concession (sf)</i>	0.221985	2,500	2,379
<i>Recreation Center (sf)</i>	3.196590	36,000	34,264
<i>Restroom/Concession (#)</i>	0.000266	3.00	2.86
<i>Senior Rec Center (sf)</i>	0.443971	5,000	4,759
<i>Maintenance Yard (acres)</i>	0.000022	0.25	0.24
<i>Walking Trails (miles)</i>	0.000169	1.90	1.81
<i>Parking (spaces)</i>	0.111437	1,255	1,194

* 2017 Housing Units = 11,262
 ** New Units (2017-2040) = 10,719

Notes:

All LOS figures from *Systemwide Recreation Master Plan* except those in italics, which are current LOS figures.
 Multi-Purpose fields serve as football and soccer fields. Basketball courts double as volleyball courts.
 Multi-Purpose Trail System not quantified, pending preparation of a trail system plan.

The current number of housing units (11,202) is multiplied by the LOS standard to determine the existing demand of today’s population. Since existing demand is used in the calculation of a few of

Parks and Recreation Facilities

the LOS standards, some of the existing demand figures on Table 14 are the same as the 'current inventory' figures on Table 11; these facilities are those shown on Table 14 in italics.

The increase in housing units between 2017 and 2040 (10,719 - see Table 2) is multiplied by the same LOS to produce the future demand created by future growth.

Impact Fee Eligibility

New recreation components are eligible for impact fee funding only to the extent that the improvements are needed to specifically serve new growth and development, and only at the Level of Service applicable countywide. Table 15 shows the number of new recreation components that are needed to satisfy needs of the county's future residents, and the extent to which fulfillment of those needs will serve future growth demand.

The table begins with the current inventory of recreation components, and the 'existing demand' for those components to meet the needs of the current (2017) population based on the applicable Level of Service standards (shown on Table 14).

Table 15: Future Park Facility Impact Fee Eligibility

Component Type	Current Inventory	Existing Demand	Excess or (Shortfall)	New Growth Demand	Net Total Needed	Total Needed*	% Impact Fee Eligible
Total Park Acres	202.94	244.83	(41.89)	233.02	274.91	274.91	84.76%
Baseball/Softball Fields	15	4.90	10.10	4.67	(5.43)	-	
Basketball Courts (outdoor)	2	3.06	(1.06)	2.92	3.98	4.00	99.53%
Multi-Purpose Fields	4	4.00	0.00	3.81	3.81	4.00	95.16%
Picnic Pavilions	4	4.90	(0.90)	4.67	5.57	6.00	77.78%
Playgrounds	3	4.90	(1.90)	4.67	6.57	7.00	66.66%
Swimming Pools	1	1.23	(0.23)	1.17	1.39	2.00	58.34%
Tennis Courts	6	7.00	(1.00)	6.67	7.67	8.00	83.33%
Buildings:							
Gymnasium (sf)	17,000	17,000	0	16,180	16,180	16,180	100.00%
Maintenance Sheds (sf)	4,200	4,200	0	3,997	3,997	3,997	100.00%
Office/Concession (sf)	2,500	2,500	0	2,379	2,379	2,379	100.00%
Recreation Center (sf)	36,000	36,000	0	34,264	34,264	34,264	100.00%
Restroom/Concession (#)	3	3	0	2.86	2.86	3.00	95.18%
Senior Rec Center (sf)	5,000	5,000	0	4,759	4,759	4,759	100.00%
Maintenance Yard (acres)	0.25	0	0	0.24	0.24	0.24	100.00%
Walking Trails (miles)	1.9	1.9	0	1.81	1.81	1.81	100.00%
Parking (spaces)	1,255	1,255	0	1,194	1,194	1,194	100.00%

* For recreation components that can only be built in whole numbers: 'Net Total Needed' rounded up to next whole number. For park acres, building floor areas, maintenance yard acres, walking trails, and parking spaces, actual number shown.

The 'Excess or (Shortfall)' column compares the existing demand to the current inventory for each recreation component. If an 'excess' were to exist, that would mean that more components (or portions of components) exist than are needed to meet the demands of the current population, and those 'excesses' would create capacity to meet the recreational needs of future growth. This is the case for one component in Dawson County—baseball/softball fields.

Conversely, a 'shortfall' indicates that there are not enough components (or portions of components) to meet the recreational needs of the current population based on the Level of Service standard (e.g., park acres, basketball courts and playgrounds, etc.).

The column on Table 15, labeled 'New Growth Demand', shows the total demand for recreation components specifically to meet future growth needs (from Table 14), and the 'Net Total Needed' column shows all existing and future needs combined. The current 'shortfall' in park acres, playgrounds and several other components, is added to new growth's facility needs to bring the current population up to the current Level of Service required to be available to all—both current and future residents.

For many components, the 'Total Needed' column is rounded up to whole numbers. This is simply because the County cannot build a portion of a facility; it must build an entire facility. As a result, the '% Impact Fee Eligible' column may reflect a percentage less than 100%.

For example, existing residents suffer a 'shortfall' in playgrounds based on the LOS standard. New growth mathematically demands 4.67 new playgrounds; together, 6.57 playgrounds are needed to bring the current residents and future residents up to the same Level of Service. The County cannot build a portion of a playground; it must build an entire playground for it to be usable. Thus 7 playgrounds need to be added, and the portion of the 7 new playgrounds that is impact fee eligible (4.67) results in the percentage that is impact fee eligible (66.66%); 27.18% of the total goes to satisfy existing demand, and the remainder (6.15%) is excess capacity available to serve new growth beyond the current planning horizon. As such, the excess capacity could be recouped through impact fees at that time, but cannot be charged to new growth between now and 2040.

The outlier is baseball/softball fields. The 15 existing fields in the inventory provides an 'excess capacity' of about ten fields using the LOS standard adopted in the Master Plan. This 'excess capacity' exceeds the 'raw' demand created by new growth (4.67 fields). As a result, no additional fields will be needed in the foreseeable future.

Future Costs

Table 16 is a listing of the future capital project costs to provide the additional recreation components needed to attain or address the applicable Level of Service standards.

Costs are based on cost estimates provided in the *Systemwide Recreation Master Plan* for all recreation components except buildings. For new building construction, the actual amount spent by the County on each such facility in the past was raised to 2012 dollars using the Building Construction Index (BCI) from the actual year of each expenditure. All of these 2012 figures in the 'Net Cost per Unit' column are then increased to the gross cost to account for a contingency (10%) and professional services (7%)—a figure also taken from the Master Plan.

The cost estimates provided in the Master Plan were developed for the 2012 report; these are increased to current (2017) figures using the CPI inflation rate. In similar fashion, the building construction costs calculated in 2012 equivalent dollars are increased to 2017 values using the BCI inflation rate.

The 2017 figures in the 'Total Needed' column are drawn from the 'Total Needed' column in Table 15. These totals, multiplied by the 2017 per unit costs, establish the total cost in current dollars for each recreation component. These 'Total Cost (2017)' figures on the Table are converted to 'New Growth Share' dollars based on the percentage that each improvement is impact fee eligible (also from Table 15).

Amounts in the 'New Growth Share' column are reduced to the extent that certain projects are deferred from impact fee funding, as follows: The number of acres of park land and the number of parking spaces are deferred from impact fee parking to the extent of 50% of the impact fee eligible amount; while the total cost of the Aquatic Center is deferred in favor of alternate funding sources.

The calculation of Net Present Value is explained following the table.

Table 16: Future Costs to Meet Future Demand for Parks and Recreation

Component Type	2012 Cost Estimates		Current (2017) Cost Estimates			Percent Impact Fee Eligible	New Growth Share	2030 Net Present Value***
	Net Cost per Unit*	Gross Cost per Unit**	Per Unit Cost (2017)	Total Needed	Total Cost (2017)			
Park Acres****	\$ 18,000	\$ 21,060	\$ 22,665	274.91	\$ 6,230,786	84.76%	\$ 2,640,719	\$ 2,995,770
Baseball/Softball Fields	\$ 250,000	\$ 292,500	\$ 345,044	-	\$ -		\$ -	\$ -
Basketball Courts (outdoor)	\$ 50,000	\$ 58,500	\$ 69,009	4	\$ 276,036	99.53%	\$ 274,740	\$ 395,649
Multi-Purpose Fields	\$ 150,000	\$ 175,500	\$ 207,026	4	\$ 828,104	95.16%	\$ 788,037	\$ 1,134,839
Picnic Pavilions	\$ 50,000	\$ 58,500	\$ 69,009	6	\$ 414,054	77.78%	\$ 322,032	\$ 463,753
Playgrounds	\$ 75,000	\$ 87,750	\$ 103,513	7	\$ 724,591	66.66%	\$ 483,046	\$ 695,626
Aquatic Center (deferred)	\$ 11,000,000	\$ 12,870,000	\$ 13,774,166	1	\$ 13,774,166	58.34%	\$ -	\$ -
Tennis Courts	\$ 75,000	\$ 87,750	\$ 103,513	8	\$ 828,104	83.33%	\$ 690,022	\$ 993,690
Buildings:								
Gymnasium (sf)	\$ 113	\$ 132	\$ 141	16,180	\$ 2,281,380	100.00%	\$ 2,281,380	\$ 2,550,964
Maintenance Sheds (sf)	\$ 75	\$ 87	\$ 93	3,997	\$ 371,721	100.00%	\$ 371,721	\$ 415,646
Office/Concession (sf)	\$ 147	\$ 172	\$ 184	2,379	\$ 437,736	100.00%	\$ 437,736	\$ 489,462
Recreation Center (sf)	\$ 113	\$ 132	\$ 141	34,264	\$ 4,831,224	100.00%	\$ 4,831,224	\$ 5,402,116
Restroom/Concession (#)	\$ 200,000	\$ 234,000	\$ 250,439	3	\$ 751,317	95.18%	\$ 715,092	\$ 799,593
Senior Rec Center	\$ 186	\$ 218	\$ 233	4,759	\$ 1,108,847	100.00%	\$ 358,847	\$ 401,251
Maintenance Yard (acres)	\$ 18,000	\$ 21,060	\$ 22,665	0.24	\$ 5,393	100.00%	\$ 5,393	\$ 6,118
Walking Trails (miles)	\$ 158,400	\$ 185,328	\$ 218,620	1.81	\$ 395,375	100.00%	\$ 395,375	\$ 569,373
Parking (spaces)****	\$ 1,600	\$ 1,872	\$ 2,208	1,194	\$ 2,636,352	100.00%	\$ 1,318,176	\$ 1,898,284
				Total	\$ 35,895,186		\$ 15,913,540	\$ 19,212,136

* Cost figures drawn from *Systemwide Recreation Master Plan* (2012 estimates) for all component types except buildings. Per square foot costs for buildings derived from actual costs from the Fixed Assets listing, raised to 2012 equivalent costs.

