

**DAWSON COUNTY BOARD OF COMMISSIONERS
VOTING SESSION AGENDA - THURSDAY, MARCH 15, 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 March 1, 2018

F. APPROVAL OF AGENDA

G. PUBLIC COMMENT

H. ALCOHOL LICENSE

1. New Alcohol License (*Retail Package Sale of Beer, Wine and Distilled Spirits*) - 400 Package Store, LLC d/b/a 400 Package Store

I. ZONING

1. ZA 17-09- Richmond Honan Development & Acquisitions, LLC has made a request to amend an existing 52.42 acres zoned CPCD (Commercial Planned Comprehensive Development) to allow for a mixed-use senior living campus-style development. The properties are located on TMPs 107-319, 107-319-002, 107-319-004 and 107-319-005.

J. PUBLIC HEARINGS

1. Text Amendments to the Land Use Resolution of Dawson County (*2nd of 2 hearings. First hearing was held on February 15, 2018*)
2. Text Amendments to the Development and Design Guidelines Georgia 400 Corridor (*2nd of 2 hearings. First hearing was held on February 15, 2018*)

K. UNFINISHED BUSINESS

1. Consideration of Impact Fee Methodology Report Final Draft (*tabled from the February 15, 2018, Voting Session*)

L. NEW BUSINESS

1. Consideration of Supplemental Grant Application for Emergency Funds for Treatment Court
2. Consideration of Grant Application for FY 2019 Enhancement Funding for Treatment Court
3. Consideration of Application for Parade and Assembly - *4-H Rabies Clinic*
4. Consideration of IFB #309-18- 2018 Vehicles for Sheriff's Office
5. Ratification of Veterans Memorial Park and Senior Services Revitalization Concept

6. Ratification of RFP #306-18- Architectural and Engineering Services for the Senior Services Center Award Recommendation
7. Consideration of 2018 Surplus Sales List
8. Consideration of Proposed Salary Increases for County Employees
9. Consideration of Board Appointments:
 - a. Development Authority of Dawson County**
 - i. Joel Hanner- *replacing Brian Sticker* (Term: March 2018 through December 2019)
 - b. Tax Assessors Board**
 - i. Andrea McKenzie- *replacing Joe Bosworth* (Term: March 2018 through December 2021)
10. Consideration of Annexations #C8-00017, #C8-00078 through C8-00081 and #C8-00071 through #C8-00074

M. PUBLIC COMMENT

N. ADJOURNMENT

Backup material for agenda item:

Minutes of the Voting Session held on March 1, 2018

DAWSON COUNTY BOARD OF COMMISSIONERS
VOTING SESSION MINUTES – MARCH 1, 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.

INVOCATION: Chairman Thurmond

PLEDGE OF ALLEGIANCE: Chairman Thurmond

ANNOUNCEMENTS:

Commissioner Hamby asked for prayers for his friend, a Vietnam veteran, who is battling cancer – mentioning that the friend has never complained about or placed blame concerning his condition.

APPROVAL OF MINUTES:

Motion passed unanimously to approve the minutes from the Voting Session held on February 15, 2018. Nix/Gaines

APPROVAL OF THE AGENDA:

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

PUBLIC COMMENT:

None

ALCOHOL LICENSES:

New Alcohol License (Retail Consumption on Premises of Beer and Wine) - Little Peking by Ong, LLC d/b/a Little Peking

Motion passed unanimously to approve the New Alcohol License (Retail Consumption on Premises of Beer and Wine) - Little Peking by Ong, LLC d/b/a Little Peking. Hamby/Gaines

New Alcohol License (Retail Consumption on Premises of Beer) - MAA SW Dawsonville, LLC d/b/a Spice Wing

Motion passed unanimously to approve the New Alcohol License (Retail Consumption on Premises of Beer) - MAA SW Dawsonville, LLC d/b/a Spice Wing. Fausett/Nix

NEW BUSINESS:

Consideration of Dawson County Humane Society Land Purchase Request

Motion passed unanimously to approve the Dawson County Humane Society Land Purchase Request. Gaines/Hamby

Consideration of the Commissioners' Compensation Committee Report

Motion passed unanimously to forgo the salary increase recommended in the Commissioners' Compensation Committee Report. Gaines/Hamby

Consideration of Intergovernmental Agreement with the City of Johns Creek for Apparatus Storage

Motion passed unanimously to approve the Intergovernmental Agreement with the City of Johns Creek for Apparatus Storage. Hamby/Gaines

Consideration of Chesney Fallen Firefighters Memorial Grant Program Application

Motion passed unanimously to approve the Chesney Fallen Firefighters Memorial Grant Program Application. Nix/Fausett

Consideration of 2018 Charity Boot Drive Dates

Motion passed unanimously to approve the 2018 Charity Boot Drive Dates. Gaines/Hamby

Consideration of 2017 Board of Commissioners' Expenses

Motion passed unanimously to approve the 2017 Board of Commissioners' Expenses. Fausett/Nix

Consideration of the Disposal Services Agreement with Advanced Disposal/Eagle Point Landfill

Motion passed unanimously to approve the Disposal Services Agreement with Advanced Disposal/Eagle Point Landfill. Gaines/Nix

Consideration of Annexations #C8-00018 and #C8-00048 through #C8-00057

Motion passed unanimously to take no further action on the agenda item. Hamby/Gaines

Consideration of Supplemental Letter of Support for Legislation to Create Big Canoe Water & Sewer Authority

Motion passed unanimously to approve the Supplemental Letter of Support for Legislation to Create Big Canoe Water & Sewer Authority. Fausett/Gaines

PUBLIC COMMENT:

None

ADJOURNMENT:

APPROVE:

ATTEST:

Billy Thurmond, Chairman

Kristen Cloud, County Clerk

Backup material for agenda item:

New Alcohol License (*Retail Package Sale of Beer, Wine and Distilled Spirits*) - 400
Package Store, LLC d/b/a 400 Package Store



DAWSON COUNTY BOARD OF COMMISSIONERS AGENDA FORM

Department: Planning & Development

Work Session:

Prepared By: Niki M. McCall

Voting Session: 3/15/18

Presenter: Jason Streetman

Public Hearing: Yes No

Agenda Item Title: New Retail Package Alcohol License – 400 Package Store, LLC

Background Information:

Royce Gene Flynn Jr., owner of 400 Package Store LLC, has purchased property located at 45 Heath Road, Dawsonville, Ga. This property is zoned C-HB and previously was a pet store.

Current Information:

Royce Gene Flynn Jr. has 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: 400 Package Store, LLC

Date Received: 1-19-18 License Fee Enclosed: \$ 5800.00

Approved: _____ Denied: _____

State License Number: _____

Local License Number: _____

Administrative/Investigative Fee Enclosed: \$ 250 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 (<i>see Item 14, Page 5</i>)	<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:**
(Check all that apply)

PAYMENT BY CERTIFIED FUNDS ONLY!!
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: 400 Package Store, LLC TMP 117-019

(b) Location: 45 Heath Rd
Street Number Street Name

Dawsonville GA 30534 706 525 1532
City State Zip Code Phone Number

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

City State Zip Code Phone Number

APPLICATION FOR ALCOHOLIC BEVERAGE LICENSE

6. OWNER:

(a) Full Name: Royce Gene Flynn Jr. Social Security # _____

(b) Corporation or LLC Name (if applicable): 400 Package Store

(c) Location: 45 Heath Rd
Street Number Street Name

Dawsonville GA 30534 706 525 1532
City State Zip Code Phone Number

(d) Mailing Address: Same
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: Royce Gene Flynn Jr.

(b) Address: 319 Cothran Rd
Street Number Street Name

Dawsonville GA 30534
City State Zip Code

8. TYPE OF OWNERSHIP:

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

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: 4/15/17
- (b) Place of Incorporation/Organization: 45 Hedden Ln Dawsonville GA 30534
- (c) State Parent Corporation, if applicable: MA
- (d) Number of Shares of Capital Stock Authorized, if applicable: NONE
- (e) Number of Shares of Outstanding Stock, if applicable: NONE
- (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>Royce Flynn</u>	[REDACTED]	<u>Owner/Agent</u>	<u>100%</u>

- (g) Is the corporation owned by a holding company? NO
If yes, explain: _____

11. FOR PRIVATE CLUBS ONLY: MD

- (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: United Community Bank
- (b) State total amount of capital that is or will be invested in the business by any party or parties: \$100,000
- (c) State total amount of funds invested by the owner: \$700,000
- (d) State total amount of funds invested by parties other than the owner: NONE
- (e) If any capital is borrowed:

Name of Lender	Date	Amount	Interest Rate
<u>NONE</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.

NONE

(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.

Table with 3 columns: Name, Name or Business, Interest %

NONE

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, Royce Flynn, 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.

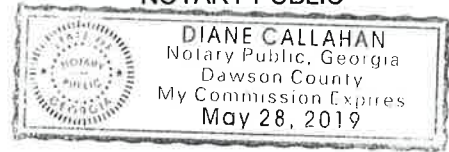
Royce Flynn
APPLICANT'S SIGNATURE

I HEREBY CERTIFY THAT Royce Gene Flynn 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 January, 2018.

Diane Callan

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: 1-29-18

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: 2-6-18
Walter Van Winkle
Sheriff

**DAWSON COUNTY PLANNING AND DEVELOPMENT
ALCOHOL LICENSING**

Location & Mailing Address: **25 JUSTICE WAY, SUITE 2322** Phone: **706/344-3500 x 42335**
DAWSONVILLE, GA 30534

EMPLOYEE APPLICATION FOR PACKAGE LIQUOR STORE PERMIT
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:** Flynn Royce Gene
Last First Middle

RESIDENCE: 319 Cothran Road
Street Number Street Name

Dawsonville GA 30534 706 525/532
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: 400 Package Store

LOCATION: 45 Heath Road
Street Number Street Name P. O. Box

Dawsonville GA 30534
City State Zip Code Telephone Number

4. **DATE:** 3 **PLACE OF BIRTH:** Duluth GA

SSN: _____ **SEX:** MALE FEMALE **RACE:** Caucasian

COLC: _____ **COLOR OF EYES:** Blue

5. **PERMANENT RESIDENT** **QUALIFIED ALIEN OR NON-IMMIGRANT**

6. **SINGLE** **MARRIED** **WIDOWED** **DIVORCED** **SEPARATED**

7. 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.: NONE

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

BE SURE TO INCLUDE EMPLOYMENT AT ANY OTHER PACKAGE LIQUOR STORE, IF APPLICABLE.

From Mo/Yr	To Mo/Yr	Occupation & Duties Performed	Employer (Business Name)	Reason for Leaving
		<u>Waffle House INC.</u>		
<u>10/2009</u>	<u>Current</u>	<u>Store Manager</u>	<u>Waffle House INC</u>	<u>Current Employee</u>
<u>6/2005-10/09</u>		<u>Golden Brands Hospitality</u>	<u>District Mgr.</u>	<u>Sold Company</u>

9. 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 9, GIVE NAMES, LOCATIONS, AND AMOUNT OF INTEREST IN EACH: _____

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

IF SO, GIVE DETAILS: _____

11. 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: _____

12. 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

13. 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. Back Ground

2. _____

3. _____

4. _____

14. 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: _____

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



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

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, Royce Gene Flynn, DO SOLEMNLY SWEAR, SUBJECT TO THE PENALTIES OF FALSE SWEARING, THAT THE STATEMENT AND ANSWERS MADE BY ME AS THE APPLICANT IN THE FOREGOING APPLICATION ARE TRUE AND CORRECT. FURTHER, AS PART OF THE PROCESS RESULTING FROM MY APPLICATION FOR BACKGROUND INVESTIGATION FOR AN EMPLOYEE PERMIT, I HEREBY AUTHORIZE PERSONNEL OF THE 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.

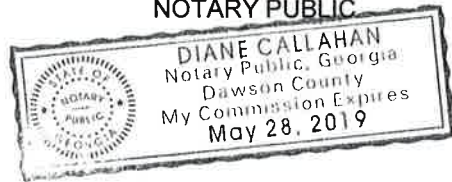
Royce Gene Flynn
APPLICANT'S SIGNATURE

I HEREBY CERTIFY THAT Royce gene Flynn 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 19th DAY OF January, 2018

Diane Callahan

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

CERTIFIED REPORT OF SURVEY

**FOR ALL CONSUMPTION ON PREMISES
AND RETAIL PACKAGE ESTABLISHMENTS**

APPLICANT: Royce Gene Flynn

BUSINESS NAME: 400 Package Store

ADDRESS OF PREMISES TO BE LICENSED: 45 Heath Rd
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 Winds of Peace Fellowship Inc.
1550 Harmony Church Road Dawsonville GA

Distance Measured 8800 Ft.

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 Kilough Elementary School
1100 Kilough Church Road Dawsonville GA

Distance Measured 18300 Ft

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

White Oak Learning Academy #2
281 Prominence Ct. Dawsonville GA

Distance Measured

19600 Ft

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

Dawson County Treatment Court
189 Highway 53 West, Suite 106 Dawsonville GA

Distance Measured

38850 Ft

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

Premium Package Outlet
3651 Dawson Forest Rd Dawsonville GA

Distance Measured

27800 Ft

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.

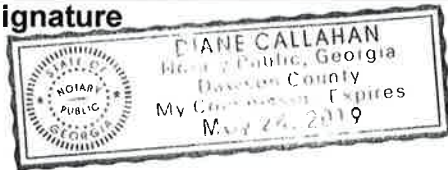
Royce Flynn
Applicant's Printed Name

Royce Gene Flynn
Applicant's Signature

1/19/18
Date of Signature

Diane Callahan
Notary Signature

1/18/18
Date of Signature



DAWSON COUNTY TREATMENT CENTER

38850 FT.

PROPOSED BUSINESS
45 HEATH ROAD



SCALE: 1" INCH = 3000' FEET



ALCOHOL LICENSING DRAWING

ROYCE GENE FLYNN

1.47 ACRES
TAX PARCEL NUMBER 117 019
DEED BOOK 1255 PAGE 289
PLAT BOOK 82 PAGE 105
DAWSON COUNTY, GEORGIA

FIELD WORK:
PLATTED:01-12-18
REVISED:

MICHAEL S. KELLEY
GA. R.L.S. #2313

MICHAEL S. KELLEY
R.L.S.#2313
323 MARTIN BYERS ROAD
DAHLONEGA, GA. 30533 (706) 864-8639
kelleycountry@windstream.net

DRAWING #B118-18
DRWG NAME: FLYNN-R
COGO NAME: FLYNN-R
FIELD BOOK:EXPLORER

TERMINAL C
DRAWN BY M.S.K.

WHITE OAK LEARNING
ACADEMY #2

27800 FT.

19600 FT.

18300 FT.

8800 FT.

WINDS OF PEACE
FELLOWSHIP INC.

KILOUGH ELEMENTARY SCHOOL

PREMIUM PACKAGE OUTLET

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:** 400 Package Store

LOCATION: 45 Heath Road
Street Number Street Name

Dawsonville GA 30534 706 525 1532
City State Zip Code Phone Number

117 Parcel ID 117019
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? NO
- (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. _____

Purchase proper lighting to illuminate front and all sides from
Sawnee EMC

6. N/A **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: N/A
- (b) NUMBER OF SQUARE FEET DEVOTED TO DINING AREA: _____
- (c) SEATING CAPACITY EXCLUDING BAR AREA: _____
- (d) 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: _____

(e) HOURS PREPARED MEALS OR FOODS ARE SERVED: _____

(f) HOURS THAT ALCOHOLIC BEVERAGES ARE SERVED or SOLD: _____

(g) HOURS OF OPERATION: _____

(h) MAXIMUM NUMBER OF EMPLOYEES ON HIGHEST SHIFT: _____

(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? YES

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:** *N/A*
- (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) Attached
- 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) Attached
- 10. **ATTACH EVIDENCE OF OWNERSHIP (DEED, LEASE, SALES AGREEMENT, LETTER OF INTENT).**
Attached

PREMISE AND STRUCTURE FORM

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

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, Royce Flynn, 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.

Royce Flynn
APPLICANT'S SIGNATURE

I HEREBY CERTIFY THAT Royce Gene Flynn 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 19th DAY OF January, 20 18.

Dore Callan
NOTARY PUBLICAHAN
Notary Public, Georgia
Dawson County
My Commission Expires
May 28, 2019

ADDRESS: 45 HEATH RD ,30534
 Not Available



Address	Price	Bed	Bath	Type*	Built	Sold	Offered By	DOM**
My Home								
45 HEATH RD	\$240,000			RETAIL TRADE	--	Mar-2017		--
Homes For Sale List Price								
507 JOHN D REEVES RD	\$225,000	3	2	RESIDENTIAL DETACHED	1986	--	BERKSHIRE HATHAWAY HOMESERVICES GEORGIA PROPERTIES	44
174 SCARLET OAK LN	\$648,000	5	5	RESIDENTIAL DETACHED	2003	--	CHESTATEE REALTY, LLC	49
310 FREDERICKS CV	\$460,000	4	3	RESIDENTIAL DETACHED	1991	--	THE NORTON AGENCY	63

*** Sales Prices are not available in non-disclosure States.

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45 Heath Rd, Dawsonville, GA 30534-5602, Dawson County



N/A	1,920	64,033	\$240,000
Beds	Bldg Sq Ft	Lot Sq Ft	Sale Price
N/A	N/A	RETAIL TRD	03/08/2017
Baths	Yr Built	Type	Sale Date

Owner Information

Owner Name:	Flynn Royce G	Tax Billing Zip:	30534
Tax Billing Address:	45 Heath Rd	Tax Billing Zip+4:	5602
Tax Billing City & State:	Dawsonville, GA	Owner Occupied:	Yes

Location Information

Subdivision:	400 Comm 50000	Neighborhood Code:	00042
Township:	Unincorporated	Location Influence:	Corner
School District:	Dawson County SD	Flood Zone Code:	X
Census Tract:	9702.01	Flood Zone Panel:	13085C0150B
Carrier Route:	R009	Flood Zone Date:	09/26/2008

Tax Information

Tax ID:	117-000-019-000	% Improved:	58%
Parcel ID:	117 019	Tax Area:	117
Alt APN:	8430	Tax Appraisal Area:	01
Legal Description:	LL 403 454 LD 13N-1		

Assessment & Tax

Assessment Year	2016	2015	2014
Assessed Value - Total	\$114,222	\$82,932	\$81,502
Assessed Value - Land	\$47,450	\$18,805	\$17,374
Assessed Value - Improved	\$66,772	\$64,128	\$64,128
YOY Assessed Change (\$)	\$31,290	\$1,430	
YOY Assessed Change (%)	37.73%	1.75%	
Market Value - Total	\$285,556	\$207,331	\$203,754
Market Value - Land	\$118,625	\$47,012	\$43,435
Market Value - Improved	\$166,931	\$160,319	\$160,319
Tax Year	Total Tax	Change (\$)	Change (%)
2014	\$2,077		
2015	\$2,047	-\$30	-1.44%
2016	\$2,732	\$685	33.44%

Characteristics

Land Use - Universal:	Retail Trade	Building Type:	Retail
Land Use - County:	Coml - Lot W/Imp	Building Sq Ft:	1,920
Lot Acres:	1.47	Gross Area:	1,920
Lot Area:	64,033	Patio Type:	Deck
# of Buildings:	1	Patio/Deck 1 Area:	300

Features

Feature Type	Unit	Size/Qty	Width	Year Built	Value
1st Floor	S	1,920			
Deck Commercial	S	300			

Courtesy of SHIRLEY ADAMS, First Multiple Listing Service

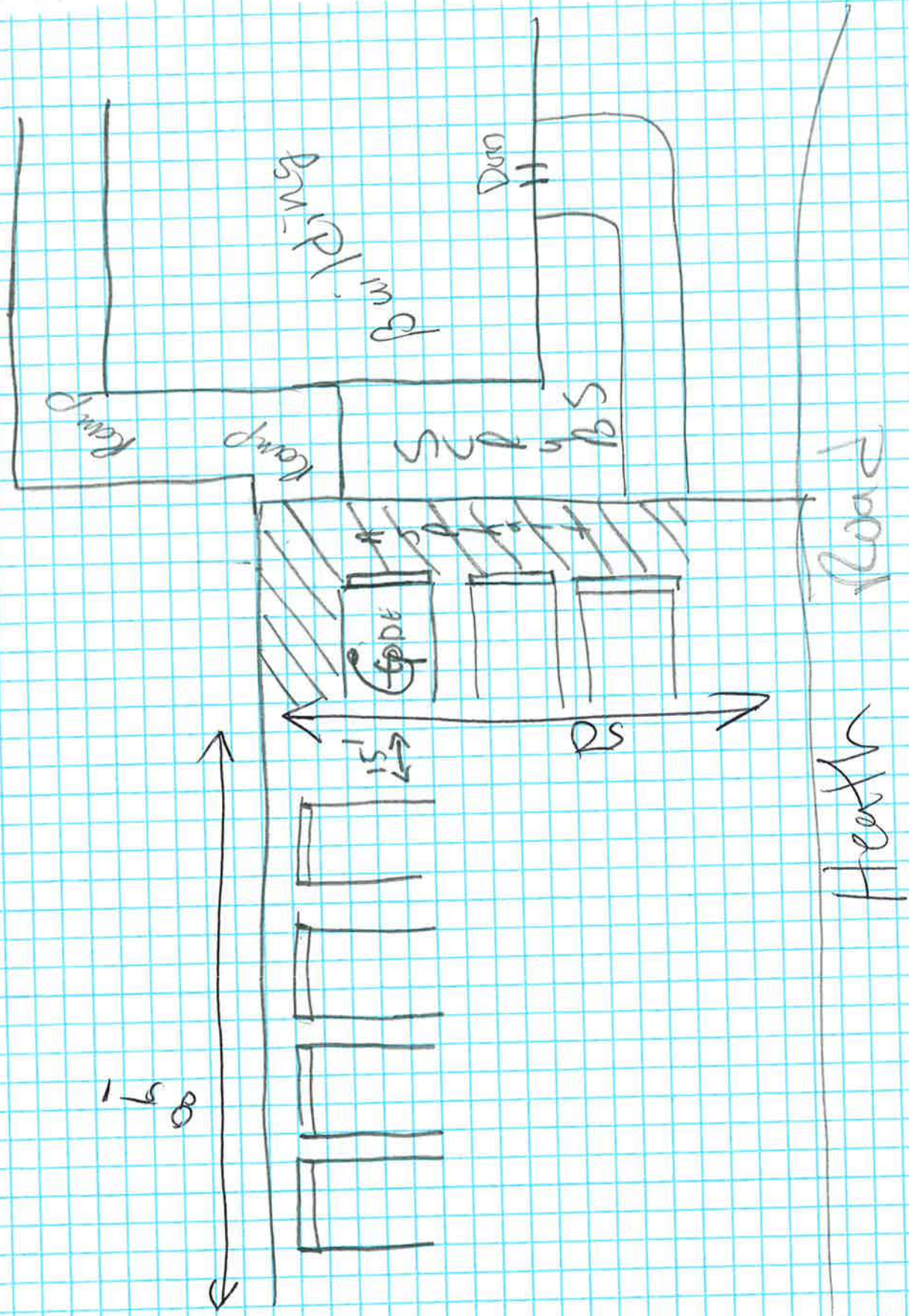
The data within this report is compiled by CoreLogic from public and private sources. The accuracy of the data contained herein can be independently verified by the recipient of this report. 27 deemed reliable, but is not guaranteed. The accuracy of the data contained herein can be independently verified by the recipient of this report with the applicable county or municipality.

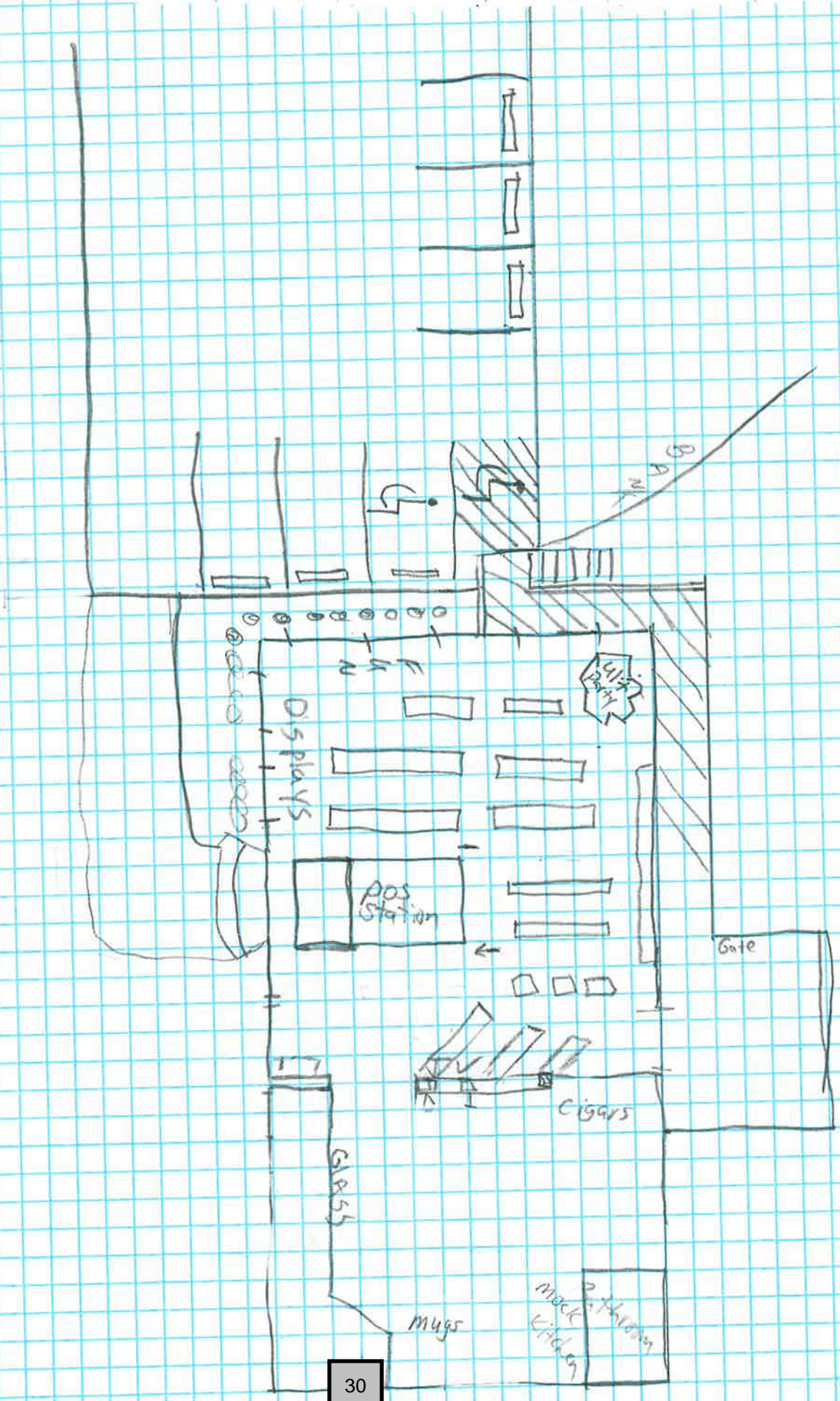
Property Detail

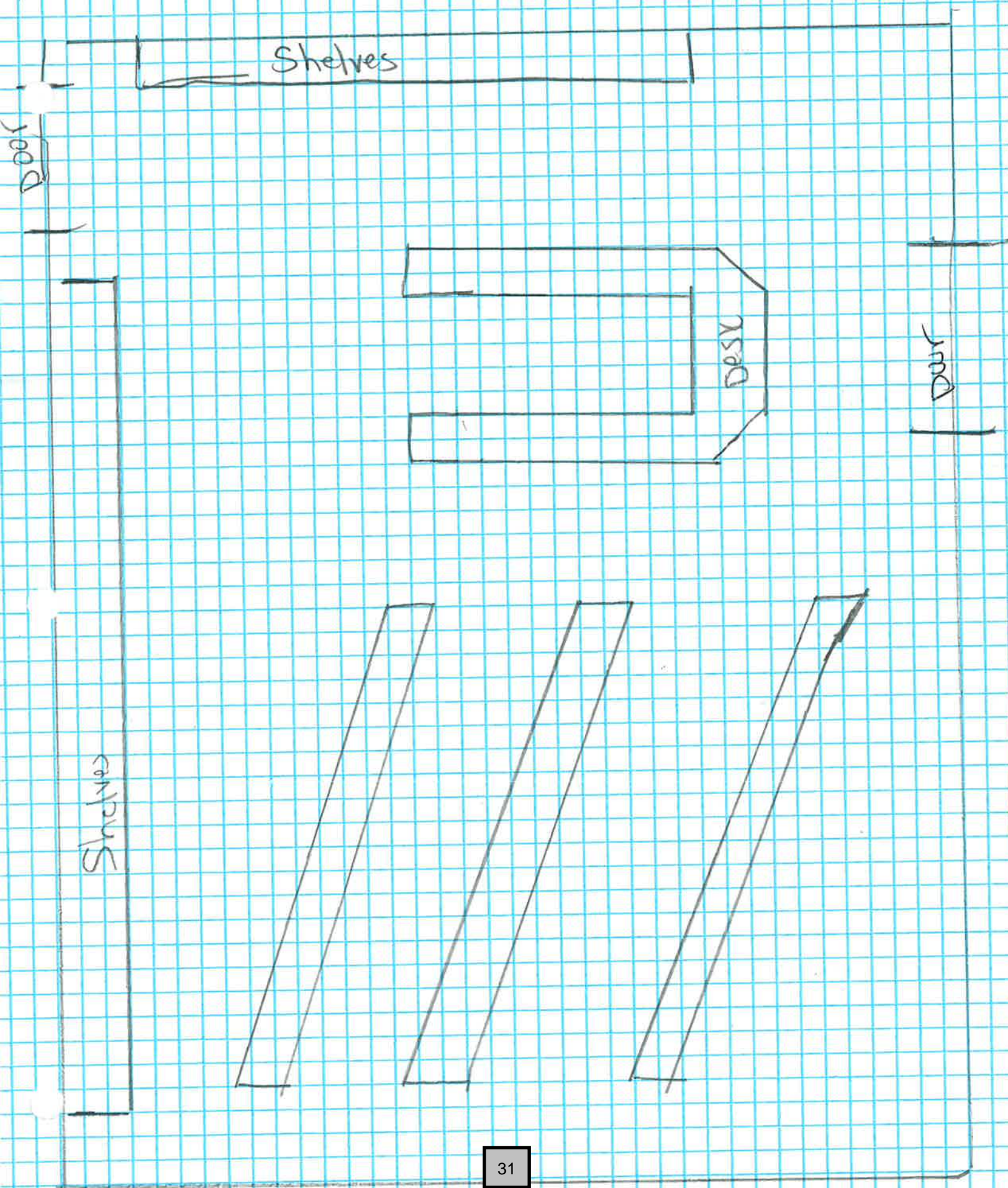
Generated on 12/12/2017

Page 1 of 2



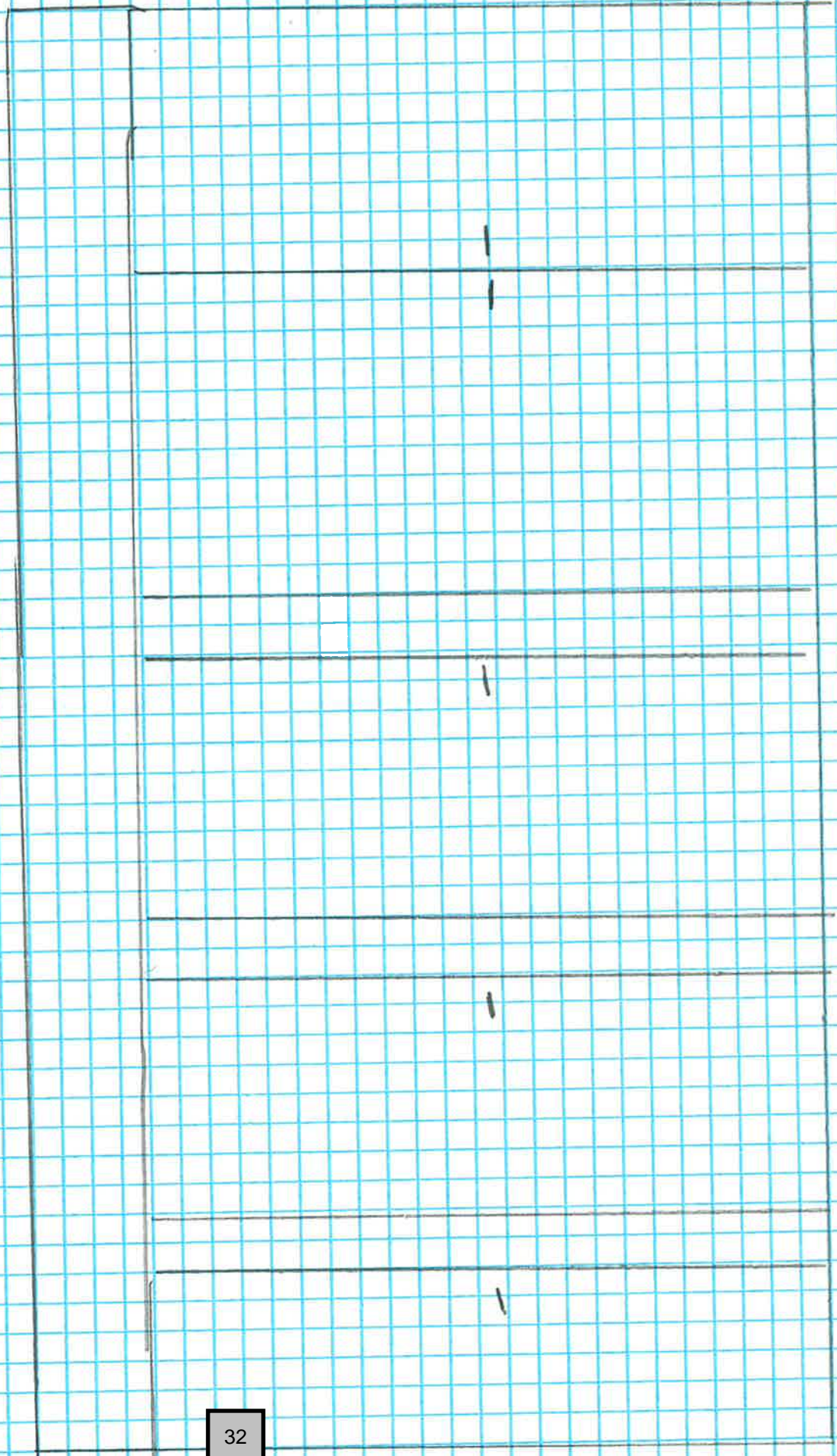


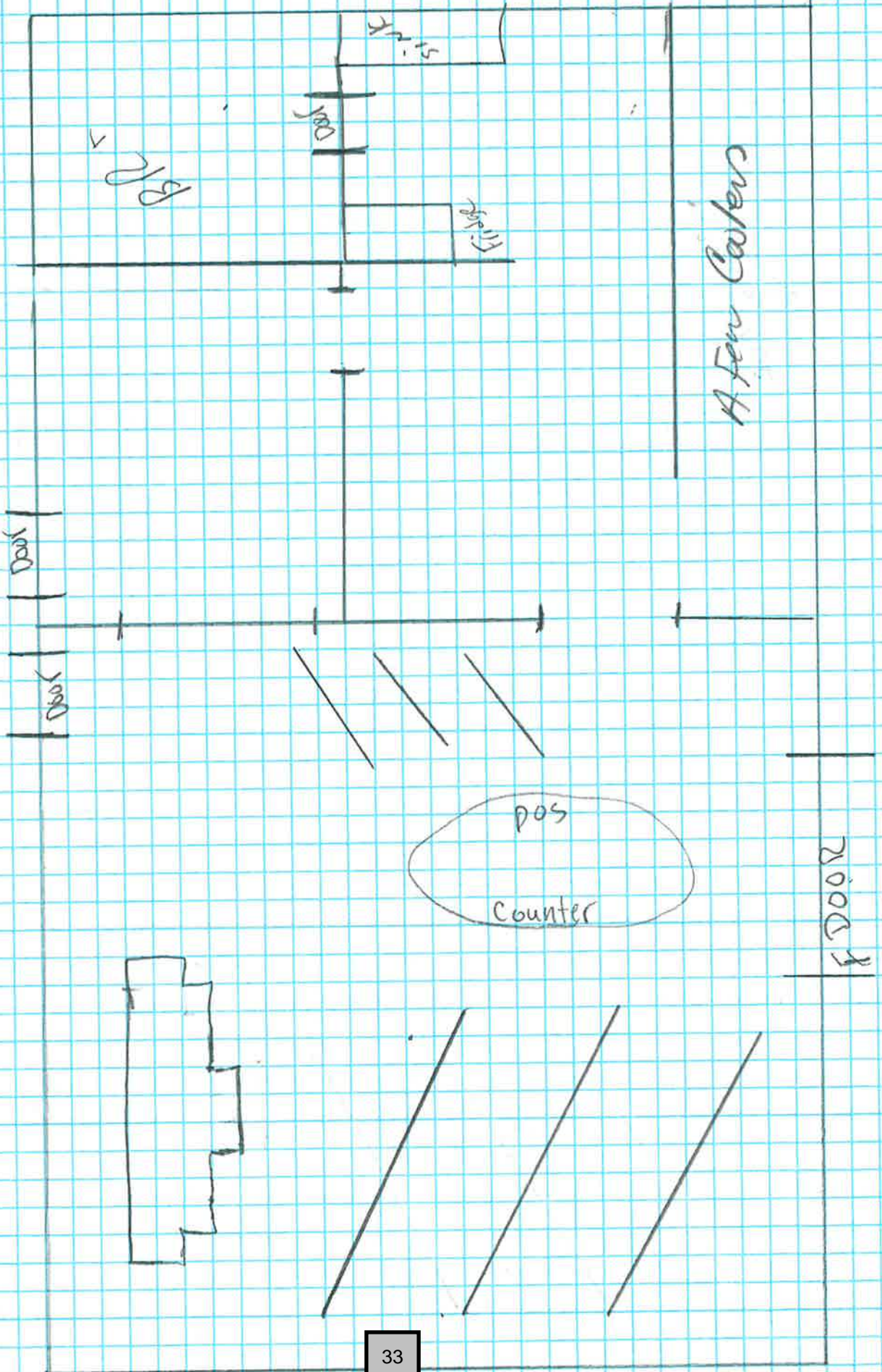




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Overview



Legend

-  Parcels
-  Roads

Date created: 12/12/2017
 Last Data Uploaded: 12/6/2017 3:09:10 PM

 Developed by
 The Schneider Corporation

Last Market Sale & Sales History

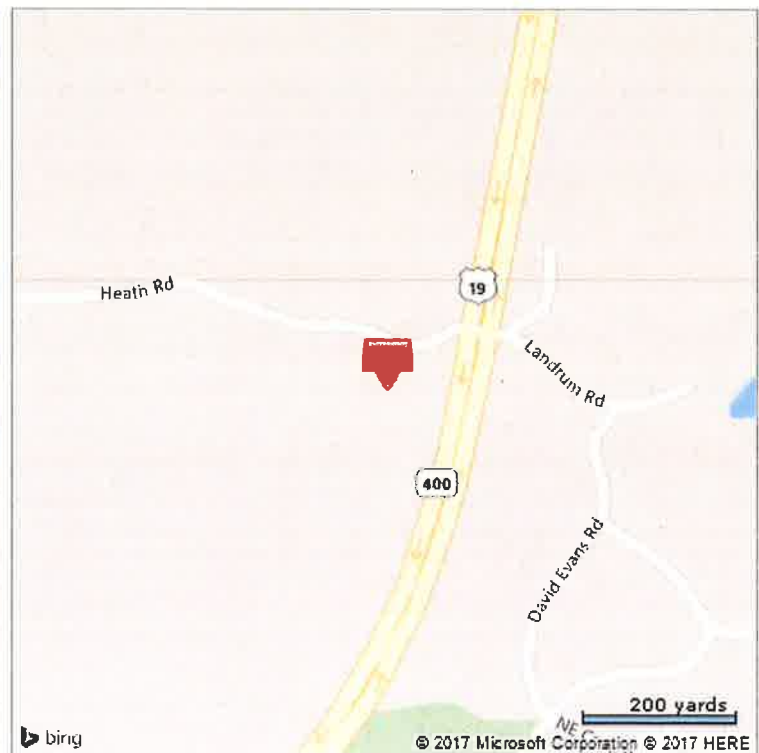
Recording Date:	03/10/2017		Price Per Square Feet:	\$125.00	
Settle Date:	03/08/2017		Deed Book & Page:	1233-158	
Sale Price:	\$240,000		Deed Type:	Limited Warranty Deed	
Recording Date	08/15/2017	08/15/2017	03/10/2017	10/20/2003	
Sale/Settlement Date	08/01/2017	08/01/2017	03/08/2017	10/16/2003	02/19/1999
Sale Price			\$240,000		
Nominal	Y	Y	Y	Y	Y
Deed Book & Page	1255-289	1255-288	1233-158	557-41	299-284
Document Type	Quit Claim Deed	Quit Claim Deed	Limited Warranty Deed	Warranty Deed	Deed (Reg)
Buyer Name	Flynn Royce G	Flynn Royce G	Flynn Roy G	Blue Ridge Glassworks Inc	Blue Ridge G
Seller Name	Flynn Roy	Flynn Roy	Blue Ridge Glassworks Inc	Heath Robert H III	Heath Robert H III

Recording Date			
Sale/Settlement Date	04/17/1997	04/10/1997	06/13/1994
Sale Price			
Nominal	Y	Y	
Deed Book & Page	238-564	238-563	185-403
Document Type	Deed (Reg)	Deed (Reg)	Deed (Reg)
Buyer Name	Heath Robert H III	Heath Robert H III	Heath Robert H
Seller Name	Heath Robert H III	Heath Robert H	Owner Record

Mortgage History

Mortgage Date	11/15/2012	11/02/2009	10/20/2003
Mortgage Amount	\$105,794	\$119,039	\$156,328
Mortgage Lender	Regions Bk	Chestatee St Bk	Chestatee St Bk
Mortgage Code	Conventional	Conventional	Conventional
Mortgage Type	Refi	Refi	Nominal

Property Map



*Lot Dimensions are Estimated

Return to: Roy Flynn
45 Heath Road
Dawsonville, GA 30534

Filed in Office: 08/15/2017 01:00PM
Deed Doc: QCD
Bk 01255 Pg 0288
Georgia Transfer Tax Paid : \$0.00
Justin Power Clerk of Court
Dawson County
0422017001275

**STATE OF GEORGIA
COUNTY OF DAWSON**

QUIT-CLAIM DEED

This INDENTURE, made this 1 day of August, 2017, by and between **ROY FLYNN** as Grantor, and **ROYCE GENE FLYNN** as Grantee, the words "Grantor" and "Grantee" to include the neuter, masculine and feminine genders, the singular and the plural;

WITNESSETH: FOR AND IN CONSIDERATION OF the sum of One (\$1.00) Dollar, and other good and valuable consideration delivered to Grantor by Grantee at and before the execution, sealing and delivery hereof, the receipt and sufficiency of which is hereby acknowledged, the Grantor has and hereby does remise, release, convey and forever quitclaim unto Grantee and the heirs, legal representatives, successors and assigns to Grantee:

All that tract or parcel of land lying and being in Land Lot 471 of the North Half of the 13th District, 1st Section, Dawson County, Georgia, being 2.20 acres, as per plat recorded in Plat Book 12, page 481, Dawson County, Georgia Records, which plat is incorporated herein by reference and made a part of this description.