** Includes contingency at 10% and planning/architectural/engineering/legal services at 7%.

*** Actual construction dates will vary. NPV based on CPI, CCI or BCI as appropriate, in an average construction year of 2030. New Growth Share for the Senior Rec Center reflects a reduction for a \$750,000 grant.

**** Cost per park or maintenance yard acre includes land acquisition and site preparation. Impact fee funding for park land acquisition and new parking spaces partially deferred at 50%.

Note: All cost figures shown rounded to nearest whole dollar.

The Net Present Value of new growth’s share of the cost for each component is calculated as follows: Since the annual ‘pace’ of component construction over the 2017-2040 period is not known, an ‘average’ year of 2030 is used for Net Present Value calculations—some improvements will occur earlier for less money, and some later at greater cost. All will average out.

To calculate the Net Present Value (NPV) of the impact fee eligible cost estimate for the construction of the recreation components, the NPVs are calculated by increasing the current (2017) estimated costs using Engineering News Record’s (ENR) 10-year average building cost inflation (BCI) rate for buildings (such as gymnasiums) and the 10-year average CPI rate for all other projects. All project costs are then reduced to current NPV dollars using the Net Discount Rate.

Fire Protection

■ Introduction

Fire protection services are provided to the entire county through the Dawson County Emergency Services Department. The capital value of the department's services is based upon fire stations, administrative office space, and apparatus having a life of 10 years or more.

The Emergency Services department provides service throughout Dawson County, including the City of Dawsonville, which overall totals 211 square miles of coverage area and 50 miles of shoreline on Lake Sydney Lanier. Services are provided through three operating divisions: Fire/Rescue, the Emergency Management Agency, and Emergency Medical Services. Much of the data in this chapter is drawn from the *Fire Services Assessment* prepared by the Georgia Mountains Regional Commission published in November, 2016. As a convention, the term 'fire protection services' is used in this chapter to apply to all fire and EMS services provided by the Emergency Services Department.



■ Service Area

Fire protection operates as a coordinated system, with each station backing up the other stations in the system. The backing up of another station is not a rare event; it is the essence of good fire protection planning. All stations do not serve the same types of land uses, nor do they all have the same apparatus. It is the strategic placement of personnel and equipment that is the backbone of good fire protection. Any new station would relieve some of the demand on the other stations. Since the stations would continue to operate as 'backups' to the other stations, everyone in the county would benefit by the construction of the new station since it would reduce the 'backup' times the station nearest to them would be less available. For these reasons the entire county is considered a single service area for the provision of fire protection and EMS services because all residents and employees within the county have equal access to the benefits of the program.

■ Level of Service

Current Inventory

Fire protection and emergency medical services are provided currently by 8 stations with a combined square footage of 26,016, comprising 25 bays and utilizing a total of 29 heavy vehicles. In addition, the department maintains a facility, which includes a burn building,

Fire Protection

for training. Table 17 presents the 2017 inventory of facilities and impact fee eligible apparatus in the county.

Table 17: Current Capital Improvements

Stations			Vehicles*							
Facility	Floor Area (Sq Ft)	Bays	Engine	Tender	Tanker	Brush	Battalion	Medic	Squad	Total
Station 1 - Memory Lane	7,632	3	1	1		1	1	1		5
Station 2 - Liberty Drive	3,900	4	1	1				1	1	4
Station 3 - Harmony Church Rd	2,784	3	1	1				1		3
Station 4 - Emma Terrace	2,100	3	1	1						2
Station 5 - Kelly Bridge Road	1,800	3	1	1	1					3
Station 6 - Hubbard Road	3,800	4	1	1		1		1	1	5
Station 7 - Dawson Forest Road	2,000	3	2	1				1	1	5
Station 8 - Monument Road	2,000	2	1	1						2
Total Existing System**	26,016	25	9	8	1	2	1	5	3	29

* Vehicles having a service life of 10 years or more.

** In addition to the stations, the department operates a fire training facility, which includes a burn building.

The current capital improvements from Table 17 are translated into the current Level of Service (LOS) for fire protection and emergency medical services in Dawson County on Table 18.

Table 18: Level of Service Calculations - 2017

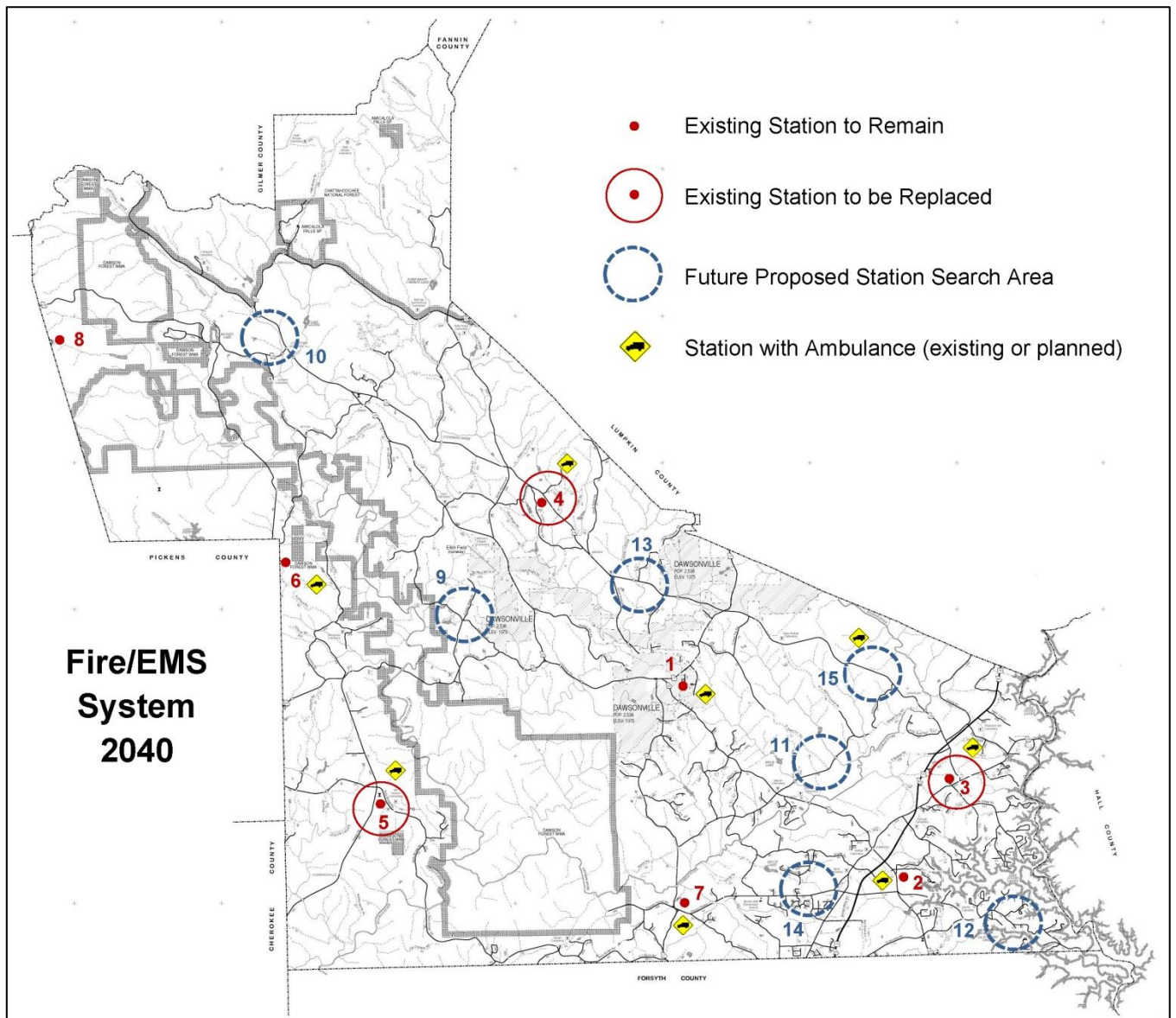
Facility	Current Service Population	Level of Service
Total Existing Floor Area	2017 Day-Night Population	Square Feet per 2017 Day-Night Population
26,016	34,807	0.747436
Total Existing Station Bays	2017 Day-Night Population	Bays per 2017 Day-Night Population
25	34,807	0.000718
Total Existing Vehicles	2017 Day-Night Population	Vehicles per 2017 Day-Night Population
29	34,807	0.000833

The current LOS is measured in terms of the number of vehicles (engines, tankers, medic units, etc.), and the number of square feet and vehicle bays in the fire stations, per day-night population in the service area. Day-night population is used as a measure in that fire protection services are available on a 24-hour basis, provided continuously to both residences and businesses throughout the county.

Future System

In order to adequately serve future growth and development in the county to 2040, a number of stations will need to be built and new vehicles purchased. Overall, future plans call for the replacement (and enlargement) of three aging and obsolete stations and the construction of ultimately seven new stations (four by 2040) strategically located throughout the county. Importantly, the current Fire/EMS system of facilities has capacity available to accommodate a portion of future growth, which reduces the overall need for new facilities.

The map below conceptualizes the future planned Fire/EMS system as currently envisioned. It is important to bear in mind that future growth patterns could produce changes in the location of some stations or the order in which construction would need to occur. Three stations (11, 13 and 14) will not be built before 2040, but land will be acquired for them before 2040.



Fire Protection

A key factor in determining future station locations is consideration of achieving ISO standards with regard to response times and road miles to be travelled within each fire service district. As the county grows, population concentrations will increase in high-growth areas, new commercial buildings and multi-family complexes will be built, and inevitably traffic congestion will mount on major roads. As a result, 'densification' of fire service districts in the growing areas of the county—primarily the GA 400/Lake Area and the area extending from there to Dawsonville and beyond (as shown on the County's Comprehensive Plan map)—will be needed to maintain and possibly increase service and decrease response times. This would have the added benefit of potentially reducing fire insurance premiums as a result.

Future System Improvements

The future system to be achieved by 2040, as currently envisioned, is summarized on the table below. The table excludes the construction of Stations 11, 13 and 14, and the acquisition of vehicles for those stations, which will be deferred until after 2040.