TO HAVE AND TO HOLD said tract or parcel of land in order that neither the Grantor nor any person claiming under Grantor shall at any time, by means or ways, have, claim or demand any right or title to said land or any of the rights, members and appurtenances thereof.

IN WITNESS WHEREOF, the Grantor has signed and sealed this deed, the day and year first above written.

Signed, Sealed and Delivered in Presence of:

[Signature]
WITNESS

[Signature] (SEAL)
ROY FLYNN

[Signature]
WITNESS

[Signature]
NOTARY PUBLIC
MY COMMISSION EXPIRES: 8/31/2017



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

400 Package Store L.L.C.
a Domestic Limited Liability Company

has been duly organized under the laws of the State of Georgia on **11/15/2017** 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 **11/27/2017**.



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: 11/15/2017 7:12:24 PM

BUSINESS INFORMATION

CONTROL NUMBER 17123525
BUSINESS NAME 400 Package Store L.L.C.
BUSINESS TYPE Domestic Limited Liability Company
EFFECTIVE DATE 11/15/2017

PRINCIPAL OFFICE ADDRESS

ADDRESS 319 Cothran Rd., Dawsonville, GA. 30534, USA

REGISTERED AGENT'S NAME AND ADDRESS

NAME	ADDRESS
Royce Gene Flynn, jr	319 Cothran Road, Dawson, Dawsonville, GA. 30534, USA

ORGANIZER(S)

NAME	TITLE	ADDRESS
Royce Gene Flynn, jr	ORGANIZER	319 Cothran Road, Dawsonville, GA. 30534, USA

OPTIONAL PROVISIONS

N/A

AUTHORIZER INFORMATION

AUTHORIZER SIGNATURE Royce Gene Flynn Jr.
AUTHORIZER TITLE Organizer

Backup material for agenda item:

1. ZA 17-09- Richmond Honan Development & Acquisitions, LLC has made a request to amend an existing 52.42 acres zoned CPCD (Commercial Planned Comprehensive Development) to allow for a mixed-use senior living campus-style development. The properties are located on TMPs 107-319, 107-319-002, 107-319-004 and 107-319-005.

DAWSON COUNTY REZONING APPLICATION

This portion to be completed by Zoning Administrator

ZA 17-09 Tax Map & Parcel # (TMP): 107-319-005
Submittal Date: 12/12/17 Time: 3:45 am/pm Received by: [Signature] (staff initials)
Fees Assessed: \$2900.00 Paid: check Commission District: _____
Planning Commission Meeting Date: 1/16/18 2-20-18
Board of Commissioners Meeting Date: 2/15/18 3-15-18

APPLICANT INFORMATION (or Authorized Representative)

Printed Name: Richmond Honan Development & Acquisitions, LLC

Address: 3330 Preston Ridge Rd, Suite 380, Alpharetta, GA 30005

Phone: [Listed] 404-255-6358 Email: [Business] scotth@richmondhonan.com
Unlisted _____ Personal _____

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

Notice: If applicant is other than owner, enclosed Property Owner Authorization form must be completed.

I have X /have not _____ participated in a Pre-application meeting with Planning Staff.

If not, I agree _____ /disagree _____ to schedule a meeting the week following the submittal deadline.

Meeting Date: 12-06-2017 Applicant Signature: [Signature]

PROPERTY OWNER/PROPERTY INFORMATION

Name: Tri Mark 400, LLC

Street Address of Property being rezoned: Four Vacant lots corner of Hwy 400
and Lee Castleberry Road - Land Lots: 498, 499, 542, 543

Rezoning from: C-PCD to: _____ Total acreage being rezoned: 52.42

Directions to Property: From Dawsonville, head East on Hwy 53 for approximately 8.5
8.5 miles. Head South on Hwy 400 for approximately 11 miles. Property
is located East of Hwy 400

Subdivision Name (if applicable): _____ Lot(s) #: 498, 499, 542, 543

Current Use of Property: vacant

Any prior rezoning requests for property? _____ if yes, please provide rezoning case #: ZA 03-02

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

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

If yes, what section? 1st Section

SURROUNDING PROPERTY ZONING CLASSIFICATION:

North C-HB South C-HB East RA & C-PCD West Hwy 400

Future Land Use Map Designation: Commerical Highway

Access to the development will be provided from:

Road Name: Hwy 400 Type of Surface: Asphalt

REQUESTED ACTION & DETAILS OF PROPOSED USE

Rezoning to: _____ Special Use Permit for: _____

Proposed Use: _____

Existing Utilities: Water Sewer Gas Electric

Proposed Utilities: Water Sewer Gas Electric

RESIDENTIAL

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

Minimum Heated Floor Area: _____ sq. ft. Density/Acre: _____

Type: Apartments Condominiums Townhomes Single-family Other

Is an Amenity Area proposed: _____; if yes, what? _____

COMMERCIAL & INDUSTRIAL

Building area: _____ No. of Parking Spaces: _____

APPLICANT CERTIFICATION

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

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

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

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

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

Signature 

Date 12-8-2017

Witness 

Date 12.8.2017

WITHDRAWAL

Notice: This section only to be completed if application is being withdrawn.

I hereby withdraw application # _____

Signature _____

Date _____

Withdrawal of Application:

Withdrawals of any application may be accommodated within the Planning & Development Department if requested before the Planning Commission agenda is set. Therefore, withdrawals may not be made after ten (10) days prior to the scheduled Planning Commission meeting hearing, unless accompanied by written request stating specific reasons for withdrawal. This withdrawal request is to be published in the legal organ prior to the meeting. Following the written request and publication the Planning Commission will vote to remove the item from the agenda at the scheduled hearing. Please note that should the withdrawal be denied, the item will receive deliberation and public hearing with a decision by the Planning Commission. Further, the applicant is encouraged to be present at the hearing to substantiate reasons for withdrawal. Please note that no refund of application fees may be made unless directed by the Board of Commissioners.

PROPERTY OWNER AUTHORIZATION

I/we Tri Mark 400, LLC hereby swear that I / we own the property located at (fill in address and / or tax map & parcel #):

107-319 and 107-319.001

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

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

Printed name of applicant or agent: Richmond Honan Development & Acquisition, LLC

Signature of applicant or agent: [Signature] Date: 12.8.2017

Printed Name of Owner(s): Tri Mark 400, LLC

Signature of Owner(s): [Signature] Date 12-4-2017

Sworn and subscribed before me this 4 day of December, 2017.

[Signature]
Notary Public

My Commission Expires: 03.30.2020

(Seal)



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

ZA _____

TMP#: _____

List of Adjacent Property Owners

It is the responsibility of the Applicant to provide a list of adjacent property owners. This list must include the name and mailing address of anyone who has property touching your property or who has property directly across the street from your property.

****Please note this information should be obtained using the Tax Map & Parcel (TMP) listing for any parcel(s) adjoining or adjacent to the parcel where a variance or rezone is being requested.**

Name

Address

- TMP 107 078 002 1. Sewell Holdings Company, LLC 4575 Webb Bridge Rd, #5543, Alpharetta, GA 30023
- TMP 115 004 2. Carisle Patsy, 9101 Greenwood way, Canton, GA 30115-2827
- TMP 115 008 3. Bojarski Janie Marie, 6444 Carisle Rd, Dawsonville, GA 30534
- TMP 115 009 4. Abbasi Rashid Khan & Robina Rashid, 535 Kearny Ct, Alpharetta, GA 30022
- TMP 115 011 5. Highland Pointe Neighborhood Assoc Inc, 1260 Old Alpharetta, GA 30005
- TMP 115 010 6. 105 Post Oak Trail, Athens, GA 30606
Maxine H Burton as Trustee of the 1998 Robert Burton Family Trust,
- TMP 107 319 003 7. 105 Post Oak Trail, Athens, GA 30606
Maxine H Burton as Trustee of the 1998 Robert Burton Family Trust,
- TMP 107 319 006 8. Cotter & Davidson Investments, Inc, 46 Blue Ridge Pkwy, Dawsonville, GA 30534
- TMP 107 319 007 9. Turner Charles M III, 4600 Browns Bridge Rd, Cumming, GA 30041
Whitmire Amy Hardin & Et al c/o Dawson Whitmire, 908 Perimeter Rd,
- TMP 115 003 10. Dawsonville, GA 30534
- TMP _____ 11. _____
- TMP _____ 12. _____
- TMP _____ 13. _____
- TMP _____ 14. _____
- TMP _____ 15. _____

Use additional sheets if necessary.

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

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

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

This notice and acknowledgement shall be public record.

Applicant Signature: _____

Applicant Printed Name: _____

Application Number: _____

Date Signed: _____

Sworn and subscribed before me

this 8 day of December, 2017.

Notary Public

My Commission Expires: _____



Owner Information

TRI MARK 400 LLC
131 PROMINENCE CT
STE 230
DAWSONVILLE, GA 30534

Payment Information

Status	Paid
Last Payment Date	11/13/2017
Amount Paid	\$26,168.68

Property Information

Parcel Number	107 319
District	1 DAWSON COUNTY UNINCORPORATED
Acres	30.31
Description	LL 498,499,542,543 LD 13-S
Assessed Value	\$1,094,191
Appraised Value	\$2,735,478

Bill Information

Record Type	Property
Tax Year	2017
Bill Number	13573
Account Number	38297
Due Date	12/01/2017

Taxes

Base Taxes	\$26,168.68
Penalty	\$0.00
Interest	\$0.00
Total Due	\$0.00



October 20, 2017

John Treadway
Pencor Construction
3330 Preston Ridge Road, Ste 380
Alpharetta, GA 30005

Re: Potable Water & Sanitary Sewer Availability
TMP: 107.319
Proposed Medical Campus, Phase I

Dear Mr. Treadway,

Regarding the property referenced above, capacity is available for potable water and sanitary sewer service. Water and sewer capacity must be purchased for the property based on the Authority's standards and formulas for the planned property use at the prevailing rate. The property developer and/or owner must fund all costs associated with extending and/or upgrading the existing infrastructure to service the property and future development. All infrastructure extensions and upgrades must be designed and built in accordance with the Authority's most recent specifications.

Please feel free to contact me at your convenience if any further information is needed.

Sincerely,

A handwritten signature in black ink that reads "John V. Cronan".

John V. Cronan
Systems Coordinator

Trip Generation Memo:

RE: Proposed Development in the NE quadrant of GA 400 and Blueridge Pkwy, Dawson County, GA

Project Description:

A trip generation was performed for a proposed development in Dawson County, GA. The proposed development will be located at the intersection of GA 400 and Blue Ridge Parkway/ Lee Castleberry Road. The development is anticipated to consist of the following land uses:

- Specialty Retail – 31,000 SF
- Medical Office Bldg. – 130,000 SF
- Hotel – 128 rooms
- Assisted Living – 130 rooms/ beds
- Independent Living (Senior Adult Housing-Attached) – 180 units
- Senior Duplexes (Senior Adult Housing-Detached) – 46 units

The proposed site is anticipated to have two right-in right-out (RIRO) accesses off of GA 400 and one full access onto Oakmont Drive. A vicinity map is shown in Figure 1 and an aerial image of the site location in Figure 2. The site plan is attached to this memo.

Figure 1: Vicinity Map

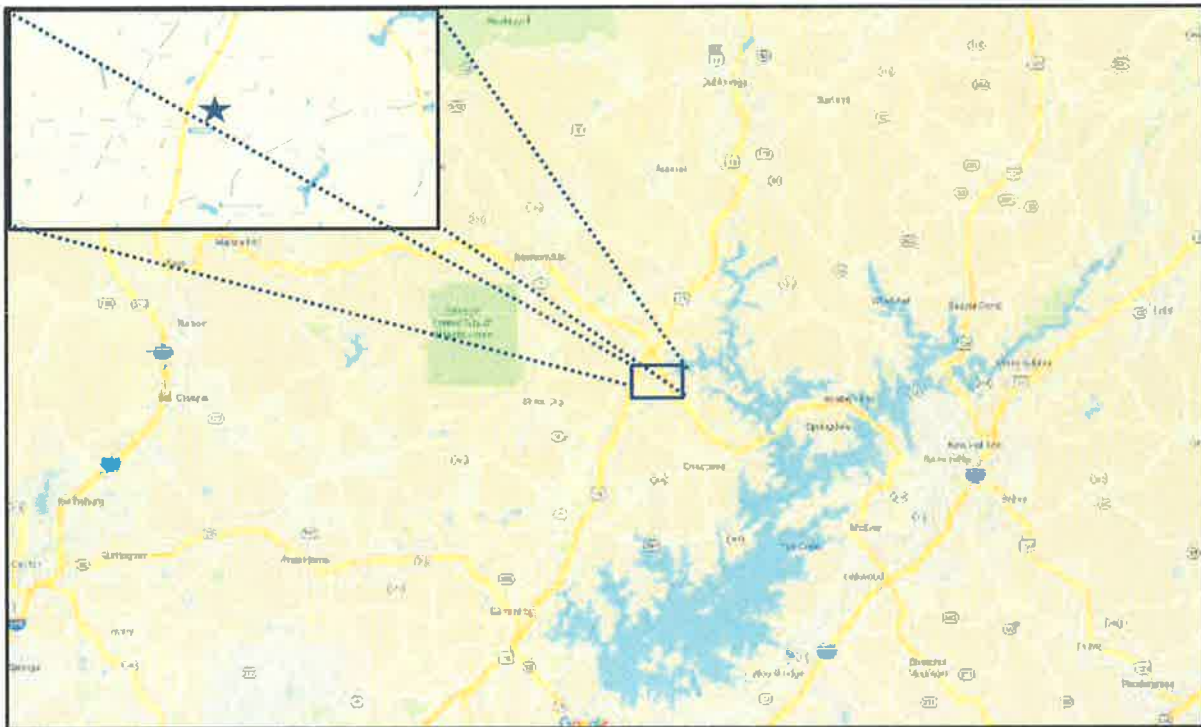


Figure 2: Site Plan



Trip Generation and Distribution:

A trip generation was performed using Institute of Transportation Engineers’ (ITE’s) Trip Generation Manual, 9th Edition (2012). The tabulated data including equations used are shown in Table 1 below. Trip Distribution will be prepared after all the project related data collection is complete.

Internal Capture:

Mixed-use developments that contain residential and retail land uses will generate some trips that satisfy the total development’s trip generation but will not access the site via the external road network. Internal trip capture for morning and afternoon peak hours as well as daily internal trip capture were calculated to account for the portion of trips generated in the site that both begin and end within the development.

Internal capture was calculated following the standard procedure and rates as specified in the Trip Generation Handbook, 2nd Edition, 2004. Daily rates were used for weekday calculations, as well as weekday AM and PM rates for peak hour calculations. The overall internal capture reduction percentages and trip reductions are shown in Table 1.

Data Collection:

A 24-hour tube count was collected on Oakmont Drive on December 19, 2017, to capture the traffic volumes accessing the Highland Pointe subdivision. The data showed a total of 1,353 veh/ day (676 inbound and 677 outbound). The raw counts are attached to this memo.

Table 1: Trip Generation



Trip Generation -

Calculation of Anticipated Project Trips

Based upon methodology from ITE's Trip Generation Manual, 9th Edition (2011)

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Project Land Use	Project Density	Project Trips			ITE Code	Variable	Equation Used ¹	In/Dist Distribution
		Total	Inbound	Outbound				
Medical/Dental Office	1,000 S.F.				730	1,000 S.F.		
Daily		4,897	2,349	2,348		$T = 36.13(X)$	50% / 50%	
AM Peak Hour		311	146	65		$T = 2.39(X)$	79% / 21%	
PM Peak Hour		668	130	334		$T = 3.57(X)$	28% / 72%	
Reductions for Internal Capture								
Daily	7%	75	20	55				
AM Peak Hour	1%	3	0	2				
PM Peak Hour	1%	9	2	3				
NET NEW EXTERNAL VEHICULAR TRIPS								
Daily		4,822	2,329	2,293				
AM Peak Hour		308	146	63				
PM Peak Hour		659	128	331				
Assisted Living	130 Beds				254	Beds		
Daily		828	165	164		$Ln(T) = 0.56 Ln(X) + 3.07$	50% / 50%	
AM Peak Hour		18	12	6		$T = 0.14(X)$	65% / 35%	
PM Peak Hour		29	13	16		$T = 0.27(X)$	44% / 56%	
Reductions for Internal Capture								
Daily	9%	29	18	11				
AM Peak Hour	0%	0	0	0				
PM Peak Hour	7%	2	1	1				
NET NEW EXTERNAL VEHICULAR TRIPS								
Daily		900	147	153				
AM Peak Hour		18	12	6				
PM Peak Hour		27	12	15				
Hotel	128 Rooms				330	Rooms		
Daily		772	306	386		$T = 6.95(X)^{0.37316}$	50% / 50%	
AM Peak Hour		68	40	28		$T = 0.53(X)$	59% / 41%	
PM Peak Hour		77	39	38		$T = 0.60(X)$	51% / 49%	
Reductions for Internal Capture								
Daily	9%	87	42	25				
AM Peak Hour	1%	1	1	0				
PM Peak Hour	6%	5	3	2				
NET NEW EXTERNAL VEHICULAR TRIPS								
Daily		705	244	261				
AM Peak Hour		87	39	28				
PM Peak Hour		72	36	36				
Senior Adult Housing - Attached	180 DU				220	Dwelling Units		
Daily		337	178	178		$T = 2.98(X) - 21.25$	50% / 50%	
AM Peak Hour		36	12	14		$T = 0.20(X) - 0.13$	34% / 66%	
PM Peak Hour		45	14	21		$T = 0.24(X) + 1.64$	54% / 46%	
Reductions for Internal Capture								
Daily	9%	46	30	18				
AM Peak Hour	0%	0	0	0				
PM Peak Hour	7%	5	2	1				
NET NEW EXTERNAL VEHICULAR TRIPS								
Daily		509	249	260				
AM Peak Hour		36	12	14				
PM Peak Hour		42	22	20				
Senior Adult Housing - Detached	85 DU				220	Dwelling Units		
Daily		237	119	118		$Ln(T) = 0.89 Ln(X) - 2.06$	50% / 50%	
AM Peak Hour		36	13	25		$T = 0.17(X) - 19.95$	34% / 66%	
PM Peak Hour		25	14	11		$Ln(T) = 0.75 Ln(X) + 0.15$	54% / 46%	
Reductions for Internal Capture								
Daily	9%	21	13	8				
AM Peak Hour	0%	0	0	0				
PM Peak Hour	8%	2	1	1				
NET NEW EXTERNAL VEHICULAR TRIPS								
Daily		216	106	110				
AM Peak Hour		38	13	25				
PM Peak Hour		25	13	10				
Specialty Retail Center	31,000 S.F.				826	1,000 S.F.		
Daily		1,964	682	682		$T = 42.78(X) + 37.66$	50% / 50%	
AM Peak Hour		20	14	6		$T = (Daily In / Out) * Bldg$	7% / 19%	
PM Road Peak		86	42	54		$T = 2.40(X) + 21.48$	44% / 56%	
Reductions for Internal Capture								
Daily	13%	189	88	95				
AM Peak Hour	15%	8	2	1				
PM Peak Hour	14%	18	5	8				
NET NEW EXTERNAL VEHICULAR TRIPS								
Daily		1,775	594	587				
AM Peak Hour		17	12	5				
PM Peak Hour		88	37	46				
TOTAL GROUP TRIPS					730	Medical/Dental Office		
Daily		7,956	3,980	3,976	254	Assisted Living		
AM Peak Hour		481	337	154	310	Hotel		
PM Peak Hour		786	262	474	220	Senior Adult Housing - Attached		
TOTAL INTERNAL CAPTURE TRIPS					220	Senior Adult Housing - Detached		
Daily		428	211	212	826	Specialty Retail Center		
AM Peak Hour		8	3	3				
PM Peak Hour		30	14	16				
NET NEW EXTERNAL VEHICULAR TRIPS								
Daily		7,528	3,769	3,764				
AM Peak Hour		485	334	151				
PM Peak Hour		706	248	458				

Note: ¹ Where T = Trips, X = Density by variable

Conclusions:

Based on the trip generation analysis, the site is anticipated to generate 7,533 (3,769 inbound and 3,764 outbound) net new trips with 485 (334 inbound and 151 outbound) AM peak hour trips and 706 (248 inbound and 458 outbound) PM peak hour trips. In addition to the anticipated trips on Blue Ridge Parkway, 1,353 veh/ day are expected to use Blue Ridge Parkway to access GA 400 from the Highland Pointe subdivision. Based on the type of retail on site, the pass-by trips and internal capture trip numbers could change.

VOLUME

Blue Ridge Pkwy E/O US 19

Day: Tuesday
Date: 12/19/2017

City: Dawsonville
Project #: GA17_9669_001

DAILY TOTALS						NB	SB	EB	WB	Total	
						0	0	676	677	1,353	
AM Period	NB	SB	EB	WB	TOTAL	PM Period	NB	SB	EB	WB	TOTAL
00:00			3	1	4	12:00			7	6	13
00:15			1	1	2	12:15			17	8	25
00:30			2	1	3	12:30			7	14	21
00:45			0	6	1	12:45			11	42	20
01:00			0	1	1	13:00			19	20	39
01:15			0	0	0	13:15			9	13	22
01:30			1	0	1	13:30			16	10	26
01:45			1	2	0	13:45			7	51	17
02:00			0	0	0	14:00			14	13	27
02:15			2	0	2	14:15			22	11	33
02:30			0	0	0	14:30			12	11	23
02:45			0	2	0	14:45			16	64	13
03:00			1	0	1	15:00			10	16	26
03:15			0	0	0	15:15			11	4	15
03:30			0	0	0	15:30			8	12	20
03:45			0	1	0	15:45			15	44	10
04:00			0	0	0	16:00			14	11	25
04:15			0	0	0	16:15			16	15	31
04:30			0	2	2	16:30			20	17	37
04:45			0	2	2	16:45			18	68	13
05:00			0	0	0	17:00			16	12	28
05:15			1	2	3	17:15			24	18	42
05:30			0	9	9	17:30			23	14	37
05:45			1	2	7	17:45			21	84	14
06:00			0	5	5	18:00			24	13	37
06:15			0	3	3	18:15			17	14	31
06:30			0	7	7	18:30			16	8	24
06:45			1	1	3	18:45			15	72	13
07:00			0	12	12	19:00			18	7	25
07:15			1	13	14	19:15			17	9	26
07:30			1	15	16	19:30			16	15	31
07:45			2	4	9	19:45			11	62	6
08:00			1	12	13	20:00			9	4	13
08:15			2	7	9	20:15			6	4	10
08:30			4	11	15	20:30			10	0	10
08:45			5	12	11	20:45			10	35	5
09:00			2	5	7	21:00			3	4	7
09:15			6	11	17	21:15			8	3	11
09:30			1	12	13	21:30			7	10	17
09:45			11	20	8	21:45			7	25	3
10:00			11	11	22	22:00			5	3	8
10:15			10	13	23	22:15			3	3	6
10:30			4	12	16	22:30			7	1	8
10:45			6	31	7	22:45			0	15	0
11:00			8	13	21	23:00			2	1	3
11:15			3	6	9	23:15			3	0	3
11:30			6	4	10	23:30			2	0	2
11:45			8	25	13	23:45			1	8	0
TOTALS			106	250	356	TOTALS			570	427	997
SPLIT %			29.8%	70.2%	26.3%	SPLIT %			57.2%	42.8%	73.7%

DAILY TOTALS						NB	SB	EB	WB	Total
						0	0	676	677	1,353
AM Peak Hour	11:45	07:00	09:45	PM Peak Hour	17:15	13:00	17:15			
AM Pk Volume	39	49	80	PM Pk Volume	92	60	151			
Pk Hr Factor	0.574	0.817	0.870	Pk Hr Factor	0.958	0.750	0.899			
7 - 9 Volume	16	90	106	4 - 6 Volume	152	114	266			
7 - 9 Peak Hour	08:00	07:00	07:15	4 - 6 Peak Hour	17:00	16:30	17:00			
7 - 9 Pk Volume	12	49	54	4 - 6 Pk Volume	84	60	142			
Pk Hr Factor	0.600	0.817	0.844	Pk Hr Factor	0.875	0.833	0.845			

Traffic Impact Analysis Memo:

RE: LifeHope Senior Village aka Oakmont – Traffic Impact Analysis – January 18, 2018

Project Description:

A traffic impact analysis was performed for a proposed development in Dawson County, Ga. The proposed development will be located at the intersection of GA 400 and Blue Ridge Parkway/ Lee Castleberry Road. The development is anticipated to consist of the following land uses:

- Medical Office – 130,000 SF (square feet)
- Assisted Living – 130 Beds
- Hotel – 130 Rooms
- Senior Adult Housing – Attached – 240 Units
- Senior Adult Housing – Detached – 60 Units
- Specialty Retail Center – 31,500 SF

Site Access:

The proposed development will access the external roadway network via driveways on Blue Ridge Pkwy and the existing right-in / right-out (RIRO) curb cut access on SR 400. A vicinity map is shown in Figure 1 and an aerial image of the site location in Figure 2. The site plan is attached to this memo.

Figure 1: Vicinity Map

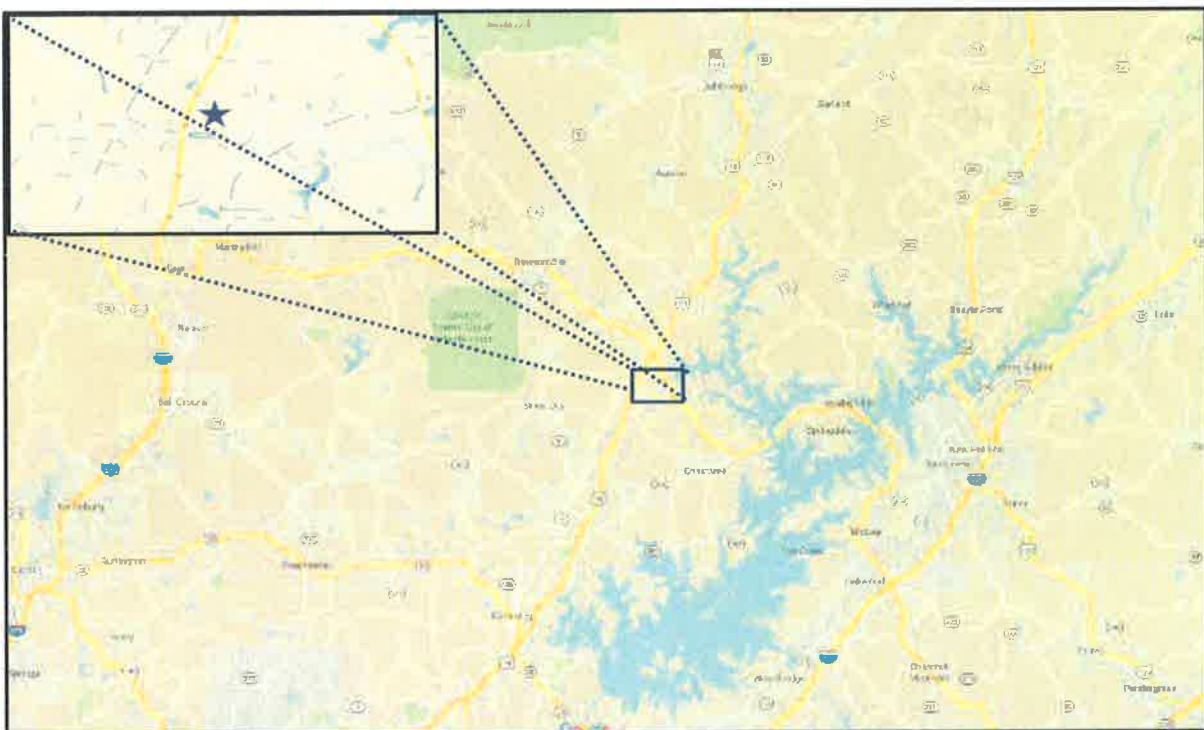


Figure 2: Aerial



Traffic Data Collection:

Existing traffic volume counts were collected on January 11th, 2018 at the following locations:

- Peak Hour Turning Movement Counts
 - SR 400 at Whitmire Rd / Carlisle Rd
 - SR 400 @ Blue Ridge Pkwy / Lee Castleberry Rd
 - SR 400 @ Jot Em Down Rd
 - Oakmont Dr @ Carlisle Rd
- 24-Hour Bi-directional tube count
 - SR 400 north of Blue Ridge Pkwy
 - Oakmont Drive (December 19th, 2017)

Traffic volumes are shown graphically in Figure 3. Existing lane geometry is shown in Figure 4.

Figure 3: Existing Traffic Volumes

##(##) → AM (PM) Peak Hour Traffic Volume

▬▬▬▬▬ Proposed Driveway

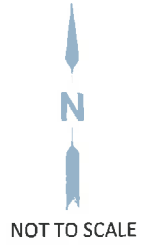

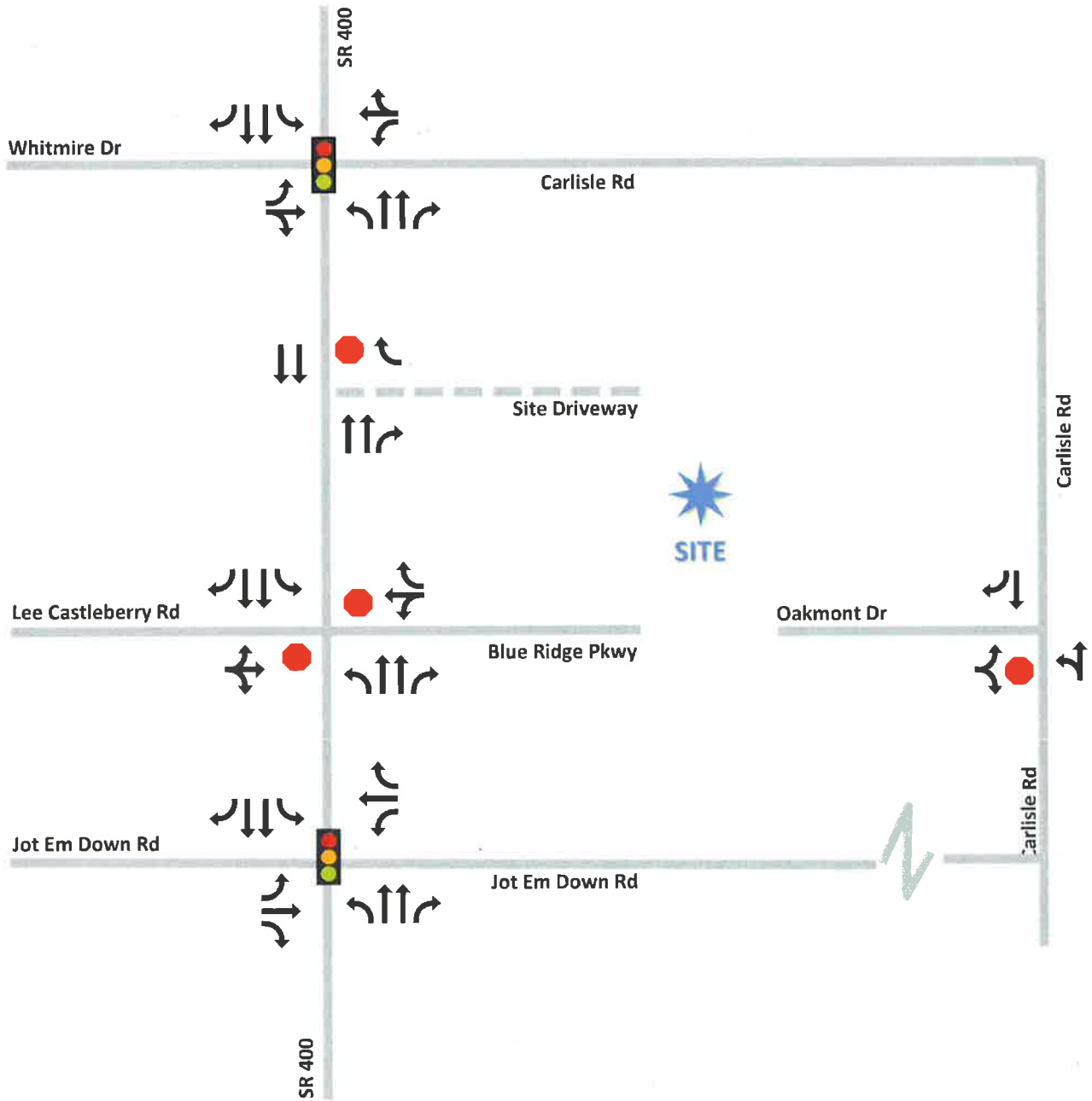


Figure 4: Existing Lane Geometry

	Existing Lane Geometry
	Stop Control
	Yield Control
	Signalized Control


 N
 NOT TO SCALE



Trip Generation:

A trip generation was performed using Institute of Transportation Engineers' (ITE's) Trip Generation Manual, 9th Edition (2012). A summary of the proposed sites trip generation is shown in Table 1/

Table 1: Trip Generation

Project Land Use	Density	Daily			AM Peak Hour			PM Peak Hour		
		Total	In	Out	Total	In	Out	Total	In	Out
Medical/Dental Office	130,000 S.F.	4,697	2,349	2,348	311	246	65	464	130	334
Assisted Living	130 Beds	329	165	164	18	12	6	29	13	16
Hotel	128 Rooms	772	386	386	68	40	28	77	39	38
Senior Adult Housing - Attached	240 DU	736	368	368	48	16	32	59	32	27
Senior Adult Housing - Detached	60 DU	300	150	150	40	14	26	31	19	12
Specialty Retail Center	31,500 S.F.	1,385	693	692	0	14	6	97	43	54
Total Trips		8,219	4,111	4,108	505	342	163	757	276	481
Reductions for Internal Capture		438	219	219	6	3	3	30	14	16
Total Net New Project Trips		7,781	3,892	3,889	499	339	160	727	262	465

Mixed-use developments that contain residential and retail land uses will generate some trips that satisfy the total development's trip generation but will not access the site via the external road network. Internal trip capture for morning and afternoon peak hours as well as daily internal trip capture were calculated to account for the portion of trips generated in the site that both begin and end within the development.

Internal capture was calculated following the standard procedure and rates as specified in the Trip Generation Handbook, 2nd Edition, 2004. Daily rates were used for weekday calculations, as well as weekday AM and PM rates for peak hour calculations. A full trip generation and internal capture calculation including equations used and assumptions made is provided attached.

Specialty retail (ITE 826) does not have a trip generation rate for the AM peak hour of adjacent roadway facility, to calculate the generated vehicle trips the daily distribution of traffic for Land Use 820-Shopping Center was used to calculate a rate of 2% of the daily inbound traffic and 0.9% of the daily outbound traffic.

The site is anticipated to generate 7,781 net new daily vehicle trips (3,892 inbound and 3,889 outbound) with the peak hour being the PM peak with 727 new vehicle trips (262 inbound and 465 outbound) the AM peak hour will generate 499 new vehicle trips (339 inbound and 160 outbound).

Trip Distribution:

The project trips were distributed to the existing roadway network by examining existing traffic conditions, site access, and destination / origination centers. Due to the unsignalized nature of the intersection of SR 400 at Blue Ridge Pkwy that vehicles will avoid making left-turns at the intersection and will instead utilize the rear access to the development via Oakmont Dr / Carlisle Rd.

Trip distribution is shown graphically in Figure 5. Project trips are shown in Figure 6, and build volumes are shown in Figure 7.

Capacity Analysis:

Existing and Build traffic volumes were entered into a Synchro 10 model to perform capacity analysis of existing conditions for the AM and PM peak periods. The results of the capacity analysis are shown by lane group movement in Table 2 for existing conditions and Table 3 for build conditions. Average vehicular delays and level-of service, as defined by the Highway Capacity Manual (HCM) 6th Edition are presented, and 95th percentile queues from SimTraffic 10 are shown. Full Synchro output reports are included attached to this memo. Signal timings were optimized using a 130 second cycle length and field conditions may vary.