Table 19: Future Fire/EMS System - 2040

Stations			New Bays Added**	Vehicles Added*				Year of Addition
Facility	Existing Bays	Existing Vehicles		Engine	Tender	Medic	Ladder	
Station 1 - Memory Lane	3	5					1	2020
Station 2 - Liberty Drive	4	4					1	2023
Replace Station 3 - Harmony Church Rd	3	3	1	1				2023
Replace Station 4 - Emma Terrace	3	2	1	1		1		2022
Replace Station 5 - Kelly Bridge Road	3	3	1			1		2020
Station 6 - Hubbard Road	4	5						
Station 7 - Dawson Forest Road	3	5						
Station 8 - Monument Road	2	2						
New Stations:								
Station 9 - Sweetwater Juno Road			3	2	1			2019
Station 10 - SR 183 Area			2	1	1			2021
Station 11 - Etowah River Road Area			0	0	0			2025
Station 12 - War Hill Park Rd Area			1	1				2028
Station 13 - SR 136 at Shoal Creek Area			0	0	0			2031
Station 14 - Dawson Forest at Red Rider Area			0	0	0			2034
Station 15 - SR 136 at Cothran Road Area			4	2	1	1		2037
Total Future System (2040)***	25	29	13	8	3	3	2	

* Excludes vehicles relocated from Stations 3, 4 and 5 when the stations are replaced. Impact fee funding for equipment for Stations 11, 13 and 14 deferred. For all stations, types of vehicles may vary from the "standard complement" depending on the individual needs of each service area.

** Excludes replacement of 3 bays each at existing Stations 3, 4 and 5 when replacement stations built. Impact fee funding for construction of Stations 11, 13 and 14 deferred, except for land acquisition.

*** In addition to the stations, expansion of the training facility and burn building is proposed in 2024.

Note: New station search areas are approximate; specific station locations will reflect growth patterns and land availability, which may also affect the order of construction.

In summary, the future system is planned to include 15 existing and new stations (a net increase of 4 by 2040 and 7 eventually) and an expansion of the fire training center.

In addition, a net increase of 25 vehicles (16 by 2040 and 9 thereafter for a total of 54), including 2 new ladder trucks and an increase of 3 new ambulances are planned. As part of the program, three 3-bay existing but obsolete stations are proposed to be replaced with modern, 4-bay facilities.

Using the figures from Table 19 for both the existing facilities and planned improvements, Table 20 shows the resulting LOS calculations for the system as of 2040.

As can be seen on the table, the LOS standards for the future system are lower than for the current system, which is a result of taking advantage of the residual capacity in the existing system to provide service to at least a portion of anticipated growth. Applying the current LOS factors from Table 18 to all future growth, for instance, would have projected a future need for as many as 12 or 14 new stations, instead of 7, and as many as 56 more vehicles, not 25.

Table 20: Future Level of Service Calculations - 2040

Facility	Future Service Population	Level of Service
Total Future Floor Area	2040 Day-Night Population	Square Feet per 2040 Day-Night Population
34,090	67,560	0.504589
Total Future Station Bays	2040 Day-Night Population	Bays per 2040 Day-Night Population
38	67,560	0.000562
Total Future Vehicles	2040 Day-Night Population	Vehicles per 2017 Day-Night Population
45	67,560	0.000666



■ Future Costs

There are three categories of future costs: those for facilities (new station construction and the training center), those for new vehicle purchases, and those for the Fire Hydrant Extension program.

Table 21: Timing of Future Fire/EMS Facility Projects

Year	Day-Night Pop Increase over 2017	Incremental Demand		
		Station Number	New Bays Added *	New Vehicles
2017	34,807			
2018	1,224			
2019	2,462	9	3	3
2020	3,723	5**	1	2
2021	5,003	10	2	2
2022	6,308	4	1	2
2023	7,633	3***	1	2
2024	8,982			
2025	10,355	11****	0	0
2026	11,748			
2027	13,162			
2028	14,593	12	1	1
2029	16,043			
2030	17,505			
2031	18,983	13****	0	0
2032	20,479			
2033	21,983			
2034	23,497	14****	0	0
2035	25,020			
2036	26,556			
2037	28,096	15	4	4
2038	29,641			
2039	31,198			
2040	32,753			
Totals	32,753		13	16

* Excludes replacement of 3 bays each at existing Stations 3, 4 and 5 when replacement stations built.

** Includes one ladder truck for Station 1.

*** Includes one ladder truck for Station 2.

**** Impact fee funding for station construction (except land acquisition) and equipment deferred.

As a prologue to the **facility and system improvements**, Table 21 shows the anticipated timing of the projects and expenditures. Timing for near-term system improvements has been determined using two factors: first, immediate needs identified from the County’s Capital Improvements Program (CIP) and to meet growing service demands in areas experiencing much of the recent increases in development; and second, to extend service to the far northern portion of the county not currently well-served.

Once the immediate needs of the system are addressed, additional project are related to future increases in the day-night population—correlating increases in service to the growing demands of future growth and development—as well as increasing service into pockets of areas less served than others.

As to the **Fire Hydrant Extension Program**, the schedule of hydrant installations is closely coordinated with the extension of and upgrades to major water lines in high-growth areas by the Etowah Water and Sewer Authority.

The three categories—facility costs, vehicle costs, and the fire hydrant extension program—are discussed separately below.

Facility Costs

The estimated costs of the facility projects scheduled on Table 21 for the stations are shown on Table 22. Costs shown in the 'Current (2017) Dollars' columns are based on the current gross per-bay cost of a standard three-bay fire station (\$460,000 in total impact fee eligible capital cost per bay), drawn from the *Fire Services Assessment* report prepared by the Georgia Mountains Regional Commission (GMRC) in 2016. Since the 'per bay' costs are determined by dividing the total cost of construction of a standard station by the number of resulting bays, the gross cost per bay therefore includes a portion of the cost of administrative and other space in a standard station.

For Stations 11, 13 and 14, only land acquisition costs are considered for impact fee funding in the current program. These costs (\$125,000 per station in current dollars) are also drawn from the *Fire Services Assessment* report prepared by the GMRC in 2016. Four stations listed on the table (4, 5, 9 and 10) are needed to meet LOS standards but will be funded with SPLOST revenue instead of impact fees.

The 2017 total dollar amounts for impact fee funded projects are then converted to Net Present Value using ENR's 10-year average Building Construction Index (BCI) for the appropriate years. (NPV calculations are discussed fully in the Adjustments and Credits chapter).

The 'percent impact fee eligible' figure on Table 22 for Station 3 reflects the 3-bays that are not impact fee eligible because they will be replaced by the new 4-bay stations. Stations 11, 13 and 14 are 100% impact fee eligible and, thus, so are the land acquisition costs.

Table 22: Impact Fee Costs - Facilities

Facility	Current (2017) Dollars			Future Cost		Impact Fee Eligible	
	Replaced Bays	New Bays Added*	Total Cost	Year	Net Present Value**	Percent Eligible	Eligible Cost
Station 9		\$ 1,380,000	\$ 1,380,000	2019	n/a ***	n/a ***	\$ -
New Station 5	\$ 1,380,000	\$ 460,000	\$ 1,840,000	2020	n/a ***	n/a ***	\$ -
Station 10		\$ 920,000	\$ 920,000	2021	n/a ***	n/a ***	\$ -
New Station 4	\$ 1,380,000	\$ 460,000	\$ 1,840,000	2022	n/a ***	n/a ***	\$ -
New Station 3	\$ 1,380,000	\$ 460,000	\$ 1,840,000	2023	\$ 1,937,339	25%	\$ 484,335
Station 11****		\$ -	\$ 125,000	2025	\$ 133,894	100%	\$ 133,894
Station 12		\$ 460,000	\$ 460,000	2028	\$ 505,594	100%	\$ 505,594
Station 13****		\$ -	\$ 125,000	2031	\$ 140,977	100%	\$ 140,977
Station 14****		\$ -	\$ 125,000	2034	\$ 144,658	100%	\$ 144,658
Station 15		\$ 1,840,000	\$ 1,840,000	2037	\$ 2,184,961	100%	\$ 2,184,961
Training Center		\$ 207,919	\$ 207,919	2024	\$ 220,807	100%	\$ 220,807
	\$ 4,140,000	\$ 6,187,919	\$ 10,702,919		\$ 5,268,229		\$ 3,815,226

* Based on an average cost per bay for a three-bay station of \$460,000.

** Net Present Value = 2017 cost estimate per fire station bay inflated to target year using the ENR Building Cost Index (BCI), reduced to NPV using Discount Rate.

*** Funded with SPLOST revenue.

**** Impact fee funding for station construction and equipment deferred; land acquisition estimated at \$125,000 in current (2017) dollars.

Fire Protection

Vehicle Costs

Vehicle costs are calculated in much the same way as the facility costs. The 2017 costs for a new engine, tender and medic vehicle (ambulance) are drawn from the *Fire Services Assessment* report. The current cost for a ladder truck is drawn from recent purchase history of other jurisdictions.

The vehicles to be purchased for Station 9, and one ladder truck, are scheduled to be purchased with SPLOST revenue. All other vehicles are 100% impact fee eligible in that they add new capacity to serve future growth and development.

The Net Present Value calculation, in this case, is based on the 10-year average CPI (as discussed in the Adjustments and Credits chapter).

Table 23: Impact Fee Costs - Vehicles

Facility	Engine	Tender	Medic	Ladder	Total Cost (2017)	Year	Net Present Value*
Station 9	n/a **	n/a **	\$ -	\$ -	\$ -	2019	\$ -
New Station 5	\$ -	\$ -	\$ 250,000	\$ -	\$ 250,000	2020	\$ 257,385
Station 1	\$ -	\$ -	\$ -	n/a **	\$ -	2020	\$ -
Station 10	\$ 400,000	\$ 300,000	\$ -	\$ -	\$ 700,000	2021	\$ 727,705
New Station 4	\$ 400,000	\$ -	\$ 250,000	\$ -	\$ 650,000	2022	\$ 682,315
New Station 3	\$ 400,000	\$ -	\$ -	\$ -	\$ 400,000	2023	\$ 423,981
Station 2	\$ -	\$ -	\$ -	\$ 1,100,000	\$ 1,100,000	2023	\$ 1,165,947
Station 11***	\$ -	\$ -	\$ -	\$ -	\$ -	2025	\$ -
Station 12	\$ 400,000	\$ -	\$ -	\$ -	\$ 400,000	2028	\$ 445,059
Station 13***	\$ -	\$ -	\$ -	\$ -	\$ -	2031	\$ -
Station 14***	\$ -	\$ -	\$ -	\$ -	\$ -	2034	\$ -
Station 15	\$ 800,000	\$ 300,000	\$ 250,000	\$ -	\$ 1,350,000	2037	\$ 1,639,157
					\$ 4,850,000		\$ 5,341,548

* Net Present Value = 2017 cost estimate for vehicles inflated to target year using the Consumer Price Index (CPI), reduced to NPV using Discount Rate.