Figure 5: Trip Distribution

- IN (OUT) Daily Traffic Distribution %
- IN (OUT) Traffic Assignment %
- Proposed Driveway

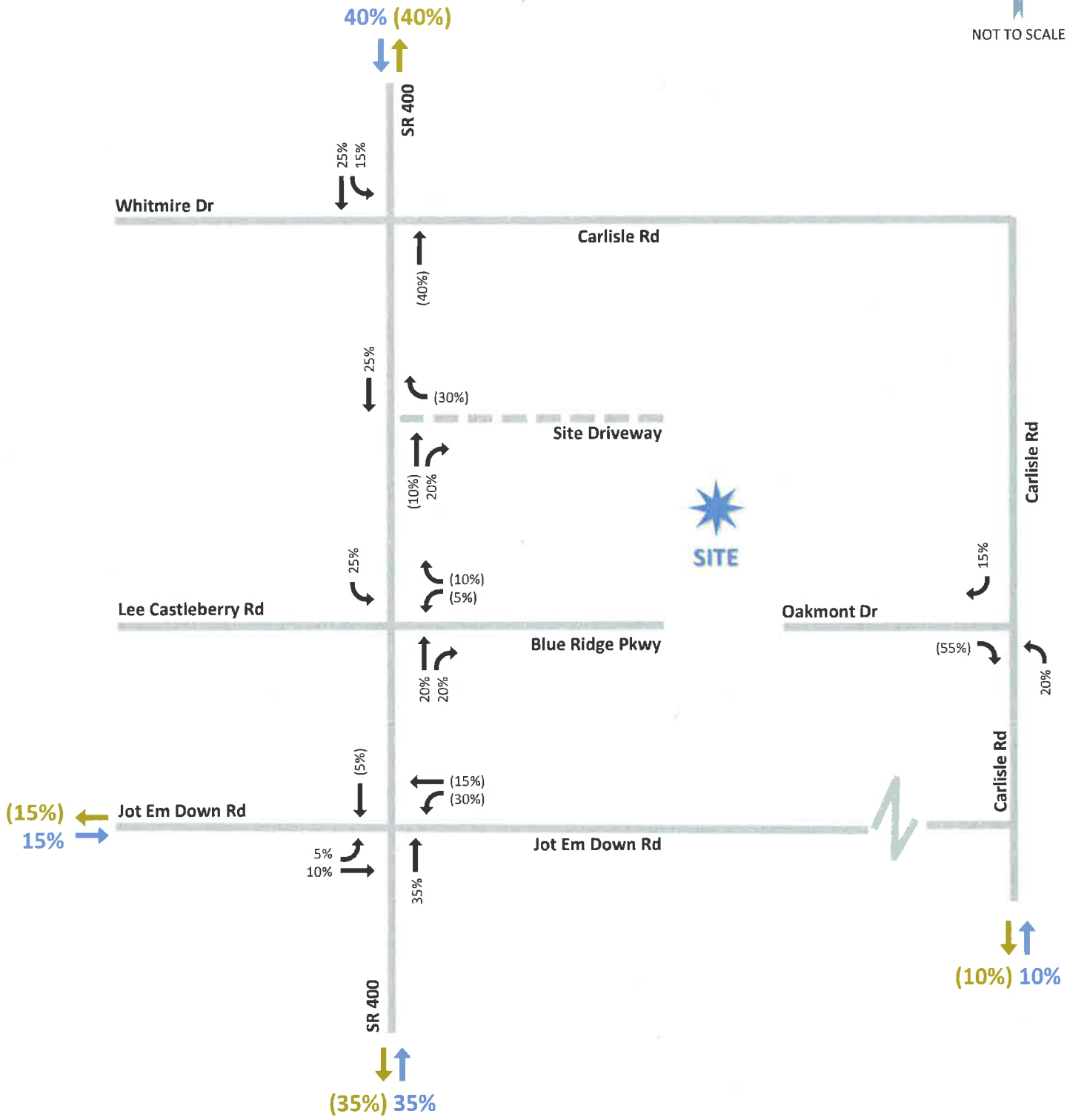


Figure 6: Project Trips

##(##) → AM (PM) Peak Hour Traffic Volume

▬▬▬▬▬▬ Proposed Driveway

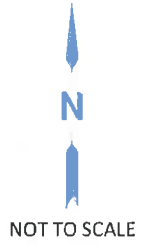


Figure 7: Build Traffic Volumes

##(##) → AM (PM) Peak Hour Traffic Volume

■ ■ ■ ■ ■ Proposed Driveway

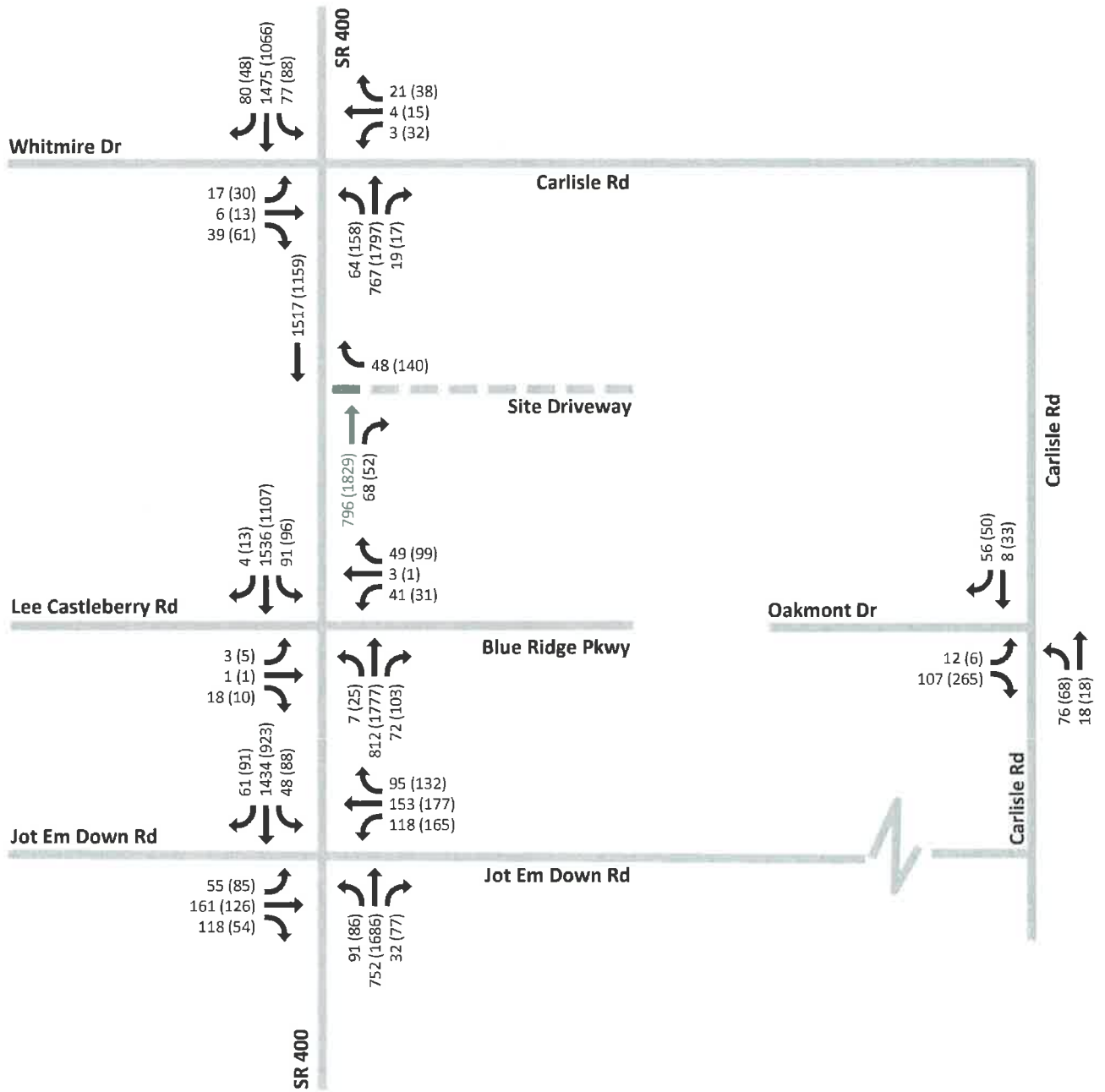


Table 2: Existing Conditions Capacity Analysis

Intersection	Control	Lane Group Movement	AM Peak Hour			PM Peak Hour		
			Delay (s)	LOS	95 th % Queue (ft)	Delay (s)	LOS	95 th % Queue (ft)
SR 400 @ Whitmire Rd / Carlisle Rd	Signal Control	EBL	61.3	E	64	61.8	E	82
		EBT	60.1	E	32	58.4	E	47
		EBR	0.0	A	-	0.0	A	11
		WBL	60.1	E	16	62.4	E	61
		WBT	59.9	E	32	58.9	E	45
		WBR	0.0	A	-	0.0	A	-
		NBL	5.4	A	77	5.9	A	94
		NBT	0.3	A	103	9.4	A	189
		NBR	3.1	A	-	4.0	A	-
		SBL	3.0	A	22	8.9	A	68
		SBT	6.9	A	180	6.9	A	158
		SBR	3.7	A	9	4.3	A	9
		Intersection	6.6	A	-	10.1	A	-
SR 400 @ Blue Ridge Pkwy / Lee Castleberry Rd	Side-Street Stop Control	NBL	14.2	B	13	11.9	B	35
		NBT	0.0	A	-	0.0	A	-
		NBR	0.0	A	-	0.0	A	-
		EB	53.7	F	39	316.1	F	43
		WBT/L	246.8	F	56	1164.1	F	33
		WBR	11.8	B	-	24.0	C	-
		SBL	9.7	A	11	19.2	C	56
		SBT	0.0	A	-	0.0	A	-
		SBR	0.0	A	-	0.0	A	-
		Intersection	4.9	-	-	5.7	A	-
SR 400 @ Jot Em Down Rd	Signal Control	EBL	57.8	E	55	60.9	E	113
		EBT	51.7	D	124	51.9	D	110
		EBR	0.0	A	48	0.0	A	-
		WBL	60.7	E	110	55.8	E	66
		WBT	52.1	D	172	52.4	D	133
		WBR	0.0	A	-	0.0	A	87
		NBL	14.0	B	64	7.6	A	49
		NBT	9.4	A	149	16.6	B	440
		NBR	7.5	A	6	7.6	A	126
		SBL	6.8	A	39	19.8	B	122
		SBT	14.8	B	350	10.5	B	259
		SBR	8.0	A	13	7.7	A	6
		Intersection	18.7	B	-	18.0	B	-
Carlisle Rd @ Oakmont Dr	Side-Street Stop Control	NBT/L	7.3	A	-	7.3	A	9
		EB	8.8	A	37	8.8	A	30
		SBT	0.0	A	-	0.0	A	-
		SBR	0.0	A	-	0.0	A	-
		Intersection	5.2	-	-	2.9	-	-

Table 3: Build Conditions Capacity Analysis

Intersection	Control	Lane Group Movement	AM Peak Hour			PM Peak Hour		
			Delay (s)	LOS	95 th Queue (ft)	Delay (s)	LOS	95 th Queue (ft)
SR 400 @ Whitmire Rd / Carlisle Rd	Signal Control	EBL	61.3	E	52	61.8	E	48
		EBT	60.1	E	33	58.4	E	31
		EBR	0.0	A	37	0.0	A	-
		WBL	60.1	E	13	62.4	E	66
		WBT	59.9	E	16	58.9	E	60
		WBR	0.0	A	-	0.0	A	25
		NBL	6.1	A	58	6.5	A	84
		NBT	5.0	A	167	11.5	B	251
		NBR	3.5	A	-	4.1	A	3
		SBL	3.2	A	41	18.8	B	131
		SBT	7.3	A	162	7.2	A	149
SBR	3.7	A	1	4.3	A	13		
Intersection		6.9	A	-	11.5	B	-	
SR 400 @ Blue Ridge Pkwy / Lee Castleberry Rd	Side-Street Stop Control	NBL	14.2	B	15	11.9	B	32
		NBT	0.0	A	-	0.0	A	-
		NBR	0.0	A	-	0.0	A	-
		EB	942.1	F	45	***	***	121
		WBT/L	771.1	F	81	***	***	281
		WBR	12.6	B	-	32.4	D	119
		SBL	10.8	B	61	26.8	D	109
		SBT	0.0	A	-	0.0	A	-
SBR	0.0	A	-	0.0	A	-		
Intersection		15.8	-	-	0.9	-	-	
SR 400 @ Jot Em Down Rd	Signal Control	EBL	52.2	D	76	53.0	D	105
		EBT	45.1	D	211	42.4	D	155
		EBR	0.0	A	-	0.0	A	-
		WBL	58.5	E	167	58.9	E	223
		WBT	45.0	D	201	43.9	D	190
		WBR	0.0	A	-	0.0	A	81
		NBL	22.7	C	73	12.5	B	51
		NBT	14.1	B	125	31.1	C	502
		NBR	14.1	B	-	11.8	B	222
		SBL	10.6	B	33	35.1	C	134
		SBT	22.6	C	416	16.5	B	297
SBR	11.1	B	16	12.0	B	42		
Intersection		24.5	C	-	28.8	C	-	
Carlisle Rd @ Oakmont Dr	Side-Street Stop Control	NBT/L	7.5	A	21	7.5	A	35
		EB	9.0	A	50	9.7	A	63
		SBT	0.0	A	-	0.0	A	-
		SBR	0.0	A	-	0.0	A	-
		Intersection		5.9	-	-	7.0	-
SR 400 @ Site Driveway	Side-Street Stop Control	NBT	0.0	A	-	0.0	A	-
		NBR	0.0	A	-	0.0	A	-
		WBR	12.2	B	-	44.3	E	-
		SBT	0.0	A	-	0.0	A	-
		Intersection		0.2	-	-	1.9	-

*** delay maxes out and returns 0 in error

SR 400 at Whitmire / Carlisle Rd

- Existing Conditions
 - Side-street movements operate with some delay due to the 130 second cycle length, however they experience minimal queueing
 - Intersection operates at LOS A for both peak hours
- Build Conditions
 - Additional project volume increases delay slightly in the PM peak hour and the intersection drops from LOS A to LOS B, queueing remains minimal

SR 400 at Blue Ridge Pkwy / Lee Castleberry Rd

- Existing Conditions
 - Synchro modeling has trouble with side-street stop controlled intersection on major roads which have a median opening. Synchro will not model vehicle entering the median to stage their movements and thus returns a LOS which may be worse than existing conditions
 - Side-street movements wishing to turn left or travel straight through the intersection operate at LOS F due to lack of available gaps
- Build Conditions
 - Due to Synchro's difficulty modeling side-street stop controlled intersections, the side-street movements, which fail in existing conditions, continue to fail in build conditions and will have exponential issues in synchro causing an error in calculating delay.
 - As drivers learn the area they will likely change routes to avoid the trouble movements

SR 400 at Jot Em Down Rd

- Existing Conditions
 - Under existing conditions, the side-street movements operate with some delay due to the 130 second cycle length used in analysis
 - The intersection operates at an LOS of B during both peak hours
- Build Conditions
 - The intersection sees an increase in delay during both peak hours due to the increase in volume due to the proposed development. The intersection drops from LOS B to LOS C during both peak hours.

Carlisle Rd at Oakmont Dr

- Existing Conditions
 - The intersection operates at LOS A for all movements and minimal queueing during both peak hours
- Build Conditions
 - The intersection continues to operate at a LOS of A for both peak periods with minimal queueing.

SR 400 at Site Driveway

- **Build Conditions**
 - The intersection operates with minimal queueing and delay during the AM peak hour
 - During the PM peak hour, the WBR movements operates at an LOS of E with minimal queueing

Conclusions:

The proposed mixed-use development will be located at the intersection of GA 400 and Blue Ridge Parkway/ Lee Castleberry Road, and access the external roadway network via driveways on Blue Ridge Pkwy and the existing right-in / right-out (RIRO) curb cut access on SR 400.

The existing roadway network and geometry will sufficiently accommodate the proposed development, and no improvements to the roadway network are anticipated.



2300 Piedmont Parkway, Suite 300
Alpharetta, GA 30005

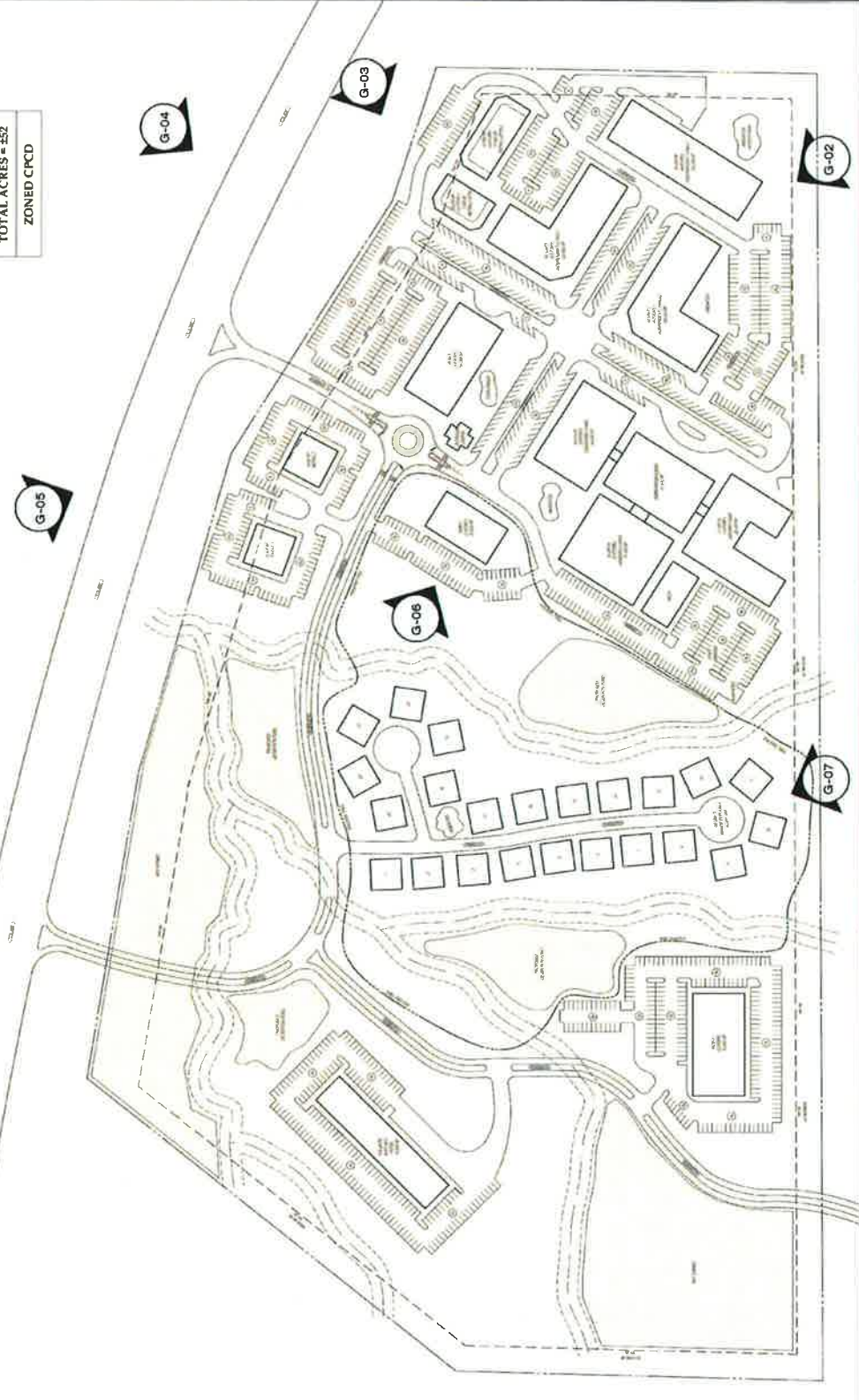


LIFEHOPE SENIOR CAMPUS

Drawn By	Checked By
Date	Job No.
Sheet Title	SITE PLAN
Sheet No.	G-01

NOT RELEASED FOR CONSTRUCTION

TOTAL ACRES = 452
ZONED CPZCD



NET FINISHED	
Area	1,100,000 sq. ft.
Volume	1,100,000 cu. ft.
Weight	1,100,000 lbs.

COMMERCIAL CONSTRUCTION	
Area	1,100,000 sq. ft.
Volume	1,100,000 cu. ft.
Weight	1,100,000 lbs.

COMMERCIAL SERVICES	
Area	1,100,000 sq. ft.
Volume	1,100,000 cu. ft.
Weight	1,100,000 lbs.

SHRIMP PRODUCTION	
Area	1,100,000 sq. ft.
Volume	1,100,000 cu. ft.
Weight	1,100,000 lbs.

FARMING COUNTY	
Area	1,100,000 sq. ft.
Volume	1,100,000 cu. ft.
Weight	1,100,000 lbs.

COMMERCIAL USE	
Area	1,100,000 sq. ft.
Volume	1,100,000 cu. ft.
Weight	1,100,000 lbs.

ATTENDING & INSPECTING DIVISION OF THE STATE

Trip Generation - Life Hope Senior Village

Calculation of Anticipated Project Trips

Based upon methodology from ITE's Trip Generation Manual, 9th Edition (2012)



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Project Land Use	Project Density	Project Trips			ITE Code	Variable	Equation Used ¹	In/Out Distribution
		Total	Inbound	Outbound				
Medical/Dental Office	130,000 S.F.	4,697	2,349	2,348	720	1,000 S.F.	T = 36.13(X) T = 2.39(X) T = 3.57(X)	50% / 50% 79% / 21% 28% / 72%
	Daily	311	246	65				
	AM Peak Hour	464	130	334				
Reductions for Internal Capture								
	Daily	81	21	60				
	AM Peak Hour	2	0	2				
	PM Peak Hour	5	2	3				
NET NEW EXTERNAL VEHICULAR TRIPS								
	Daily	4,616	2,328	2,288				
	AM Peak Hour	309	246	63				
	PM Peak Hour	459	128	331				
Assisted Living	130 Beds	329	165	164	254	Beds	Ln(T) = 0.56 Ln(X) + 3.07 T = 0.14(X) T = 0.22(X)	50% / 50% 65% / 35% 44% / 56%
	Daily	18	12	6				
	AM Peak Hour	29	13	16				
	PM Peak Hour							
Reductions for Internal Capture								
	Daily	27	17	10				
	AM Peak Hour	0	0	0				
	PM Peak Hour	2	1	1				
NET NEW EXTERNAL VEHICULAR TRIPS								
	Daily	302	148	154				
	AM Peak Hour	18	12	6				
	PM Peak Hour	27	12	15				
Hotel	128 Rooms	772	386	386	310	Rooms	T = 8.95(X) - 373.16 T = 0.53(X) T = 0.60(X)	50% / 50% 59% / 41% 51% / 49%
	Daily	68	40	28				
	AM Peak Hour	77	39	38				
	PM Peak Hour							
Reductions for Internal Capture								
	Daily	61	39	22				
	AM Peak Hour	1	1	0				
	PM Peak Hour	5	3	2				
NET NEW EXTERNAL VEHICULAR TRIPS								
	Daily	711	347	364				
	AM Peak Hour	67	39	28				
	PM Peak Hour	72	36	36				
Senior Adult Housing - Attached	240 DU	736	368	368	252	Dwelling Units	T = 2.98(X) + 21.05 T = 0.20(X) - 0.13 T = 0.24(X) + 1.64	50% / 50% 34% / 66% 54% / 46%
	Daily	48	16	32				
	AM Peak Hour	59	32	27				
	PM Peak Hour							
Reductions for Internal Capture								
	Daily	58	37	21				
	AM Peak Hour	0	0	0				
	PM Peak Hour	3	2	1				
NET NEW EXTERNAL VEHICULAR TRIPS								
	Daily	678	331	347				
	AM Peak Hour	48	16	32				
	PM Peak Hour	56	30	26				

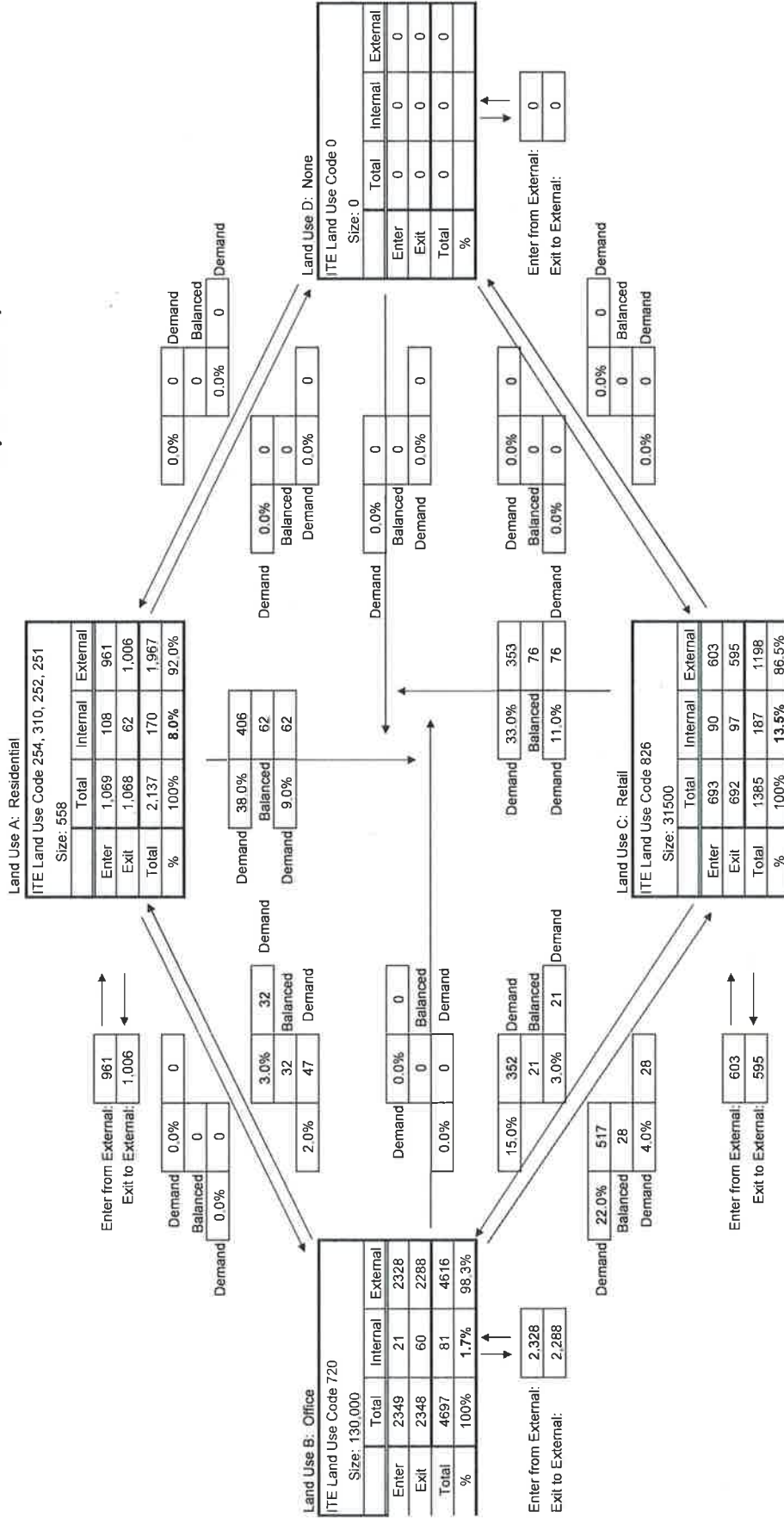
Senior Adult Housing - Detached		60 DU				251	Dwelling Units	
	Daily		300	150	150		$\ln(T)=0.89\ln(X)+2.06$	50% / 50%
	AM Peak Hour		40	14	26		$T = 0.17(X) + 29.95$	35% / 65%
	PM Peak Hour		31	19	12		$\ln(T)=0.75\ln(X)+0.35$	61% / 39%
Reductions for Internal Capture								
	Daily	8%	24	15	9			
	AM Peak Hour	0%	0	0	0			
	PM Peak Hour	6%	2	1	1			
NET NEW EXTERNAL VEHICULAR TRIPS								
	Daily		276	135	141			
	AM Peak Hour		40	14	26			
	PM Peak Hour		29	18	11			
Specialty Retail Center		31,500 S.F.				826	1,000 S.F.	
	Daily		1,385	693	692		$T = 42.78(X) + 37.66$	50% / 50%
	AM Peak Hour		20	14	6		* $T = (\text{Daily In} / \text{Out}) * \text{Distribu}$	2% / 0.9%
	PM Road Peak		97	43	54		$T = 2.40(X) + 21.48$	44% / 56%
Reductions for Internal Capture								
	Daily	14%	187	90	97			
	AM Peak Hour	15%	3	2	1			
	PM Peak Hour	13%	13	5	8			
NET NEW EXTERNAL VEHICULAR TRIPS								
	Daily		1,198	603	595			
	AM Peak Hour		17	12	5			
	PM Peak Hour		84	38	46			
TOTAL GROUP TRIPS						720	Medical/Dental Office	
	Daily		8,219	4,111	4,108	254	Assisted Living	
	AM Peak Hour		505	342	163	310	Hotel	
	PM Peak Hour		757	276	481	252	Senior Adult Housing - Attached	
TOTAL INTERNAL CAPTURE TRIPS						251	Senior Adult Housing - Detached	
	Daily		438	219	219	826	Specialty Retail Center	
	AM Peak Hour		6	3	3			
	PM Peak Hour		30	14	16			
NET NEW EXTERNAL VEHICULAR TRIPS								
	Daily		7,781	3,892	3,889			
	AM Peak Hour		499	339	160			
	PM Peak Hour		727	262	465			

Note: * Where: T = Trips; X = Density by Variable

*Specialty retail (ITE 826) does not have a trip generation rate for the AM peak hour of adjacent roadway facility, to calculate the generated vehicle trips the daily distribution of traffic for Land Use 820-Shopping Center was used to calculate a rate of 2% of the daily inbound traffic and 0.9% of the daily outbound traffic.

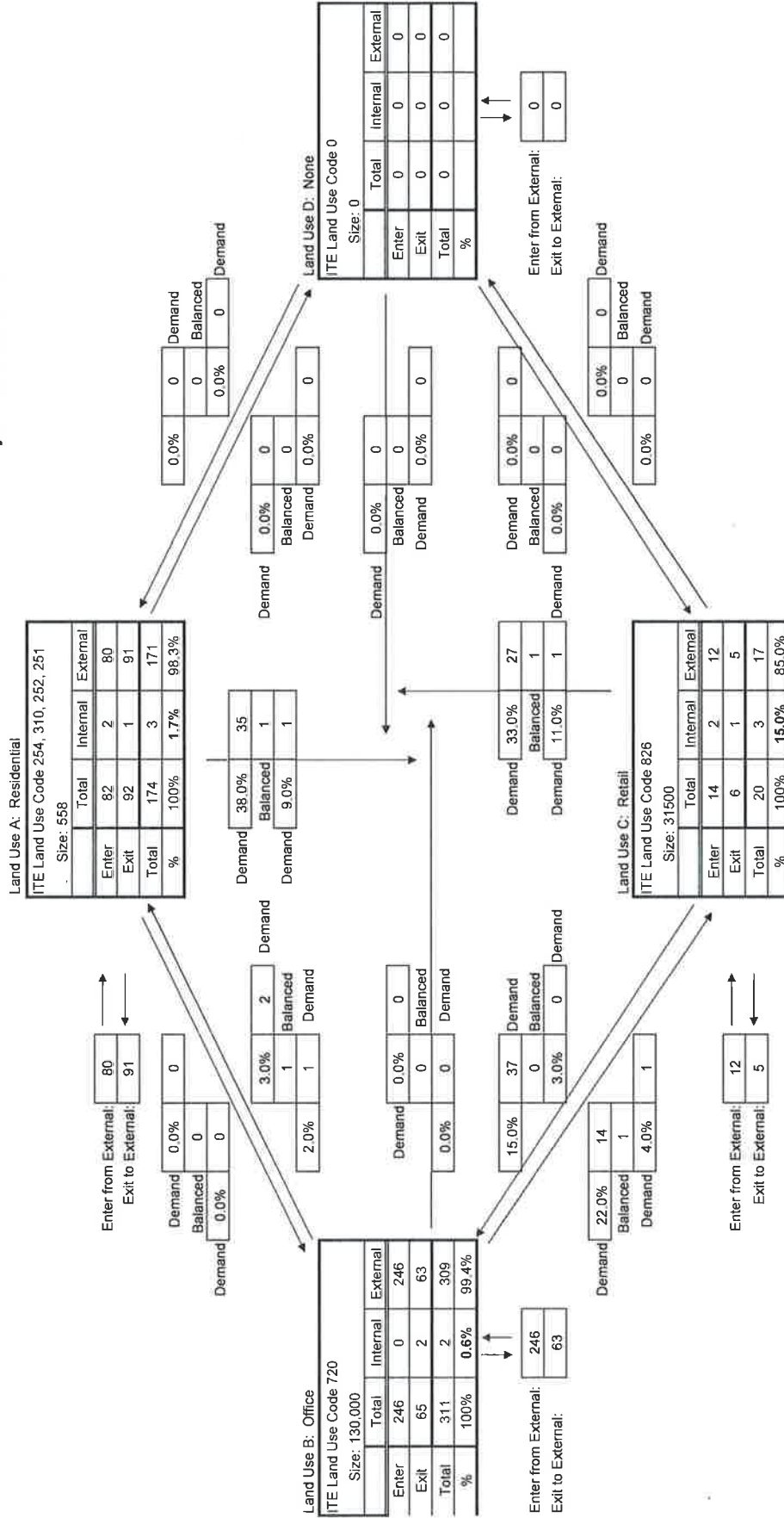
ITE MULTI-USE PROJECT INTERNAL CAPTURE WORKSHEET
(Source: ITE Trip Generation Handbook, Second Edition, June 2004)

Project Number: xxx.xxx
Project Name: LifeHope
Scenario: Build
Analysis Period: Daily



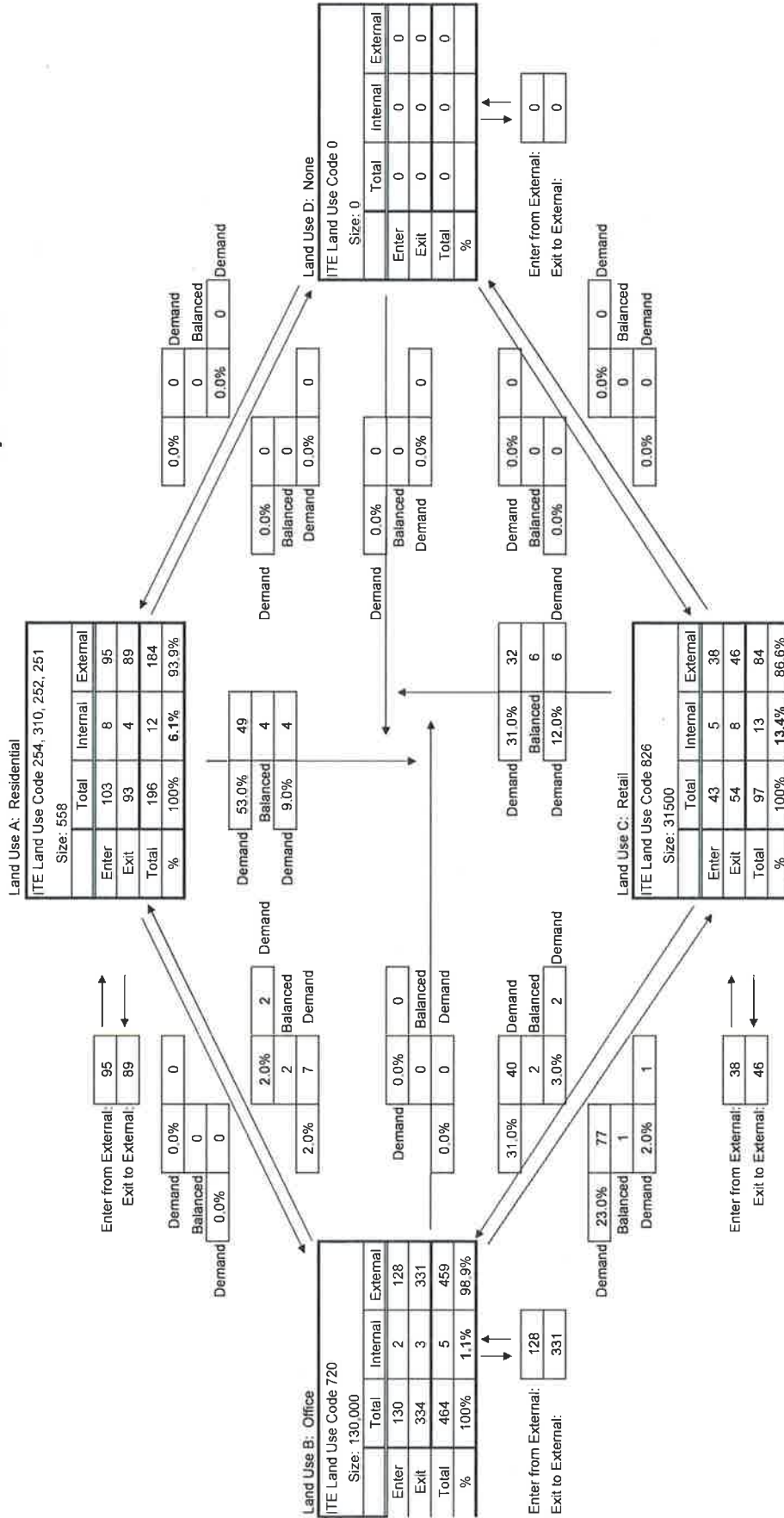
ITE MULTI-USE PROJECT INTERNAL CAPTURE WORKSHEET
(Source: ITE Trip Generation Handbook, Second Edition, June 2004)

Project Number: xxx.xxx
Project Name: LifeHope
Scenario: Build
Analysis Period: AM Peak



ITE MULTI-USE PROJECT INTERNAL CAPTURE WORKSHEET
(Source: ITE Trip Generation Handbook, Second Edition, June 2004)

Project Number: xxx.xxx
Project Name: LifeHope
Scenario: Build
Analysis Period: PM Peak



HCM 6th Signalized Intersection Summary
 1: SR 400 & Whitmire Rd/Carlisle Rd

01/18/2018

Movement	EBL	EBT	EBR	WBL	WBT	WBR	NBL	NBT	NBR	SBL	SBT	SBR
Lane Configurations	↖	↗	↘	↖	↗	↘	↖	↗	↘	↖	↗	↘
Traffic Volume (veh/h)	17	6	39	3	4	21	64	703	19	26	1390	80
Future Volume (veh/h)	17	6	39	3	4	21	64	703	19	26	1390	80
Initial Q (Qb), veh	0	0	0	0	0	0	0	0	0	0	0	0
Ped-Bike Adj(A_pbT)	1.00		1.00	1.00		1.00	1.00		1.00	1.00		1.00
Parking Bus, Adj	1.00	1.00	1.00	1.00	1.00	1.00	1.00	1.00	1.00	1.00	1.00	1.00
Work Zone On Approach		No			No			No			No	
Adj Sat Flow, veh/h/ln	1870	1870	1870	1870	1870	1870	1870	1767	1870	1870	1767	1870
Adj Flow Rate, veh/h	19	7	0	3	5	0	73	799	22	27	1448	83
Peak Hour Factor	0.91	0.91	0.91	0.88	0.88	0.88	0.88	0.88	0.88	0.96	0.96	0.96
Percent Heavy Veh, %	2	2	2	2	2	2	2	9	2	2	9	2
Cap, veh/h	113	81		112	81		322	2627	1240	574	2587	1222
Arrive On Green	0.04	0.04	0.00	0.04	0.04	0.00	0.04	0.78	0.78	0.02	0.77	0.77
Sat Flow, veh/h	1411	1870	1585	1409	1870	1585	1781	3357	1585	1781	3357	1585
Grp Volume(v), veh/h	19	7	0	3	5	0	73	799	22	27	1448	83
Grp Sat Flow(s),veh/h/ln	1411	1870	1585	1409	1870	1585	1781	1678	1585	1781	1678	1585
Q Serve(g_s), s	1.7	0.5	0.0	0.3	0.3	0.0	1.1	8.8	0.4	0.4	22.6	1.6
Cycle Q Clear(g_c), s	2.0	0.5	0.0	0.7	0.3	0.0	1.1	8.8	0.4	0.4	22.6	1.6
Prop In Lane	1.00		1.00	1.00		1.00	1.00		1.00	1.00		1.00
Lane Grp Cap(c), veh/h	113	81		112	81		322	2627	1240	574	2587	1222
V/C Ratio(X)	0.17	0.09		0.03	0.06		0.23	0.30	0.02	0.05	0.56	0.07
Avail Cap(c_a), veh/h	421	489		419	489		409	2627	1240	682	2587	1222
HCM Platoon Ratio	1.00	1.00	1.00	1.00	1.00	1.00	1.00	1.00	1.00	1.00	1.00	1.00
Upstream Filter(I)	1.00	1.00	0.00	1.00	1.00	0.00	1.00	1.00	1.00	1.00	1.00	1.00
Uniform Delay (d), s/veh	60.6	59.7	0.0	60.0	59.6	0.0	5.0	4.0	3.1	3.0	6.0	3.6
Incr Delay (d2), s/veh	0.7	0.4	0.0	0.1	0.3	0.0	0.4	0.3	0.0	0.0	0.9	0.1
Initial Q Delay(d3),s/veh	0.0	0.0	0.0	0.0	0.0	0.0	0.0	0.0	0.0	0.0	0.0	0.0
%ile BackOfQ(50%),veh/ln	0.6	0.2	0.0	0.1	0.2	0.0	0.3	2.1	0.1	0.1	5.7	0.4
Unsig. Movement Delay, s/veh												
LnGrp Delay(d),s/veh	61.3	60.1	0.0	60.1	59.9	0.0	5.4	4.3	3.1	3.0	6.9	3.7
LnGrp LOS	E	E		E	E		A	A	A	A	A	A
Approach Vol, veh/h		26	A		8	A		894			1558	
Approach Delay, s/veh		61.0			60.0			4.4			6.7	
Approach LOS		E			E			A			A	
Timer - Assigned Phs	1	2		4	5	6		8				
Phs Duration (G+Y+Rc), s	9.1	109.2		11.7	10.6	107.7		11.7				
Change Period (Y+Rc), s	6.0	7.5		6.0	6.0	7.5		6.0				
Max Green Setting (Gmax), s	11.0	65.5		34.0	11.0	65.5		34.0				
Max Q Clear Time (g_c+11), s	2.4	10.8		4.0	3.1	24.6		2.7				
Green Ext Time (p_c), s	0.0	5.6		0.0	0.1	13.4		0.0				

Intersection Summary												
HCM 6th Ctrl Delay			6.6									
HCM 6th LOS			A									

Notes
 Unsignalized Delay for [EBR, WBR] is excluded from calculations of the approach delay and intersection delay.