** Equipment funded with SPLOST revenue.

*** Impact fee funding for vehicle costs for Stations 11, 13 and 14 deferred.



Fire Hydrant Extensions

The Etowah Water and Sewer Authority is in the process of executing a program of extending new major water mains and replacing some undersized distribution water mains in various parts of the county. All of these mains will provide increased pressures and flows that will now support fire hydrants. The County has undertaken a cooperative program of funding fire hydrants to be placed as these new mains are installed, thus bringing a considerable increase in firefighting capability to these currently unserved areas. Since these extensions will increase capacity for all properties in the water service areas, thus promoting new growth and development, the expenditures are 100% impact fee eligible.

The 15-year program is detailed on Table 24 as to the number of hydrants to be installed on an annual basis in coordination with the Authority’s scheduled extension and upgrade efforts.

Table 24: Fire Hydrant Extension Program

Year	Number of Hydrants	Cost (2017 \$)	Cost (NPV)
2017	3	\$ 11,895	\$ 11,895
2018	14	\$ 55,510	\$ 57,089
2019	11	\$ 43,615	\$ 46,132
2020	12	\$ 47,580	\$ 51,758
2021	11	\$ 43,615	\$ 48,794
2022	12	\$ 47,580	\$ 54,745
2023	18	\$ 71,370	\$ 84,454
2024	37	\$ 146,705	\$ 178,538
2025	22	\$ 87,230	\$ 109,178
2026	8	\$ 31,720	\$ 40,831
2027	10	\$ 39,650	\$ 52,490
2028		\$ -	\$ -
2029	18	\$ 71,370	\$ 99,936
2030		\$ -	\$ -
2031	12	\$ 47,580	\$ 70,469
2032	21	\$ 83,265	\$ 126,829
Total	209	\$ 828,685	\$ 1,033,137

The 2017 cost shown on the table is the average cost to add an elbow connection and a standard hydrant to a main as it is installed. The Net Present Value is the current cost inflated to each future year using the ENR’s Construction Cost Index (CCI), reduced by the discount rate to 2017 equivalent dollars.

Average Hydrant Cost = \$ 3,965.00

Law Enforcement

■ Introduction

The Dawson County Sheriff's Office provides law enforcement services throughout Dawson County, which includes operation of the County detention facilities. The detention facilities and all law enforcement activities are administered from the Law Enforcement Center in Dawsonville; a precinct station is located in a different location than the Law Enforcement Center, but contains no detention facilities.

The Sheriff's Office provides 24-hour countywide land and marine patrol; serves arrest warrants and civil papers issued by the court; detains suspects and those sentenced to the county detention center; transports inmates locally and throughout the state; provides security to the courts and the governmental center, and during county government meetings; investigates crimes; and operates the 911 emergency communications center.

■ Service Area

The entire county is considered a single service area for the provision of the law enforcement services because all residents and employees in the county have equal access to the benefits of the program.



■ Level of Service

For impact fee purposes, this chapter focuses on the Law Enforcement Center and the operations contained within it. The current year (2017) Level of Service is based on the inventory of the number of inmate beds in the facility and the overall floor area of the Law Enforcement Center. Statistics for the facility are shown in Table 25.

Impact fees are based on increases in capacity to serve new growth and development in the county. Thus, utilization of the detention facility to specifically serve county residents and businesses is related directly to persons that have committed a crime in Dawson County punishable under County laws, and that are held in the jail at least overnight. Other detention activities, such as prisoners awaiting transfer to a State or federal facility, or housed under contract, while a legitimate law enforcement activity, are not occasioned by service directly provided to serve county residents and businesses.

Current utilization limited to Dawson County growth demands only is estimated at 50% of the beds on an average daily basis. This percentage is applied to the Center’s existing 192 beds and shown on Table 25.

Table 25: Inventory of Sheriff's Facilities

Facility	Square Feet	Beds*
County Sheriff's Headquarters and Jail	68,480	96

* Of the Detention Center's 192 beds, utilization by persons arrested, convicted or serving time for crimes committed in Dawson County is estimated at 50% on an average daily basis.

As noted, the Level of Service for law enforcement services in Dawson County is measured in terms of beds per day-night population. Day-night population is used as a measure in that the Sheriff’s Office provides its services on a 24-hour basis.

Table 26: Level of Service Calculation

Applicable Number of Beds	Current Day/Night Population	Beds per Day-Night Population
96	34,807	0.0028

The current LOS, shown in Table 26 is 0.0028 beds per day-night population, based on the Dawson County utilization of all beds available as discussed above.

■ **Forecasts for Service Area**

Future Demand

Table 27 presents the calculations carried out in order to determine the future service demand for detention facility beds in Dawson County. In this Table the current Level of Service from Table 26 is applied to future growth. The 'Day-Night Population Increase' figure is taken from the Day-Night Population table in the Future Growth appendix attached to this Report. The additional number of forecasted day-night population to the year 2040 is multiplied by the Level of Service to produce the future demand figure.

As discussed above, Dawson County utilization specifically for its residents and businesses leaves 96 beds available for non-county driven purposes. In effect, these beds represent a resource for increases in future county-driven utilization as the number of county residents and employees grows, along with the inevitable increase in crimes perpetrated within the county. While new growth will

Law Enforcement

generate a total need for 90 beds to serve the needs of growth and development in Dawson County, the 'residual' 96 beds currently available for non-county use today are available to meet county-driven needs in the future.

As can be seen on Table 27, only 90 beds are needed to meet future demand created by new growth and development. Since this is fewer than the beds available, no additional beds are specifically needed for Dawson County inmates, and no expansion of the jail for county-specific needs is proposed.



Table 27: Future Demand Calculation

Beds per Day-Night Population	Day-Night Pop Increase (2017-40)	New Beds Needed
0.0028	32,753	90
Less: Residual capacity in existing facility		(96)
Net new beds needed		-6

As noted above, an expansion of the Law Enforcement Center (or a stand-alone facility) would be justified and probable to cover all functions of the Sheriff's Office, including beds available for non-county specific incarcerations. However, whatever final form and size a new project might take, none of the cost of a new, larger facility could be funded with impact fees.

Road Improvements

■ Introduction

The information in this chapter is derived from road project information reflecting currently on-going and proposed road projects.

■ Service Area

The service area for these road projects is defined as the entire county, in that these road projects are recognized as providing primary access to all properties within the county as part of the county-wide network of principal streets and thoroughfares. All new development within the county will be served by this countywide network, such that improvements to any part of this network to relieve congestion or to otherwise improve capacity will positively affect capacity and reduce congestion throughout the county.

■ Level of Service Standards

Two types of Level of Service standards are used for road improvements: one for the design of roadways at a designated operational level, and one for the actual accommodation of traffic to be generated by new growth and development. The latter standard allows the cost of improvements to the road system to be equitably allocated between improvements that accrue to existing traffic today and improvements that will accommodate traffic generated by future growth and development.

Operational Design Standards

Level of Service (LOS) for roadways and intersections is measured on a 'letter grade' system that rates a road within a range of service from A to F. Level of Service A is the best rating, representing roads operating with unencumbered travel; Level of Service F is the worst rating, representing operational conditions of heavy congestion and long delays. This system is a means of relating the connection between speed and travel time, freedom to maneuver, traffic interruption, comfort, convenience and safety to the capacity that exists in a roadway. This refers to both a quantitative measure expressed as a service flow rate and an assigned qualitative measure describing parameters. *The Highway Capacity Manual, Special Report 209*, Transportation Research Board (1985), defines operational design Level of Service A through F as having the following characteristics:

1. LOS A: free flow, excellent level of freedom and comfort;
2. LOS B: stable flow, decline in freedom to maneuver, desired speed is relatively unaffected;
3. LOS C: stable flow, but marks the beginning of users becoming affected by others, selection of speed and maneuvering becomes difficult, comfort declines at this level;
4. LOS D: high density, but stable flow, speed and freedom to maneuver are severely restricted, poor level of comfort, small increases in traffic flow will cause operational problems;
5. LOS E: at or near capacity level, speeds reduced to low but uniform level, maneuvering is extremely difficult, comfort level poor, frustration high, level unstable; and
6. LOS F: forced/breakdown of flow. The amount of traffic approaching a point exceeds the amount that can transverse the point. Queues form, stop & go. Arrival flow exceeds discharge flow.

Road Improvements

The traffic volume that produces different Level of Service grades differs according to road type, size, signalization, topography, condition and access.

The County has set its Level of Service for road improvements at LOS 'D', a level to which it will strive ultimately. However, interim road improvement projects that do not result in a LOS of 'D' will still provide traffic relief to current and future traffic alike and are thus eligible for impact fee funding.

Accommodating Future Traffic

Regardless of the design of roads in the system, the system must address the future traffic demands that will be created by new growth and development.

All road improvement projects benefit existing and future traffic proportionally to the extent that relief from over-capacity conditions eases traffic problems for everyone. For example, since new growth by 2040 will represent a certain portion of all 2040 traffic, new growth would be responsible for that portions' cost of all road improvements in the system that create new capacity. This approach recognizes that some improvements to the road system do not create new capacity—such as resurfacing, road maintenance, bridge replacements with the same number of lanes, etc.

It is noted that the cost-impact of non-Dawson County generated traffic on the roads traversing the county (cross commutes) is off-set by state and federal assistance. The net cost of the road projects that accrues to Dawson County reasonably represents (i.e., is 'roughly proportional' to) the impact on the roads by Dawson County residents and businesses.

The basis for the road impact fee would therefore be Dawson County's cost for the improvements that create new capacity divided by all traffic in 2040 (existing today plus new growth)—i.e., the cost per trip—times the traffic generated by new growth alone. For an individual land use, the cost per trip (above) would be applied to the number of trips that will be generated by the new development when a building permit is issued, assuring that new growth would only pay its 'fair share' of the road improvements that serve it. All other (non-capacity) improvements would be the cost responsibility of the current base of residents and businesses, including the creation of new capacity that exceeds the needs of future 2040 traffic.

■ Forecasts for Service Area

Of the several road projects that are on-going, the County has identified those that provide an increase in road capacity that will serve new growth; these are shown on Table 28. This is not a list of all County road projects. These projects were selected for inclusion in the County's impact fee program because the specific improvements proposed will increase traffic capacity and reduce congestion to some extent, whether through road widening, improved intersection operations or upgraded signalization.

In addition, the County is currently preparing a Transportation Plan that will address all of the road system improvements needed to fully serve new growth and development to 2040. The challenge to the County is to address the identified future demand that will be placed on the road system in the future and to both serve it with new capacity created in its currently on-going projects and to fully plan additional improvements to the system to accommodate all future traffic.

Table 28: Road Projects and Estimated Costs

Project Description	Total County Cost*	Year of Completion	Net Present Value**
Kelly Bridge Road, full depth reclamation and widening both lanes	\$ 2,200,000.00	2018	\$ 2,262,592.57
Lumpkin Campground Road, lane addition and lane widening	\$ 4,000,000.00	2019	\$ 4,230,847.21
Red Rider Road, right-of-way acquisition and road widening	\$ 1,200,000.00	2019	\$ 1,269,254.16
Sweetwater Juno Road, road widening and resurfacing	\$ 1,300,000.00	2019	\$ 1,375,025.34
Couch Road, road widening and resurfacing	\$ 3,500,000.00	2020	\$ 3,807,317.28
Grant Road East, upgrade dirt to pavement and road widening	\$ 800,000.00	2020	\$ 870,243.95
Shoal Creek - Shoal Creek Road Bridge, replacement with additional lanes and weight	\$ 2,500,000.00	2020	\$ 2,719,512.35
Amicalola River - Goshen Church Bridge, replacement with additional lanes and weight	\$ 1,500,000.00	2021	\$ 1,678,131.39
Whitmire Drive West, add third (center turn) lane	\$ 800,000.00	2021	\$ 895,003.41
Prepare Transportation Plan (in house)	\$ -	2020	\$ -
Total	\$ 17,800,000.00		\$ 19,107,927.67

* Total cost of project less grants or other non-County assistance.

** Net Present Value = current cost inflated to target year using the ENR Construction Cost Index, (CCI) reduced to NPV using the Discount Rate.

The cost figures shown in the 'Total County Cost' column of Table 28 are the current project cost figures. These figures are then calculated in Net Present Value (as discussed in the Cost Adjustments and Credits chapter) and shown in the last column, based on the year of project expenditure.

■ Eligible Costs

As discussed thoroughly in the *Trip Generation* section of the Appendix, new residential and nonresidential growth and development will represent 44.68% of the traffic on Dawson County's road network in 2040. To that extent, new growth's fair share of the road project costs that are attributed to new growth are shown on the following table. This percentage represents new growth's portion of system improvements that create the capacity needed to serve it, while the remaining 55.32% represents that portion of those projects that do not create new capacity, such as resurfacing, road maintenance, lane replacements during bridge widenings, and so forth.

Road Improvements

Table 29: Eligible Cost Calculations

Project*	Net Present Value	% Impact Fee Eligible*	New Growth Cost (NPV)
Kelly Bridge Road, full depth reclamation and widening both lanes	\$ 2,262,592.57	44.67786%	\$ 1,010,877.84
Lumpkin Campground Road, lane addition and lane widening	\$ 4,230,847.21	44.67786%	\$ 1,890,251.81
Red Rider Road, right-of-way acquisition and road widening	\$ 1,269,254.16	44.67786%	\$ 567,075.54
Sweetwater Juno Road, road widening and resurfacing	\$ 1,375,025.34	44.67786%	\$ 614,331.84
Couch Road, road widening and resurfacing	\$ 3,807,317.28	44.67786%	\$ 1,701,027.72
Grant Road East, upgrade dirt to pavement and road widening	\$ 870,243.95	44.67786%	\$ 388,806.34
Shoal Creek - Shoal Creek Road Bridge, replacement with additional lanes and weight	\$ 2,719,512.35	44.67786%	\$ 1,215,019.80
Amicalola River - Goshen Church Bridge, replacement with additional lanes and weight	\$ 1,678,131.39	44.67786%	\$ 749,753.12
Whitmire Drive West, add third (center turn) lane	\$ 895,003.41	44.67786%	\$ 399,868.33
Prepare Transportation Plan (in house)	\$ -	0%	\$ -
Total	\$ 19,107,927.67		\$ 8,537,012.34

* See the *Trip Generation* section in the Appendix. Actual % of trips: 44.6778557%

Exemption Policy

The Dawson County Board of Commissioners adopted its initial statement on Exemptions in its Impact Fee Ordinance. The following updates that statement as part of the Capital Improvements Program:

Dawson County recognizes that certain office, retail trade, lodging, service and industrial development projects provide extraordinary benefit in support of the economic advancement of the county and its citizens over and above the access to jobs, goods and services that such uses offer in general.

To encourage such development projects, the board of commissioners may consider granting a reduction in the impact fee for such a development project upon the determination and relative to the extent that the business or project represents extraordinary economic development and employment growth of public benefit to Dawson County in accordance with adopted exemption criteria.

It is also recognized that the cost of system improvements otherwise foregone through exemption of any impact fee must be funded through revenue sources other than impact fees.

Community Work Program

In 2018, a new and complete Community Work Program within the Comprehensive Plan update will be prepared for all project activities, including the specific impact fee eligible projects below.

5-Year Work Program: Impact Fee Eligible Projects

Project Description	2018	2019	2020	2021	2022	Responsible Party	Cost Estimate	Funding Source	Notes/ Explanation
Library Services									
Purchase collection materials	X	X	X	X	X	Dawson Co. Library	\$195,503	99.5% impact fees; SPLOST	On-going annual purchases
Parks & Recreation									
Acquire park land			X			Parks & Recreation Dept.	\$800,000	84.76% impact fees; SPLOST	140 acres
Senior Rec Center		X	X			Senior Services	\$401,251	100% impact fees	Cost excludes \$750,000 grant
Law Enforcement									
New Jail	X					Sherriff's Office	\$45,715.05	100% impact fees	Wrap-up to previous new jail project identified in the 2006 CIE
Fire Protection									
Purchase fire engine for Station 4					X	Emergency Services	\$400,000	100% impact fees	
Purchase medic vehicle for Station 4					X	Emergency Services	\$250,000	100% impact fees	
Purchase medic vehicle for Station 5			X			Emergency Services	\$250,000	100% impact fees	
Purchase fire engine for Station 10				X		Emergency Services	\$400,000	100% impact fees	
Purchase tender for Station 10				X		Emergency Services	\$300,000	100% impact fees	

Project Description	2018	2019	2020	2021	2022	Responsible Party	Cost Estimate	Funding Source	Notes/ Explanation
Install fire hydrants	x	x	x	x	x	Etowah Water and Sewer Authority	\$237,900	100% impact fees	Annual installation in accordance with the Authority's schedule
Road Improvements									
Kelly Bridge Road, full depth reclamation and widening both lanes	x					Public Works	\$2,200,000	44.68% impact fees; SPLOST	
Lumpkin Campground Road, lane addition and lane widening		x				Public Works	\$4,000,000	44.68% impact fees; SPLOST	
Red Rider Road, right-of-way acquisition and road widening		x				Public Works	\$1,200,000	44.68% impact fees; SPLOST	
Sweetwater Juno Road, road widening and resurfacing		x				Public Works	\$1,300,000	44.68% impact fees; SPLOST	
Couch Road, road widening and resurfacing			x			Public Works	\$3,500,000	44.68% impact fees; SPLOST	
Grant Road East, upgrade dirt to pavement and road widening			x			Public Works	\$800,000	44.68% impact fees; SPLOST	
Shoal Creek – Shoal Creek Road Bridge, replacement with additional lanes and weight limit increase			x			Public Works	\$2,500,000	44.68% impact fees; SPLOST	
Amicalola River – Goshen Church Bridge, replacement with additional lanes and weight limit increase				x		Public Works	\$1,500,000	44.68% impact fees; SPLOST	
Whitmire Drive West, add third (center turn) lane.				x		Public Works	\$800,000	44.68% impact fees; SPLOST	
Transportation Plan	x	x	x			Public Works	\$0	Prepared by staff	

Community Work Program

Project Description	2018	2019	2020	2021	2022	Responsible Party	Cost Estimate	Funding Source	Notes/ Explanation
Update impact fee Capital Improvements Element with road improvements			x	x		Public Works	\$0	Prepared by staff	Consultant assistance, if needed, will not be charged to road impact fee fund

Appendix: Glossary

The following terms are used in this Report. Where possible, the definitions are taken directly from the Georgia Development Impact Fee Act.

Capital improvement: an improvement with a useful life of 10 years or more, by new construction or other action, which increases the service capacity of a public facility.

Capital improvements element: a component of a comprehensive plan adopted pursuant to Chapter 70 of the Development Impact Fee Act which sets out projected needs for system improvements during a planning horizon established in the comprehensive plan, a schedule of capital improvements that will meet the anticipated need for system improvements, and a description of anticipated funding sources for each required improvement.

Development: any construction or expansion of a building, structure, or use, any change in use of a building or structure, or any change in the use of land, any of which creates additional demand and need for public facilities.

Development impact fee: a payment of money imposed upon development as a condition of development approval to pay for a proportionate share of the cost of system improvements needed to serve new growth and development.

Eligible facilities: capital improvements in one of the following categories:

- (A) Water supply production, treatment, and distribution facilities;
- (B) Waste-water collection, treatment, and disposal facilities;
- (C) Roads, streets, and bridges, including rights of way, traffic signals, landscaping, and any local components of state or federal highways;
- (D) Storm-water collection, retention, detention, treatment, and disposal facilities, flood control facilities, and bank and shore protection and enhancement improvements;
- (E) Parks, open space, and recreation areas and related facilities;
- (F) Public safety facilities, including police, fire, emergency medical, and rescue facilities; and
- (G) Libraries and related facilities.

Impact Cost: the proportionate share of capital improvements costs to provide service to new growth, less any applicable credits.

Impact Fee: the impact cost plus surcharges for program administration and recoupment of the cost to prepare the Capital Improvements Element.

Level of service: a measure of the relationship between service capacity and service demand for public facilities in terms of demand to capacity ratios or the comfort and convenience of use or service of public facilities or both.

Project improvements: site improvements and facilities that are planned and designed to provide service for a particular development project and that are necessary for the use and convenience of the occupants or users of the project and are not system improvements. The character of the improvement shall control a determination of whether an improvement is a project improvement or system improvement and the physical location of the improvement on site or off site shall not be considered determinative of whether an improvement is a project improvement or a system improvement. If an improvement or facility provides or will provide more than incidental service or facilities

capacity to persons other than users or occupants of a particular project, the improvement or facility is a system improvement and shall not be considered a project improvement. No improvement or facility included in a plan for public facilities approved by the governing body of the municipality or county shall be considered a project improvement.