HCM 6th TWSC
 2: SR 400 & Lee Castleberry Rd/Blue Ridge Pkwy

01/18/2018

Intersection												
Int Delay, s/veh	4.9											
Movement	EBL	EBT	EBR	WBL	WBT	WBR	NBL	NBT	NBR	SBL	SBT	SBR
Lane Configurations		↕			↕	↕	↕	↕↕	↕	↕	↕↕	↕
Traffic Vol, veh/h	3	1	18	33	3	33	7	744	4	6	1536	4
Future Vol, veh/h	3	1	18	33	3	33	7	744	4	6	1536	4
Conflicting Peds, #/hr	0	0	0	0	0	0	0	0	0	0	0	0
Sign Control	Stop	Stop	Stop	Stop	Stop	Stop	Free	Free	Free	Free	Free	Free
RT Channelized	-	-	None	-	-	Yield	-	-	Yield	-	-	Yield
Storage Length	-	-	-	-	-	225	580	-	355	625	-	225
Veh in Median Storage, #	-	0	-	-	0	-	-	0	-	-	0	-
Grade, %	-	0	-	-	0	-	-	0	-	-	0	-
Peak Hour Factor	79	79	79	82	82	82	85	85	85	95	95	95
Heavy Vehicles, %	2	2	2	2	2	2	2	9	2	2	9	2
Mvmt Flow	4	1	23	40	4	40	8	875	5	6	1617	4

Major/Minor	Minor2			Minor1			Major1			Major2		
Conflicting Flow All	2085	2520	809	1712	2520	438	1617	0	0	875	0	0
Stage 1	1629	1629	-	891	891	-	-	-	-	-	-	-
Stage 2	456	891	-	821	1629	-	-	-	-	-	-	-
Critical Hdwy	7.54	6.54	6.94	7.54	6.54	6.94	4.14	-	-	4.14	-	-
Critical Hdwy Stg 1	6.54	5.54	-	6.54	5.54	-	-	-	-	-	-	-
Critical Hdwy Stg 2	6.54	5.54	-	6.54	5.54	-	-	-	-	-	-	-
Follow-up Hdwy	3.52	4.02	3.32	3.52	4.02	3.32	2.22	-	-	2.22	-	-
Pot Cap-1 Maneuver	30	28	323	58	28	567	399	-	-	767	-	-
Stage 1	106	159	-	304	359	-	-	-	-	-	-	-
Stage 2	554	359	-	335	159	-	-	-	-	-	-	-
Platoon blocked, %	-	-	-	-	-	-	-	-	-	-	-	-
Mov Cap-1 Maneuver	24	27	323	51	27	567	399	-	-	767	-	-
Mov Cap-2 Maneuver	24	27	-	51	27	-	-	-	-	-	-	-
Stage 1	104	158	-	298	352	-	-	-	-	-	-	-
Stage 2	499	352	-	306	158	-	-	-	-	-	-	-

Approach	EB	WB	NB	SB
HCM Control Delay, s	53.7	134.4	0.1	0
HCM LOS	F	F		

Minor Lane/Major Mvmt	NBL	NBT	NBR	EBLn1	WBLn1	WBLn2	SBL	SBT	SBR
Capacity (veh/h)	399	-	-	101	47	567	767	-	-
HCM Lane V/C Ratio	0.021	-	-	0.276	0.934	0.071	0.008	-	-
HCM Control Delay (s)	14.2	-	-	53.7	246.8	11.8	9.7	-	-
HCM Lane LOS	B	-	-	F	F	B	A	-	-
HCM 95th %tile Q(veh)	0.1	-	-	1	3.9	0.2	0	-	-

HCM 6th Signalized Intersection Summary

3: SR 400 & Jot Em Down Rd

01/18/2018

Movement	EBL	EBT	EBR	WBL	WBT	WBR	NBL	NBT	NBR	SBL	SBT	SBR
Lane Configurations												
Traffic Volume (veh/h)	38	127	118	70	129	95	91	633	32	48	1426	61
Future Volume (veh/h)	38	127	118	70	129	95	91	633	32	48	1426	61
Initial Q (Qb), veh	0	0	0	0	0	0	0	0	0	0	0	0
Ped-Bike Adj(A_pbT)	1.00		1.00	1.00		1.00	1.00		1.00	1.00		1.00
Parking Bus, Adj	1.00	1.00	1.00	1.00		1.00	1.00	1.00	1.00	1.00	1.00	1.00
Work Zone On Approach		No			No			No			No	
Adj Sat Flow, veh/h/ln	1870	1870	1870	1870	1870	1870	1870	1870	1870	1870	1870	1870
Adj Flow Rate, veh/h	42	141	0	80	148	0	99	688	35	52	1550	66
Peak Hour Factor	0.90	0.90	0.90	0.87	0.87	0.87	0.92	0.92	0.92	0.92	0.92	0.92
Percent Heavy Veh, %	2	2	2	2	2	2	2	2	2	2	2	2
Cap, veh/h	155	286		160	286		246	2361	1053	540	2344	1045
Arrive On Green	0.15	0.15	0.00	0.15	0.15	0.00	0.04	0.66	0.66	0.03	0.66	0.66
Sat Flow, veh/h	1240	1870	1585	1248	1870	1585	1781	3554	1585	1781	3554	1585
Grp Volume(v), veh/h	42	141	0	80	148	0	99	688	35	52	1550	66
Grp Sat Flow(s),veh/h/ln	1240	1870	1585	1248	1870	1585	1781	1777	1585	1781	1777	1585
Q Serve(g_s), s	4.2	9.0	0.0	8.2	9.5	0.0	2.3	10.5	1.0	1.2	34.2	1.9
Cycle Q Clear(g_c), s	13.7	9.0	0.0	17.1	9.5	0.0	2.3	10.5	1.0	1.2	34.2	1.9
Prop In Lane	1.00		1.00	1.00		1.00	1.00		1.00	1.00		1.00
Lane Grp Cap(c), veh/h	155	286		160	286		246	2361	1053	540	2344	1045
V/C Ratio(X)	0.27	0.49		0.50	0.52		0.40	0.29	0.03	0.10	0.66	0.06
Avail Cap(c_a), veh/h	289	489		296	489		330	2361	1053	632	2344	1045
HCM Platoon Ratio	1.00	1.00	1.00	1.00	1.00	1.00	1.00	1.00	1.00	1.00	1.00	1.00
Upstream Filter(I)	1.00	1.00	0.00	1.00	1.00	0.00	1.00	1.00	1.00	1.00	1.00	1.00
Uniform Delay (d), s/veh	56.9	50.4	0.0	58.3	50.6	0.0	12.9	9.1	7.5	6.7	13.4	7.9
Incr Delay (d2), s/veh	0.9	1.3	0.0	2.4	1.4	0.0	1.1	0.3	0.1	0.1	1.5	0.1
Initial Q Delay(d3),s/veh	0.0	0.0	0.0	0.0	0.0	0.0	0.0	0.0	0.0	0.0	0.0	0.0
%ile BackOfQ(50%),veh/ln	1.3	4.2	0.0	2.6	4.4	0.0	0.9	3.6	0.3	0.4	11.9	0.6
Unsig. Movement Delay, s/veh												
LnGrp Delay(d),s/veh	57.8	51.7	0.0	60.7	52.1	0.0	14.0	9.4	7.5	6.8	14.8	8.0
LnGrp LOS	E	D		E	D		B	A	A	A	B	A
Approach Vol, veh/h		183	A		228	A		822			1668	
Approach Delay, s/veh		53.1			55.1			9.9			14.3	
Approach LOS		D			E			A			B	
Timer - Assigned Phs	1	2		4	5	6		8				
Phs Duration (G+Y+Rc), s	10.2	93.9		25.9	10.9	93.2		25.9				
Change Period (Y+Rc), s	6.0	7.5		6.0	6.0	7.5		6.0				
Max Green Setting (Gmax), s	11.0	65.5		34.0	11.0	65.5		34.0				
Max Q Clear Time (g_c+I1), s	3.2	12.5		15.7	4.3	36.2		19.1				
Green Ext Time (p_c), s	0.0	4.6		0.7	0.1	13.0		0.8				

Intersection Summary

HCM 6th Ctrl Delay	18.7
HCM 6th LOS	B

Notes

Unsignalized Delay for [EBR, WBR] is excluded from calculations of the approach delay and intersection delay.

HCM 6th TWSC
4: Carlisle Rd & Oakmont Dr

01/18/2018

Intersection							
Int Delay, s/veh	5.2						
Movement	EBL	EBR	NBL	NBT	SBT	SBR	
Lane Configurations	W			↑	↑	↑	
Traffic Vol, veh/h	12	19	8	18	8	5	
Future Vol, veh/h	12	19	8	18	8	5	
Conflicting Peds, #/hr	0	0	0	0	0	0	
Sign Control	Stop	Stop	Free	Free	Free	Free	
RT Channelized	-	None	-	None	-	None	
Storage Length	0	-	-	-	-	90	
Veh in Median Storage, #	0	-	-	0	0	-	
Grade, %	0	-	-	0	0	-	
Peak Hour Factor	52	52	72	72	65	65	
Heavy Vehicles, %	2	2	2	2	2	2	
Mvmt Flow	23	37	11	25	12	8	
Major/Minor	Minor2		Major1		Major2		
Conflicting Flow All	59	12	20	0	-	0	
Stage 1	12	-	-	-	-	-	
Stage 2	47	-	-	-	-	-	
Critical Hdwy	6.42	6.22	4.12	-	-	-	
Critical Hdwy Stg 1	5.42	-	-	-	-	-	
Critical Hdwy Stg 2	5.42	-	-	-	-	-	
Follow-up Hdwy	3.518	3.318	2.218	-	-	-	
Pot Cap-1 Maneuver	948	1069	1596	-	-	-	
Stage 1	1011	-	-	-	-	-	
Stage 2	975	-	-	-	-	-	
Platoon blocked, %	-	-	-	-	-	-	
Mov Cap-1 Maneuver	941	1069	1596	-	-	-	
Mov Cap-2 Maneuver	941	-	-	-	-	-	
Stage 1	1004	-	-	-	-	-	
Stage 2	975	-	-	-	-	-	
Approach	EB		NB		SB		
HCM Control Delay, s	8.8		2.2		0		
HCM LOS	A						
Minor Lane/Major Mvmt	NBL	NBT	EBLn1	SBT	SBR		
Capacity (veh/h)	1596	-	1016	-	-		
HCM Lane V/C Ratio	0.007	-	0.059	-	-		
HCM Control Delay (s)	7.3	0	8.8	-	-		
HCM Lane LOS	A	A	A	-	-		
HCM 95th %tile Q(veh)	0	-	0.2	-	-		

Queuing and Blocking Report
Existing

01/18/2018

Intersection: 1: SR 400 & Whitmire Rd/Carlisle Rd

Movement	EB	EB	WB	WB	NB	NB	NB	SB	SB	SB	SB
Directions Served	L	T	L	T	L	T	T	L	T	T	R
Maximum Queue (ft)	92	52	26	52	135	154	162	36	203	245	26
Average Queue (ft)	25	8	3	9	31	29	35	7	72	36	1
95th Queue (ft)	64	32	16	32	77	93	103	22	180	128	9
Link Distance (ft)		769		1692		2000	2000		1200	1200	
Upstream Blk Time (%)											
Queuing Penalty (veh)											
Storage Bay Dist (ft)	170		90		585			520			230
Storage Blk Time (%)										0	
Queuing Penalty (veh)										0	

Intersection: 2: SR 400 & Lee Castleberry Rd/Blue Ridge Pkwy

Movement	EB	WB	NB	SB
Directions Served	LTR	LT	L	L
Maximum Queue (ft)	52	75	22	23
Average Queue (ft)	13	27	2	2
95th Queue (ft)	39	56	13	11
Link Distance (ft)	1558	1228		
Upstream Blk Time (%)				
Queuing Penalty (veh)				
Storage Bay Dist (ft)			580	625
Storage Blk Time (%)				
Queuing Penalty (veh)				

Queuing and Blocking Report
Existing

01/18/2018

Intersection: 3: SR 400 & Jot Em Down Rd

Movement	EB	EB	EB	WB	WB	NB	NB	NB	NB	SB	SB	SB	
Directions Served	L	T	R	L	T	L	T	T	R	L	T	T	
Maximum Queue (ft)	69	135	140	156	183	82	142	195	17	61	377	374	
Average Queue (ft)	24	81	5	62	97	30	76	45	1	15	190	201	
95th Queue (ft)	55	124	48	110	172	64	149	122	6	39	346	350	
Link Distance (ft)	1900			1273			847		847		3094		3094
Upstream Blk Time (%)													
Queuing Penalty (veh)													
Storage Bay Dist (ft)	285	225		285	650					200	600		
Storage Blk Time (%)												0	
Queuing Penalty (veh)												0	

Intersection: 3: SR 400 & Jot Em Down Rd

Movement	SB
Directions Served	R
Maximum Queue (ft)	31
Average Queue (ft)	3
95th Queue (ft)	13
Link Distance (ft)	
Upstream Blk Time (%)	
Queuing Penalty (veh)	
Storage Bay Dist (ft)	410
Storage Blk Time (%)	
Queuing Penalty (veh)	

Intersection: 4: Carlisle Rd & Oakmont Dr

Movement	EB
Directions Served	LR
Maximum Queue (ft)	26
Average Queue (ft)	18
95th Queue (ft)	37
Link Distance (ft)	931
Upstream Blk Time (%)	
Queuing Penalty (veh)	
Storage Bay Dist (ft)	
Storage Blk Time (%)	
Queuing Penalty (veh)	

Zone Summary

Zone wide Queuing Penalty: 0

HCM 6th Signalized Intersection Summary
 1: SR 400 & Whitmire Rd/Carlisle Rd

01/18/2018

Movement	EBL	EBT	EBR	WBL	WBT	WBR	NBL	NBT	NBR	SBL	SBT	SBR
Lane Configurations												
Traffic Volume (veh/h)	30	13	61	32	15	38	158	1611	17	49	1000	48
Future Volume (veh/h)	30	13	61	32	15	38	158	1611	17	49	1000	48
Initial Q (Qb), veh	0	0	0	0	0	0	0	0	0	0	0	0
Ped-Bike Adj(A_pbT)	1.00		1.00	1.00		1.00	1.00		1.00	1.00		1.00
Parking Bus, Adj	1.00	1.00	1.00	1.00		1.00	1.00	1.00	1.00	1.00	1.00	1.00
Work Zone On Approach		No			No			No			No	
Adj Sat Flow, veh/h/ln	1870	1870	1870	1870	1870	1870	1870	1841	1870	1870	1811	1870
Adj Flow Rate, veh/h	38	16	0	50	23	0	176	1790	19	58	1190	57
Peak Hour Factor	0.79	0.79	0.79	0.64	0.64	0.64	0.90	0.90	0.90	0.84	0.84	0.84
Percent Heavy Veh, %	2	2	2	2	2	2	2	4	2	2	6	2
Cap, veh/h	124	114		129	114		401	2642	1197	245	2578	1187
Arrive On Green	0.06	0.06	0.00	0.06	0.06	0.00	0.04	0.76	0.76	0.03	0.75	0.75
Sat Flow, veh/h	1388	1870	1585	1397	1870	1585	1781	3497	1585	1781	3441	1585
Grp Volume(v), veh/h	38	16	0	50	23	0	176	1790	19	58	1190	57
Grp Sat Flow(s),veh/h/ln	1388	1870	1585	1397	1870	1585	1781	1749	1585	1781	1721	1585
Q Serve(g_s), s	3.5	1.1	0.0	4.6	1.5	0.0	3.0	33.3	0.4	1.0	17.2	1.2
Cycle Q Clear(g_c), s	5.0	1.1	0.0	5.6	1.5	0.0	3.0	33.3	0.4	1.0	17.2	1.2
Prop In Lane	1.00		1.00	1.00		1.00	1.00		1.00	1.00		1.00
Lane Grp Cap(c), veh/h	124	114		129	114		401	2642	1197	245	2578	1187
V/C Ratio(X)	0.31	0.14		0.39	0.20		0.44	0.68	0.02	0.24	0.46	0.05
Avail Cap(c_a), veh/h	402	489		409	489		481	2642	1197	336	2578	1187
HCM Platoon Ratio	1.00	1.00	1.00	1.00	1.00	1.00	1.00	1.00	1.00	1.00	1.00	1.00
Upstream Filter(I)	1.00	1.00	0.00	1.00	1.00	0.00	1.00	1.00	1.00	1.00	1.00	1.00
Uniform Delay (d), s/veh	60.4	57.8	0.0	60.5	58.0	0.0	5.1	8.0	3.9	8.4	6.3	4.2
Incr Delay (d2), s/veh	1.4	0.6	0.0	1.9	0.9	0.0	0.8	1.4	0.0	0.5	0.6	0.1
Initial Q Delay(d3),s/veh	0.0	0.0	0.0	0.0	0.0	0.0	0.0	0.0	0.0	0.0	0.0	0.0
%ile BackOfQ(50%),veh/ln	1.3	0.5	0.0	1.7	0.7	0.0	0.8	9.4	0.1	0.4	4.8	0.3
Unsig. Movement Delay, s/veh												
LnGrp Delay(d),s/veh	61.8	58.4	0.0	62.4	58.9	0.0	5.9	9.4	4.0	8.9	6.9	4.3
LnGrp LOS	E	E		E	E		A	A	A	A	A	A
Approach Vol, veh/h		54	A		73	A		1985			1305	
Approach Delay, s/veh		60.8			61.3			9.0			6.8	
Approach LOS		E			E			A			A	
Timer - Assigned Phs	1	2		4	5	6		8				
Phs Duration (G+Y+Rc), s	10.4	105.7		13.9	11.2	104.9		13.9				
Change Period (Y+Rc), s	6.0	7.5		6.0	6.0	7.5		6.0				
Max Green Setting (Gmax), s	11.0	65.5		34.0	11.0	65.5		34.0				
Max Q Clear Time (g_c+l1), s	3.0	35.3		7.0	5.0	19.2		7.6				
Green Ext Time (p_c), s	0.0	16.0		0.1	0.2	9.9		0.2				

Intersection Summary

HCM 6th Ctrl Delay	10.1
HCM 6th LOS	B

Notes

Unsignalized Delay for [EBR, WBR] is excluded from calculations of the approach delay and intersection delay.

HCM 6th TWSC
 2: SR 400 & Lee Castleberry Rd/Blue Ridge Pkwy

01/18/2018

Intersection													
Int Delay, s/veh	5.7												
Movement	EBL	EBT	EBR	WBL	WBT	WBR	NBL	NBT	NBR	SBL	SBT	SBR	
Lane Configurations		↕			↕	↕	↕	↕↕	↕	↕	↕↕	↕	
Traffic Vol, veh/h	5	1	10	8	1	52	25	1725	51	30	1107	13	
Future Vol, veh/h	5	1	10	8	1	52	25	1725	51	30	1107	13	
Conflicting Peds, #/hr	0	0	0	0	0	0	0	0	0	0	0	0	
Sign Control	Stop	Stop	Stop	Stop	Stop	Stop	Free	Free	Free	Free	Free	Free	
RT Channelized	-	-	None	-	-	Yield	-	-	Yield	-	-	Yield	
Storage Length	-	-	-	-	-	225	580	-	355	625	-	225	
Veh in Median Storage, #	-	0	-	-	0	-	-	0	-	-	0	-	
Grade, %	-	0	-	-	0	-	-	0	-	-	0	-	
Peak Hour Factor	80	80	80	95	95	95	87	87	87	88	88	88	
Heavy Vehicles, %	2	2	2	2	2	2	2	4	2	2	6	2	
Mvmt Flow	6	1	13	8	1	55	29	1983	59	34	1258	15	

Major/Minor	Minor2			Minor1			Major1			Major2		
Conflicting Flow All	2376	3367	629	2739	3367	992	1258	0	0	1983	0	0
Stage 1	1326	1326	-	2041	2041	-	-	-	-	-	-	-
Stage 2	1050	2041	-	698	1326	-	-	-	-	-	-	-
Critical Hdwy	7.54	6.54	6.94	7.54	6.54	6.94	4.14	-	-	4.14	-	-
Critical Hdwy Stg 1	6.54	5.54	-	6.54	5.54	-	-	-	-	-	-	-
Critical Hdwy Stg 2	6.54	5.54	-	6.54	5.54	-	-	-	-	-	-	-
Follow-up Hdwy	3.52	4.02	3.32	3.52	4.02	3.32	2.22	-	-	2.22	-	-
Pot Cap-1 Maneuver	18	8	425	9	8	244	549	-	-	287	-	-
Stage 1	164	223	-	58	98	-	-	-	-	-	-	-
Stage 2	243	98	-	397	223	-	-	-	-	-	-	-
Platoon blocked, %												
Mov Cap-1 Maneuver	11	7	425	~ 7	7	244	549	-	-	287	-	-
Mov Cap-2 Maneuver	11	7	-	~ 7	7	-	-	-	-	-	-	-
Stage 1	155	197	-	55	93	-	-	-	-	-	-	-
Stage 2	177	93	-	338	197	-	-	-	-	-	-	-

Approach	EB	WB	NB	SB
HCM Control Delay, s	\$ 316.5	192.2	0.2	0.5
HCM LOS	F	F		

Minor Lane/Major Mvmt	NBL	NBT	NBR	EBLn1	WBLn1	WBLn2	SBL	SBT	SBR
Capacity (veh/h)	549	-	-	26	7	244	287	-	-
HCM Lane V/C Ratio	0.052	-	-	0.769	1.353	0.224	0.119	-	-
HCM Control Delay (s)	11.9	-	-	\$ 316.5	\$ 1164.1	24	19.2	-	-
HCM Lane LOS	B	-	-	F	F	C	C	-	-
HCM 95th %tile Q(veh)	0.2	-	-	2.4	2	0.8	0.4	-	-

Notes
 ~: Volume exceeds capacity \$: Delay exceeds 300s +: Computation Not Defined *: All major volume in platoon

HCM 6th Signalized Intersection Summary
 3: SR 400 & Jot Em Down Rd

01/18/2018

Movement	EBL	EBT	EBR	WBL	WBT	WBR	NBL	NBT	NBR	SBL	SBT	SBR
Lane Configurations	↔	↑	↘	↔	↑	↘	↔	↑↑	↘	↔	↑↑	↘
Traffic Volume (veh/h)	72	100	54	25	107	132	86	1594	77	88	900	91
Future Volume (veh/h)	72	100	54	25	107	132	86	1594	77	88	900	91
Initial Q (Qb), veh	0	0	0	0	0	0	0	0	0	0	0	0
Ped-Bike Adj(A_pbT)	1.00		1.00	1.00	1.00	1.00	1.00	1.00	1.00	1.00	1.00	1.00
Parking Bus, Adj	1.00	1.00	1.00	1.00	1.00	1.00	1.00	1.00	1.00	1.00	1.00	1.00
Work Zone On Approach		No			No			No			No	
Adj Sat Flow, veh/h/ln	1870	1870	1870	1870	1870	1870	1870	1841	1870	1870	1811	1870
Adj Flow Rate, veh/h	80	111	0	29	123	0	96	1771	86	97	989	100
Peak Hour Factor	0.90	0.90	0.90	0.87	0.87	0.87	0.90	0.90	0.90	0.91	0.91	0.91
Percent Heavy Veh, %	2	2	2	2	2	2	2	4	2	2	6	2
Cap, veh/h	159	266		168	266		400	2345	1063	204	2307	1063
Arrive On Green	0.14	0.14	0.00	0.14	0.14	0.00	0.04	0.67	0.67	0.04	0.67	0.67
Sat Flow, veh/h	1268	1870	1585	1282	1870	1585	1781	3497	1585	1781	3441	1585
Grp Volume(v), veh/h	80	111	0	29	123	0	96	1771	86	97	989	100
Grp Sat Flow(s),veh/h/ln	1268	1870	1585	1282	1870	1585	1781	1749	1585	1781	1721	1585
Q Serve(g_s), s	8.0	7.0	0.0	2.7	7.8	0.0	2.2	44.0	2.5	2.2	17.3	2.9
Cycle Q Clear(g_c), s	15.9	7.0	0.0	9.8	7.8	0.0	2.2	44.0	2.5	2.2	17.3	2.9
Prop In Lane	1.00		1.00	1.00		1.00	1.00		1.00	1.00		1.00
Lane Grp Cap(c), veh/h	159	266		168	266		400	2345	1063	204	2307	1063
V/C Ratio(X)	0.50	0.42		0.17	0.46		0.24	0.76	0.08	0.48	0.43	0.09
Avail Cap(c_a), veh/h	310	489		321	489		485	2345	1063	288	2307	1063
HCM Platoon Ratio	1.00	1.00	1.00	1.00	1.00	1.00	1.00	1.00	1.00	1.00	1.00	1.00
Upstream Filter(I)	1.00	1.00	0.00	1.00	1.00	0.00	1.00	1.00	1.00	1.00	1.00	1.00
Uniform Delay (d), s/veh	58.5	50.8	0.0	55.3	51.2	0.0	7.3	14.3	7.5	18.1	9.9	7.5
Incr Delay (d2), s/veh	2.4	1.0	0.0	0.5	1.2	0.0	0.3	2.3	0.1	1.7	0.6	0.2
Initial Q Delay(d3),s/veh	0.0	0.0	0.0	0.0	0.0	0.0	0.0	0.0	0.0	0.0	0.0	0.0
%ile BackOfQ(50%),veh/ln	2.6	3.3	0.0	0.9	3.7	0.0	0.7	14.9	0.8	1.4	5.7	0.9
Unsig. Movement Delay, s/veh												
LnGrp Delay(d),s/veh	60.9	51.9	0.0	55.8	52.4	0.0	7.6	16.6	7.6	19.8	10.5	7.7
LnGrp LOS	E	D		E	D		A	B	A	B	B	A
Approach Vol, veh/h		191	A		152	A		1953			1186	
Approach Delay, s/veh		55.7			53.1			15.8			11.0	
Approach LOS		E			D			B			B	
Timer - Assigned Phs	1	2		4	5	6		8				
Phs Duration (G+Y+Rc), s	10.8	94.7		24.5	10.8	94.7		24.5				
Change Period (Y+Rc), s	6.0	7.5		6.0	6.0	7.5		6.0				
Max Green Setting (Gmax), s	11.0	65.5		34.0	11.0	65.5		34.0				
Max Q Clear Time (g_c+I1), s	4.2	46.0		17.9	4.2	19.3		11.8				
Green Ext Time (p_c), s	0.1	12.4		0.6	0.1	7.7		0.6				

Intersection Summary

HCM 6th Ctrl Delay	18.0
HCM 6th LOS	B

Notes

Unsignalized Delay for [EBR, WBR] is excluded from calculations of the approach delay and intersection delay.

HCM 6th TWSC
4: Carlisle Rd & Oakmont Dr

01/18/2018

Intersection							
Int Delay, s/veh	2.9						
Movement	EBL	EBR	NBL	NBT	SBT	SBR	
Lane Configurations	W			U	↑	↑	
Traffic Vol, veh/h	6	9	16	18	33	11	
Future Vol, veh/h	6	9	16	18	33	11	
Conflicting Peds, #/hr	0	0	0	0	0	0	
Sign Control	Stop	Stop	Free	Free	Free	Free	
RT Channelized	-	None	-	None	-	None	
Storage Length	0	-	-	-	-	90	
Veh in Median Storage, #	0	-	-	0	0	-	
Grade, %	0	-	-	0	0	-	
Peak Hour Factor	75	75	80	80	87	87	
Heavy Vehicles, %	2	2	2	2	2	2	
Mvmt Flow	8	12	20	23	38	13	
Major/Minor	Minor2		Major1		Major2		
Conflicting Flow All	101	38	51	0	-	0	
Stage 1	38	-	-	-	-	-	
Stage 2	63	-	-	-	-	-	
Critical Hdwy	6.42	6.22	4.12	-	-	-	
Critical Hdwy Stg 1	5.42	-	-	-	-	-	
Critical Hdwy Stg 2	5.42	-	-	-	-	-	
Follow-up Hdwy	3.518	3.318	2.218	-	-	-	
Pot Cap-1 Maneuver	898	1034	1555	-	-	-	
Stage 1	984	-	-	-	-	-	
Stage 2	960	-	-	-	-	-	
Platoon blocked, %	-	-	-	-	-	-	
Mov Cap-1 Maneuver	886	1034	1555	-	-	-	
Mov Cap-2 Maneuver	886	-	-	-	-	-	
Stage 1	971	-	-	-	-	-	
Stage 2	960	-	-	-	-	-	
Approach	EB		NB		SB		
HCM Control Delay, s	8.8		3.5		0		
HCM LOS	A						
Minor Lane/Major Mvmt	NBL	NBT	EBLn1	SBT	SBR		
Capacity (veh/h)	1555	-	969	-	-		
HCM Lane V/C Ratio	0.013	-	0.021	-	-		
HCM Control Delay (s)	7.3	0	8.8	-	-		
HCM Lane LOS	A	A	A	-	-		
HCM 95th %tile Q(veh)	0	-	0.1	-	-		

Intersection: 1: SR 400 & Whitmire Rd/Carlisle Rd

Movement	EB	EB	EB	WB	WB	NB	NB	NB	SB	SB	SB	SB
Directions Served	L	T	R	L	T	L	T	T	L	T	T	R
Maximum Queue (ft)	92	52	33	68	69	107	256	237	105	160	165	27
Average Queue (ft)	38	15	1	26	16	50	78	87	28	77	46	1
95th Queue (ft)	82	47	11	61	45	94	185	189	68	158	120	9
Link Distance (ft)	769				1692		2000		2000		1200	
Upstream Blk Time (%)												
Queuing Penalty (veh)												
Storage Bay Dist (ft)	170	80		90	585			520		230		
Storage Blk Time (%)	0											
Queuing Penalty (veh)	0											

Intersection: 2: SR 400 & Lee Castleberry Rd/Blue Ridge Pkwy

Movement	EB	WB	NB	SB
Directions Served	LTR	LT	L	L
Maximum Queue (ft)	75	52	51	96
Average Queue (ft)	12	9	13	20
95th Queue (ft)	43	33	35	56
Link Distance (ft)	1558	1228		
Upstream Blk Time (%)				
Queuing Penalty (veh)				
Storage Bay Dist (ft)			580	625
Storage Blk Time (%)				
Queuing Penalty (veh)				

Queuing and Blocking Report
Existing

01/18/2018

Intersection: 3: SR 400 & Jot Em Down Rd

Movement	EB	EB	WB	WB	WB	NB	NB	NB	NB	SB	SB	SB
Directions Served	L	T	L	T	R	L	T	T	R	L	T	T
Maximum Queue (ft)	134	129	72	158	212	60	516	482	250	195	294	302
Average Queue (ft)	71	60	30	78	12	21	276	241	21	53	142	156
95th Queue (ft)	113	110	66	133	87	49	440	420	126	122	248	259
Link Distance (ft)	1900		1273			847		847		3094		3094
Upstream Blk Time (%)												
Queuing Penalty (veh)												
Storage Bay Dist (ft)	285		285		225		650		200		600	
Storage Blk Time (%)						0		9				
Queuing Penalty (veh)						0		7				

Intersection: 3: SR 400 & Jot Em Down Rd

Movement	SB
Directions Served	R
Maximum Queue (ft)	31
Average Queue (ft)	6
95th Queue (ft)	22
Link Distance (ft)	
Upstream Blk Time (%)	
Queuing Penalty (veh)	
Storage Bay Dist (ft)	410
Storage Blk Time (%)	
Queuing Penalty (veh)	

Intersection: 4: Carlisle Rd & Oakmont Dr

Movement	EB	NB
Directions Served	LR	LT
Maximum Queue (ft)	26	28
Average Queue (ft)	10	1
95th Queue (ft)	30	9
Link Distance (ft)	931	568
Upstream Blk Time (%)		
Queuing Penalty (veh)		
Storage Bay Dist (ft)		
Storage Blk Time (%)		
Queuing Penalty (veh)		

Zone Summary

Zone wide Queuing Penalty: 7

HCM 6th Signalized Intersection Summary
 1: SR 400 & Whitmire Rd/Carlisle Rd

01/18/2018

Movement	EBL	EBT	EBR	WBL	WBT	WBR	NBL	NBT	NBR	SBL	SBT	SBR
Lane Configurations	↔	↑	↘	↔	↑	↘	↔	↑↑	↘	↔	↑↑	↘
Traffic Volume (veh/h)	17	6	39	3	4	21	64	767	19	77	1475	80
Future Volume (veh/h)	17	6	39	3	4	21	64	767	19	77	1475	80
Initial Q (Qb), veh	0	0	0	0	0	0	0	0	0	0	0	0
Ped-Bike Adj(A_pbT)	1.00		1.00	1.00		1.00	1.00		1.00	1.00		1.00
Parking Bus, Adj	1.00	1.00	1.00	1.00		1.00	1.00	1.00		1.00	1.00	1.00
Work Zone On Approach		No			No			No			No	
Adj Sat Flow, veh/h/ln	1870	1870	1870	1870	1870	1870	1870	1767	1870	1870	1767	1870
Adj Flow Rate, veh/h	19	7	0	3	5	0	73	872	22	80	1536	83
Peak Hour Factor	0.91	0.91	0.91	0.88	0.88	0.88	0.88	0.88	0.88	0.96	0.96	0.96
Percent Heavy Veh, %	2	2	2	2	2	2	2	9	2	2	9	2
Cap, veh/h	113	81		112	81		299	2585	1221	549	2587	1222
Arrive On Green	0.04	0.04	0.00	0.04	0.04	0.00	0.04	0.77	0.77	0.04	0.77	0.77
Sat Flow, veh/h	1411	1870	1585	1409	1870	1585	1781	3357	1585	1781	3357	1585
Grp Volume(v), veh/h	19	7	0	3	5	0	73	872	22	80	1536	83
Grp Sat Flow(s),veh/h/ln	1411	1870	1585	1409	1870	1585	1781	1678	1585	1781	1678	1585
Q Serve(g_s), s	1.7	0.5	0.0	0.3	0.3	0.0	1.1	10.5	0.4	1.2	25.1	1.6
Cycle Q Clear(g_c), s	2.0	0.5	0.0	0.7	0.3	0.0	1.1	10.5	0.4	1.2	25.1	1.6
Prop In Lane	1.00		1.00	1.00		1.00	1.00		1.00	1.00		1.00
Lane Grp Cap(c), veh/h	113	81		112	81		299	2585	1221	549	2587	1222
V/C Ratio(X)	0.17	0.09		0.03	0.06		0.24	0.34	0.02	0.15	0.59	0.07
Avail Cap(c_a), veh/h	421	489		419	489		386	2585	1221	635	2587	1222
HCM Platoon Ratio	1.00	1.00	1.00	1.00	1.00	1.00	1.00	1.00	1.00	1.00	1.00	1.00
Upstream Filter(I)	1.00	1.00	0.00	1.00	1.00	0.00	1.00	1.00	1.00	1.00	1.00	1.00
Uniform Delay (d), s/veh	60.6	59.7	0.0	60.0	59.6	0.0	5.7	4.6	3.5	3.0	6.3	3.6
Incr Delay (d2), s/veh	0.7	0.4	0.0	0.1	0.3	0.0	0.4	0.4	0.0	0.1	1.0	0.1
Initial Q Delay(d3),s/veh	0.0	0.0	0.0	0.0	0.0	0.0	0.0	0.0	0.0	0.0	0.0	0.0
%ile BackOfQ(50%),veh/ln	0.6	0.2	0.0	0.1	0.2	0.0	0.3	2.6	0.1	0.3	6.4	0.4
Unsig. Movement Delay, s/veh												
LnGrp Delay(d),s/veh	61.3	60.1	0.0	60.1	59.9	0.0	6.1	5.0	3.5	3.2	7.3	3.7
LnGrp LOS	E	E		E	E		A	A	A	A	A	A
Approach Vol, veh/h		26	A		8	A		967			1699	
Approach Delay, s/veh		61.0			60.0			5.0			6.9	
Approach LOS		E			E			A			A	
Timer - Assigned Phs	1	2		4	5	6		8				
Phs Duration (G+Y+Rc), s	10.7	107.6		11.7	10.6	107.7		11.7				
Change Period (Y+Rc), s	6.0	7.5		6.0	6.0	7.5		6.0				
Max Green Setting (Gmax), s	11.0	65.5		34.0	11.0	65.5		34.0				
Max Q Clear Time (g_c+I1), s	3.2	12.5		4.0	3.1	27.1		2.7				
Green Ext Time (p_c), s	0.1	6.3		0.0	0.1	14.5		0.0				

Intersection Summary

HCM 6th Ctrl Delay	6.9
HCM 6th LOS	A

Notes

Unsignalized Delay for [EBR, WBR] is excluded from calculations of the approach delay and intersection delay.

HCM 6th TWSC
 2: SR 400 & Lee Castleberry Rd/Blue Ridge Pkwy

01/18/2018

Intersection													
Int Delay, s/veh	15.8												
Movement	EBL	EBT	EBR	WBL	WBT	WBR	NBL	NBT	NBR	SBL	SBT	SBR	
Lane Configurations		↕			↕	↕	↕	↕↕	↕	↕	↕↕	↕	
Traffic Vol, veh/h	3	1	18	41	3	49	7	812	72	91	1536	4	
Future Vol, veh/h	3	1	18	41	3	49	7	812	72	91	1536	4	
Conflicting Peds, #/hr	0	0	0	0	0	0	0	0	0	0	0	0	
Sign Control	Stop	Stop	Stop	Stop	Stop	Stop	Free	Free	Free	Free	Free	Free	
RT Channelized	-	-	None	-	-	Yield	-	-	Yield	-	-	Yield	
Storage Length	-	-	-	-	-	225	580	-	355	625	-	225	
Veh in Median Storage, #	-	0	-	-	0	-	-	0	-	-	0	-	
Grade, %	-	0	-	-	0	-	-	0	-	-	0	-	
Peak Hour Factor	79	79	79	82	82	82	85	85	85	95	95	95	
Heavy Vehicles, %	2	2	2	2	2	2	2	9	2	2	9	2	
Mvmt Flow	4	1	23	50	4	60	8	955	85	96	1617	4	

Major/Minor	Minor2			Minor1			Major1			Major2		
Conflicting Flow All	2305	2780	809	1972	2780	478	1617	0	0	955	0	0
Stage 1	1809	1809	-	971	971	-	-	-	-	-	-	-
Stage 2	496	971	-	1001	1809	-	-	-	-	-	-	-
Critical Hdwy	7.54	6.54	6.94	7.54	6.54	6.94	4.14	-	-	4.14	-	-
Critical Hdwy Stg 1	6.54	5.54	-	6.54	5.54	-	-	-	-	-	-	-
Critical Hdwy Stg 2	6.54	5.54	-	6.54	5.54	-	-	-	-	-	-	-
Follow-up Hdwy	3.52	4.02	3.32	3.52	4.02	3.32	2.22	-	-	2.22	-	-
Pot Cap-1 Maneuver	21	19	323	~37	19	534	399	-	-	715	-	-
Stage 1	82	129	-	271	329	-	-	-	-	-	-	-
Stage 2	524	329	-	260	129	-	-	-	-	-	-	-
Platoon blocked, %	-	-	-	-	-	-	-	-	-	-	-	-
Mov Cap-1 Maneuver	14	16	323	~29	16	534	399	-	-	715	-	-
Mov Cap-2 Maneuver	14	16	-	~29	16	-	-	-	-	-	-	-
Stage 1	80	112	-	266	322	-	-	-	-	-	-	-
Stage 2	451	322	-	207	112	-	-	-	-	-	-	-

Approach	EB	WB	NB	SB
HCM Control Delay, s	94.6	\$ 371.5	0.1	0.6
HCM LOS	F	F		

Minor Lane/Major Mvmt	NBL	NBT	NBR	EBLn1	WBLn1	WBLn2	SBL	SBT	SBR
Capacity (veh/h)	399	-	-	66	27	534	715	-	-
HCM Lane V/C Ratio	0.021	-	-	0.422	1.987	0.112	0.134	-	-
HCM Control Delay (s)	14.2	-	-	94.6\$	771.1	12.6	10.8	-	-
HCM Lane LOS	B	-	-	F	F	B	B	-	-
HCM 95th %tile Q(veh)	0.1	-	-	1.6	6.5	0.4	0.5	-	-

Notes
 ~: Volume exceeds capacity \$: Delay exceeds 300s +: Computation Not Defined *: All major volume in platoon

HCM 6th Signalized Intersection Summary

3: SR 400 & Jot Em Down Rd

01/18/2018

Movement	EBL	EBT	EBR	WBL	WBT	WBR	NBL	NBT	NBR	SBL	SBT	SBR
Lane Configurations												
Traffic Volume (veh/h)	55	161	118	118	153	95	91	752	32	48	1434	61
Future Volume (veh/h)	55	161	118	118	153	95	91	752	32	48	1434	61
Initial Q (Qb), veh	0	0	0	0	0	0	0	0	0	0	0	0
Ped-Bike Adj(A_pbT)	1.00		1.00	1.00		1.00	1.00		1.00	1.00		1.00
Parking Bus, Adj	1.00	1.00	1.00	1.00	1.00	1.00	1.00	1.00	1.00	1.00	1.00	1.00
Work Zone On Approach		No			No			No			No	
Adj Sat Flow, veh/h/ln	1870	1870	1870	1870	1870	1870	1870	1767	1870	1870	1767	1870
Adj Flow Rate, veh/h	61	179	0	136	176	0	99	817	35	52	1559	66
Peak Hour Factor	0.90	0.90	0.90	0.87	0.87	0.87	0.92	0.92	0.92	0.92	0.92	0.92
Percent Heavy Veh, %	2	2	2	2	2	2	2	9	2	2	9	2
Cap, veh/h	216	401		214	401		199	2024	956	421	2008	948
Arrive On Green	0.21	0.21	0.00	0.21	0.21	0.00	0.04	0.60	0.60	0.03	0.60	0.60
Sat Flow, veh/h	1209	1870	1585	1205	1870	1585	1781	3357	1585	1781	3357	1585
Grp Volume(v), veh/h	61	179	0	136	176	0	99	817	35	52	1559	66
Grp Sat Flow(s),veh/h/ln	1209	1870	1585	1205	1870	1585	1781	1678	1585	1781	1678	1585
Q Serve(g_s), s	6.0	10.8	0.0	14.4	10.6	0.0	2.8	16.6	1.2	1.4	45.3	2.3
Cycle Q Clear(g_c), s	16.6	10.8	0.0	25.2	10.6	0.0	2.8	16.6	1.2	1.4	45.3	2.3
Prop In Lane	1.00		1.00	1.00		1.00	1.00		1.00	1.00		1.00
Lane Grp Cap(c), veh/h	216	401		214	401		199	2024	956	421	2008	948
V/C Ratio(X)	0.28	0.45		0.64	0.44		0.50	0.40	0.04	0.12	0.78	0.07
Avail Cap(c_a), veh/h	273	489		270	489		284	2024	956	514	2008	948
HCM Platoon Ratio	1.00	1.00	1.00	1.00	1.00	1.00	1.00	1.00	1.00	1.00	1.00	1.00
Upstream Filter(I)	1.00	1.00	0.00	1.00	1.00	0.00	1.00	1.00	1.00	1.00	1.00	1.00
Uniform Delay (d), s/veh	51.5	44.3	0.0	55.3	44.3	0.0	20.7	13.5	10.5	10.2	19.6	11.0
Incr Delay (d2), s/veh	0.7	0.8	0.0	3.2	0.8	0.0	1.9	0.6	0.1	0.1	3.0	0.1
Initial Q Delay(d3),s/veh	0.0	0.0	0.0	0.0	0.0	0.0	0.0	0.0	0.0	0.0	0.0	0.0
%ile BackOfQ(50%),veh/ln	1.8	5.0	0.0	4.4	4.9	0.0	1.4	5.8	0.4	0.5	16.1	0.8
Unsig. Movement Delay, s/veh												
LnGrp Delay(d),s/veh	52.2	45.1	0.0	58.5	45.0	0.0	22.7	14.1	10.6	10.3	22.6	11.1
LnGrp LOS	D	D		E	D		C	B	B	B	C	B
Approach Vol, veh/h		240	A		312	A		951			1677	
Approach Delay, s/veh		46.9			50.9			14.9			21.8	
Approach LOS		D			D			B			C	
Timer - Assigned Phs	1	2		4	5	6		8				
Phs Duration (G+Y+Rc), s	10.2	85.9		33.9	10.9	85.3		33.9				
Change Period (Y+Rc), s	6.0	7.5		6.0	6.0	7.5		6.0				
Max Green Setting (Gmax), s	11.0	65.5		34.0	11.0	65.5		34.0				
Max Q Clear Time (g_c+l1), s	3.4	18.6		18.6	4.8	47.3		27.2				
Green Ext Time (p_c), s	0.0	5.8		0.9	0.1	10.2		0.7				

Intersection Summary												
HCM 6th Ctrl Delay				24.5								
HCM 6th LOS				C								

Notes
 Unsignalized Delay for [EBR, WBR] is excluded from calculations of the approach delay and intersection delay.

HCM 6th TWSC
4: Carlisle Rd & Oakmont Dr

01/18/2018

Intersection							
Int Delay, s/veh	5.9						
Movement	EBL	EBR	NBL	NBT	SBT	SBR	
Lane Configurations	↔			↕	↑	↗	
Traffic Vol, veh/h	12	107	76	18	8	56	
Future Vol, veh/h	12	107	76	18	8	56	
Conflicting Peds, #/hr	0	0	0	0	0	0	
Sign Control	Stop	Stop	Free	Free	Free	Free	
RT Channelized	-	None	-	None	-	None	
Storage Length	0	-	-	-	-	90	
Veh in Median Storage, #	0	-	-	0	0	-	
Grade, %	0	-	-	0	0	-	
Peak Hour Factor	92	92	92	92	92	92	
Heavy Vehicles, %	2	2	2	2	2	2	
Mvmt Flow	13	116	83	20	9	61	
Major/Minor	Minor2		Major1		Major2		
Conflicting Flow All	195	9	70	0	-	0	
Stage 1	9	-	-	-	-	-	
Stage 2	186	-	-	-	-	-	
Critical Hdwy	6.42	6.22	4.12	-	-	-	
Critical Hdwy Stg 1	5.42	-	-	-	-	-	
Critical Hdwy Stg 2	5.42	-	-	-	-	-	
Follow-up Hdwy	3.518	3.318	2.218	-	-	-	
Pot Cap-1 Maneuver	794	1073	1531	-	-	-	
Stage 1	1014	-	-	-	-	-	
Stage 2	846	-	-	-	-	-	
Platoon blocked, %							
Mov Cap-1 Maneuver	750	1073	1531	-	-	-	
Mov Cap-2 Maneuver	750	-	-	-	-	-	
Stage 1	958	-	-	-	-	-	
Stage 2	846	-	-	-	-	-	
Approach	EB		NB		SB		
HCM Control Delay, s	9		6.1		0		
HCM LOS	A						
Minor Lane/Major Mvmt	NBL	NBT	EBLn1	SBT	SBR		
Capacity (veh/h)	1531	-	1028	-	-		
HCM Lane V/C Ratio	0.054	-	0.126	-	-		
HCM Control Delay (s)	7.5	0	9	-	-		
HCM Lane LOS	A	A	A	-	-		
HCM 95th %tile Q(veh)	0.2	-	0.4	-	-		

HCM 6th TWSC
5: SR 400 & Site Driveway

01/18/2018

Intersection						
Int Delay, s/veh	0.2					
Movement	WBL	WBR	NBT	NBR	SBL	SBT
Lane Configurations		↗	↗	↗		↗
Traffic Vol, veh/h	0	48	796	68	0	1517
Future Vol, veh/h	0	48	796	68	0	1517
Conflicting Peds, #/hr	0	0	0	0	0	0
Sign Control	Stop	Stop	Free	Free	Free	Free
RT Channelized	-	Yield	-	Free	-	None
Storage Length	-	0	-	350	-	-
Veh in Median Storage, #	0	-	0	-	-	0
Grade, %	0	-	0	-	-	0
Peak Hour Factor	92	92	88	92	92	95
Heavy Vehicles, %	2	2	9	2	2	9
Mvmt Flow	0	52	905	74	0	1597
Major/Minor	Minor1		Major1		Major2	
Conflicting Flow All	-	453	0	-	-	-
Stage 1	-	-	-	-	-	-
Stage 2	-	-	-	-	-	-
Critical Hdwy	-	6.94	-	-	-	-
Critical Hdwy Stg 1	-	-	-	-	-	-
Critical Hdwy Stg 2	-	-	-	-	-	-
Follow-up Hdwy	-	3.32	-	-	-	-
Pot Cap-1 Maneuver	0	554	-	0	0	-
Stage 1	0	-	-	0	0	-
Stage 2	0	-	-	0	0	-
Platoon blocked, %	-	-	-	-	-	-
Mov Cap-1 Maneuver	-	554	-	-	-	-
Mov Cap-2 Maneuver	-	-	-	-	-	-
Stage 1	-	-	-	-	-	-
Stage 2	-	-	-	-	-	-
Approach	WB		NB		SB	
HCM Control Delay, s	12.2		0		0	
HCM LOS	B					
Minor Lane/Major Mvmt	NBTWBLn1	SBT				
Capacity (veh/h)	- 554	-				
HCM Lane V/C Ratio	- 0.094	-				
HCM Control Delay (s)	- 12.2	-				
HCM Lane LOS	- B	-				
HCM 95th %tile Q(veh)	- 0.3	-				

Intersection: 1: SR 400 & Whitmire Rd/Carlisle Rd

Movement	EB	EB	EB	WB	WB	NB	NB	NB	SB	SB	SB	SB
Directions Served	L	T	R	L	T	L	T	T	L	T	T	R
Maximum Queue (ft)	70	49	99	26	30	62	247	194	62	205	212	2
Average Queue (ft)	19	10	5	2	3	26	41	60	18	70	50	0
95th Queue (ft)	52	33	37	13	16	58	133	167	41	162	149	1
Link Distance (ft)	769				1692		2000	2000	1200		1200	
Upstream Blk Time (%)												
Queuing Penalty (veh)												
Storage Bay Dist (ft)	170	80		90	585			520				230
Storage Blk Time (%)			0								0	
Queuing Penalty (veh)			0								0	

Intersection: 2: SR 400 & Lee Castleberry Rd/Blue Ridge Pkwy

Movement	EB	WB	NB	SB
Directions Served	LTR	LT	L	L
Maximum Queue (ft)	53	74	23	74
Average Queue (ft)	18	42	3	31
95th Queue (ft)	45	81	15	61
Link Distance (ft)	1558	1228		
Upstream Blk Time (%)				
Queuing Penalty (veh)				
Storage Bay Dist (ft)			580	625
Storage Blk Time (%)				
Queuing Penalty (veh)				

Intersection: 3: SR 400 & Jot Em Down Rd

Movement	EB	EB	WB	WB	NB	NB	NB	SB	SB	SB	SB	
Directions Served	L	T	L	T	L	T	T	L	T	T	R	
Maximum Queue (ft)	89	277	182	228	101	139	126	43	497	461	31	
Average Queue (ft)	42	112	96	119	34	69	47	12	270	269	4	
95th Queue (ft)	76	211	167	201	73	125	119	33	416	413	16	
Link Distance (ft)	1900		1273		847		847	3094		3094		
Upstream Blk Time (%)												
Queuing Penalty (veh)												
Storage Bay Dist (ft)	285	285		650		600				410		
Storage Blk Time (%)	2		1						1			
Queuing Penalty (veh)	3		1						1			

Intersection: 4: Carlisle Rd & Oakmont Dr

Movement	EB	NB
Directions Served	LR	LT
Maximum Queue (ft)	70	46
Average Queue (ft)	30	4
95th Queue (ft)	50	21
Link Distance (ft)	931	568
Upstream Blk Time (%)		
Queuing Penalty (veh)		
Storage Bay Dist (ft)		
Storage Blk Time (%)		
Queuing Penalty (veh)		

Intersection: 5: SR 400 & Site Driveway

Movement
Directions Served
Maximum Queue (ft)
Average Queue (ft)
95th Queue (ft)
Link Distance (ft)
Upstream Blk Time (%)
Queuing Penalty (veh)
Storage Bay Dist (ft)
Storage Blk Time (%)
Queuing Penalty (veh)

Network Summary

Network wide Queuing Penalty: 5

HCM 6th Signalized Intersection Summary

1: SR 400 & Whitmire Rd/Carlisle Rd

01/18/2018



Movement	EBL	EBT	EBR	WBL	WBT	WBR	NBL	NBT	NBR	SBL	SBT	SBR
Lane Configurations												
Traffic Volume (veh/h)	30	13	61	32	15	38	158	1797	17	88	1066	48
Future Volume (veh/h)	30	13	61	32	15	38	158	1797	17	88	1066	48
Initial Q (Qb), veh	0	0	0	0	0	0	0	0	0	0	0	0
Ped-Bike Adj(A_pbT)	1.00		1.00	1.00	1.00	1.00	1.00	1.00	1.00	1.00		1.00
Parking Bus, Adj	1.00	1.00	1.00	1.00	1.00	1.00	1.00	1.00	1.00	1.00	1.00	1.00
Work Zone On Approach		No			No			No			No	
Adj Sat Flow, veh/h/ln	1870	1870	1870	1870	1870	1870	1870	1841	1870	1870	1811	1870
Adj Flow Rate, veh/h	38	16	0	50	23	0	176	1997	19	105	1269	57
Peak Hour Factor	0.79	0.79	0.79	0.64	0.64	0.64	0.90	0.90	0.90	0.84	0.84	0.84
Percent Heavy Veh, %	2	2	2	2	2	2	2	4	2	2	6	2
Cap, veh/h	124	114		129	114		376	2628	1191	212	2578	1187
Arrive On Green	0.06	0.06	0.00	0.06	0.06	0.00	0.04	0.75	0.75	0.04	0.75	0.75
Sat Flow, veh/h	1388	1870	1585	1397	1870	1585	1781	3497	1585	1781	3441	1585
Grp Volume(v), veh/h	38	16	0	50	23	0	176	1997	19	105	1269	57
Grp Sat Flow(s),veh/h/ln	1388	1870	1585	1397	1870	1585	1781	1749	1585	1781	1721	1585
Q Serve(g_s), s	3.5	1.1	0.0	4.6	1.5	0.0	3.0	43.0	0.4	1.7	19.1	1.2
Cycle Q Clear(g_c), s	5.0	1.1	0.0	5.6	1.5	0.0	3.0	43.0	0.4	1.7	19.1	1.2
Prop In Lane	1.00		1.00	1.00		1.00	1.00		1.00	1.00		1.00
Lane Grp Cap(c), veh/h	124	114		129	114		376	2628	1191	212	2578	1187
V/C Ratio(X)	0.31	0.14		0.39	0.20		0.47	0.76	0.02	0.50	0.49	0.05
Avail Cap(c_a), veh/h	402	489		409	489		455	2628	1191	295	2578	1187
HCM Platoon Ratio	1.00	1.00	1.00	1.00	1.00	1.00	1.00	1.00	1.00	1.00	1.00	1.00
Upstream Filter(I)	1.00	1.00	0.00	1.00	1.00	0.00	1.00	1.00	1.00	1.00	1.00	1.00
Uniform Delay (d), s/veh	60.4	57.8	0.0	60.5	58.0	0.0	5.6	9.4	4.1	17.0	6.5	4.2
Incr Delay (d2), s/veh	1.4	0.6	0.0	1.9	0.9	0.0	0.9	2.1	0.0	1.8	0.7	0.1
Initial Q Delay(d3),s/veh	0.0	0.0	0.0	0.0	0.0	0.0	0.0	0.0	0.0	0.0	0.0	0.0
%ile BackOfQ(50%),veh/ln	1.3	0.5	0.0	1.7	0.7	0.0	0.8	12.4	0.1	1.7	5.3	0.3
Unsig. Movement Delay, s/veh												
LnGrp Delay(d),s/veh	61.8	58.4	0.0	62.4	58.9	0.0	6.5	11.5	4.1	18.8	7.2	4.3
LnGrp LOS	E	E		E	E		A	B	A	B	A	A
Approach Vol, veh/h		54	A		73	A		2192			1431	
Approach Delay, s/veh		60.8			61.3			11.0			7.9	
Approach LOS		E			E			B			A	
Timer - Assigned Phs	1	2		4	5	6		8				
Phs Duration (G+Y+Rc), s	10.9	105.2		13.9	11.2	104.9		13.9				
Change Period (Y+Rc), s	6.0	7.5		6.0	6.0	7.5		6.0				
Max Green Setting (Gmax), s	11.0	65.5		34.0	11.0	65.5		34.0				
Max Q Clear Time (g_c+I1), s	3.7	45.0		7.0	5.0	21.1		7.6				
Green Ext Time (p_c), s	0.1	14.3		0.1	0.2	10.9		0.2				

Intersection Summary

HCM 6th Ctrl Delay	11.5
HCM 6th LOS	B

Notes

Unsignalized Delay for [EBR, WBR] is excluded from calculations of the approach delay and intersection delay.

HCM 6th TWSC
 2: SR 400 & Lee Castleberry Rd/Blue Ridge Pkwy

01/18/2018

Intersection												
Int Delay, s/veh	0.9											
Movement	EBL	EBT	EBR	WBL	WBT	WBR	NBL	NBT	NBR	SBL	SBT	SBR
Lane Configurations		↕			↕	↕	↕	↕↕	↕	↕	↕↕	↕
Traffic Vol, veh/h	5	14	10	31	24	99	25	1777	103	96	1107	13
Future Vol, veh/h	5	14	10	31	24	99	25	1777	103	96	1107	13
Conflicting Peds, #/hr	0	0	0	0	0	0	0	0	0	0	0	0
Sign Control	Stop	Stop	Stop	Stop	Stop	Stop	Free	Free	Free	Free	Free	Free
RT Channelized	-	-	None	-	-	Yield	-	-	Yield	-	-	Yield
Storage Length	-	-	-	-	-	225	580	-	355	625	-	225
Veh in Median Storage, #	-	0	-	-	0	-	-	0	-	-	0	-
Grade, %	-	0	-	-	0	-	-	0	-	-	0	-
Peak Hour Factor	80	80	80	95	95	95	87	87	87	88	88	88
Heavy Vehicles, %	2	2	2	2	2	2	2	4	2	2	6	2
Mvmt Flow	6	18	13	33	25	104	29	2043	118	109	1258	15

Major/Minor	Minor2			Minor1			Major1			Major2		
Conflicting Flow All	2568	3577	629	2957	3577	1022	1258	0	0	2043	0	0
Stage 1	1476	1476	-	2101	2101	-	-	-	-	-	-	-
Stage 2	1092	2101	-	856	1476	-	-	-	-	-	-	-
Critical Hdwy	7.54	6.54	6.94	7.54	6.54	6.94	4.14	-	-	4.14	-	-
Critical Hdwy Stg 1	6.54	5.54	-	6.54	5.54	-	-	-	-	-	-	-
Critical Hdwy Stg 2	6.54	5.54	-	6.54	5.54	-	-	-	-	-	-	-
Follow-up Hdwy	3.52	4.02	3.32	3.52	4.02	3.32	2.22	-	-	2.22	-	-
Pot Cap-1 Maneuver	13	~ 5	425	~ 6	~ 5	233	549	-	-	272	-	-
Stage 1	132	189	-	53	92	-	-	-	-	-	-	-
Stage 2	229	92	-	319	189	-	-	-	-	-	-	-
Platoon blocked, %	-	-	-	-	-	-	-	-	-	-	-	-
Mov Cap-1 Maneuver	-	~ 3	425	-	~ 3	233	549	-	-	272	-	-
Mov Cap-2 Maneuver	-	~ 3	-	-	~ 3	-	-	-	-	-	-	-
Stage 1	125	113	-	50	87	-	-	-	-	-	-	-
Stage 2	85	87	-	157	113	-	-	-	-	-	-	-

Approach	EB	WB	NB	SB
HCM Control Delay, s			0.2	2.1
HCM LOS	-	-	-	-

Minor Lane/Major Mvmt	NBL	NBT	NBR	EBLn1	WBLn1	WBLn2	SBL	SBT	SBR
Capacity (veh/h)	549	-	-	-	-	233	272	-	-
HCM Lane V/C Ratio	0.052	-	-	-	-	0.447	0.401	-	-
HCM Control Delay (s)	11.9	-	-	-	-	32.4	26.8	-	-
HCM Lane LOS	B	-	-	-	-	D	D	-	-
HCM 95th %tile Q(veh)	0.2	-	-	-	-	2.1	1.8	-	-

Notes
 ~: Volume exceeds capacity \$: Delay exceeds 300s +: Computation Not Defined *: All major volume in platoon

HCM 6th Signalized Intersection Summary

3: SR 400 & Jot Em Down Rd

01/18/2018

Movement	EBL	EBT	EBR	WBL	WBT	WBR	NBL	NBT	NBR	SBL	SBT	SBR
Lane Configurations												
Traffic Volume (veh/h)	85	113	54	165	154	132	86	1686	77	88	923	91
Future Volume (veh/h)	85	113	54	165	154	132	86	1686	77	88	923	91
Initial Q (Qb), veh	0	0	0	0	0	0	0	0	0	0	0	0
Ped-Bike Adj(A_pbT)	1.00		1.00	1.00	1.00	1.00	1.00	1.00	1.00	1.00	1.00	1.00
Parking Bus, Adj	1.00	1.00	1.00	1.00	1.00	1.00	1.00	1.00	1.00	1.00	1.00	1.00
Work Zone On Approach		No			No			No			No	
Adj Sat Flow, veh/h/ln	1870	1870	1870	1870	1870	1870	1870	1841	1870	1870	1811	1870
Adj Flow Rate, veh/h	94	126	0	190	177	0	96	1873	86	97	1014	100
Peak Hour Factor	0.90	0.90	0.90	0.87	0.87	0.87	0.90	0.90	0.90	0.91	0.91	0.91
Percent Heavy Veh, %	2	2	2	2	2	2	2	4	2	2	6	2
Cap, veh/h	228	419		268	419		333	2059	933	147	2026	933
Arrive On Green	0.22	0.22	0.00	0.22	0.22	0.00	0.04	0.59	0.59	0.04	0.59	0.59
Sat Flow, veh/h	1207	1870	1585	1265	1870	1585	1781	3497	1585	1781	3441	1585
Grp Volume(v), veh/h	94	126	0	190	177	0	96	1873	86	97	1014	100
Grp Sat Flow(s),veh/h/ln	1207	1870	1585	1265	1870	1585	1781	1749	1585	1781	1721	1585
Q Serve(g_s), s	9.4	7.3	0.0	19.1	10.5	0.0	2.8	61.7	3.1	2.8	22.3	3.6
Cycle Q Clear(g_c), s	19.9	7.3	0.0	26.4	10.5	0.0	2.8	61.7	3.1	2.8	22.3	3.6
Prop In Lane	1.00		1.00	1.00		1.00	1.00		1.00	1.00		1.00
Lane Grp Cap(c), veh/h	228	419		268	419		333	2059	933	147	2026	933
V/C Ratio(X)	0.41	0.30		0.71	0.42		0.29	0.91	0.09	0.66	0.50	0.11
Avail Cap(c_a), veh/h	273	489		315	489		417	2059	933	232	2026	933
HCM Platoon Ratio	1.00	1.00	1.00	1.00	1.00	1.00	1.00	1.00	1.00	1.00	1.00	1.00
Upstream Filter(I)	1.00	1.00	0.00	1.00	1.00	0.00	1.00	1.00	1.00	1.00	1.00	1.00
Uniform Delay (d), s/veh	51.8	42.0	0.0	52.9	43.2	0.0	12.0	23.7	11.6	30.2	15.6	11.7
Incr Delay (d2), s/veh	1.2	0.4	0.0	5.9	0.7	0.0	0.5	7.5	0.2	4.9	0.9	0.2
Initial Q Delay(d3),s/veh	0.0	0.0	0.0	0.0	0.0	0.0	0.0	0.0	0.0	0.0	0.0	0.0
%ile BackOfQ(50%),veh/ln	2.8	3.3	0.0	6.3	4.8	0.0	1.0	24.0	1.0	1.9	8.0	1.2
Unsig. Movement Delay, s/veh												
LnGrp Delay(d),s/veh	53.0	42.4	0.0	58.9	43.9	0.0	12.5	31.1	11.8	35.1	16.5	12.0
LnGrp LOS	D	D		E	D		B	C	B	D	B	B
Approach Vol, veh/h		220	A		367	A		2055			1211	
Approach Delay, s/veh		46.9			51.6			29.5			17.6	
Approach LOS		D			D			C			B	
Timer - Assigned Phs	1	2		4	5	6		8				
Phs Duration (G+Y+Rc), s	10.8	84.0		35.1	10.8	84.0		35.1				
Change Period (Y+Rc), s	6.0	7.5		6.0	6.0	7.5		6.0				
Max Green Setting (Gmax), s	11.0	65.5		34.0	11.0	65.5		34.0				
Max Q Clear Time (g_c+11), s	4.8	63.7		21.9	4.8	24.3		28.4				
Green Ext Time (p_c), s	0.1	1.6		0.7	0.1	7.9		0.7				

Intersection Summary

HCM 6th Ctrl Delay	28.8
HCM 6th LOS	C

Notes

Unsignalized Delay for [EBR, WBR] is excluded from calculations of the approach delay and intersection delay.

HCM 6th TWSC
4: Carlisle Rd & Oakmont Dr

01/18/2018

Intersection							
Int Delay, s/veh	7						
Movement	EBL	EBR	NBL	NBT	SBT	SBR	
Lane Configurations	W				↑	↑	
Traffic Vol, veh/h	6	242	55	18	33	50	
Future Vol, veh/h	6	242	55	18	33	50	
Conflicting Peds, #/hr	0	0	0	0	0	0	
Sign Control	Stop	Stop	Free	Free	Free	Free	
RT Channelized	-	None	-	None	-	None	
Storage Length	0	-	-	-	-	90	
Veh in Median Storage, #	0	-	-	0	0	-	
Grade, %	0	-	-	0	0	-	
Peak Hour Factor	92	92	92	92	92	92	
Heavy Vehicles, %	2	2	2	2	2	2	
Mvmt Flow	7	263	60	20	36	54	
Major/Minor	Minor2	Major1		Major2			
Conflicting Flow All	176	36	90	0	-	0	
Stage 1	36	-	-	-	-	-	
Stage 2	140	-	-	-	-	-	
Critical Hdwy	6.42	6.22	4.12	-	-	-	
Critical Hdwy Stg 1	5.42	-	-	-	-	-	
Critical Hdwy Stg 2	5.42	-	-	-	-	-	
Follow-up Hdwy	3.518	3.318	2.218	-	-	-	
Pot Cap-1 Maneuver	814	1037	1505	-	-	-	
Stage 1	986	-	-	-	-	-	
Stage 2	887	-	-	-	-	-	
Platoon blocked, %	-	-	-	-	-	-	
Mov Cap-1 Maneuver	781	1037	1505	-	-	-	
Mov Cap-2 Maneuver	781	-	-	-	-	-	
Stage 1	947	-	-	-	-	-	
Stage 2	887	-	-	-	-	-	
Approach	EB	NB		SB			
HCM Control Delay, s	9.7	5.6		0			
HCM LOS	A						
Minor Lane/Major Mvmt	NBL	NBT	EBLn1	SBT	SBR		
Capacity (veh/h)	1505	-	1029	-	-		
HCM Lane V/C Ratio	0.04	-	0.262	-	-		
HCM Control Delay (s)	7.5	0	9.7	-	-		
HCM Lane LOS	A	A	A	-	-		
HCM 95th %tile Q(veh)	0.1	-	1.1	-	-		

HCM 6th TWSC
5: SR 400 & Site Driveway

01/18/2018

Intersection						
Int Delay, s/veh	1.9					
Movement	WBL	WBR	NBT	NBR	SBL	SBT
Lane Configurations			↑↑	↑		↑↑
Traffic Vol, veh/h	0	140	1829	52	0	1159
Future Vol, veh/h	0	140	1829	52	0	1159
Conflicting Peds, #/hr	0	0	0	0	0	0
Sign Control	Stop	Stop	Free	Free	Free	Free
RT Channelized	-	Yield	-	Free	-	None
Storage Length	-	0	-	350	-	-
Veh in Median Storage, #	0	-	0	-	-	0
Grade, %	0	-	0	-	-	0
Peak Hour Factor	92	92	90	92	92	88
Heavy Vehicles, %	2	2	4	2	2	6
Mvmt Flow	0	152	2032	57	0	1317
Major/Minor	Minor1		Major1		Major2	
Conflicting Flow All	-	1016	0	-	-	-
Stage 1	-	-	-	-	-	-
Stage 2	-	-	-	-	-	-
Critical Hdwy	-	6.94	-	-	-	-
Critical Hdwy Stg 1	-	-	-	-	-	-
Critical Hdwy Stg 2	-	-	-	-	-	-
Follow-up Hdwy	-	3.32	-	-	-	-
Pot Cap-1 Maneuver	0	236	-	0	0	-
Stage 1	0	-	-	0	0	-
Stage 2	0	-	-	0	0	-
Platoon blocked, %	-	-	-	-	-	-
Mov Cap-1 Maneuver	-	236	-	-	-	-
Mov Cap-2 Maneuver	-	-	-	-	-	-
Stage 1	-	-	-	-	-	-
Stage 2	-	-	-	-	-	-
Approach	WB		NB		SB	
HCM Control Delay, s	44.3		0		0	
HCM LOS	E					
Minor Lane/Major Mvmt	NBTWBLn1	SBT				
Capacity (veh/h)	- 236	-				
HCM Lane V/C Ratio	- 0.645	-				
HCM Control Delay (s)	- 44.3	-				
HCM Lane LOS	- E	-				
HCM 95th %tile Q(veh)	- 4	-				

Intersection: 1: SR 400 & Whitmire Rd/Carlisle Rd

Movement	EB	EB	WB	WB	WB	NB	NB	NB	NB	SB	SB	SB
Directions Served	L	T	L	T	R	L	T	T	R	L	T	T
Maximum Queue (ft)	52	31	96	128	74	108	260	303	6	170	198	162
Average Queue (ft)	18	10	29	18	3	46	100	112	1	60	66	42
95th Queue (ft)	48	31	66	60	25	84	246	251	3	131	149	123
Link Distance (ft)		769		1692			2000	2000			1200	1200
Upstream Blk Time (%)												
Queuing Penalty (veh)												
Storage Bay Dist (ft)	170		90		80	585			320	520		
Storage Blk Time (%)			1		0			0				
Queuing Penalty (veh)			1		0			0				

Intersection: 1: SR 400 & Whitmire Rd/Carlisle Rd

Movement	SB
Directions Served	R
Maximum Queue (ft)	27
Average Queue (ft)	2
95th Queue (ft)	13
Link Distance (ft)	
Upstream Blk Time (%)	
Queuing Penalty (veh)	
Storage Bay Dist (ft)	230
Storage Blk Time (%)	
Queuing Penalty (veh)	

Intersection: 2: SR 400 & Lee Castleberry Rd/Blue Ridge Pkwy

Movement	EB	WB	WB	NB	SB
Directions Served	LTR	LT	R	L	L
Maximum Queue (ft)	138	505	270	60	117
Average Queue (ft)	54	151	29	9	60
95th Queue (ft)	121	281	119	32	109
Link Distance (ft)	1558	1228			
Upstream Blk Time (%)					
Queuing Penalty (veh)					
Storage Bay Dist (ft)			225	580	625
Storage Blk Time (%)		14			
Queuing Penalty (veh)		14			

Intersection: 3: SR 400 & Jot Em Down Rd

Movement	EB	EB	WB	WB	WB	NB	NB	NB	NB	SB	SB	SB
Directions Served	L	T	L	T	R	L	T	T	R	L	T	T
Maximum Queue (ft)	112	205	244	202	134	83	488	459	250	175	314	376
Average Queue (ft)	69	80	141	114	14	19	351	316	55	60	163	176
95th Queue (ft)	105	155	223	190	81	51	502	473	222	134	274	297
Link Distance (ft)	1900		1273			847		847		3094		3094
Upstream Blk Time (%)												
Queuing Penalty (veh)												
Storage Bay Dist (ft)	285		285		225		650		200		600	
Storage Blk Time (%)									18			
Queuing Penalty (veh)									14			

Intersection: 3: SR 400 & Jot Em Down Rd

Movement	SB
Directions Served	R
Maximum Queue (ft)	84
Average Queue (ft)	13
95th Queue (ft)	42
Link Distance (ft)	
Upstream Blk Time (%)	
Queuing Penalty (veh)	
Storage Bay Dist (ft)	410
Storage Blk Time (%)	
Queuing Penalty (veh)	

Intersection: 4: Carlisle Rd & Oakmont Dr

Movement	EB	NB
Directions Served	LR	LT
Maximum Queue (ft)	74	50
Average Queue (ft)	43	9
95th Queue (ft)	63	35
Link Distance (ft)	931	568
Upstream Blk Time (%)		
Queuing Penalty (veh)		
Storage Bay Dist (ft)		
Storage Blk Time (%)		
Queuing Penalty (veh)		

Intersection: 5: SR 400 & Site Driveway

Movement

Directions Served

Maximum Queue (ft)

Average Queue (ft)

95th Queue (ft)

Link Distance (ft)

Upstream Blk Time (%)

Queuing Penalty (veh)

Storage Bay Dist (ft)

Storage Blk Time (%)

Queuing Penalty (veh)

Network Summary

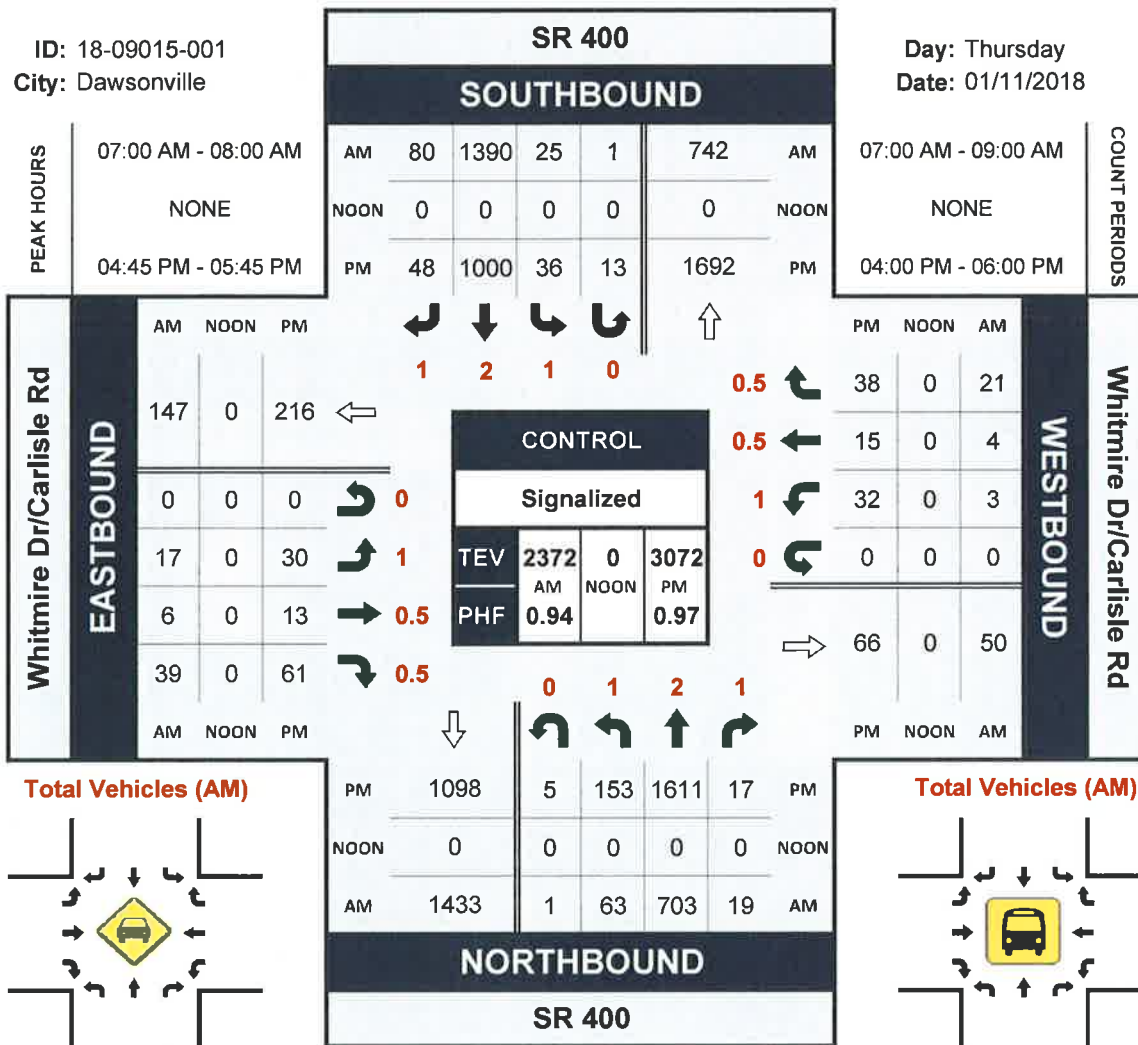
Network wide Queuing Penalty: 29

SR 400 & Whitmire Dr/Carlisle Rd

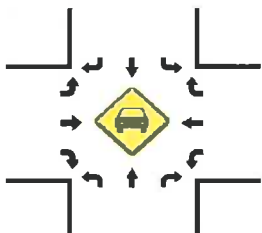
Peak Hour Turning Movement Count

ID: 18-09015-001
City: Dawsonville

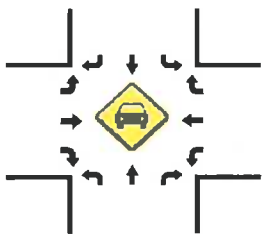
Day: Thursday
Date: 01/11/2018



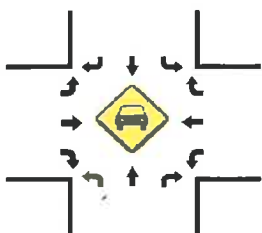
Total Vehicles (AM)



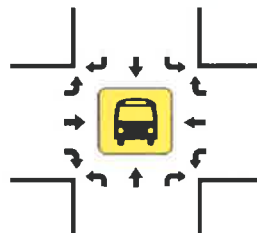
Total Vehicles (NOON)



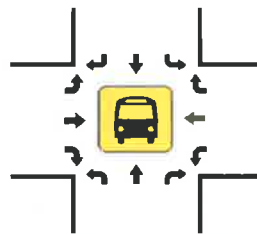
Total Vehicles (PM)



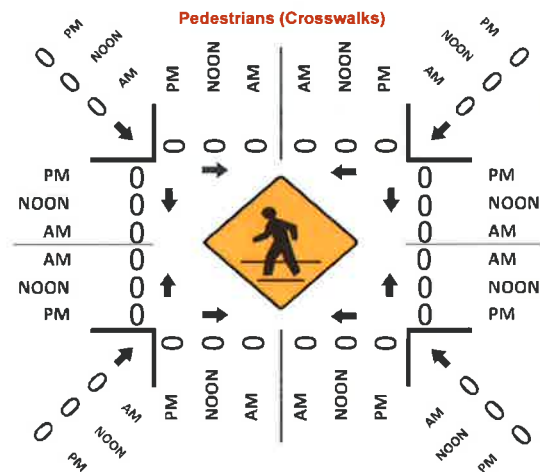
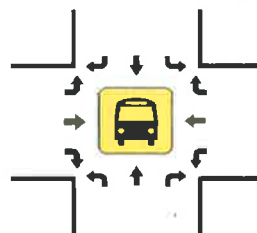
Total Vehicles (AM)



Total Vehicles (NOON)



Total Vehicles (PM)

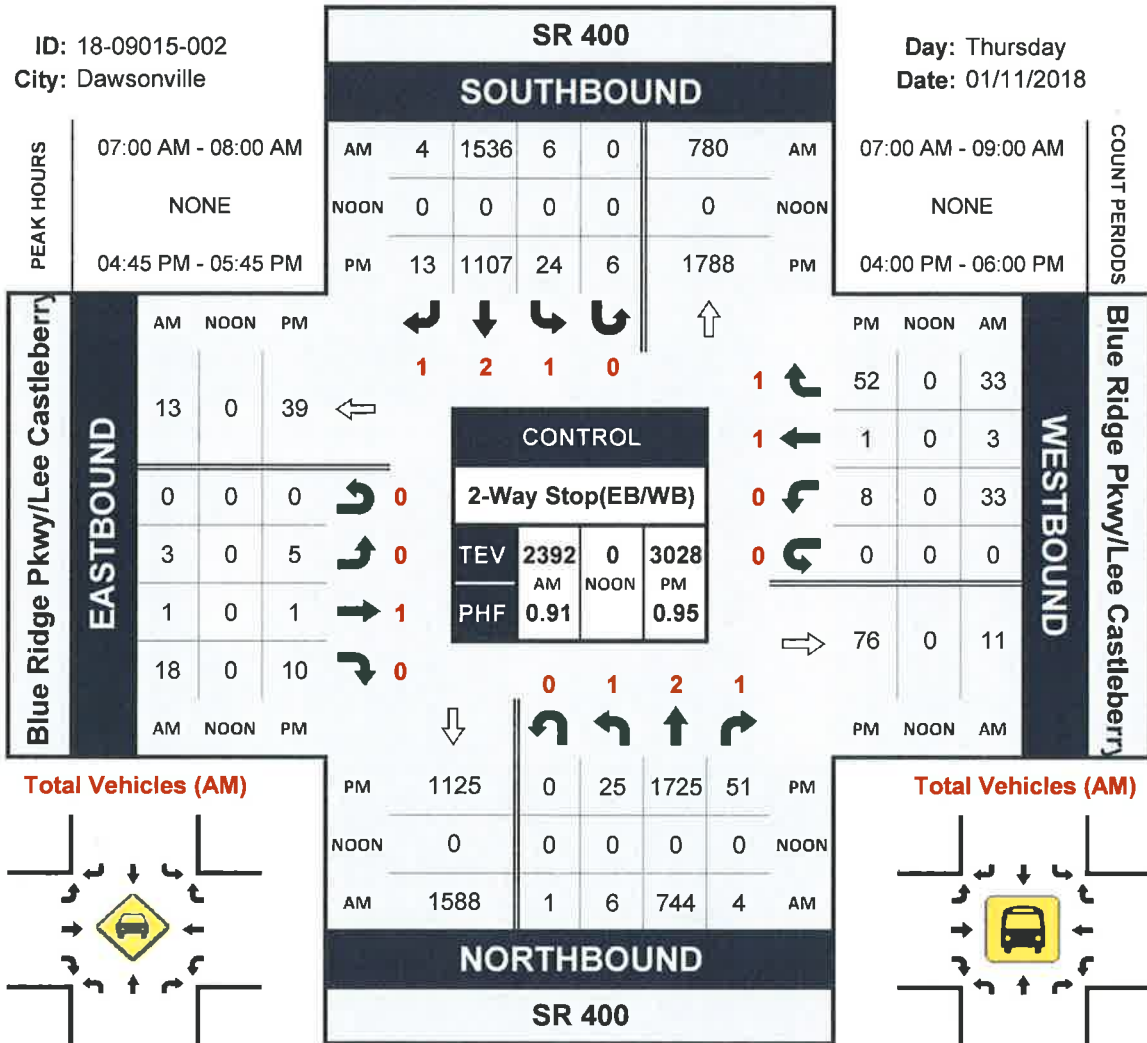


SR 400 & Blue Ridge Pkwy/Lee Castleberry Rd

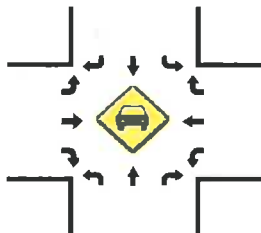
Peak Hour Turning Movement Count

ID: 18-09015-002
City: Dawsonville

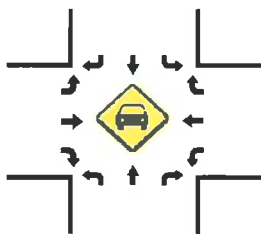
Day: Thursday
Date: 01/11/2018



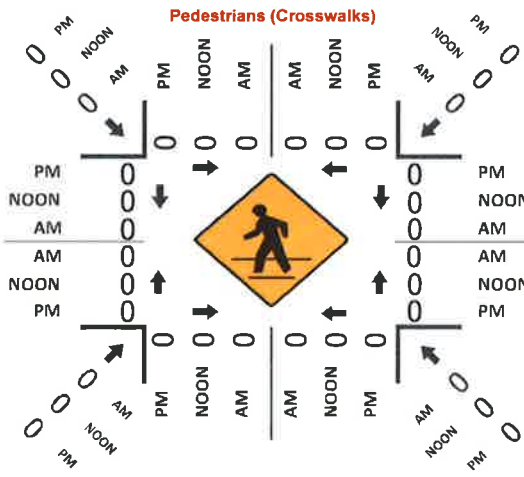
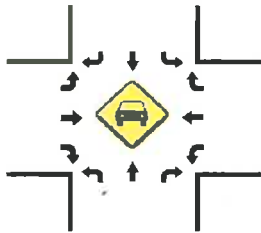
Total Vehicles (AM)



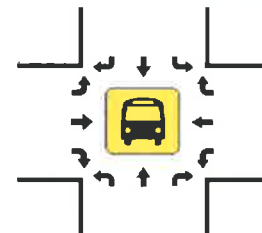
Total Vehicles (NOON)



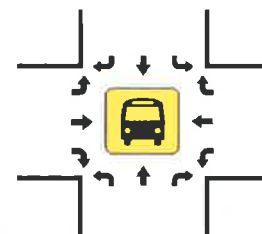
Total Vehicles (PM)



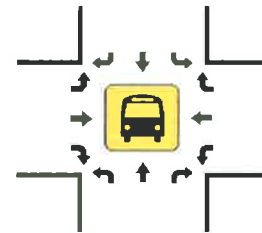
Total Vehicles (AM)



Total Vehicles (NOON)



Total Vehicles (PM)