Proportionate share: means that portion of the cost of system improvements which is reasonably related to the service demands and needs of the project.

Rational Nexus: the clear and fair relationship between fees charged and services provided.

Service area: a geographic area defined by a municipality, county, or intergovernmental agreement in which a defined set of public facilities provide service to development within the area. Service areas in Dawson may be designated on the basis of sound planning or engineering principles or both.

System improvement costs: costs incurred to provide additional public facilities capacity needed to serve new growth and development for planning, design and engineering related thereto, including the cost of constructing or reconstructing system improvements or facility expansions, including but not limited to the construction contract price, surveying and engineering fees, related land acquisition costs (including land purchases, court awards and costs, attorneys' fees, and expert witness fees), and expenses incurred for qualified staff or any qualified engineer, planner, architect, landscape architect, or financial consultant for preparing or updating the capital improvement element, and administrative costs, provided that such administrative costs shall not exceed 3 percent of the total amount of the costs. Projected interest charges and other finance costs may be included if the impact fees are to be used for the payment of principal and interest on bonds, notes, or other financial obligations issued by or on behalf of the municipality or county to finance the capital improvements element but such costs do not include routine and periodic maintenance expenditures, personnel training, and other operating costs.

System improvements: capital improvements that are public facilities and are designed to provide service to the community at large, in contrast to "project improvements."

Appendix: Future Growth

In order to accurately calculate the demand for future services for Dawson County, new growth and development must be quantified in future projections. These projections include forecasts for population, households, housing units, and employment to the year 2040. These projections provide the base-line conditions from which the current (2017) Level of Service calculations are produced.

■ Types of Projections

Accurate projections of population, households, housing units, and employment are important in that:

- Population data and forecasts are used to establish current and future demand for services where the Level of Service (LOS) standards are per capita based.
- Household data and forecasts are used to forecast future growth in the number of housing units.
- Housing unit data and forecasts relate to certain service demands that are household based, such as parks, and are used to calculate impact costs when the cost is assessed when a building permit is issued. The number of households—defined as *occupied* housing units—is always smaller than the supply of available housing units. Over time, however, each housing unit is expected to become occupied by a household, even though the unit may become vacant during future re-sales or turnovers.
- Employment forecasts are refined to reflect 'value added' employment figures. This reflects an exclusion of jobs considered to be transitory or non-site specific in nature, and thus, not requiring building permits to operate (i.e., are not assessed impact fees).

'Value added' employment data is combined with population data to produce what is known as the 'day-night population.' These figures represent the total number of persons receiving services, both in their homes and in their businesses, to produce an accurate picture of the total number of persons that rely on certain 24-hour services, such as fire protection.

The projections used for each public facility category are specified in each public facility chapter.

■ Population and Housing Unit Forecasts

Population projections reflect the growth that is expected over the next 22 years. Based on the county’s rebound from the Great Recession and anticipated continuing growth in the housing market, the ultimate population forecast for 2040 is estimated at 50,000 people—basically a doubling of the number of people in the county today.

The most recent the population estimate for Dawson County published by the Census Bureau was published for 2016. This figure is used as the ‘starting point’ for the projections.

Between 2016 and the total population figure for 2040, the average annual increase is 0.9416%. This annual increase over each preceding year is applied to each year to calculate the intervening years throughout the forecast period.

The following table presents the forecast for population for each year from 2017 to 2040² and also provides a forecast for housing units over the same period. The figures shown are, in essence, mid-year estimates reflecting Census Bureau practice. In other words, the increase in population between 2017 and 2040 would actually be from July 1, 2017 to July 1, 2040.

Population and Housing Projections

	Total Population	Avg. Household Size	Occupied Housing Units	Occupancy Rate	Total Housing Units
2016	23,604	2.423	9,740	89.4%	10,897
2017	24,517	2.436	10,066	89.4%	11,262
2018	25,453	2.428	10,481	89.4%	11,726
2019	26,412	2.424	10,896	89.4%	12,190
2020	27,394	2.421	11,314	89.4%	12,658
2021	28,396	2.420	11,733	89.4%	13,127
2022	29,418	2.421	12,149	89.4%	13,592
2023	30,459	2.425	12,560	89.4%	14,052
2024	31,519	2.430	12,973	89.4%	14,514
2025	32,595	2.435	13,385	89.4%	14,975
2026	33,687	2.441	13,800	89.4%	15,439
2027	34,794	2.448	14,216	89.4%	15,905
2028	35,915	2.454	14,634	89.4%	16,372
2029	37,048	2.462	15,050	89.4%	16,838
2030	38,193	2.470	15,463	89.4%	17,300
2031	39,348	2.478	15,877	89.4%	17,763
2032	40,512	2.487	16,289	89.4%	18,224
2033	41,684	2.496	16,699	89.4%	18,683
2034	42,863	2.505	17,109	89.4%	19,141
2035	44,047	2.515	17,516	89.4%	19,597
2036	45,235	2.523	17,928	89.4%	20,058
2037	46,425	2.530	18,347	89.4%	20,526
2038	47,617	2.536	18,774	89.4%	21,004
2039	48,809	2.541	19,208	89.4%	21,490
2040	50,000	2.545	19,647	89.4%	21,981
Increase 2017-2040	25,483		9,581		10,719

To estimate the number of housing units each year, the number of occupied housing units is first determined. This is calculated by dividing the population each year by the average household size. For household sizes, estimates published this year by Woods & Poole Economics (a nationally recognized source also accepted by the State) were relied upon.

To find the total number of housing units, vacant units must be added in. This was determined by using an ‘occupancy rate’ based on the proportion of occupied units to vacant units for the last data point available—the American Community Survey published in 2015 by the Census Bureau. Dividing the number of occupied units by the occupancy rate produces the total number of housing units.

² 2016 is shown on the table for consistency with the Census Bureau’s estimate.

■ **Employment Forecasts**

The table below shows the forecasts for employment growth countywide in Dawson County, from 2017 to 2040. The employment figures for Dawson County are based on forecasts published by Woods & Poole Economics in their latest (2017) *Georgia Profile* for Dawson County. Woods & Poole counts jobs, not just employed people, which captures people holding two or more jobs, self-employed sole proprietors and part-time workers. This gives a more complete picture than Census figures (the number of people with jobs).

In the table below the total employment figures are refined to show what is referred to as ‘non-building related’ jobs. ‘Non-building related’ jobs are those that do not normally require issuance of a building permit, and thus would not be assessed an impact fee. Such jobs include any employment that is considered to be transitory in nature, such as those working on construction sites or are strictly land-based such as farming and other agricultural workers.

This is done to better measure the services being provided by the County, which in this report will be measured and, ultimately, assessed based on structures.

Employment Projections

	Total Employment	Non-Building Related*	Government	Private Sector Employment
2016	12,328	1,127	1,202	9,999
2017	12,652	1,144	1,218	10,290
2018	12,974	1,162	1,234	10,578
2019	13,283	1,176	1,250	10,857
2020	13,594	1,192	1,266	11,136
2021	13,903	1,208	1,281	11,414
2022	14,217	1,222	1,298	11,697
2023	14,531	1,237	1,313	11,981
2024	14,850	1,252	1,328	12,270
2025	15,172	1,263	1,342	12,567
2026	15,500	1,275	1,357	12,868
2027	15,832	1,286	1,371	13,175
2028	16,165	1,295	1,385	13,485
2029	16,505	1,305	1,398	13,802
2030	16,845	1,314	1,412	14,119
2031	17,189	1,322	1,425	14,442
2032	17,543	1,330	1,439	14,774
2033	17,895	1,337	1,452	15,106
2034	18,249	1,344	1,464	15,441
2035	18,607	1,350	1,477	15,780
2036	18,974	1,357	1,489	16,128
2037	19,342	1,363	1,501	16,478
2038	19,713	1,370	1,512	16,831
2039	20,095	1,375	1,524	17,196
2040	20,477	1,382	1,535	17,560
Increase 2017-2040	7,825	238	317	7,270

The table also shows the number of workers employed by governmental entities (county, state and federal) as estimated by Woods & Poole for each year. Governments are exempt from impact fees, whether a building is to be constructed or not.

The last column on the table shows what is called ‘private sector employment’, although it also includes nonprofits and institutions. The numbers are derived by subtracting the ‘non-building related’ workers and the ‘government’ workers from the total employment figures. Businesses employing these ‘private sector’ workers are the ones that would be most likely to be assessed an impact fee.

* Includes farm, forestry, mining and construction workers.
Source: 2017 Georgia Profile, Woods & Poole, Economists.

■ Service Area Projections

The entire county is a single service area because all Dawson County services being considered for impact fee funding serve all residents and business in the county, whether in the unincorporated area or within the City of Dawsonville.

As explained in the text of this report, impact fees for the library services and the parks & recreation facilities are paid exclusively by residential uses. Thus, the housing unit count and projections presented earlier form the basis for those impact fee calculations.

For the fire protection and law enforcement categories, the 24-hour service population—called the day-night population—is used for overall Level of Service calculations. Impact fees in these categories are assessed on a per-housing unit basis or on a per-nonresidential square foot basis, depending on the use.

The day-night population calculation is a combination of the population projections and future (‘private sector’) employment projections discussed earlier in this Appendix. The use of day-night population in impact fee calculations is based upon the clear rational nexus between persons and services demanded on a 24-hour basis.

Day-Night Population

	Total Population	Private Sector Employment	Total Day-Night Population
2016	23,604	9,999	33,603
2017	24,517	10,290	34,807
2018	25,453	10,578	36,031
2019	26,412	10,857	37,269
2020	27,394	11,136	38,530
2021	28,396	11,414	39,810
2022	29,418	11,697	41,115
2023	30,459	11,981	42,440
2024	31,519	12,270	43,789
2025	32,595	12,567	45,162
2026	33,687	12,868	46,555
2027	34,794	13,175	47,969
2028	35,915	13,485	49,400
2029	37,048	13,802	50,850
2030	38,193	14,119	52,312
2031	39,348	14,442	53,790
2032	40,512	14,774	55,286
2033	41,684	15,106	56,790
2034	42,863	15,441	58,304
2035	44,047	15,780	59,827
2036	45,235	16,128	61,363
2037	46,425	16,478	62,903
2038	47,617	16,831	64,448
2039	48,809	17,196	66,005
2040	50,000	17,560	67,560
Increase 2017-2040	25,483	7,270	32,753

The day-night population is used to determine Level of Service standards for facilities that serve both the resident population and business employment. The fire department, for instance, protects one’s house from fire whether or not they are at home, and protects stores and offices whether or not they are open for business. Thus, this ‘day-night’ population is a measure of the total services demanded of a 24-hour service provider facility and a fair way to allocate the costs of such a facility among all of the beneficiaries.