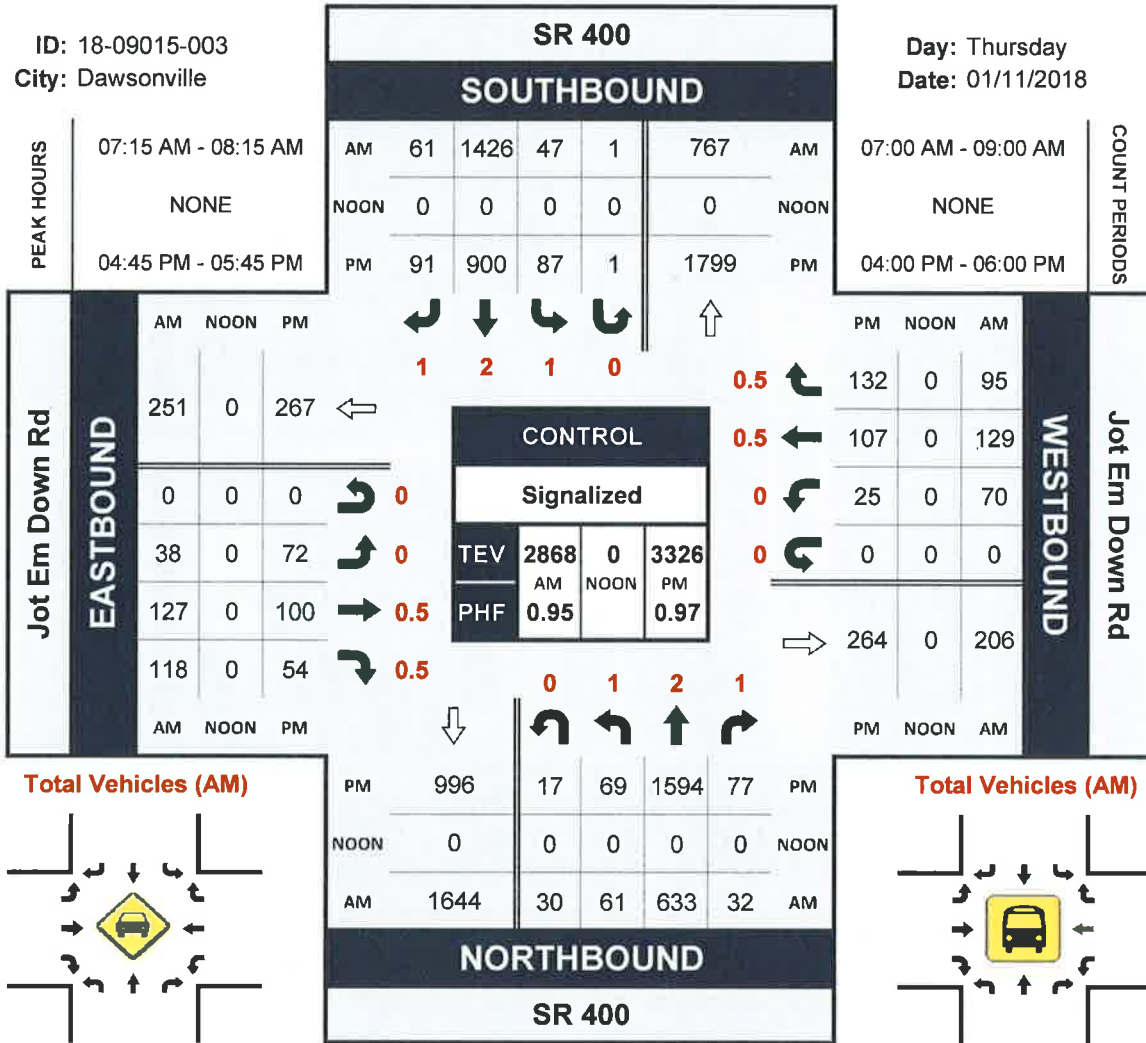


SR 400 & Jot Em Down Rd

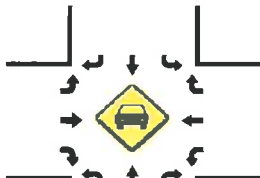
Peak Hour Turning Movement Count

ID: 18-09015-003
City: Dawsonville

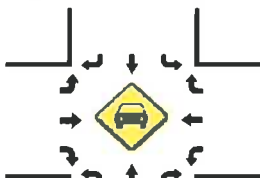
Day: Thursday
Date: 01/11/2018



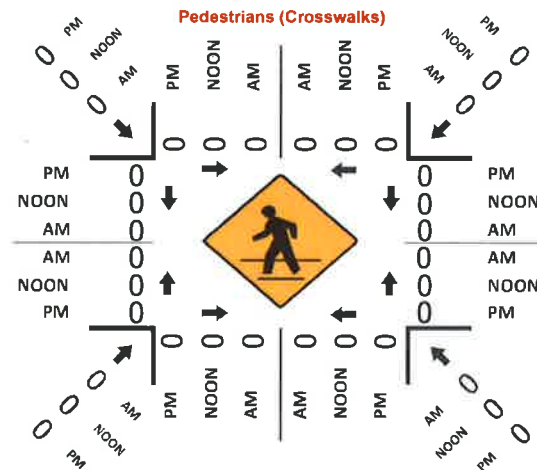
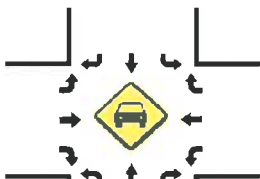
Total Vehicles (AM)



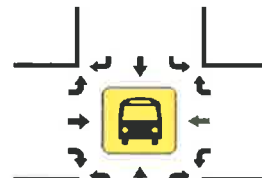
Total Vehicles (NOON)



Total Vehicles (PM)



Total Vehicles (AM)



Total Vehicles (NOON)



Total Vehicles (PM)

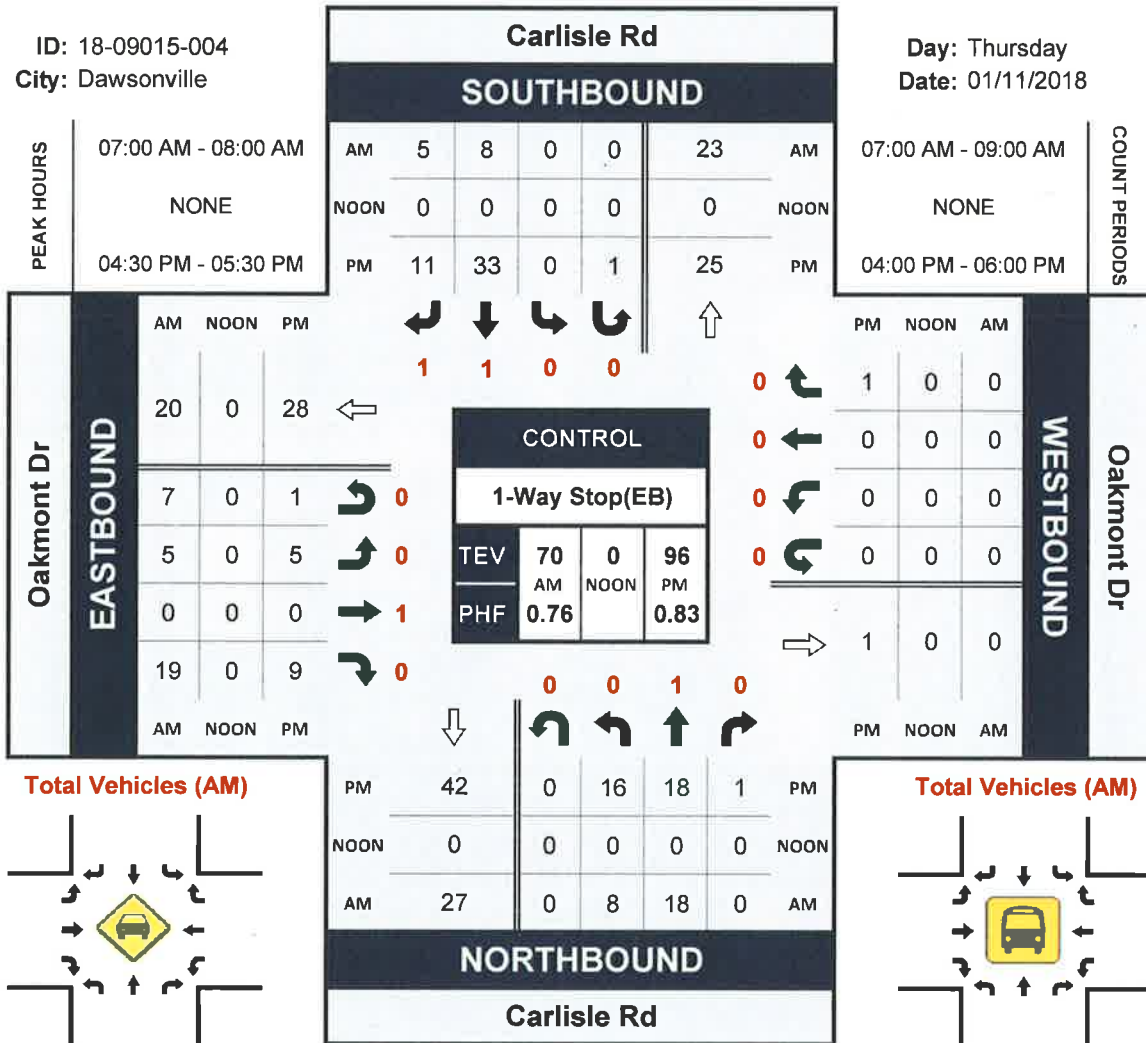


Carlisle Rd & Oakmont Dr

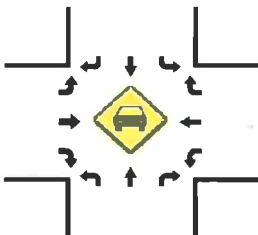
Peak Hour Turning Movement Count

ID: 18-09015-004
City: Dawsonville

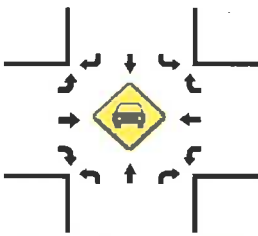
Day: Thursday
Date: 01/11/2018



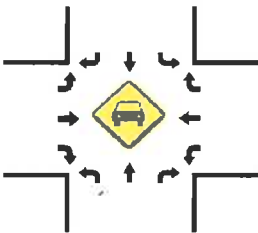
Total Vehicles (AM)



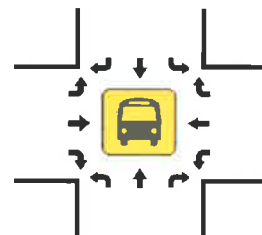
Total Vehicles (NOON)



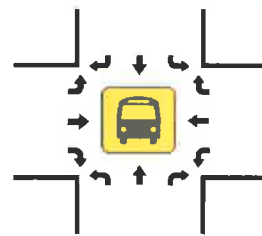
Total Vehicles (PM)



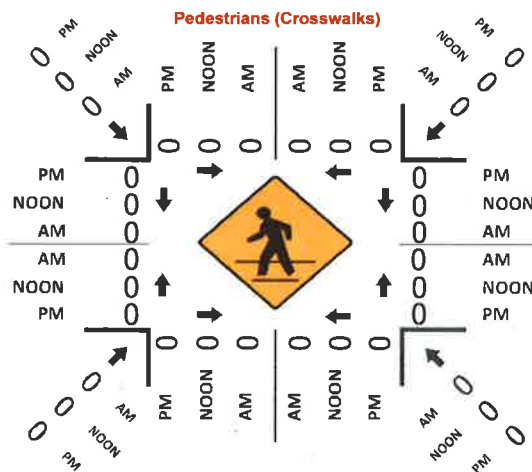
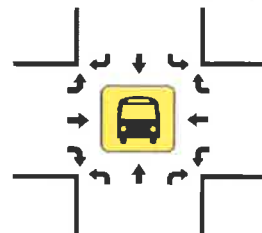
Total Vehicles (AM)



Total Vehicles (NOON)



Total Vehicles (PM)



CLASSIFICATION

SR 400 Bet. Lee Castleberry Rd/Blue Ridge Pkwy & Whitmire Dr/Carlisle Rd

City: Dawsonville
Project #: GA18_9016_001n

Day: Thursday
Date: 1/11/2018

North Bound

Time	#1	#2	#3	#4	#5	#6	#7	#8	#9	#10	#11	#12	#13	Total
00:00 AM	0	71	16	0	5	0	0	1	0	0	0	0	0	93
01:00	0	41	6	0	3	0	0	5	0	0	0	0	0	55
02:00	0	14	1	0	0	0	0	0	0	0	0	0	0	16
03:00	0	21	2	0	3	0	0	3	0	0	0	0	0	29
04:00	0	38	8	2	5	0	0	3	0	0	0	0	0	56
05:00	0	101	23	2	10	0	0	10	2	0	0	0	0	148
06:00	1	309	47	3	19	0	1	8	0	0	0	0	0	388
07:00	2	615	108	5	41	5	0	11	3	0	1	0	0	791
08:00	4	583	121	5	59	4	1	4	0	0	1	0	0	782
09:00	1	522	111	5	73	5	1	4	0	0	1	0	0	723
10:00	2	670	142	3	61	2	0	16	1	1	3	0	0	901
11:00	1	750	152	0	92	2	1	13	2	0	0	0	0	1013
12:00 PM	4	872	174	3	64	4	0	11	2	0	2	0	0	1136
13:00	4	871	163	5	64	3	0	10	1	0	2	0	0	1123
14:00	2	933	216	3	49	4	1	7	1	0	2	0	0	1218
15:00	3	1126	222	3	40	3	4	4	0	0	2	0	0	1403
16:00	7	1360	248	1	52	5	2	2	1	1	4	0	0	1683
17:00	3	1410	219	2	44	5	0	0	0	0	2	0	0	1685
18:00	3	1101	163	0	34	2	0	7	0	0	1	0	0	1311
19:00	1	675	93	0	31	2	0	2	0	0	0	0	0	804
20:00	1	513	92	1	15	1	0	3	1	0	0	0	0	627
21:00	1	355	67	0	13	0	0	2	0	0	0	0	0	438
22:00	0	240	35	0	5	0	0	1	0	0	0	0	0	281
23:00	0	139	16	0	4	0	0	0	0	0	0	0	0	159
Totals	40	13330	2445	43	787	47	7	127	14	2	21	21	0	16863
% of Totals	0%	79%	14%	0%	5%	0%	0%	1%	0%	0%	0%	0%	0%	100%

Directional / Peak Periods	All Classes		AM 7-9		NOON 12-2		PM 4-6		Off Peak Volumes	
	Volume	%	Volume	%	Volume	%	Volume	%	Volume	%
AM Volumes	11	3735	737	25	18	4	8	1	6	0
% AM	0%	22%	4%	0%	0%	0%	0%	0%	0%	0
AM Peak Hour	08:00	11:00	11:00	07:00	07:00	06:00	10:00	07:00	10:00	10:00
Volume	4	750	152	5	92	1	16	3	3	1013
PM Volumes	29	9595	1708	18	415	29	49	6	15	0
% PM	0%	57%	10%	0%	2%	0%	0%	0%	0%	0
PM Peak Hour	16:00	17:00	16:00	13:00	12:00	16:00	12:00	12:00	16:00	16:00
Volume	7	1410	248	5	64	2	11	2	4	1685

- Classification Definitions**
- 1 Motorcycles
 - 2 Passenger Cars
 - 3 2-Axle, 4-Tire Single Units
 - 4 Buses
 - 5 2-Axle, 6-Tire Single Units
 - 6 3-Axle Single Units
 - 7 >=4-Axle Single Units
 - 8 <=4-Axle Single Trailers
 - 9 5-Axle Single Trailers
 - 10 >=6-Axle Single Trailers
 - 11 <=5-Axle Multi-Trailers
 - 12 6-Axle Multi-Trailers
 - 13 >=7-Axle Multi-Trailers

CLASSIFICATION

SR 400 Bet. Lee Castleberry Rd/Blue Ridge Pkwy & Whitmire Dr/Carlisle Rd

City: Dawsonville
Project #: GA18_9016_001s

Day: Thursday
Date: 1/11/2018

South Bound

Time	#1	#2	#3	#4	#5	#6	#7	#8	#9	#10	#11	#12	#13	Total
00:00 AM	0	38	7	0	3	0	0	1	0	0	0	0	0	49
01:00	0	31	4	0	1	0	0	1	2	0	0	0	0	39
02:00	0	21	5	0	1	0	0	1	0	0	0	0	0	28
03:00	0	55	4	0	3	1	0	3	0	0	0	0	0	66
04:00	0	164	40	0	9	0	0	3	2	0	0	0	0	218
05:00	0	601	127	0	43	5	0	5	1	0	0	0	0	782
06:00	1	902	202	2	63	1	0	13	1	0	0	0	0	1185
07:00	3	1179	233	5	86	8	0	21	5	0	0	0	0	1540
08:00	4	848	170	1	66	6	0	17	2	0	0	0	0	1114
09:00	4	736	153	3	60	1	0	18	1	0	0	0	0	976
10:00	4	699	139	3	44	3	0	11	2	0	0	0	0	905
11:00	2	710	140	3	51	2	0	4	0	0	0	0	0	912
12:00 PM	2	773	183	2	59	6	0	10	3	0	0	0	0	1038
13:00	2	788	138	10	65	4	0	13	0	0	0	0	0	1020
14:00	1	874	161	3	56	10	0	6	1	0	0	0	0	1112
15:00	3	842	166	5	51	4	0	1	2	0	0	0	0	1074
16:00	3	774	152	2	56	2	0	11	1	0	0	0	0	1001
17:00	3	897	153	2	44	7	0	7	1	0	0	0	0	1114
18:00	2	668	135	3	44	3	0	7	1	0	0	0	0	863
19:00	2	519	91	3	25	2	0	3	1	0	0	0	0	646
20:00	1	367	68	1	26	3	0	6	0	0	0	0	0	472
21:00	0	276	50	0	16	1	0	5	2	0	0	0	0	350
22:00	0	158	29	0	10	0	0	2	0	0	0	0	0	199
23:00	0	85	14	1	4	0	0	1	1	0	0	0	0	106
Totals	37	13005	2564	49	886	69	170	29	0%	1%	0%	0%	0%	16809
% of Totals	0%	77%	15%	0%	5%	0%	1%	0%	0%	0%	0%	0%	0%	100%

Directional / Peak Periods	AM 7-9		NOON 12-2		PM 4-6		Off Peak Volumes	
	Volume	%	Volume	%	Volume	%	Volume	%
AM Volumes	1224	7%	27	0%	0	0%	0	0%
% AM	36%	7%	0%	0%	0	0%	0	0%
AM Peak Hour	07:00	07:00	07:00	07:00	07:00	07:00	07:00	07:00
Volume	4	233	5	86	21	5	15	0
PM Volumes	1340	8%	42	0%	0	0%	0	0%
% PM	42%	8%	0%	0%	0	0%	0	0%
PM Peak Hour	15:00	12:00	13:00	13:00	12:00	12:00	12:00	12:00
Volume	3	183	10	65	13	3	2115	9982
Totals	2654	16%	2058	12%	2115	13%	9982	59%

Classification Definitions	
1 Motorcycles	4 Buses
2 Passenger Cars	5 2-Axle, 6-Tire Single Units
3 2-Axle, 4-Tire Single Units	6 3-Axle Single Units
	7 >=4-Axle Single Units
	8 <=4-Axle Single Trailers
	9 5-Axle Single Trailers
	10 >=6-Axle Single Trailers
	11 <=5-Axle Multi-Trailers
	12 6-Axle Multi-Trailers
	13 >=7-Axle Multi-Trailers

CLASSIFICATION

SR 400 Bet. Lee Castleberry Rd/Blue Ridge Pkwy & Whitmire Dr/Carlisle Rd

City: Dawsonville
Project #: GA18_9016_001

Day: Thursday
Date: 1/11/2018

Summary

Time	#1	#2	#3	#4	#5	#6	#7	#8	#9	#10	#11	#12	#13	Total
00:00 AM	0	109	23	0	8	0	0	2	0	0	0	0	0	142
01:00	0	72	10	0	4	0	0	6	2	0	0	0	0	94
02:00	0	35	6	0	2	0	0	1	0	0	0	0	0	44
03:00	0	76	6	0	6	1	0	6	0	0	0	0	0	95
04:00	0	202	48	2	14	0	0	6	2	0	0	0	0	274
05:00	0	702	150	2	53	5	0	15	3	0	0	0	0	930
06:00	2	1211	249	5	82	1	1	21	1	0	0	0	0	1573
07:00	5	1794	341	10	127	13	0	32	8	0	1	0	0	2331
08:00	8	1431	291	6	125	10	1	21	2	0	1	0	0	1896
09:00	5	1258	264	8	133	6	1	22	1	0	1	0	0	1699
10:00	6	1369	281	6	105	5	0	27	3	1	3	0	0	1806
11:00	3	1460	292	3	143	4	1	17	2	0	0	0	0	1925
12:00 PM	6	1645	357	5	123	10	0	21	5	0	2	0	0	2174
13:00	6	1659	301	15	129	7	0	23	1	0	2	0	0	2143
14:00	3	1807	377	6	105	14	1	13	2	0	2	0	0	2330
15:00	6	1968	388	8	91	7	0	5	2	0	2	0	0	2477
16:00	10	2134	400	3	108	7	2	13	2	1	4	0	0	2684
17:00	6	2307	372	4	88	12	0	7	1	0	2	0	0	2799
18:00	5	1769	298	3	78	5	0	14	1	0	1	0	0	2174
19:00	3	1194	184	3	56	4	0	5	1	0	0	0	0	1450
20:00	2	880	160	2	41	4	0	9	1	0	0	0	0	1099
21:00	1	631	117	0	29	1	0	7	2	0	0	0	0	788
22:00	0	398	64	0	15	0	0	3	0	0	0	0	0	480
23:00	0	224	30	1	8	0	0	1	1	0	0	0	0	265
Totals	77	26335	5009	92	1673	116	7	297	43	2	21	2	21	33672
% of Totals	0%	78%	15%	0%	5%	0%	0%	1%	0%	0%	0%	0%	0%	100%

Directional Peak Periods	All Classes	AM 7-9	NOON 12-2	PM 4-6	Off Peak Volumes
Volume	Volume	Volume	Volume	Volume	Volume
AM Volumes	1961	42	45	24	0
% AM	6%	0%	0%	0%	0%
AM Peak Hour	07:00	07:00	07:00	07:00	10:00
Volume	341	10	13	8	3
PM Volumes	3048	50	71	19	0
% PM	9%	0%	0%	0%	0%
PM Peak Hour	16:00	13:00	14:00	12:00	16:00
Volume	400	15	14	5	4
Directional Peak Periods					
All Classes		AM 7-9		NOON 12-2	
	4227	4317	4317	5483	19645
		13%	13%	16%	58%

Classification Definitions		
1	Motorcycles	13
2	Passenger Cars	>=7-Axle Multi-Trailers
3	2-Axle, 4-Tire Single Units	
4	Buses	
5	2-Axle, 6-Tire Single Units	10
6	3-Axle Single Units	>=6-Axle Single Trailers
7	>=4-Axle Single Units	11
8	<=4-Axle Single Trailers	<=5-Axle Multi-Trailers
9	5-Axle Single Trailers	12
		6-Axle Multi-Trailers

VOLUME

Blue Ridge Pkwy E/O US 19

Day: Tuesday
Date: 12/19/2017

City: Dawsonville
Project #: GA17_9669_001

DAILY TOTALS					NB	SB	EB	WB	Total		
					0	0	676	677	1,353		
AM Period	NB	SB	EB	WB	TOTAL	PM Period	NB	SB	EB	WB	TOTAL
00:00			3	1	4	12:00			7	6	13
00:15			1	1	2	12:15			17	8	25
00:30			2	1	3	12:30			7	14	21
00:45			0	6	1	12:45			11	42	20
01:00			0	1	1	13:00			19	20	39
01:15			0	0	0	13:15			9	13	22
01:30			1	0	1	13:30			16	10	26
01:45			1	2	0	13:45			7	51	17
02:00			0	0	0	14:00			14	13	27
02:15			2	0	2	14:15			22	11	33
02:30			0	0	0	14:30			12	11	23
02:45			0	2	0	14:45			16	64	13
03:00			1	0	1	15:00			10	16	26
03:15			0	0	0	15:15			11	4	15
03:30			0	0	0	15:30			8	12	20
03:45			0	1	0	15:45			15	44	10
04:00			0	0	0	16:00			14	11	25
04:15			0	0	0	16:15			16	15	31
04:30			0	2	2	16:30			20	17	37
04:45			0	2	2	16:45			18	68	13
05:00			0	0	0	17:00			16	12	28
05:15			1	2	3	17:15			24	18	42
05:30			0	9	9	17:30			23	14	37
05:45			1	2	7	17:45			21	84	14
06:00			0	5	5	18:00			24	13	37
06:15			0	3	3	18:15			17	14	31
06:30			0	7	7	18:30			16	8	24
06:45			1	1	3	18:45			15	72	13
07:00			0	12	12	19:00			18	7	25
07:15			1	13	14	19:15			17	9	26
07:30			1	15	16	19:30			16	15	31
07:45			2	4	9	19:45			11	62	6
08:00			1	12	13	20:00			9	4	13
08:15			2	7	9	20:15			6	4	10
08:30			4	11	15	20:30			10	0	10
08:45			5	12	11	20:45			10	35	5
09:00			2	5	7	21:00			3	4	7
09:15			6	11	17	21:15			8	3	11
09:30			1	12	13	21:30			7	10	17
09:45			11	20	8	21:45			7	25	3
10:00			11	11	22	22:00			5	3	8
10:15			10	13	23	22:15			3	3	6
10:30			4	12	16	22:30			7	1	8
10:45			6	31	7	22:45			0	15	0
11:00			8	13	21	23:00			2	1	3
11:15			3	6	9	23:15			3	0	3
11:30			6	4	10	23:30			2	0	2
11:45			8	25	13	23:45			1	8	0
TOTALS			106	250	356	TOTALS			570	427	997
SPLIT %			29.8%	70.2%	26.3%	SPLIT %			57.2%	42.8%	73.7%

DAILY TOTALS					NB	SB	EB	WB	Total		
					0	0	676	677	1,353		
AM Peak Hour			11:45	07:00	09:45	PM Peak Hour			17:15	13:00	17:15
AM Pk Volume			39	49	80	PM Pk Volume			92	60	151
Pk Hr Factor			0.574	0.817	0.870	Pk Hr Factor			0.958	0.750	0.899
7 - 9 Volume			16	90	106	4 - 6 Volume			152	114	266
7 - 9 Peak Hour			08:00	07:00	07:15	4 - 6 Peak Hour			17:00	16:30	17:00
7 - 9 Pk Volume			12	49	54	4 - 6 Pk Volume			84	60	142
Pk Hr Factor			0.600	0.817	0.844	Pk Hr Factor			0.875	0.833	0.845



3330 Preston Ridge RD, Suite 380
Alphretta, GA 30005



LIFEHOPE SENIOR CAMPUS

Drawn By _____ Checked By _____

Date 12/12/17 Job No. 17014

Sheet Title

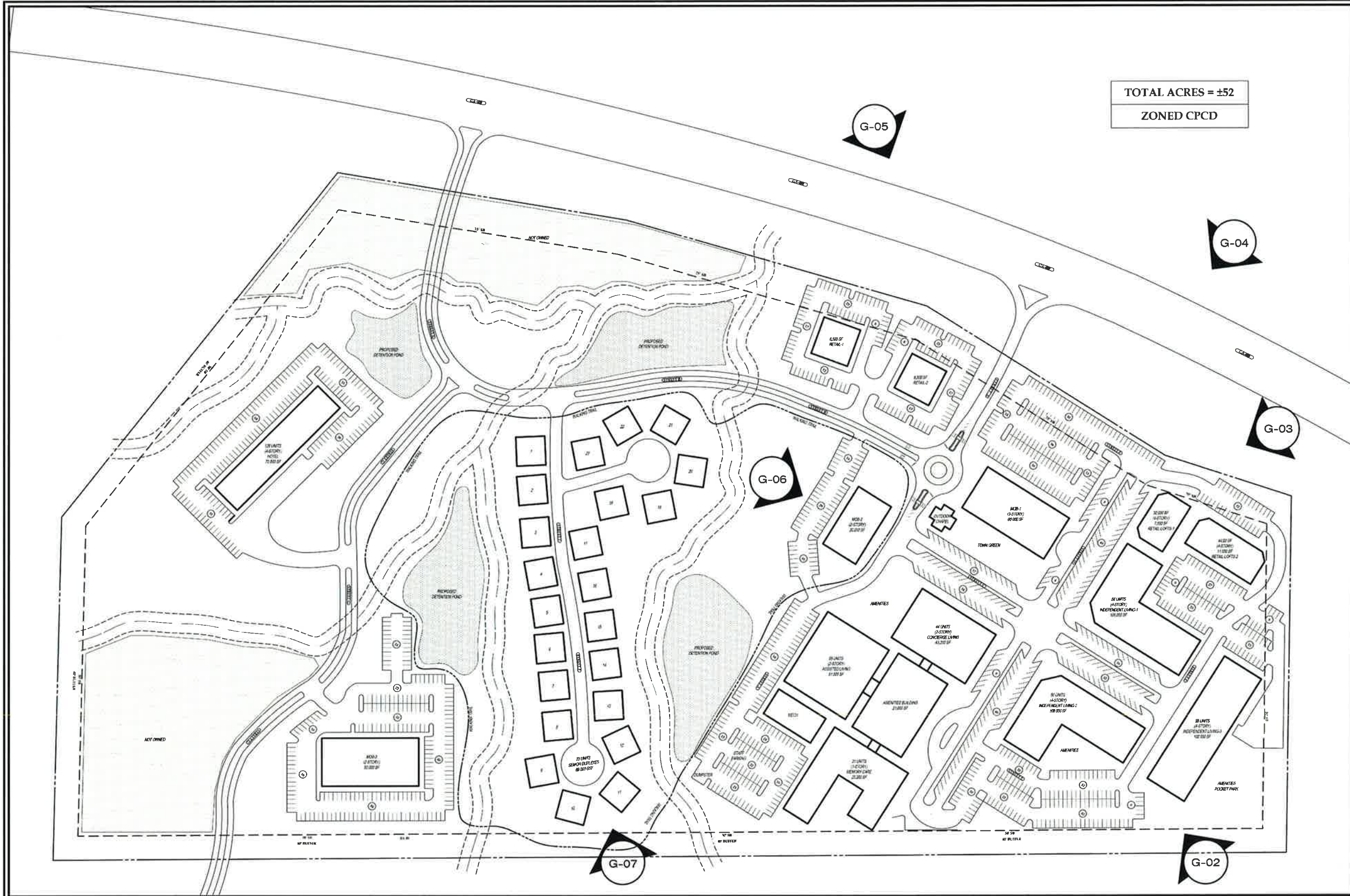
SITE PLAN

Sheet No.

G-01

NOT RELEASED FOR CONSTRUCTION

TOTAL ACRES = ±52
ZONED CPCD



COMMERCIAL USE		
BUILDING	SF	ROOMS/UNITS
MEDICAL OFFICE	130,000 SF	-
RETAIL	31,000 SF	-
ASSISTED LIVING	141,000 SF	130 ROOMS
HOTEL	70,000 SF	128 ROOMS
SUM	372,000 OSF	258 ROOMS
RESIDENTIAL USE		
INDEPENDENT LIVING	324,000 SF	168 UNITS
SENIOR DUPLEXES	69,000 SF	46 UNITS
SUM	393,000 SF	214 UNITS
RESIDENTIAL USE		
RETAIL LOFTS	57,000 SF	37 UNITS
TOTAL UNITS	-	251 UNITS

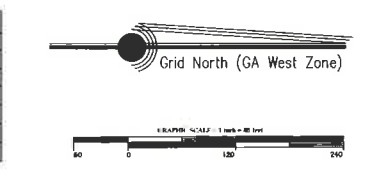
PARKING COUNT				
BUILDING	PARKING RATIO	SF OR UNITS	REQUIRED	ACTUAL
INDEPENDENT LIVING	1.50 / UNIT	168 ROOMS	252 SPACES	
ASSISTED LIVING	1.00 / UNIT	130 ROOMS	130 SPACES	
MEDICAL OFFICE	4 / 1,000 SF	130,000 SF	520 SPACES	
RETAIL OUTPARCELS	5 / 1,000 SF	15,000 SF	75 SPACES	
LOFT-RETAIL	5 / 1,000 SF	18,000 SF	90 SPACES	
UNITS ABOVE RETAIL	2.00 / UNIT	37 ROOMS	74 SPACES	
HOTEL	1.25 / UNIT	128 ROOMS	160 SPACES	
SUM	-	-	1,294 SPACES	1,316 SPACES

HEIGHT INCREASES			
BUILDING	FROM	TO	FOOT
MOB-1	30'	60'	30'
RETAIL/LOFTS-1	35'	60'	25'
RETAIL/LOFTS-2	35'	60'	25'
INDEPENDENT LIVING-1	35'	60'	25'
INDEPENDENT LIVING-2	35'	60'	25'
INDEPENDENT LIVING-3	35'	60'	25'
HOTEL	35'	60'	25'
CA-400 SETBACK REDUCTIONS			
RETAIL-1	100'	80'	20'
RETAIL-2	100'	90'	10'
RETAIL/LOFTS-1	100'	75'	25'
RETAIL/LOFTS-2	100'	90'	10'

COMMERCIAL SETBACKS	
25' SIDE	
60' FRONT	
15' ALONG CA-400	
50' ALONG EXTERIOR PROPERTY LINES	
30' REAR ALONG EXTERIOR PROPERTY LINES	
DUPLEX SETBACKS	
20' SIDE BETWEEN BUILDINGS	
20' FRONT	
50' REAR	

COMMERCIAL CONSTRUCTION SCHEDULE	
APPROXIMATELY 65,000 SF PER YEAR OVER A 6 YEAR PERIOD. APPROXIMATE CONSTRUCTION START DATE IS SUMMER 2019.	
RESIDENTIAL CONSTRUCTION SCHEDULE	
251 UNITS WILL BE BUILT OVER A 4 YEAR PERIOD. APPROXIMATE CONSTRUCTION START DATE IS SUMMER 2019.	
RESIDENTIAL UNITS ALLOWED PER CPCD ZONING	
6 UNITS PER ACRE / (52 ACRES) = 312 UNITS MAX	
REQUESTED NUMBER OF UNITS = 251	

SITE PLAN LEGEND	
---	SITE BOUNDARY
- - - -	SET BACK
---	CREEK CENTER LINE
---	CREEK BUFFER (20')
---	WALKING TRAIL
---	PROPOSED DETENTION POND
---	UNOWNED PROPERTY





3330 Preston Ridge RD, Suite 380
Alphretta, GA 30005



LIFEHOPE SENIOR CAMPUS

Drawn By _____ Checked By _____

Date 12/12/17 Job No. 17014

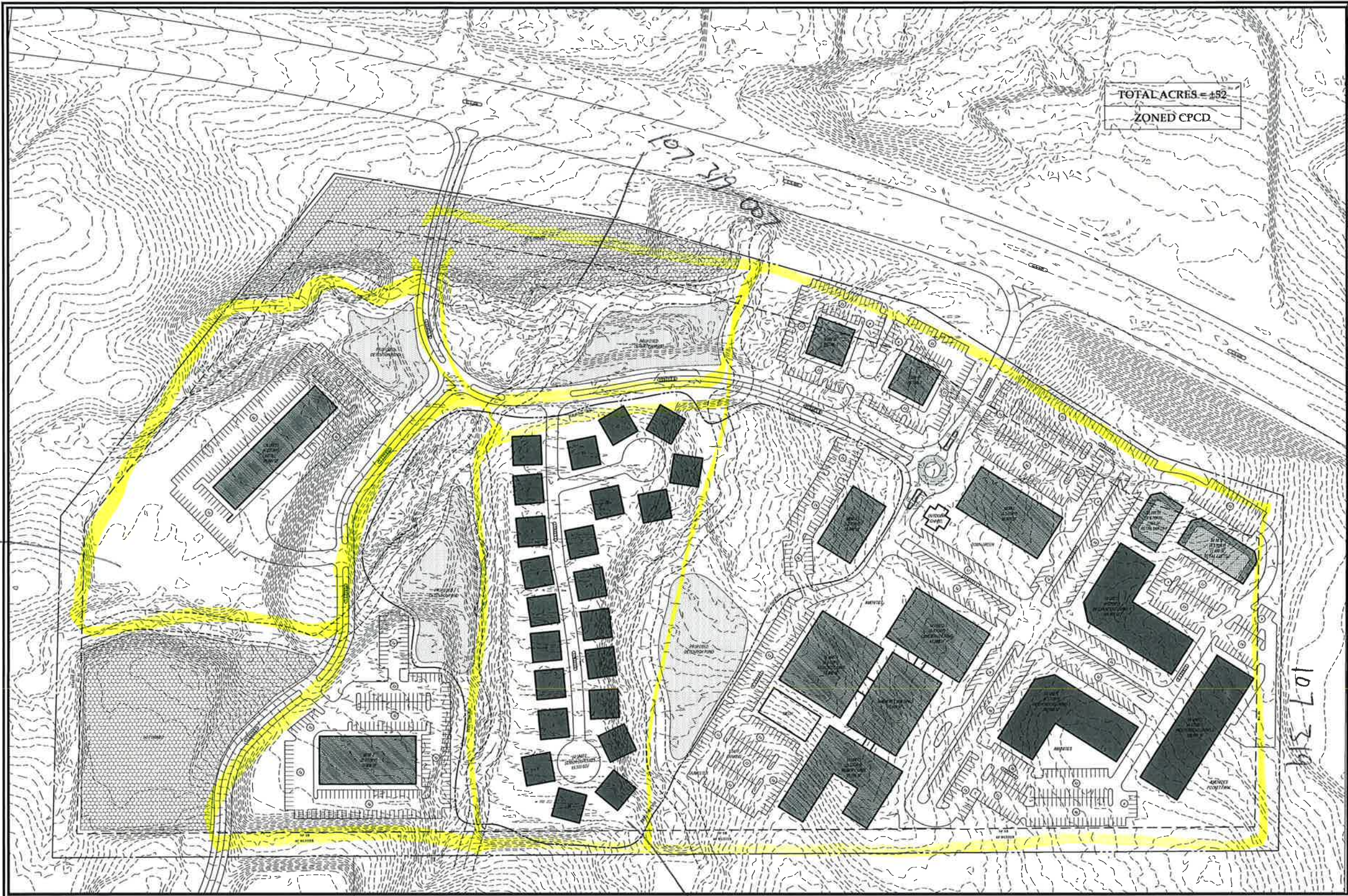
Sheet Title

SITE PLAN

Sheet No.

G-01

NOT RELEASED FOR CONSTRUCTION



107 319 002

107 319

COMMERCIAL USE		
BUILDING	SF	ROOMS/UNITS
MEDICAL OFFICE	130,000 SF	-
RETAIL	31,000 SF	-
ASSISTED LIVING	141,000 SF	136 ROOMS
HOTEL	70,000 SF	128 ROOMS
SUM	372,000 CSF	264 ROOMS
RESIDENTIAL USE		
INDEPENDENT LIVING	324,000 SF	188 UNITS
SENIOR DUPLEXES	65,000 SF	45 UNITS
SUM	389,000 SF	233 UNITS
RESIDENTIAL USE		
RETAIL LOFTS	57,000 SF	37 UNITS
TOTAL UNITS	-	270 UNITS

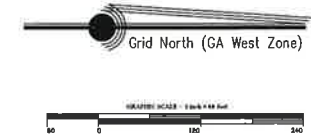
PARKING COUNT				
BUILDING	PARKING RATIO	SF OR UNITS	REQUIRED	ACTUAL
INDEPENDENT LIVING	1.50 / UNIT	188 ROOMS	282 SPACES	-
ASSISTED LIVING	1.00 / UNIT	136 ROOMS	136 SPACES	-
MEDICAL OFFICE	4 / 1,000 SF	130,000 SF	520 SPACES	-
RETAIL OUTPARCELS	5 / 1,000 SF	13,000 SF	65 SPACES	-
LOFT-RETAIL	5 / 1,000 SF	18,500 SF	92 SPACES	-
UNITS ABOVE RETAIL	2.00 / UNIT	37 ROOMS	74 SPACES	-
HOTEL	1.25 / UNIT	128 ROOMS	160 SPACES	-
SUM	-	-	1,279 SPACES	1,316 SPACES

HEIGHT INCREASES			
BUILDING	FROM	TO	
MOB-1	35'	60'	
RETAIL_LOFTS-1	35'	60'	
RETAIL_LOFTS-2	35'	60'	
INDEPENDENT LIVING-1	35'	60'	
INDEPENDENT LIVING-2	35'	60'	
INDEPENDENT LIVING-3	35'	60'	
HOTEL	35'	60'	
GA-400 SETBACK REDUCTIONS			
RETAIL-1	100'	60'	
RETAIL-2	100'	90'	
RETAIL_LOFTS-1	100'	75'	
RETAIL_LOFTS-2	100'	60'	

COMMERCIAL SETBACKS	
SETBACK	FROM
25' SIDE	
60' FRONT	
100' ALONG GA-400	
50' ALONG EXTERIOR PROPERTY LINES	
35' NEAR ALONG INTERIOR PROPERTY LINES	
20' SIDE BETWEEN BUILDINGS	
20' FRONT	
50' REAR	

COMMERCIAL CONSTRUCTION SCHEDULE	
APPROXIMATELY 45,000 SF PER YEAR OVER A 6 YEAR PERIOD. APPROXIMATE CONSTRUCTION START DATE IS SUMMER 2019.	
RESIDENTIAL CONSTRUCTION SCHEDULE	
231 UNITS WILL BE BUILT OVER A 6 YEAR PERIOD. APPROXIMATE CONSTRUCTION START DATE IS SUMMER 2019.	
RESIDENTIAL UNITS ALLOWED PER CPCD ZONING	
6 UNITS PER ACRE / (83 ACRES) = 518 UNITS MAX	
REQUESTED NUMBER OF UNITS IS 231	
UNLOADING SERVICES ARE LOCATED AT THE REAR OF EACH FACILITY.	

SITE PLAN LEGEND	
[Symbol]	SITE BOUNDARY
[Symbol]	SET BACK
[Symbol]	CREEK CENTER LINE
[Symbol]	CREEK BUFFER (20')
[Symbol]	NATURAL TRAIL
[Symbol]	COMMERCIAL USE
[Symbol]	RESIDENTIAL USE
[Symbol]	RESIDENTIAL BONUS USE
[Symbol]	PROPOSED DETENTION POND
[Symbol]	UNIMPROVED PROPERTY
[Symbol]	GREEN SPACE



107 319 005

107

107 319 001



SURVEYOR CERTIFICATION
 IT IS HEREBY CERTIFIED THAT THIS PLAT IS TRUE AND CORRECT AND WAS PREPARED FROM AN ACTUAL SURVEY OF THIS PROPERTY BY ME OR PERSONS UNDER MY SUPERVISION. THAT ALL MONUMENTS SHOWN HEREON ACTUALLY EXIST OR ARE MARKED AS "FUTURE" AND THEIR LOCATION, SIZE, TYPE, AND MATERIAL ARE CORRECTLY SHOWN; AND THAT ALL SURVEYING REQUIREMENTS OF THE DAWSON COUNTY COMMERCIAL REGULATIONS HAVE BEEN MET.

RICHARD J. WEBB, REG. GEORGIA LAND SURVEYOR NO. 2507 DATE 9.26.07

OWNERS CERTIFICATION
 THE OWNER OF THE LAND SHOWN ON THIS PLAT AND WHOSE NAME IS SUBSCRIBED HERETO, IN PERSON OR THROUGH A DULY AUTHORIZED AGENT, CERTIFIES THAT THIS PLAT WAS MADE FROM AN ACTUAL SURVEY, AND THAT ALL STATE AND LOCAL TAXES OR OTHER ASSESSMENTS NOW DUE ON THIS LAND HAVE BEEN PAID. SAID OWNER DONATES AND DEDICATES TO THE PUBLIC FOR USE FOREVER THE STREET RIGHT-OF-WAY AS SHOWN ON THIS PLAT.

OWNER: *[Signature]*

"PURSUANT TO THE UNIFIED DEVELOPMENT CODE OF DAWSON COUNTY, GEORGIA, AND ALL REQUIREMENTS OF APPROVAL HAVING BEEN FULFILLED, THIS FINAL PLAT WAS GIVEN FINAL APPROVAL BY ALL REVIEWING DEPARTMENTS OR AGENCIES AND THE AUTHORIZED REPRESENTATIVE FROM THE DAWSON COUNTY PLANNING COMMISSION ON 20 AND IT IS ENTITLED TO RECORDATION IN THE CLERK'S OFFICE, DAWSON COUNTY SUPERIOR COURT".

PLANNING COMMISSION REPRESENTATIVE

DATE OF ORIGINAL SURVEY
 7/1/02 THRU 7/12/02

THE FIELD DATA UPON WHICH THIS PLAT IS BASED HAS A CLOSURE PRECISION OF ONE FOOT IN 11,718 FEET AND AN ANGULAR ERROR OF 0.3 SECONDS PER ANGLE POINT AND WAS ADJUSTED USING THE COMPASS RULE. THIS PLAT HAS BEEN CALCULATED FOR CLOSURE AND IS FOUND TO BE ACCURATE TO WITHIN ONE FOOT IN 733,044 FEET.

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

THE EQUIPMENT USED FOR ANGULAR AND DISTANCE MEASUREMENTS WAS NIKON TOP GUN

THIS PROPERTY IS NOT LOCATED WITHIN THE 100-YEAR FLOOD PRONE AREA AS PER FLOOD INSURANCE RATE 130304 0125 A DECEMBER 15, 1990

I CERTIFY THAT THE WATER DISTRIBUTION SYSTEM AND/OR SANITARY SEWER SYSTEM DEPICTED BY THIS AS-BUILT DRAWING WAS CONSTRUCTED IN ACCORDANCE WITH THE PLANS APPROVED BY FCDWS. THE INFORMATION SUBMITTED ON THIS AS-BUILT DRAWING IS TO THE BEST OF MY KNOWLEDGE AND BELIEF, TRUE, ACCURATE, AND COMPLETE.



ZONING CONDITIONS FOR ZA# 03-02
 ZONED: CPCD

THIS APPROVAL IS SUBJECT TO THE FOLLOWING STIPULATIONS:

1. THE PROPERTY ABUTTING CARLISLE ROAD (LAND LOT 141) SHALL BE DEVELOPED AS A SINGLE FAMILY ATTACHED TYPE DEVELOPMENT. NO COMMERCIAL DEVELOPMENT WILL BE PERMITTED IN THIS AREA. THE DWELLING UNITS SHALL BE TOWNHOMES SOLD IN FEE SIMPLE OWNERSHIP. TO AVOID A MONOCOONOUS APPEARANCE FOR ANY GIVEN BUILDING, NO MORE THAN SIX (6) UNITS MAY HAVE COMMON WALLS. ANY BUILDING CONTAINING MORE THAN THREE (3) UNITS WITH COMMON WALLS MUST HAVE THE ROOF OF EACH ATTACHED UNIT DISTINCT FROM THE OTHERS THROUGH SEPARATION OR OFFSETS IN ROOF DESIGN. UNITS SHALL BE A MINIMUM OF 1,200 SQUARE FEET. FRONT AND SIDES OF THE STRUCTURES SHALL BE PREDOMINANTLY BRICK OR STACKED STONE. THERE SHALL BE A MINIMUM OF TWO PARKING SPACES FOR EACH UNIT AND ALL UNITS MUST HAVE A GARAGE.
2. THE ENTRANCE ON CARLISLE ROAD SHALL BE LANDSCAPED AND THE ENTRANCE PLAN SHALL BE PREPARED BY A LICENSED LANDSCAPE ARCHITECT AND SUBMITTED TO DAWSON COUNTY PLANNING & DEVELOPMENT FOR THEIR REVIEW PRIOR TO THE ISSUANCE OF ANY PERMITS FOR THE RESIDENTIAL PART OF THE DEVELOPMENT. THE ENTRANCE ON CARLISLE ROAD SHALL NOT BE ALIGNED WITH ANY DRIVEWAY OR EXISTING RESIDENCE ON THE OPPOSITE SIDE OF CARLISLE ROAD.
3. THERE SHALL BE A 40' BUFFER ALONG THE NORTHERN AND SOUTHERN BOUNDARIES OF THE ENTIRE PROPERTY. THE BUFFER SHALL BE PLANTED WITH EVERGREEN TREES WHERE SPARSELY VEGETATED TWO (2) ROWS 5'-8" TALL 10'-12' ON CENTER.
4. ALL PARKING LOT LIGHTING INCLUDING OUT PARCEL LOTS, WILL BE DESIGNED TO BE COMPATIBLE WITH THE OVERALL DEVELOPMENT ARCHITECTURE. ALL SUCH LIGHTING SHALL BE LIMITED IN HEIGHT NOT TO EXCEED THE HEIGHT OF THE TALLEST BUILDING IN THE PROJECT AND SHALL BE OF THE BOX TYPE FIXTURE. ALL OVERHEAD LIGHTS MUST BE LOCATED ONLY IN DEVELOPED AREAS. OVERHEAD LIGHTS SHALL BE DESIGNED TO AVOID ISSUES OF LIGHT POLLUTION, ESPECIALLY AFTER OPERATING HOURS OF THE BUSINESS IN THE DEVELOPMENT. FOOT CANDLE LIGHTING SHALL BE USED WHERE POSSIBLE.
5. THE TOWNHOMES DEVELOPMENT SHALL BE DEVELOPED AT NO MORE THAN 6 (SIX) UNITS PER ACRES.
6. DEVELOPER SHALL IMPROVE CARLISLE ROAD TO DAWSON COUNTY STANDARDS ALONG THE FRONT OF THIS DEVELOPMENT AND OUT TO BLUE RIDGE OVERLOOK.
7. THERE SHALL BE A 4'-8" BERM AND A 30' PLANTED BUFFER PLACED ALONG CARLISLE ROAD THE LENGTH OF THE ENTIRE FRONTAGE OF CARLISLE ROAD. THE BERM WILL BE DESIGNED BY A LICENSED LANDSCAPE ARCHITECT AND SUBMITTED WITH THE ENTRANCE PLAN.
8. THERE SHALL BE A TRUST INDENTURE AGREEMENT WITH THE ETOWAH WATER & SEWER AUTHORITY AS TRUSTEE TO ENSURE PROPER MAINTENANCE AND CONTINUAL OPERATION OF THE SEWAGE TREATMENT PLANT.
9. SIGNAGE FOR THE RESIDENTIAL DEVELOPMENT ON CARLISLE ROAD SHALL BE OF THE MONUMENT TYPE AND GROUND MOUNTED. THE SIGNAGE SHALL BE INCLUDED ON THE LANDSCAPE PLAN FOR THE ENTRANCE.
10. ALL GREENSPACE AS INDICATED ON THE PLANS SHALL BE UNDISTURBED OR PLANTED TO BUFFER STANDARDS.
11. APPROVAL IS CONTINGENT UPON A SUCCESSFUL AGREEMENT BEING REACHED FOR FUNDING CONSTRUCTION OF AN OFFSITE 1 MILLION GALLON A DAY SEWAGE TREATMENT PLANT WITH DAWSON COUNTY AND ETOWAH WATER & SEWER AUTHORITY.
12. APPLICANT TO DESIGN THE SITE WITH SPECIAL ATTENTION TO THE REQUIREMENTS OF THE GEORGIA 400 GUIDE LINES.
13. A COMPREHENSIVE STORM WATER PLAN SHOULD BE PROVIDED PRIOR TO DEVELOPMENT. THIS PLAN SHOULD INCLUDE DESIGN SUCH THAT 10% OF THE PARKING AREA HAS POROUS FEATURES, AND REMAINING AREAS INCLUDE BIO-RETENTION FEATURES. LONG TERM MAINTENANCE OF THE STORM WATER SYSTEM SHOULD BE PLANNED FOR. A BOND IS TO BE REQUIRED ON THE DEVELOPER FOR CONSTRUCTION ACTIVITIES THROUGH BUILD OUT.
14. DEVELOPMENT SHOULD BE PHASED TO MINIMIZE LAND DISTURBANCE.
15. DEVELOPER SHOULD ADDRESS ALL CONCERNS OF THE FISH & WILDLIFE SERVICE PRIOR TO ISSUANCE OF DEVELOPMENT PERMITS.
16. DEVELOPER TO REVISE THE TRAFFIC ANALYSIS TO INCLUDE THE CHANGES TO THE ORIGINAL PLAN AS PER GMRDC TRANSPORTATION PLANNING COMMENTS.
17. THE GMRDC FURTHER RECOMMENDS THE COUNTY WORK WITH GEORGIA DOT TO PREPARE A CORRIDOR MANAGEMENT PLAN TO COORDINATE ACCESSES ALONG GA. 400 WITH REGARDS TO DOT'S FUTURE PLANS FOR LIMITED ACCESS AND IMPROVEMENTS TO THE HIGHWAY. FURTHER CONSIDERATION SHOULD BE GIVEN TO A MORE COMPREHENSIVE CONSTRUCTION PLAN FOR THE REQUIRED FRONTAGE ROADS.
18. ADHERE TO DAWSON COUNTY TREE & LANDSCAPING ORDINANCE.
19. CONSTRUCT SIDEWALKS WITHIN DEVELOPMENT IN BOTH COMMERCIAL AND RESIDENTIAL SECTIONS AND ADJOINING COMMERCIAL TO RESIDENTIAL.
20. PROVIDE AND FOLLOW A LOW LEVEL LIGHTING PLAN.

TOILET FACILITIES AVAILABLE FOR CONSTRUCTION WORKERS WITHIN 300' OF EACH SITE

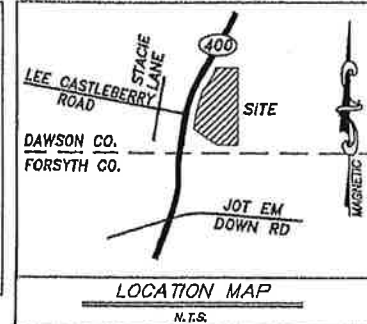
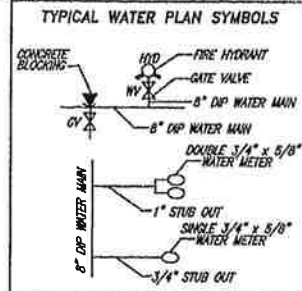
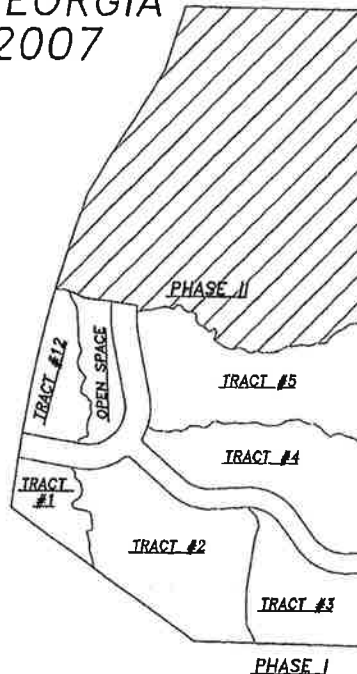
ANY GRADING, FILLING, OR OTHER LANDSCAPING OR CONSTRUCTION ACTIVITIES ON THE LOT SUBJECT TO FINAL INSPECTION BY THE COUNTY BOARD OF HEALTH APPROVAL. UNLAWFULLY AFFECT THE ON-SITE SEWAGE MANAGEMENT SHALL RENDER THE APPROVAL VOID.

OWNER/DEVELOPER
 BLUERIDGE 400, LLC
 212 DAHLONEGA STREET
 CUMMING, GA 30040

24-HOUR CONTACT
 MR. RANDY SAMPLES
 WORK: (770) 886-0916

FINAL PLAT FOR BLUERIDGE 400, LLC PHASE I

LAND LOTS 499,542, & 543
 13TH DISTRICT - 1ST SECTION
 400 CORRIDOR SOUTH
 DAWSON COUNTY, GEORGIA
 SEPTEMBER 15, 2007



THE AS-BUILT STORM DRAINAGE SYSTEM WILL FUNCTION AS DESIGNED/ENGINEERED IN THE APPROVED CONSTRUCTION DRAWINGS.

THE AS-BUILT DETENTION/WATER QUALITY SYSTEM WILL FUNCTION AS DESIGNED/ENGINEERED IN THE APPROVED CONSTRUCTION DRAWINGS.

NOTES AND REFERENCES:

- 1.) PROPERTY ZONED CPCD
 37.239 ACRES - PHASE I
- 2.) BUILDING SETBACKS:
 FRONT = 60'
 SIDE = 25'
 REAR (ALONG EXTERIOR P.L.'S) = 50'
 REAR (ALONG INTERIOR P.L.'S) = 35'
 ALONG PARKWAY = 100'
- 3.) ROADWAYS AND ASPHALT VARY: (36'-75.50' BC-BC)
 100' & 80' RIGHT-OF-WAYS.
- 4.) UTILITIES: ETOWAH WSA(WATER), UNDERGROUND POWER, ETOWAH WSA (SEWER).
- 5.) NO. 4 REBAR SET AT ALL LOT CORNERS UNLESS OTHERWISE NOTED
- 6.) DAWSON COUNTY WILL NOT BE RESPONSIBLE FOR MAINTENANCE OF ANY PIPES, DITCHES, DETENTION PONDS, OR OTHER STRUCTURES WITHIN ANY DRAINAGE EASEMENT BEYOND THE COUNTY RIGHT-OF-WAY.
- 7.) LOTS REQUIRING SITE PLANS WILL BE REVIEWED FOR APPROVAL AS SUBMITTED.
- 8.) 20' DRAINAGE EASEMENTS CENTERED OVER ALL PIPES
- 9.) BUILDER SHALL COORDINATE ALL BURIAL PIT LOCATIONS WITH DAWSON COUNTY ENVIRONMENTAL HEALTH DEPT. OR HAUL MATERIAL TO AN APPROVED LANDFILL
- 10.) TOILET FACILITIES SHALL BE MADE AVAILABLE TO CONSTRUCTION WORKERS WITHIN 300' OF EACH SITE.
- 11.) IRRIGATION SYSTEMS ARE PROHIBITED ON ALL EXISTING AND PROPOSED DAWSON COUNTY RIGHT-OF-WAYS AND CONSIDERED TO BE A VIOLATION OF THE COUNTY'S ORDINANCE PROHIBITING UNPERMITTED RIGHT-OF-WAY ENCRoACHMENTS.
- 12.) DEVELOPMENTS REQUESTING WATER SERVICE AT ELEVATIONS IN EXCESS OF 1,280 FEET MSL WILL BE RESPONSIBLE FOR DESIGNING AND CONSTRUCTING A PUMPING SYSTEM WHICH MEETS THE APPROVAL OF THE DAWSON COUNTY ENGINEER.
- 13.) DAWSON COUNTY WILL NOT BE RESPONSIBLE FOR THE REPLACEMENT OF IMPROVEMENTS SUCH AS STRUCTURES, FENCES, SIGNS, LANDSCAPING, SPRINKLER SYSTEMS OR OTHER IMPROVEMENTS THAT HAVE BEEN INSTALLED WITHIN THE RIGHT OF WAY OR WITHIN SANITARY SEWER EASEMENTS OR UTILITY EASEMENTS IF THE IMPROVEMENTS ARE DAMAGED OR HAVE TO BE REMOVED TO PERFORM MAINTENANCE OR MAKE REPAIRS TO THE WATER OR SANITARY SEWER SYSTEMS. THE OBSTRUCTION OF ANY UTILITY EASEMENT IS PROHIBITED.
- 14.) SIDEWALKS CANNOT BE INSTALLED ON TOP OF THE WATER MAINS OR METERS.
- 15.) BUILDERS: DRIVEWAYS OR PARKING PADS CAN NOT BE INSTALLED OVER THE WATER METERS OR SANITARY SEWER LATERALS. THE DEVELOPER WILL BE RESPONSIBLE FOR RESOLVING THESE CONFLICTS AND OBTAINING APPROVAL FOR ANY UTILITY RELOCATION FROM THE ETOWAH WSA.
- 16.) THE DEVELOPER IS RESPONSIBLE FOR MAINTAINING THE WATER AND SEWER LINES AND THEIR APPURTENANCES FOR A PERIOD OF ONE YEAR FROM THE DATE OF FINAL PLAT APPROVAL BY THE ETOWAH WSA.



GEORGIA, DAWSON COUNTY
 CLERK'S OFFICE, SUPERIOR COURT
 FILED FOR RECORD
 10:15 AM 10-22-07
 Recorded in Plat Book 74 Page 121
 This 22 day of October 2007

APPROVED
 OCT 16 2007
 FOR RECORDING

NOTES AND REFERENCES (CONT'D):

- 17.) NO STRUCTURES, FENCES, OR OTHER OBSTRUCTIONS MAY BE LOCATED WITHIN A DRAINAGE, ACCESS OR SEWER EASEMENT WITHOUT PRIOR APPROVAL BY THE ETOWAH WSA.
- 18.) ALL STRUCTURES WILL BE REQUIRED TO CONFORM TO THE STANDARD BUILDING CODE'S HORIZONTAL SEPARATION STANDARDS AS ADOPTED AND AMENDED BY THE GEORGIA DEPARTMENT OF COMMUNITY AFFAIRS.
- 19.) SITE DOES CONTAIN WETLANDS. SITE DOES CONTAIN STATE WATERS REQUIRING UNDISTURBED BUFFERS.

TECHNICAL LAND SERVICES INC. d/b/a
RICHARD WEBB & ASSOCIATES
 Land Surveying Consultants
 P.O. BOX 561 CUMMING GA. 30028 (770)-889-6103
 101 WOODLAND DRIVE CUMMING GA. 30040

DATE OF ORIGINAL SURVEY
7/1/02 THRU 7/12/02

THE FIELD DATA UPON WHICH THIS PLAT IS BASED HAS A CLOSURE PRECISION OF ONE FOOT IN 11,718 FEET AND AN ANGULAR ERROR OF 0.3 SECONDS PER ANGLE POINT AND WAS ADJUSTED USING THE COMPASS RULE. THIS PLAT HAS BEEN CALCULATED FOR CLOSURE AND IS FOUND TO BE ACCURATE TO WITHIN ONE FOOT IN 733,044 FEET.

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

THE EQUIPMENT USED FOR ANGULAR AND DISTANCE MEASUREMENTS WAS NIKON TOP GUN

THIS PROPERTY IS NOT LOCATED WITHIN THE 100-YEAR FLOOD PRONE AREA AS PER FLOOD INSURANCE RATE 130304 0125 A DECEMBER 15, 1990

LEGEND

- 1. BC = BACK OF CURB
- 2. BSL = BUILDING SETBACK LINE
- 3. C.L. = CENTER LINE
- 4. CMF = CONC. MONUMENT FOUND
- 5. CMP = CORRUGATED METAL PIPE
- 6. CT = CRIMP TOP
- 7. EL = ELEVATION (FT)
- 8. EP = EDGE OF PAVEMENT
- 9. FFEL = FINISHED FLOOR ELEV.
- 10. FH = FIRE HYDRANT
- 11. IFP = IRON PIN FOUND
- 12. IPS = IRON PIN SET
- 13. LL = LAND LOT
- 14. LLL = LAND LOT LINE
- 15. N/F = NOW OR FORMERLY
- 16. NTS = NOT TO SCALE
- 17. OT = OPEN TOP
- 18. P.L. = PROPERTY LINE
- 19. POB = POINT OF BEGINNING
- 20. PP = POWER POLE
- 21. R/B = REBAR
- 22. RCP = REINFORCED CONC. PIPE
- 23. R/W = RIGHT OF WAY
- 24. G = GAS LINE
- 25. P = POWER LINE
- 26. S = SEWER LINE
- 27. T = TELEPHONE LINE
- 28. W = WATER LINE
- 29. X = FENCE
- 30. X = STREET ADDRESS
- 31. = POWER BOX
- 32. = WATER METER
- 33. = FIRE HYDRANT
- 34. = WATER LINE
- 35. = SINGLE WING CATCH BASIN
- 36. = DOUBLE WING CATCH BASIN
- 37. = HEADWALL
- 38. = SOIL BOUNDARY

**CREEK CALLS
(TRACT #12)**

NUMBER	DIRECTION	DISTANCE
L209	S 47°08'46" E	14.54'
L210	S 28°27'36" W	37.80'
L211	S 10°43'21" W	9.55'
L212	S 00°00'00" W	14.20'
L213	S 08°32'18" E	5.13'
L214	S 45°01'36" E	11.48'
L215	S 62°56'58" E	12.83'
L216	S 38°02'41" E	17.71'
L217	S 48°23'35" E	12.22'
L218	S 23°13'04" E	5.80'
L219	S 12°10'45" W	15.50'
L220	S 05°57'09" W	12.24'
L221	S 19°40'15" E	3.77'
L222	S 37°43'11" E	7.05'
L223	S 15°26'09" W	7.63'
L224	S 27°19'17" W	17.70'
L225	S 22°42'46" W	15.12'
L226	S 07°56'03" W	20.23'
L227	S 03°19'12" W	17.41'
L228	S 23°58'57" E	12.49'
L229	S 03°49'04" E	3.81'
L230	S 26°35'11" W	6.81'
L231	S 70°24'17" W	23.44'
L232	S 65°50'26" W	13.63'
L233	S 10°47'39" W	15.11'

**CREEK CALLS
(BETWEEN TRACT #1 & TRACT #2)**

NUMBER	DIRECTION	DISTANCE
L23	N 14°32'52" W	6.13'
L24	N 14°34'24" W	13.53'
L25	N 15°57'33" W	16.09'
L26	N 15°32'48" W	20.96'
L27	N 19°35'24" W	16.24'
L28	N 06°09'09" E	22.23'
L29	N 14°09'14" W	33.42'
L30	N 17°43'31" W	21.24'
L31	N 05°42'56" E	1.71'
L32	N 76°05'30" E	20.52'
L33	N 38°28'47" E	7.39'
L34	N 05°25'29" E	7.26'
L35	N 08°17'04" W	48.75'
L36	N 23°13'03" W	6.48'
L37	N 56°00'18" W	8.21'
L38	N 65°55'03" W	7.08'
L39	N 75°23'33" W	12.14'
L40	N 76°34'25" W	19.77'
L41	N 81°05'03" W	20.85'
L42	N 48°56'41" W	8.80'
L43	N 19°22'34" W	6.67'
L44	N 07°15'01" W	8.14'
L45	N 47°08'51" E	13.00'
L46	N 51°58'44" E	9.94'
L47	N 60°30'41" E	10.36'
L48	N 37°07'47" E	16.64'
L49	N 07°58'27" E	20.85'
L50	N 11°46'44" W	29.18'
L51	N 18°22'41" W	5.72'
L52	N 58°45'36" W	16.72'
L53	N 34°38'56" W	8.68'
L54	N 18°27'05" W	4.30'
L55	N 07°44'26" E	13.90'
L56	N 22°19'28" W	7.17'
L57	N 49°06'43" W	6.75'
L58	N 57°49'42" W	5.43'
L59	N 13°00'24" W	4.54'
L60	N 07°18'46" E	4.04'

(LOT CALLS)

NUMBER	CHORD DIRECTION	RADIUS	ARC LENGTH	CHORD LENGTH
C15	N 08°22'14" E	5549.56	151.48	151.47

RIGHT-OF-WAY CALLS

NUMBER	CHORD DIRECTION	RADIUS	ARC LENGTH	CHORD LENGTH
C2	N 76°45'33" E	250.00	203.57	197.99
C15	S 09°40'07" W	5549.56	100.00	100.00

BOUNDARY CALLS

NUMBER	CHORD DIRECTION	RADIUS	ARC LENGTH	CHORD LENGTH
C1	N 14°01'46" E	5549.56	1247.70	1245.07

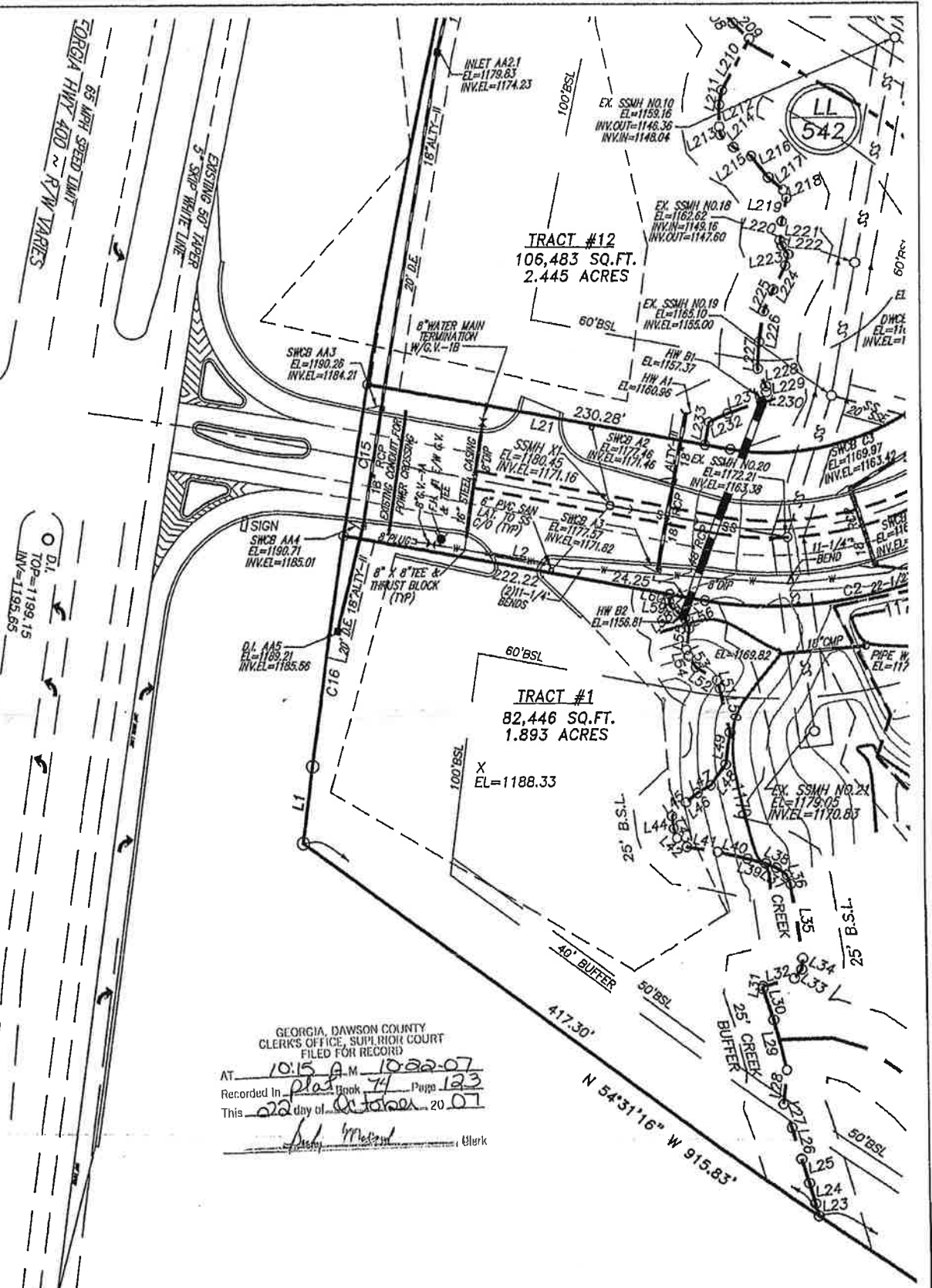
NUMBER	DIRECTION	DISTANCE
L1	N 07°36'31" E	50.31'

RIGHT-OF-WAY CALLS

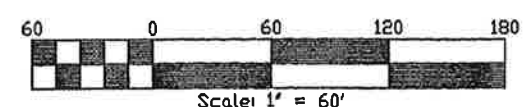
NUMBER	DIRECTION	DISTANCE
L2	S 79°54'49" E	246.47'
L21	N 79°54'49" W	247.20'

**FINAL PLAT FOR
BLUERIDGE 400, LLC
PHASE I**

LAND LOTS 499,542, & 543
13TH DISTRICT - 1ST SECTION
400 CORRIDOR SOUTH
DAWSON COUNTY, GEORGIA
SEPTEMBER 15, 2007



GEORGIA, DAWSON COUNTY
CLERKS OFFICE, SUPERIOR COURT
FILED FOR RECORD
AT 10:15 A.M. 10-22-07
Recorded In Plat Book 74 Page 123
This 22 day of October, 2007
Sandy McDaniel Clerk



TECHNICAL LAND SERVICES INC. d/b/a
RICHARD WEBB & ASSOCIATES
Land Surveying Consultants
P.O. BOX 561 CUMMING GA. 30028 (770)-889-6103
101 WOODLAND DRIVE CUMMING GA. 30040
SHEET 2 OF 17 JOB NO. 02012

DATE OF ORIGINAL SURVEY
7/1/02 THRU 7/12/02

THE FIELD DATA UPON WHICH THIS PLAT IS BASED HAS A CLOSURE PRECISION OF ONE FOOT IN 11,718 FEET AND AN ANGULAR ERROR OF 0.3 SECONDS PER ANGLE POINT AND WAS ADJUSTED USING THE COMPASS RULE. THIS PLAT HAS BEEN CALCULATED FOR CLOSURE AND IS FOUND TO BE ACCURATE TO WITHIN ONE FOOT IN 733,044 FEET.

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- 11. IPF = IRON PIN FOUND
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- 34. = WATER LINE
- 35. = SINGLE WING CATCH BASIN
- 36. = DOUBLE WING CATCH BASIN
- 37. = HEADWALL
- 38. = SOIL BOUNDARY

CREEK CALLS
(BETWEEN TRACT #1 & TRACT #2)

NUMBER	DIRECTION	DISTANCE
L23	N 14°32'52" W	8.13'
L24	N 14°34'24" W	13.53'
L25	N 15°57'33" W	16.09'
L26	N 15°32'48" W	20.96'
L27	N 19°35'24" W	16.24'
L28	N 06°09'09" E	22.23'
L29	N 14°09'14" W	33.42'
L30	N 17°43'31" W	21.24'
L31	N 05°42'56" E	1.71'
L32	N 78°05'30" E	20.52'
L33	N 38°28'47" E	7.39'
L34	N 05°25'29" E	7.26'
L35	N 08°17'04" W	48.75'
L36	N 23°13'03" W	6.48'
L37	N 56°00'18" W	8.21'
L38	N 65°55'03" W	7.08'
L39	N 75°23'33" W	12.14'
L40	N 76°34'25" W	19.77'
L41	N 81°05'03" W	20.85'
L42	N 48°56'41" W	8.80'
L43	N 19°22'34" W	6.67'
L44	N 07°15'01" W	8.14'
L45	N 47°08'51" E	13.00'
L46	N 51°58'44" E	9.94'
L47	N 60°30'41" E	10.36'
L48	N 37°07'47" E	16.64'
L49	N 07°58'27" E	20.85'
L50	N 11°46'44" W	29.18'
L51	N 19°22'41" W	5.72'
L52	N 58°45'36" W	16.72'
L53	N 34°38'56" W	8.68'
L54	N 18°27'05" W	4.30'
L55	N 07°44'26" E	13.90'
L56	N 22°19'28" W	7.17'
L57	N 49°06'43" W	6.75'
L58	N 57°49'42" W	5.43'
L59	N 13°00'24" W	4.54'
L60	N 07°18'46" E	4.04'

CREEK CALLS
(BETWEEN TRACT #2 & TRACT #3)

NUMBER	DIRECTION	DISTANCE
L61	S 40°36'06" E	6.87'
L62	S 42°30'45" E	43.13'
L63	S 22°51'32" E	15.20'
L64	S 07°21'41" E	25.84'
L65	S 18°44'00" W	37.40'
L66	S 09°10'42" W	209.09'
L67	S 04°39'32" W	19.00'
L68	S 01°51'00" W	76.33'
L69	S 03°52'13" E	60.85'
L70	S 31°30'30" E	47.15'
L71	S 17°28'03" E	30.48'

RIGHT-OF-WAY CALLS

NUMBER	CHORD DIRECTION	RADIUS	ARC LENGTH	CHORD LENGTH
C2	N 76°45'33" E	250.00	203.57	197.99
C3	S 87°33'26" E	15.00	20.43	18.88
C4	S 71°00'38" E	240.00	188.19	183.41

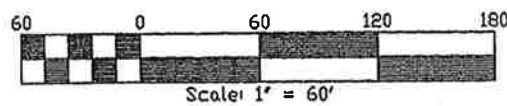
(LOT CALLS)

NUMBER	CHORD DIRECTION	RADIUS	ARC LENGTH	CHORD LENGTH
C17	N 88°13'17" E	160.00	9.47	9.47

FINAL PLAT FOR
BLUERIDGE 400, LLC
PHASE I
LAND LOTS 499,542, & 543
13TH DISTRICT - 1ST SECTION
400 CORRIDOR SOUTH
DAWSON COUNTY, GEORGIA
SEPTEMBER 15, 2007

RIGHT-OF-WAY CALLS

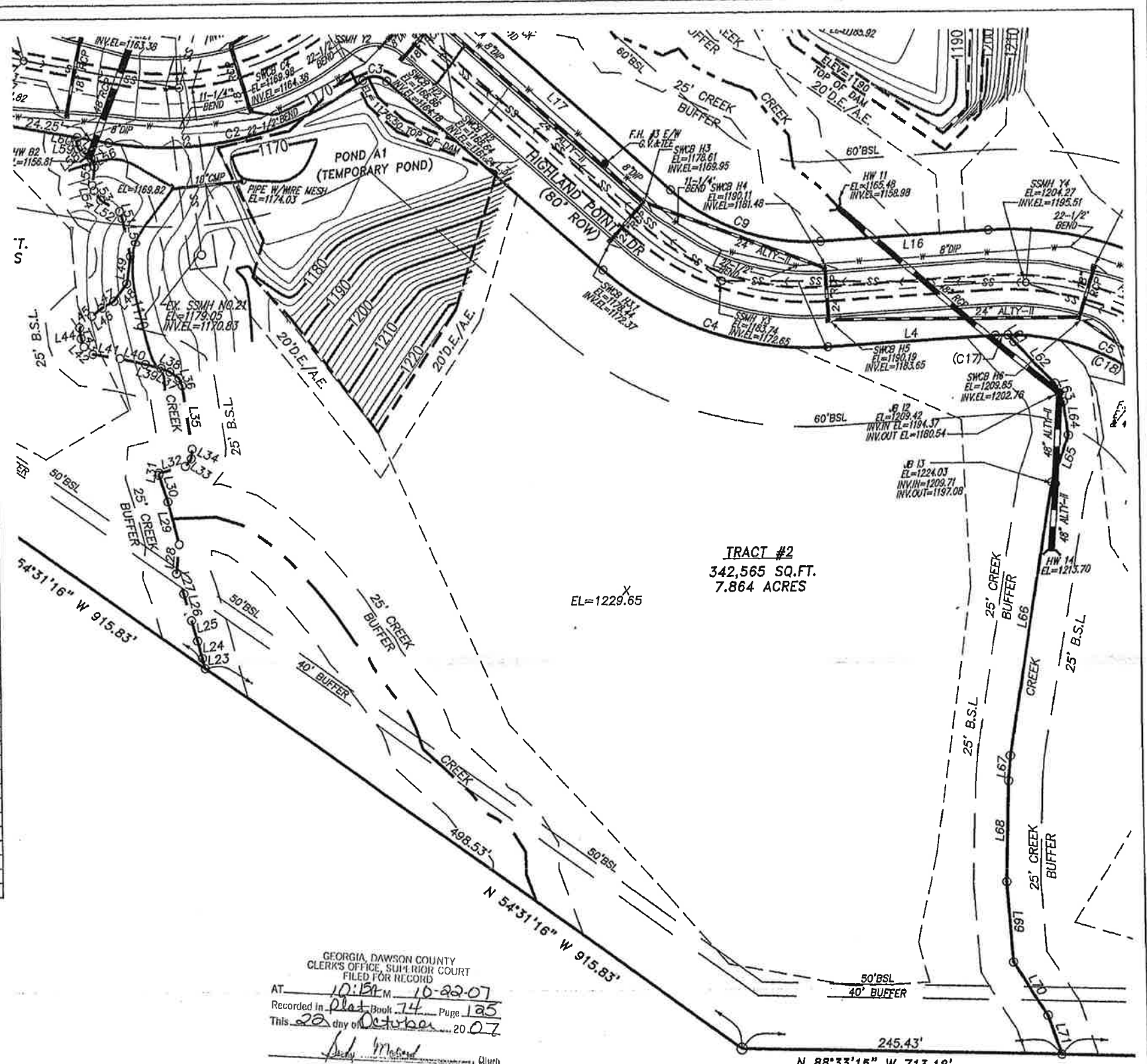
NUMBER	DIRECTION	DISTANCE
L3	S 48°32'48" E	217.41'
L4	N 86°31'32" E	131.23'



TECHNICAL LAND SERVICES INC. d/b/a
RICHARD WEBB & ASSOCIATES
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101 WOODLAND DRIVE CUMMING GA. 30040

SHEET 3 OF 17

JOB NO. 02012



GEORGIA, DAWSON COUNTY
CLERK'S OFFICE, SUPERIOR COURT
FILED FOR RECORD
AT 10:21 AM 10-22-07
Recorded in Plat Book 74 Page 125
This 22 day of October 2007
Sandy McDaniel, Clerk

DATE OF ORIGINAL SURVEY
7/1/02 THRU 7/12/02

THE FIELD DATA UPON WHICH THIS PLAT IS BASED HAS A CLOSURE PRECISION OF ONE FOOT IN 11,718 FEET AND AN ANGULAR ERROR OF 0.3 SECONDS PER ANGLE POINT AND WAS ADJUSTED USING THE COMPASS RULE. THIS PLAT HAS BEEN CALCULATED FOR CLOSURE AND IS FOUND TO BE ACCURATE TO WITHIN ONE FOOT IN 733,044 FEET.

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LEGEND

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- 25. P = POWER LINE
- 26. S = SEWER LINE
- 27. T = TELEPHONE LINE
- 28. W = WATER LINE
- 29. F = FENCE
- 30. SA = STREET ADDRESS
- 31. PB = POWER BOX
- 32. WM = WATER METER
- 33. FH = FIRE HYDRANT
- 34. WL = WATER LINE
- 35. SWCB = SINGLE WING CATCH BASIN
- 36. DWCB = DOUBLE WING CATCH BASIN
- 37. H = HEADWALL
- 38. S.B. = SOIL BOUNDARY

**CREEK CALLS
(BETWEEN TRACT #2 & TRACT #3)**

NUMBER	DIRECTION	DISTANCE
L61	S 40°36'06" E	6.87'
L62	S 42°30'45" E	43.13'
L63	S 22°51'32" E	15.20'
L64	S 07°21'41" E	25.64'
L65	S 18°44'00" W	37.40'
L66	S 09°10'42" W	209.09'
L67	S 04°39'32" W	19.00'
L68	S 01°51'00" W	76.33'
L69	S 03°52'13" E	60.85'
L70	S 31°30'30" E	47.15'
L71	S 17°28'03" E	30.48'

RIGHT-OF-WAY CALLS

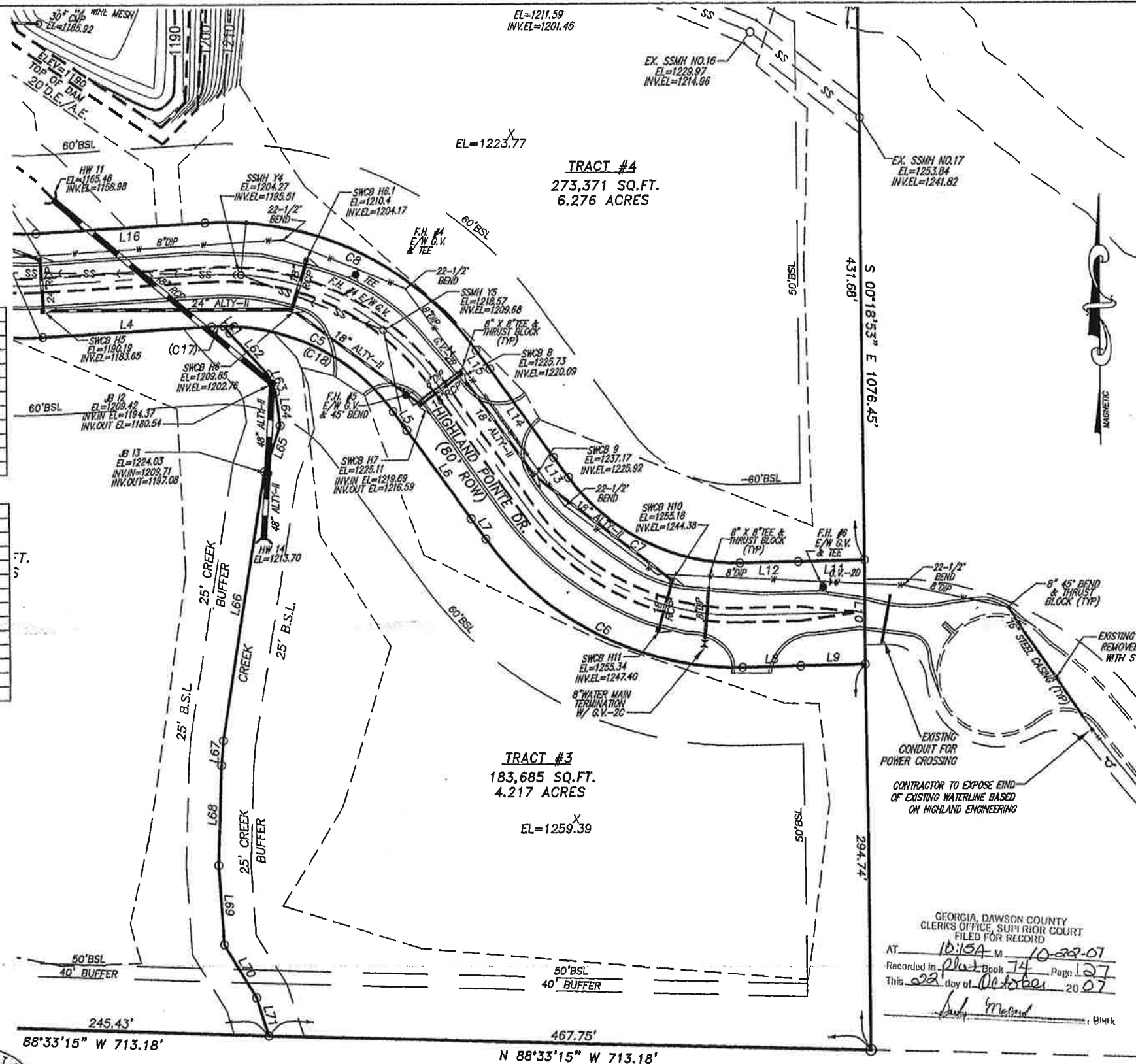
NUMBER	DIRECTION	DISTANCE
L4	N 86°31'32" E	131.23'
L5	S 36°01'41" E	17.93'
L6	S 36°01'41" E	84.00'
L7	S 36°01'41" E	19.20'
L8	N 88°45'36" E	46.10'
L9	N 88°47'19" E	51.08'
L10	N 00°18'53" W	80.01'
L11	S 88°47'19" W	52.37'
L12	S 88°45'36" W	46.10'
L13	N 36°01'41" W	19.20'
L14	N 36°01'41" W	84.00'
L15	N 36°01'41" W	17.93'
L16	S 86°31'32" W	131.23'

RIGHT-OF-WAY CALLS

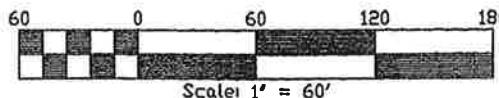
NUMBER	CHORD DIRECTION	RADIUS	ARC LENGTH	CHORD LENGTH
C4	S 71°00'38" E	240.00	188.19	183.41
C5	S 64°45'05" E	160.00	160.42	153.79
C6	S 63°38'03" E	240.00	231.27	222.43
C7	N 63°38'03" W	160.00	154.18	148.28
C8	N 64°45'05" W	240.00	240.63	230.68
C9	N 71°00'38" W	160.00	125.46	122.27

(LOT CALLS)

NUMBER	CHORD DIRECTION	RADIUS	ARC LENGTH	CHORD LENGTH
C17	N 88°13'17" E	160.00	9.47	9.47



FINAL PLAT FOR
BLUERIDGE 400, LLC
PHASE I
LAND LOTS 499,542, & 543
13TH DISTRICT - 1ST SECTION
400 CORRIDOR SOUTH
DAWSON COUNTY, GEORGIA
SEPTEMBER 15, 2007



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101 WOODLAND DRIVE CUMMING GA. 30040

GEORGIA, DAWSON COUNTY
CLERKS OFFICE, SUPERIOR COURT
FILED FOR RECORD
AT 10:59 AM 10-22-07
Recorded in Plat Book 74 Page 127
This 22 day of October 2007
Judy Medford

DATE OF ORIGINAL SURVEY
7/1/02 THRU 7/12/02

THE FIELD DATA UPON WHICH THIS PLAT IS BASED HAS A CLOSURE PRECISION OF ONE FOOT IN 11,718 FEET AND AN ANGULAR ERROR OF 0.3 SECONDS PER ANGLE POINT AND WAS ADJUSTED USING THE COMPASS RULE. THIS PLAT HAS BEEN CALCULATED FOR CLOSURE AND IS FOUND TO BE ACCURATE TO WITHIN ONE FOOT IN 733,044 FEET.

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CREEK CALLS
(BETWEEN TRACT #4 & TRACT #5)

NUMBER	DIRECTION	DISTANCE
L72	S 69°27'41" E	7.39'
L73	S 68°13'01" E	13.26'
L74	S 57°01'41" E	12.91'
L75	S 84°03'49" E	25.32'
L76	N 86°38'13" E	9.34'
L77	S 84°27'11" E	19.84'
L78	N 78°27'08" E	29.95'
L79	N 86°51'42" E	8.44'
L80	S 65°17'48" E	11.47'
L81	N 71°42'37" E	19.64'
L82	N 68°46'16" E	2.65'
L83	N 47°41'39" E	16.68'
L84	N 76°15'14" E	6.92'
L85	N 83°29'38" E	17.03'
L86	S 83°06'36" E	17.12'
L87	S 79°46'01" E	23.13'
L88	N 76°52'00" E	11.47'
L89	N 73°52'21" E	5.42'
L90	N 48°39'10" E	23.01'
L91	N 70°20'14" E	17.53'
L92	S 76°20'35" E	5.22'
L93	S 74°21'38" E	22.35'
L94	S 86°07'03" E	19.72'
L95	N 82°45'38" E	13.18'
L96	N 84°30'23" E	15.20'
L97	S 86°51'46" E	42.22'
L98	N 84°24'31" E	47.39'
L99	S 70°15'59" E	38.78'
L100	N 88°50'27" E	39.49'
L101	N 79°10'22" E	12.30'
L102	N 65°36'47" E	39.80'
L103	N 77°49'51" E	23.14'
L104	N 87°42'44" E	25.73'
L105	S 58°46'03" E	16.83'
L106	S 69°47'53" E	20.82'
L107	S 87°41'44" E	15.11'
L108	S 84°17'47" E	15.50'
L109	S 55°39'09" E	11.83'
L110	S 54°07'26" E	18.40'
L111	S 38°33'52" E	17.73'
L112	S 53°24'45" E	29.45'
L113	N 71°26'18" E	34.17'
L114	S 89°57'57" E	14.59'
L115	S 66°29'28" E	18.19'
L116	S 72°16'33" E	40.48'
L117	S 61°09'45" E	22.89'
L118	S 68°24'36" E	35.27'
L119	S 83°11'38" E	7.05'

RIGHT-OF-WAY CALLS

NUMBER	CHORD	DIRECTION	RADIUS	ARC LENGTH	CHORD LENGTH
C4	S 71°00'38" E		240.00	188.19	183.41
C5	S 64°45'05" E		160.00	160.42	153.79
C6	S 63°38'03" E		240.00	231.27	222.43
C7	N 63°38'03" W		160.00	154.18	148.28
C8	N 64°45'05" W		240.00	240.63	230.68
C9	N 71°00'38" W		160.00	125.46	122.27
C10	N 09°32'09" W		15.00	20.43	18.88

(LOT CALLS)

NUMBER	CHORD	DIRECTION	RADIUS	ARC LENGTH	CHORD LENGTH
C17	N 88°13'17" E		160.00	9.47	9.47
C18	S 63°03'19" E		160.00	150.95	145.41
C19	N 23°54'04" E		250.00	48.64	48.56

CREEK CALLS
(BETWEEN TRACT #2 & TRACT #3)

NUMBER	DIRECTION	DISTANCE
L61	S 40°36'06" E	6.87'
L62	S 42°30'45" E	43.13'
L63	S 22°51'32" E	15.20'
L64	S 07°21'41" E	25.64'
L65	S 18°44'00" W	37.40'

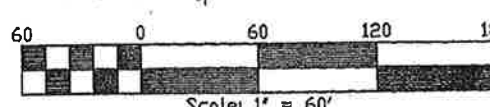
RIGHT-OF-WAY CALLS

NUMBER	DIRECTION	DISTANCE
L3	S 48°32'48" E	217.41'
L4	N 86°31'32" E	131.23'
L5	S 36°01'41" E	17.93'
L6	S 36°01'41" E	84.00'
L7	S 36°01'41" E	19.20'
L11	S 88°47'19" W	52.37'
L12	S 88°45'36" W	46.10'
L13	N 36°01'41" W	19.20'
L14	N 36°01'41" W	84.00'
L15	N 36°01'41" W	17.93'
L16	S 88°31'32" W	131.23'
L17	N 48°32'48" W	217.41'

FINAL PLAT FOR
BLUERIDGE 400, LLC
PHASE I
LAND LOTS 499,542, & 543
13TH DISTRICT - 1ST SECTION
400 CORRIDOR SOUTH
DAWSON COUNTY, GEORGIA
SEPTEMBER 15, 2007



GEORGIA, DAWSON COUNTY
CLERKS OFFICE, SUPERIOR COURT
FILED FOR RECORD
AT 10:15 AM 10-22-07
Recorded in Plat Book 14 Page 129
This 22 day of October 2007
July McNeal Clerk



TECHNICAL LAND SERVICES INC. d/b/a
RICHARD WEBB & ASSOCIATES
Land Surveying Consultants
P.O. BOX 561 CUMMING GA, 30028 (770)-889-8103
101 WOODLAND DRIVE CUMMING GA, 30040

SHEET 5 OF 17

JOB NO. 02012

DATE OF ORIGINAL SURVEY
7/1/02 THRU 7/12/02

THE FIELD DATA UPON WHICH THIS PLAN IS BASED HAS A CLOSURE PRECISION OF ONE FOOT IN 11,718 FEET AND AN ANGULAR ERROR OF 03 SECONDS PER ANGLE POINT AND WAS ADJUSTED USING THE COMPASS RULE. THIS PLAN HAS BEEN CALCULATED FOR CLOSURE AND IS FOUND TO BE ACCURATE TO WITHIN ONE FOOT IN 733,044 FEET.

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

THE EQUIPMENT USED FOR ANGULAR AND DISTANCE MEASUREMENTS WAS NIKON TOP GUN

THIS PROPERTY IS NOT LOCATED WITHIN THE 100-YEAR FLOOD PRONE AREA AS PER FLOOD INSURANCE RATE 150304 0125 A DECEMBER 15, 1990

CREEK CALLS (BETWEEN TRACT #5 & PHASE II)

NUMBER	DIRECTION	DISTANCE
L120	N 77°31'39" E	15.42'
L121	N 76°18'06" E	14.60'
L122	N 87°04'12" E	13.26'
L123	N 83°29'32" E	12.88'
L124	N 71°25'31" E	14.86'
L125	N 84°35'44" E	14.12'
L126	N 81°34'30" E	18.46'
L127	N 73°45'54" E	17.15'
L128	S 83°08'09" E	15.11'
L129	S 65°30'24" E	13.95'
L130	N 74°54'35" E	11.64'
L131	N 41°45'38" E	14.79'
L132	S 76°58'59" E	19.21'
L133	S 32°20'63" E	14.67'
L134	S 61°11'11" E	14.59'
L135	S 81°33'20" E	18.15'
L136	S 74°03'15" E	18.24'
L137	S 20°31'13" E	15.18'
L138	S 06°10'35" W	15.99'
L139	S 35°31'49" E	16.95'
L140	S 62°17'11" E	16.82'
L141	S 64°06'32" E	16.46'
L142	S 38°48'01" E	15.47'
L143	N 89°53'54" E	12.39'
L144	N 53°26'37" E	16.99'
L145	S 38°35'55" E	15.53'
L146	S 15°41'18" W	19.05'
L147	S 23°25'05" W	15.98'
L148	S 55°30'36" E	17.38'
L149	S 57°22'04" E	20.01'
L150	S 57°09'11" E	18.68'
L151	S 70°13'51" E	18.59'
L152	S 86°08'34" E	15.28'
L153	N 60°01'31" E	13.30'
L154	S 83°32'39" E	19.00'
L155	S 67°32'35" E	15.71'
L156	S 50°22'05" E	15.42'
L157	S 83°38'50" E	17.44'
L158	N 61°12'25" E	16.60'
L159	S 80°36'35" E	14.35'
L160	S 71°28'13" E	16.82'
L161	N 89°22'46" E	19.30'
L162	N 84°39'09" E	20.25'
L163	N 71°11'18" E	21.20'
L164	N 65°17'58" E	20.26'
L165	N 59°26'55" E	15.68'
L166	N 89°03'36" E	15.54'
L167	N 81°33'08" E	20.02'
L168	N 79°16'16" E	18.54'
L169	S 89°55'01" E	20.66'
L170	S 81°32'51" E	15.01'
L171	N 81°33'46" E	18.76'

**FINAL PLAT FOR
BLUERIDGE 400, LLC
PHASE I**
LAND LOTS 499, 542, & 543
13TH DISTRICT - 1ST SECTION
400 CORRIDOR SOUTH
DAWSON COUNTY, GEORGIA
SEPTEMBER 15, 2007

CREEK CALLS (BETWEEN TRACT #4 & TRACT #5)

NUMBER	DIRECTION	DISTANCE
L72	S 69°27'41" E	7.39'
L73	S 68°13'01" E	13.26'
L74	S 57°01'41" E	12.91'
L75	S 84°03'49" E	25.32'
L76	N 86°38'13" E	9.34'
L77	S 84°27'11" E	19.84'
L78	N 78°27'08" E	29.95'
L79	N 86°51'42" E	8.44'
L80	S 65°17'48" E	11.47'
L81	N 71°42'37" E	19.64'
L82	N 68°46'16" E	2.65'
L83	N 47°41'39" E	16.68'
L84	N 76°15'14" E	6.92'
L85	N 83°29'38" E	17.03'
L86	S 83°08'36" E	17.12'
L87	S 79°46'01" E	23.13'
L88	N 76°52'00" E	11.47'
L89	N 73°52'21" E	5.42'
L90	N 48°39'10" E	23.01'
L91	N 70°20'14" E	17.53'
L92	S 76°20'35" E	5.22'
L93	S 74°21'38" E	22.35'

CREEK CALLS (BETWEEN TRACT #5 & PHASE II)

NUMBER	DIRECTION	DISTANCE
L94	S 86°07'03" E	19.72'
L95	N 82°45'38" E	13.16'
L96	N 84°30'23" E	15.20'
L97	S 86°51'46" E	42.22'
L98	N 84°24'31" E	47.39'
L99	S 70°15'59" E	38.78'
L100	N 88°50'27" E	39.49'
L101	N 79°10'22" E	12.30'
L102	N 65°36'47" E	39.80'
L103	N 77°49'51" E	23.14'
L104	N 87°42'44" E	25.73'
L105	S 58°46'03" E	16.83'
L106	S 69°47'53" E	20.82'
L107	S 87°41'44" E	15.11'
L108	S 84°17'47" E	15.50'
L109	S 55°39'09" E	11.83'
L110	S 54°07'28" E	18.40'
L111	S 38°33'52" E	17.73'
L112	S 53°24'45" E	29.45'
L113	N 71°26'18" E	34.17'
L114	S 89°57'57" E	14.59'
L115	S 66°29'28" E	18.19'
L116	S 72°16'33" E	40.48'
L117	S 61°09'45" E	22.89'
L118	S 68°24'36" E	35.27'
L119	S 83°11'38" E	7.05'

RIGHT-OF-WAY CALLS

NUMBER	DIRECTION	DISTANCE
L18	N 10°43'28" W	239.56'

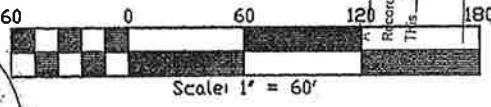


RIGHT-OF-WAY CALLS

NUMBER	CHORD DIRECTION	RADIUS	ARC LENGTH	CHORD LENGTH
C10	N 09°32'09" W	15.00	20.43	18.88
C11	N 09°22'31" E	250.00	175.40	171.83

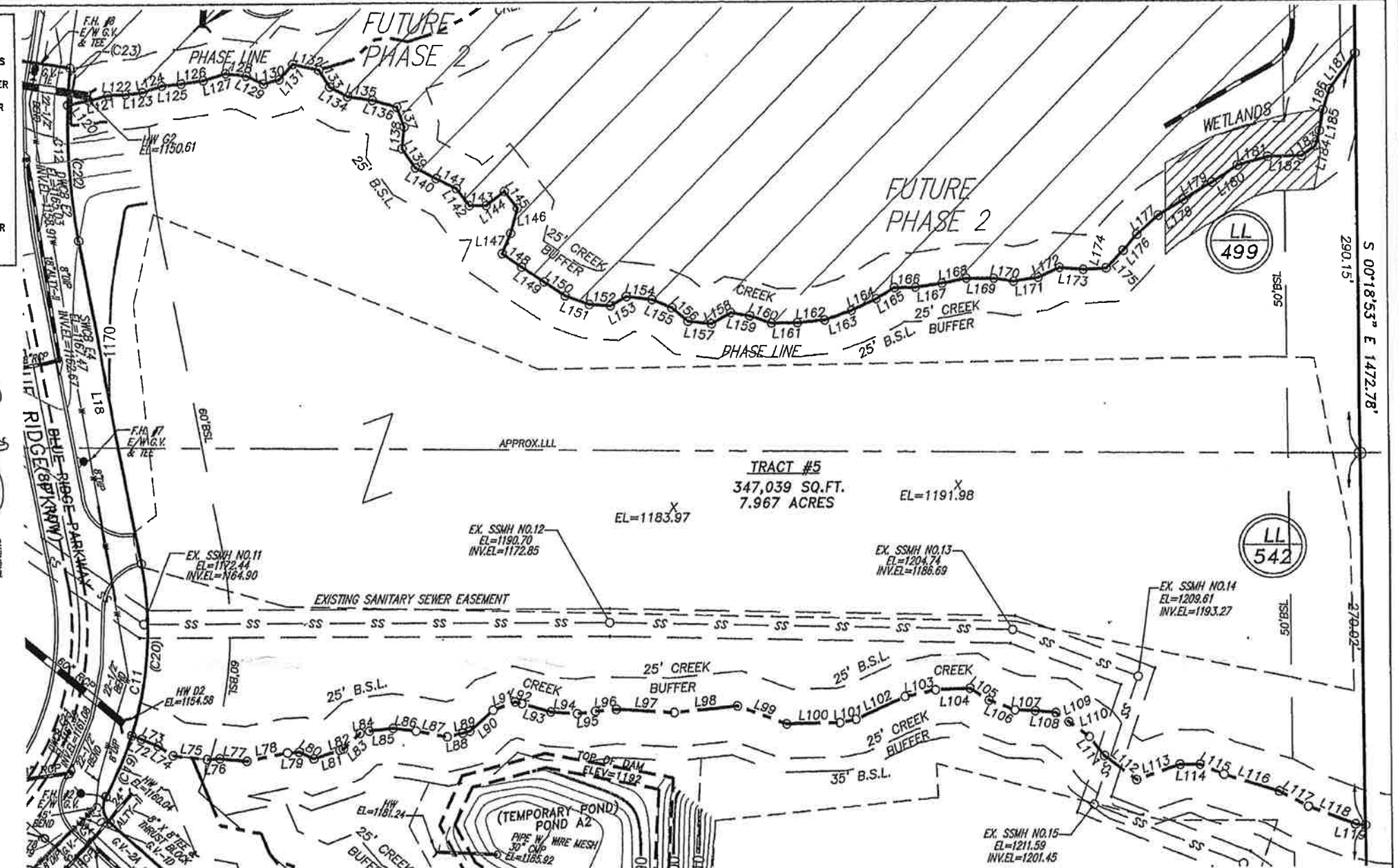
(LOT CALLS)

NUMBER	CHORD DIRECTION	RADIUS	ARC LENGTH	CHORD LENGTH
C19	N 23°54'04" E	250.00	48.64	48.56
C20	N 03°48'06" E	250.00	126.76	125.41
C21	N 13°13'51" E	5549.76	590.06	589.78
C22	N 04°24'09" W	450.00	99.30	99.10
C23	N 03°38'21" E	450.00	27.01	27.01



TECHNICAL LAND SERVICES INC. d/b/a
RICHARD WEBB & ASSOCIATES
Land Surveying Consultants
P.O. BOX 561 CUMMING GA. 30028 (770)-888-8103
101 WOODLAND DRIVE CUMMING GA. 30040

- ### LEGEND
- CL = CENTER LINE
 - CLP = CENTER POINT
 - CP = CORNER POINT FORMED
 - CMP = CORNER METAL PIPE
 - CS = CORNER STAKE
 - ELEV = ELEVATION (FT)
 - FPL = FINISHED FLOOR ELEV.
 - FFEL = FINISHED FLOOR ELEV.
 - HP = HIGH POINT FORMED
 - HPM = HIGH POINT METAL
 - LL = LAND LOT
 - LLL = LAND LOT LINE
 - NSP = NORTH SPOKES
 - NSM = NOT TO SCALE
 - OP = OPEN TOP
 - PL = PROPERTY LINE
 - PLN = POINT OF BEGINNING
 - PLP = POWER POLE
 - PPR = POWER POLE
 - RCP = REMEMBERED CONC. PIPE
 - RTW = RIGHT OF WAY
 - SAS = SAND
 - SL = POWER LINE
 - SLP = POWER LINE
 - TL = TELEPHONE LINE
 - TLN = TELEPHONE LINE
 - WAL = WATER LINE
 - WAS = WATER ADDRESS
 - WBL = WATER BELL
 - WMP = WATER MAIN POINT
 - WML = WATER MAIN LINE
 - WMC = WATER MAIN CATCH BASIN
 - WMB = WATER MAIN BOX
 - WMP = WATER MAIN POINT
 - WML = WATER MAIN LINE
 - WMC = WATER MAIN CATCH BASIN
 - WMB = WATER MAIN BOX
 - WMP = WATER MAIN POINT
 - WML = WATER MAIN LINE
 - WMC = WATER MAIN CATCH BASIN
 - WMB = WATER MAIN BOX



DATE OF ORIGINAL SURVEY
7/1/02 THRU 7/12/02

THE FIELD DATA UPON WHICH THIS PLAN IS BASED HAS A CLOSURE PRECISION OF ONE FOOT IN 11,718 FEET AND AN ANGULAR ERROR OF 0.3 SECONDS PER ANGLE POINT AND WAS ADJUSTED USING THE COMPASS RULE. THIS PLAN HAS BEEN CALCULATED FOR CLOSURE AND IS FOUND TO BE ACCURATE TO WITHIN ONE FOOT IN 733,044 FEET.

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

THE EQUIPMENT USED FOR ANGULAR AND DISTANCE MEASUREMENTS WAS NIKON TOP GUN

THIS PROPERTY IS NOT LOCATED WITHIN THE 100-YEAR FLOOD PRONE AREA AS PER FLOOD INSURANCE RATE 130304 0125 A DECEMBER 15, 1990

- LEGEND**
- 1. BC = BACK OF CURB
 - 2. BSL = BUILDING SETBACK LINE
 - 3. CL = CENTER LINE
 - 4. CMF = CONDO. MONUMENT FOUND
 - 5. CMP = CORRUGATED METAL PIPE
 - 6. CT = CURB TOP
 - 7. EL = ELEVATION (FT)
 - 8. E = EDGE OF PAVEMENT
 - 9. FEL = FINISHED FLOOR ELEV.
 - 10. FH = FIRE HYDRANT
 - 11. IFF = IRON PIN FOUND
 - 12. IPS = IRON PIN SET
 - 13. LL = LAND LOT
 - 14. LLL = LAND LOT LINE
 - 15. H/F = NOW OR FORMERLY
 - 16. HTS = HOT TO SCALE
 - 17. OT = OPEN TOP
 - 18. PL = PROPERTY LINE
 - 19. POB = POINT OF BEGINNING
 - 20. PP = POWER POLE
 - 21. R/B = REBAR
 - 22. RCP = REINFORCED CONG. PIPE
 - 23. R/W = RIGHT OF WAY
 - 24. S = GAS LINE
 - 25. P = POWER LINE
 - 26. S = SEWER LINE
 - 27. T = TELEPHONE LINE
 - 28. W = WATER LINE
 - 29. F = FENCE
 - 30. SA = STREET ADDRESS
 - 31. P = POWER BOX
 - 32. W = WATER METER
 - 33. F = FIRE HYDRANT
 - 34. W = WATER LINE
 - 35. S = SINGLE WHOLE CATCH BASIN
 - 36. D = DOUBLE WHOLE CATCH BASIN
 - 37. H = HEADWALL
 - 38. S = SOIL BOUNDARY

**CREEK CALLS
(TRACT #12)**

NUMBER	DIRECTION	DISTANCE
L188	N 82°41'21" E	7.74'
L189	N 88°38'20" E	14.06'
L190	S 84°43'06" E	15.38'
L191	S 73°49'23" E	15.87'
L192	S 25°51'11" E	15.19'
L193	S 17°33'11" E	18.02'
L194	S 34°08'21" E	18.21'
L195	S 28°17'10" E	17.12'
L196	S 10°54'55" E	24.04'
L197	S 03°00'04" E	34.08'
L198	S 04°51'49" E	26.77'
L199	S 00°41'09" E	40.29'
L200	S 02°48'33" E	16.55'
L201	S 16°27'41" E	39.49'
L202	S 11°41'59" W	4.80'
L203	S 24°51'47" W	9.65'
L204	S 21°03'19" W	11.29'
L205	S 17°20'21" W	18.51'
L206	S 05°29'45" E	18.84'
L207	S 18°46'30" E	18.14'
L208	S 39°20'32" E	24.31'
L209	S 47°08'46" E	14.54'
L210	S 28°27'36" W	37.80'
L211	S 10°43'21" W	9.55'
L212	S 00°00'00" W	14.20'
L213	S 08°32'18" E	5.13'
L214	S 45°01'36" E	11.48'
L215	S 62°56'58" E	12.83'
L216	S 38°02'41" E	17.71'
L217	S 48°23'35" E	12.22'
L218	S 23°13'04" E	5.80'
L219	S 12°10'45" W	15.50'
L220	S 05°57'09" W	12.24'
L221	S 19°40'15" E	3.77'
L222	S 37°43'11" E	7.05'
L223	S 15°26'09" W	7.63'
L224	S 27°19'17" W	17.70'
L225	S 22°42'46" W	15.12'
L226	S 07°56'03" W	20.23'
L227	S 03°19'12" W	17.41'
L228	S 23°58'57" E	12.49'
L229	S 03°49'04" E	3.81'
L230	S 26°35'11" W	6.81'
L231	S 70°24'17" W	23.44'
L232	S 65°50'26" W	13.63'
L233	S 10°47'39" W	15.11'

RIGHT-OF-WAY CALLS

NUMBER	DIRECTION	DISTANCE
L2	S 79°54'49" E	246.47'
L3	S 48°32'48" E	217.41'
L19	N 81°27'12" W	100.13'
L20	S 10°43'28" E	239.56'
L21	N 79°54'49" W	247.20'

**CREEK CALLS
(BETWEEN TRACT #4 & TRACT #5)**

NUMBER	DIRECTION	DISTANCE
L72	S 69°27'41" E	7.39'
L73	S 68°13'01" E	13.26'
L74	S 57°01'41" E	12.91'
L75	S 84°03'49" E	25.32'

**CREEK CALLS
(BETWEEN TRACT #5 & PHASE II)**

NUMBER	DIRECTION	DISTANCE
L120	N 77°31'39" E	15.42'
L121	N 76°18'06" E	14.60'
L122	N 87°04'12" E	13.26'
L123	N 83°29'32" E	12.68'
L124	N 71°25'31" E	14.66'
L125	N 84°35'44" E	14.12'

GEORGIA, DAWSON COUNTY
CLERKS OFFICE, SUPERIOR COURT
FILED FOR RECORD

AT 10:58 AM 10-22-07
Recorded in Book 74 Page 133
This is the 22 day of October 20 07

Judy Macond Clerk



(LOT CALLS)

NUMBER	CHORD DIRECTION	RADIUS	ARC LENGTH	CHORD LENGTH
C16	N 08°22'14" E	5549.56	151.48	151.47
C17	N 88°13'17" E	160.00	9.47	9.47
C18	S 63°03'19" E	160.00	150.95	145.41
C19	N 23°54'04" E	250.00	48.64	48.56

RIGHT-OF-WAY CALLS

NUMBER	CHORD DIRECTION	RADIUS	ARC LENGTH	CHORD LENGTH
C2	N 76°45'33" E	250.00	203.57	197.99
C3	S 87°33'26" E	15.00	20.43	18.88
C10	N 09°32'09" W	15.00	20.43	18.88
C11	N 09°22'31" E	250.00	175.40	171.83
C12	N 02°40'58" W	450.00	126.32	125.90
C13	S 02°23'34" E	550.00	159.96	159.39
C14	S 44°40'52" W	150.00	290.10	246.96
C15	S 09°40'07" W	5549.56	100.00	100.00

(LOT CALLS)

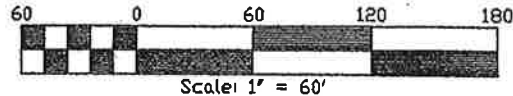
NUMBER	CHORD DIRECTION	RADIUS	ARC LENGTH	CHORD LENGTH
C21	N 13°13'51" E	5549.76	590.08	589.78
C22	N 04°24'09" W	450.00	99.30	99.10
C23	N 03°38'21" E	450.00	27.01	27.01

BOUNDARY CALLS

NUMBER	CHORD DIRECTION	RADIUS	ARC LENGTH	CHORD LENGTH
C1	N 14°01'46" E	5549.56	1247.70	1245.07

**FINAL PLAT FOR
BLUERIDGE 400, LLC
PHASE I**
LAND LOTS 499,542, & 543
13TH DISTRICT - 1ST SECTION
400 CORRIDOR SOUTH
DAWSON COUNTY, GEORGIA
SEPTEMBER 15, 2007

TRACT #12
106,483 SQ.FT.
2.445 ACRES



Scale: 1" = 60'
TECHNICAL LAND SERVICES INC. d/b/a
RICHARD WEBB & ASSOCIATES
Land Surveying Consultants
P.O. BOX 561 CUMMING GA. 30028 (770)-889-8103
101 WOODLAND DRIVE CUMMING GA. 30040
SHEET 7 OF 17 JOB NO. 02012

DATE OF ORIGINAL SURVEY
7/1/02 THRU 7/12/02

THE FIELD DATA UPON WHICH THIS PLAT IS BASED HAS A CLOSURE PRECISION OF ONE FOOT IN 11,718 FEET AND AN ANGULAR ERROR OF 03 SECONDS PER ANGLE POINT AND WAS ADJUSTED USING THE COMPASS RULE. THIS PLAT HAS BEEN CALCULATED FOR CLOSURE AND IS FOUND TO BE ACCURATE TO WITHIN ONE FOOT IN 733,044 FEET.

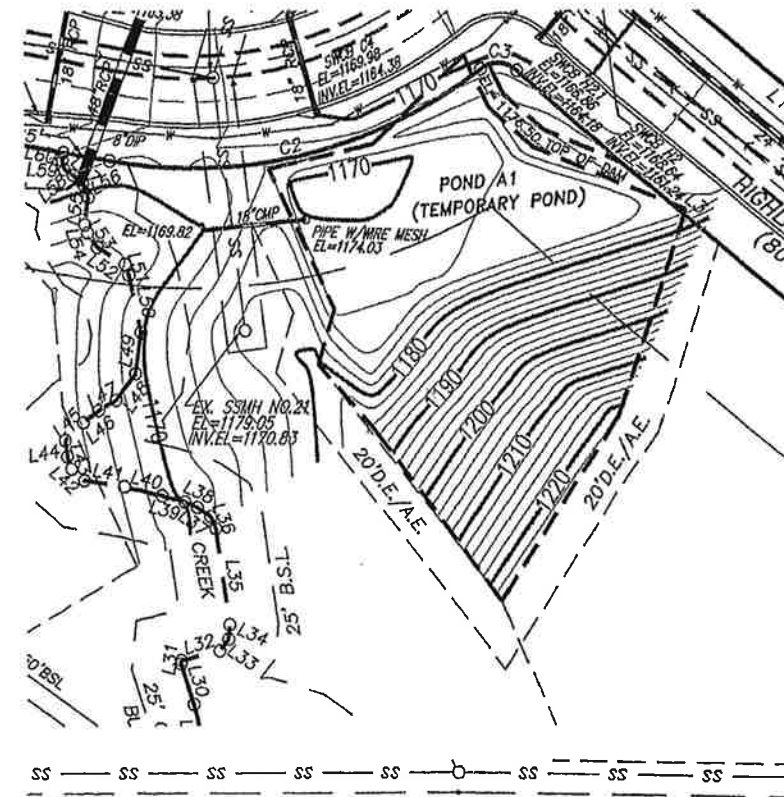
BEARINGS SHOWN ARE BASED ON ANGLES TURNED FROM A SINGLE MAGNETIC OBSERVATION AND ARE SUBJECT TO FIELD CONDITIONS.

THE EQUIPMENT USED FOR ANGULAR AND DISTANCE MEASUREMENTS WAS NIKON TOP GUN

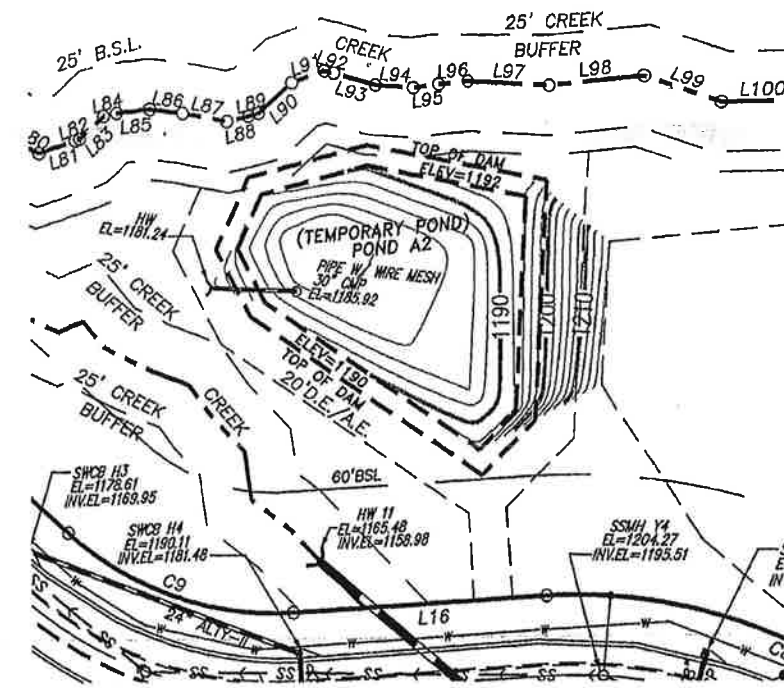
THIS PROPERTY IS NOT LOCATED WITHIN THE 100-YEAR FLOOD PRONE AREA AS PER FLOOD INSURANCE RATE 130304 0125 A DECEMBER 15, 1990

- LEGEND**
- 1. BC = BACK OF CURB
 - 2. BSL = BUILDING SETBACK LINE
 - 3. C.L. = CENTER LINE
 - 4. CMP = CONC. MONUMENT FOUND
 - 5. CMP = CORRUGATED METAL PIPE
 - 6. CT = CURB TOP
 - 7. EL = ELEVATION (FT)
 - 8. EP = EDGE OF PAVEMENT
 - 9. FFEL = FINISHED FLOOR ELEV.
 - 10. FH = FIRE HYDRANT
 - 11. I.P.F. = IRON PIN FOUND
 - 12. I.P.S. = IRON PIN SET
 - 13. LL = LAND LOT
 - 14. LLL = LAND LOT LINE
 - 15. N/F = NOW OR FORMERLY
 - 16. NTS = NOT TO SCALE
 - 17. OT = OPEN TOP
 - 18. P.L. = PROPERTY LINE
 - 19. POB = POINT OF BEGINNING
 - 20. PP = POWER POLE
 - 21. R/B = REBAR
 - 22. RCP = REINFORCED CONO. PIPE
 - 23. R/W = RIGHT OF WAY
 - 24. G = GAS LINE
 - 25. P = POWER LINE
 - 26. S = SEWER LINE
 - 27. T = TELEPHONE LINE
 - 28. W = WATER LINE
 - 29. X = FENCE
 - 30. SA = STREET ADDRESS
 - 31. PB = POWER BOX
 - 32. WM = WATER METER
 - 33. A = FIRE HYDRANT
 - 34. WL = WATER LINE
 - 35. SWCB = SINGLE WHOD CATCH BASIN
 - 36. DWCB = DOUBLE WHOD CATCH BASIN
 - 37. HW = HEADWALL
 - 38. SB = SOIL BOUNDARY

TEMPORARY POND - POND A1
OUTLET STRUCTURE NO REQUIRED



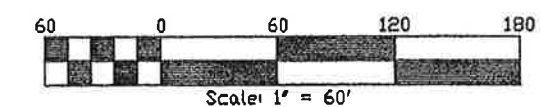
TEMPORARY POND - POND A2
OUTLET STRUCTURE NO REQUIRED



GEORGIA, DAWSON COUNTY
CLERKS OFFICE, SUPERIOR COURT
FILED FOR RECORD
AT 10:15 AM 10-22-07
Recorded in Plat Book 74 Page 135
This 22 day of October 2007
Sally McLeod Clerk



FINAL PLAT FOR
BLUERIDGE 400, LLC
PHASE I
LAND LOTS 499,542, & 543
13TH DISTRICT - 1ST SECTION
400 CORRIDOR SOUTH
DAWSON COUNTY, GEORGIA
SEPTEMBER 15, 2007



TECHNICAL LAND SERVICES INC. d/b/a
RICHARD WEBB & ASSOCIATES
Land Surveying Consultants
P.O. BOX 561 CUMMING GA. 30028 (770)-889-6103
101 WOODLAND DRIVE CUMMING GA. 30040
SHEET 8 OF 17 JOB NO. 02012

DATE OF ORIGINAL SURVEY
7/1/02 THRU 7/12/02

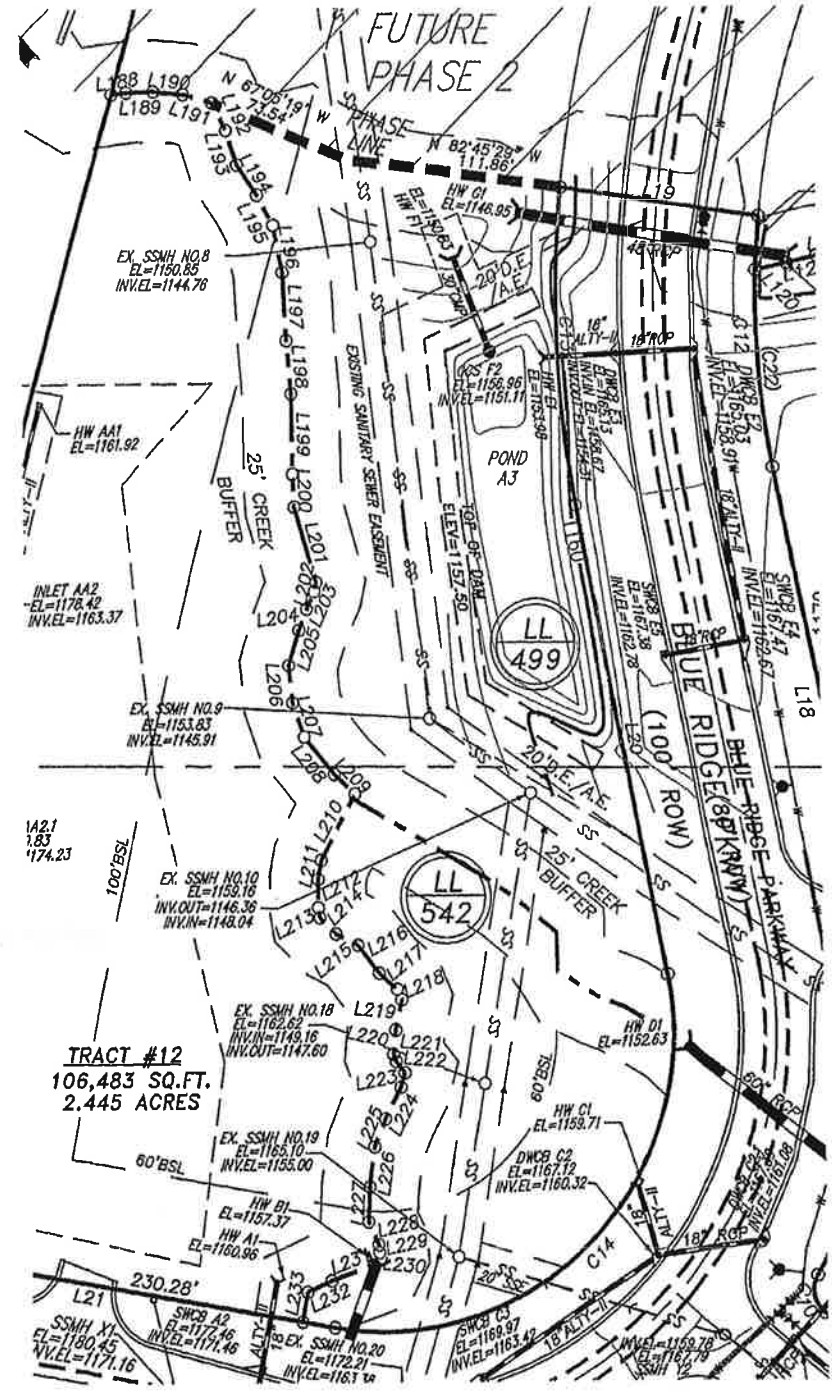