Impact fee calculations for road improvements, on the other hand, are based on the number of vehicle trips generated by homes and businesses onto the county’s road system. These trip generation figures are translated into per-housing unit and per-nonresidential floor area fees using the different trip rates specific to each type of land use.

This is discussed more thoroughly in the next Appendix Section.

Appendix: Trip Generation

In order to calculate new growth and development's fair share of the cost of road improvements, it is necessary to establish how much of the future traffic on Dawson County's roads will be generated by new growth, over and above the traffic generated by the county's residents and businesses today. This Appendix Section describes the process through which this determination is made.

■ Summary

A Level of Service must be established for road improvements in order to assure that, ultimately, existing development and new growth are served equally. This Section also presents the process through which new growth and development's 'fair share' of road improvement costs is calculated, and tables summarizing the technical portions of this methodology are included.

Level of Service

The County has set its Level of Service for road improvements at LOS "D", a level below which most roads in the county operate. Using this LOS maximizes roadway capacity before traffic conditions actually break down (LOS "F").

All road improvement projects benefit existing and future traffic proportionally to the extent that relief from over-capacity conditions eases traffic problems for everyone. For example, since new growth by 2040 will represent a certain portion of all 2040 traffic, new growth would be responsible for that portions' cost of the road improvements.

It is noted that the cost-impact of non-Dawson County generated traffic on the roads traversing the county (cross commutes) is off-set by state and federal assistance. The net cost of the road projects that accrues to Dawson County reasonably represents (i.e., is 'roughly proportional' to) the impact on the roads by Dawson County residents driving to and from their homes, and commuters that come in to work in the county.

The basis for the road impact fee would therefore be Dawson County's cost for the improvements divided by all traffic generated within the county in 2040 (existing today plus new growth)—i.e., the cost per trip—times the traffic generated by new growth alone. For an individual land use, when a building permit is issued, the cost per trip would be applied to the number of trips that will be generated by the new development, assuring that new growth would only pay its 'fair share' of the road improvements that serve it.

Approach

This methodology proceeds along the following lines:

- Total traffic currently generated by Dawson County residents and businesses in 2017 on the road system within the county is calculated from trip generation and commuting data. Various data sources are relied upon to determine current conditions, as explained in each appropriate section, below.
- Future Dawson County-generated traffic from new growth in the county is calculated from housing unit and employment forecasts to 2040.
- The portion of total 2040 traffic that is generated by new housing units and employment in the county establishes the percentage of Dawson County's cost of the future road improvements that can be included in an impact fee.

Summary Table

The table below shows how the portion of 2040 traffic generated by new growth is calculated. The figures represent all trips generated by land use, including pass-by and diverted trips.

Average Daily Trip Ends Generated by New Growth

	2017	2040	Increase	Percent New Growth Trip Ends
Residential Trips	105,056	205,046	99,990	↓
Nonresidential Trips	242,393	413,650	171,257	
Less: Internal Commutes*	(9,080)	(15,496)	(6,416)	
Net New Trip Ends	338,369	603,200	264,831	43.9%

* Residents who work in Dawson County. These trips to and from work are included in the residential trips, above.

The next table, below, calculates the Primary Trip Ends generated by existing and future traffic by deleting pass-by and diverted trips, as discussed below.

Primary Daily Trip Ends Generated by New Growth

	Percent Primary Trip Ends*	Primary Trip Ends			Percent New Growth Primary Trip Ends
		2017	2040	Increase	
Residential Trips	80%	83,619	163,207	79,587	↓
Commercial	51%	117,129	199,885	82,756	
Industrial+Utility	92%	11,222	19,148	7,926	
Less: Internal Commutes	100%	(9,080)	(15,496)	(6,416)	
Net New Primary Trip Ends		202,890	366,743	163,853	44.7%

* Derived from 'Trip Generation Handbook' chapter, *Trip Generation*, 9th Edition, Institute of Transportation Engineers.

Overall, new residents and businesses located within Dawson County will generate 53% (more accurately, 44.6778557%) of all Dawson County vehicles on its roads. Thus, new growth's 'fair share' of the cost to the County to provide road improvements to serve current and future traffic cannot exceed this figure.

■ Pass-by and Diverted Trips

The impact of new growth and development on Dawson County’s road network is the increased traffic added to the system, expressed by transportation engineers as ‘trips’. Every ‘trip’ has two ends—a beginning at its origin and an end at its destination (known as ‘trip ends’). There are three types of trips, defined as:

A **Primary Trip** (and its trip ends)—a vehicle travelling from its original beginning to its intended final destination. Driving from one’s home to one’s place of work is an example of a primary trip.

A **Pass-by Trip**—a vehicle travelling along its usual route from its origin to its final destination that stops off at an intermediate location for any reason. A trip from home to work that stops along the way for gas, dropping off a child at daycare, picking up coffee or dinner, or for any other reason, represents a ‘pass-by’ trip at the intermediate location.

A **Diverted Trip** (previously called a diverted ‘link’ trip)—a vehicle that diverts from its normal primary route between its origin to its final destination, and takes a different route to stop off at an intermediate location for any reason. While a pass-by trip remains on its normal route, a diverted trip changes its route to other streets to arrive at the intermediate stop.

New primary trips add vehicles to the road network. Pass-by and diverted trips involve the same vehicles stopping off between their original beginnings and their final destinations, and therefore do not add new vehicles to the road network—the vehicles were already there on their way to their final destinations.

These different types of trips result in different types of ‘trip ends’. On a home-to-daycare-to-work trip, for instance, there are two primary trip ends (home and work) and two pass-by or diverted trip ends: arriving at the daycare center and leaving from there to drive to work, for instance. The net impact on the road network, however, is created by the one vehicle and its two primary trip ends.

Impact fee calculations take note of these pass-by and diverted trip ends as not adding to the overall traffic on the road network, and deletes them from the total trip ends reported in ITE’s *Trip Generation* manual. While the table above uses overall average percentages of primary trip ends derived from ITE for broad land use categories, the actual percentage for each land use listed on the impact fee schedule for roads is applied to the total trip ends to determine the primary trip ends attributed to that land use.

Although both summary tables above reflect about the same percentage of 2040 traffic that will be generated by new growth, the increase in primary trip ends from the second table will play an important role in calculating the per-trip road impact fee.

■ Residential Trip Generation

Average trip generation rates published by the Institute of Transportation Engineers (ITE) differentiate between ‘single-family detached housing’ and ‘apartments’. The closest correlations with the US Census definitions are ‘single-family units’ and ‘multi-family units’, which are shown on the following table.

Residential Units by Type: 2017 and 2040

	2015*	Percent**	Total in 2017***	Increase 2017-2040	Total in 2040
Single-Family Units	9,837	93.3%	10,510	10,003	20,513
Multi-Family Units	704	6.7%	752	716	1,468
Total	10,541	100.0%	11,262	10,719	21,981

* Based on American Community Survey report (Census Bureau).


** Percent of 2015 total housing units.

*** See Forecasts chapter for housing unit projections.

The 2015 breakdown of housing units by type on the table above are taken from the most recent American Community Survey for Dawson County (published by the Census Bureau). The 2015 percentage by housing type (single-family and multi-family) is calculated, and applied to the total number of housing units projected in 2017 (taken from the Future Growth Appendix of this report). It is assumed that these percentages will persist into the future, producing a breakdown of the projected 10,719 new housing units forecast for the 2017-2040 period.

The next table, below, calculates the amount of traffic that is generated by the county’s housing stock today, and the amount that will be generated in 2040.

Residential Trip Generation: 2017-2040 New Growth Increase

	ADT* Trip Ends	2017 Units	2017 ADT Trip Ends	2040 Units	2040 ADT Trip Ends	Increase 2017-2040	Percent New Growth Trip Ends
Single-Family Units	9.52	10,510	100,055	20,513	195,284	95,229	
Multi-Family Units	6.65	752	5,001	1,468	9,762	4,761	
Total		11,262	105,056	21,981	205,046	99,990	48.8%

* Average Daily Traffic (trip ends) on a weekday; Institute of Transportation Engineers *Trip Generation*, 9th Edition. Total includes trips to/from work.

The calculations are made on the basis of ‘average daily traffic’ on a normal weekday, using average trip generation rates derived through multiple traffic studies (350 for single-family and 86 for apartments) and published by ITE. The rates are expressed for ‘trip ends’—that is, traffic both leaving and coming to a housing unit.

Comparing traffic in 2017 to 2040, the future increase in trip ends can be calculated, which will represent 48.8% of all residential trip ends generated in the county.

It should be noted that the traffic generated includes trips to and from work and, more particularly, residents who work at a business within the county.

■ **Nonresidential Trip Generation**

Calculating traffic generated by businesses located in Dawson County is more problematical than residential trips because there is no breakdown of types of businesses in the county that is readily available. In addition, while employment forecasts have been made in terms of the number of jobs, there is no data available for floor areas, much less by detailed type of use.

The alternate is to view nonresidential traffic generation on a broad 'average' basis. For this, there is data available from ITE for a number of individual uses relating to the total number of trips generated per employee. These trips, of course, include not only trips taken by the employees (to/from work, lunch, etc.) but also customers and others that are attracted to the use, serve it or are served by it in some way.

The Average Daily Traffic (ADT) numbers on the following table, therefore, are calculated by dividing all trips to a use—employees, customers, deliveries to or from, etc.—by the number of employees alone. Since there is more data available for the average number of employees per 1,000 square feet of floor area, it enables a determination of the average total trips generated by the use by the same floor area (and thus the number per '1' square foot of floor area for impact fee calculations).

The table on the following page shows the 'trips per employee' per 1,000 square feet of floor area for those uses for which impact fees are commonly collected and for which the data is available.

Overall, the average trip generation rate of all uses shown on the following table is 10.21 trips per employee for 'industrial' uses and 25.31 for all 'commercial' uses. The 'industrial' category includes such uses as manufacturing and assembly, storage and transportation of goods; the 'commercial' category includes all sales and service uses such as stores, offices, motels, banks, amusements and private institutions). The last column shows the average rate for all 'commercial' uses listed, as opposed to the 'industrial' uses shown in the column on its left.

Although the 'overall' averages are useful for projecting total traffic generation, impact fees for particular uses will reflect the actual average trip generation rate for the specific use.

Appendix: Trip Generation

ITE Trips-per-Employee Data

			<u>ADT</u>		<u>Average</u>	<u>Average</u>
	<u>ITE</u>	<u>LAND USE</u>	<u>Trip Ends</u>		<u>by</u>	<u>All</u>
	<u>CODE</u>		<u>per Employee</u>		<u>Category</u>	<u>Commercial</u>
<i>Port and Terminal (000-099)</i>	30	Intermodal Truck Terminal	6.99	}	10.21	}
<i>Industrial (100-199)</i>	110	General Light Industrial	3.02			
	120	General Heavy Industrial	0.82			
	140	Manufacturing	2.13			
	150	Warehousing	3.89			
	151	Mini-Warehouse	32.47			
	152	High-Cube Warehouse	22.13			
<i>Lodging (300-399)</i>	310	Hotel or Conference Motel	14.34	}	13.58	
	320	Motel	12.81			
<i>Recreational (400-499)</i>	430	Golf Course	20.52	}	34.79	
	443	Movie Theater	53.12			
	460	Arena	10.00			
	480	Amusement Park	8.33			
	490	Tennis Courts	66.67			
	491	Racquet/Tennis Club	45.71			
	492	Health/Fitness Center	46.71			
<i>Institutional (500-599)</i>	495	Recreational Community Center	27.25	}	29.58	
	520	Private Elementary School	15.71			
	530	Private High School	19.74			
	560	Church/Place of Worship	26.24			
	565	Day Care Center	28.13			
<i>Medical (600-699)</i>	566	Cemetery	58.09	}	5.26	
	610	Hospital	4.50			
	620	Nursing Home	3.26			
<i>Office (700-799)</i>	630	Clinic	8.01	}	4.18	
	710	General Office Building	3.32			
	714	Corporate Headquarters Building	2.33			
	715	Single-Tenant Office Building	3.70			
	720	Medical-Dental Office Building	8.91			
	760	Research and Development Center	2.77			
<i>Retail (800-899)</i>	770	Business Park	4.04	}	32.86	
	812	Building Materials and Lumber Store	32.12			
	814	Variety Store	66.70			
	815	Free-Standing Discount Store	28.84			
	816	Hardware/Paint Store	53.21			
	817	Nursery (Garden Center)	21.83			
	818	Nursery (Wholesale)	23.40			
	826	Specialty Retail Center	22.36			
	841	Automobile Sales	21.14			
	850	Supermarket	87.82			
	854	Discount Supermarket	40.36			
	860	Wholesale Market	8.21			
	861	Discount Club	32.21			
875	Department Store	11.56				
<i>Services (900-999)</i>	890	Furniture Store	12.19	}	30.94	
	912	Drive-in Bank	30.94			
						25.31

Source: *Trip Generation*, 9th Edition, Institute of Transportation Engineers, where survey results given for key land uses.

We know from the 2010 Census how many people worked in Dawson County based on commuting patterns. The next table provides a breakdown between commercial and industrial employment in the county and calculates trip ends generated by each.

Tax base valuations give us some clue as to the breakdown. When the County's 'industrial' and 'utility' tax valuations are combined, the figures suggest that a little over 88% of all uses are 'commercial' in nature, while almost 12% are industrial. These percentages, applied to total employment in the county, give us the estimated number of employees in 2010 in each category.

Nonresidential Trip Generation: 2010 Census


	Tax Base		Percent of Total	2010 Employees	Average ADT	Total Nonres Trip Ends	
Commercial	\$ 235,135,994	}	\$ 235,135,994	88.4%	7,049	25.31	178,410
Industrial	\$ 6,269,281		\$ 30,892,635	11.6%	1,581	10.21	16,138
Utility	\$ 24,623,354						
Total Nonresidential	\$ 266,028,629		\$ 266,028,629		7,583		194,548
				Internal Commutes*	3,644	times 2 =	(7,288)
					Net Nonres Trips		187,260

* Residents who work in Dawson County. These trips are included in residential trip generation rate.

The table calculates the total number of trips using the average rates for commercial and industrial from the ITE Trips-per-Employee Data table on the previous page. From the total of all nonresidential trips is deducted the number of trips to/from work generated by county residents, since these trips have already been calculated as part of the residential trip generation rates (i.e., county residents driving to/from work at county establishments).

Lastly, the following table calculates the total number of trip ends that will be generated by new nonresidential growth in future traffic on Dawson County's roads.

Nonresidential Trip Generation: 2017-2040 New Growth Increase

	2017 Employees	2017 Trip Ends	2040 Employees	2040 Trip Ends	2017-2040 Increase	Percent New Growth Trip Ends	
Commercial	9,095	230,195	15,521	392,837	162,642		
Industrial+Utility	1,195	12,198	2,039	20,813	8,615		
Total	10,290	242,393	17,560	413,650	171,257		
Less: Internal Commutes at	3.75%	(9,080)		(15,496)	(6,416)		
Net Nonres Trip Ends		233,313		398,154	164,841		41.4%

The preceding table shows the number of trip ends currently generated by Dawson County businesses based on 2017 employment. The trip ends by use are distributed using the same percentages calculated on the previous table. The same calculations are made for the year 2040 based on projected employment in the county, and the difference between 2017 and 2040 represents trip ends generated by future growth and development. This totals 41.4% of all nonresidential 2040 trip ends.

The results of the residential and nonresidential trip generation analyses are combined on the Summary table at the beginning of this Appendix Section for an overall calculation of new growth's share of future traffic generated by Dawson County residents and businesses. From these figures, pass-by and diverted trip ends are then deleted to determine primary trip ends, which more closely relates to vehicles on the road and thus contribute to traffic congestion.

■ Terminology

This Methodology uses the term 'average daily traffic' (ADT) for a weekday, which is defined by ITE as the 'average weekday vehicle trip ends', which are "the average 24-hour total of all vehicle trips counted from a study site from Monday through Friday."

Additionally, ITE defines a 'trip or trip end' as "a single or one-direction vehicle movement with either the origin or the destination (exiting or entering) inside a study site. For trip generation purposes, the total trip ends for a land use over a given period of time are the total of all trips entering plus all trips exiting a site during a designated time period".

Lastly, ITE defines 'average trip rate' as "the weighted average of the number of vehicle trips or trip ends per unit of independent variable (for example, trip ends per occupied dwelling unit or employee) using a site's driveway(s). The weighted average rate is calculated by dividing the sum of all independent variable units where paired data is available. The weighted average rate is used rather than the average of the individual rates because of the variance within each data set or generating unit. Data sets with a large variance will over-influence the average rate if they are not weighted.

Adoption Resolution
Amended Capital Improvements Element
Dawson County, Georgia

WHEREAS, Dawson County has prepared a Capital Improvements Element which is an amendment to the Capital Improvements Element first adopted February 2, 2006; and

WHEREAS, Dawson County has prepared the Capital Improvements Element amendment in accordance with the “Development Impact Fee Compliance Requirements” and the “Minimum Planning Standards and Procedures for Local Comprehensive Planning” adopted by the Georgia Board of Community Affairs pursuant to the Georgia Planning Act of 1989; and

WHEREAS, a draft of the Capital Improvements Element amendment was presented at an advertised public hearing on April 19, 2018, at 6:00 P.M. in the Dawson County Courthouse; and

WHEREAS, the draft Capital Improvements Element amendment was submitted to and reviewed by the Department of Community Affairs and the Atlanta Regional Commission in accordance with State requirements and guidelines;

BE IT THEREFORE RESOLVED, that the Board of Commissioners of Dawson County does hereby adopt said Capital Improvements Element as part of the County’s Comprehensive Plan.

Adopted this ____ day of _____, 2018.

BY: _____
Billy Thurmond, Chairman

ATTEST: _____
Kristen Cloud, County Clerk

Backup material for agenda item:

4. Consideration to Participate in Class-Action Lawsuit to Recover Unpaid Balance on Payment in Lieu of Taxes Payments



DAWSON COUNTY BOARD OF COMMISSIONERS AGENDA FORM

Department: County Attorney

Work Session: _____

Prepared By: Lynn Frey

Voting Session: 07.19.18

Presenter: Lynn Frey

Public Hearing: Yes _____ No _____

Agenda Item Title: Consideration to Participate in Class-Action Lawsuit to Recover Unpaid Balance on Payment in Lieu of Taxes Payments

Background Information:

This item was presented by Lynn Frey during the County Attorney Report at the July 12, 2018, Work Session. The Board of Commissioners requested to move the item forward to the July 19, 2018, Voting Session.

Current Information:

Approval is requested to participate in Kane County, Utah, vs. United States class action to recover unpaid balance on Payment in Lieu of Taxes (PILT) payments for 2015-2017.

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

Fund	Dept.	Acct No.	Budget	Balance	Requested	Remaining

Recommendation/Motion: _____

Department Head Authorization: Lynn Frey _____

Date: 07.13.18

Finance Dept. Authorization: _____

Date: _____

County Manager Authorization: _____

Date: _____

County Attorney Authorization: _____

Date: _____

Comments/Attachments:

Backup material for agenda item:

5. Consideration to Retain Blasingame, Burch, Garrard & Ashley to Represent County in Multi-District Opioid Litigation



DAWSON COUNTY BOARD OF COMMISSIONERS AGENDA FORM

Department: County Attorney

Work Session: _____

Prepared By: Lynn Frey

Voting Session: 07.19.18

Presenter: Lynn Frey

Public Hearing: Yes _____ No _____

Agenda Item Title: Consideration to Retain Blasingame, Burch, Garrard & Ashley to Represent County in Multi-District Opioid Litigation

Background Information:

Opioid litigation has been discussed on several occasions during work sessions by the county attorney during his County Attorney Report.

Current Information:

Following Executive Session at the July 12, 2018, Work Session, the Board of Commissioners expressed wishes to move this item forward to the July 19, 2018, Voting Session.

Approval is requested to retain Athens, Georgia-based Blasingame, Burch, Garrard & Ashley to represent Dawson County in multi-district litigation to recover expenses incurred by the county arising from the ongoing opioid crisis.

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

Fund	Dept.	Acct No.	Budget	Balance	Requested	Remaining

Recommendation/Motion: _____

Department Head Authorization: Lynn Frey _____

Date: 07.13.18

Finance Dept. Authorization: _____

Date: _____

County Manager Authorization: _____

Date: _____

County Attorney Authorization: _____

Date: _____

Comments/Attachments: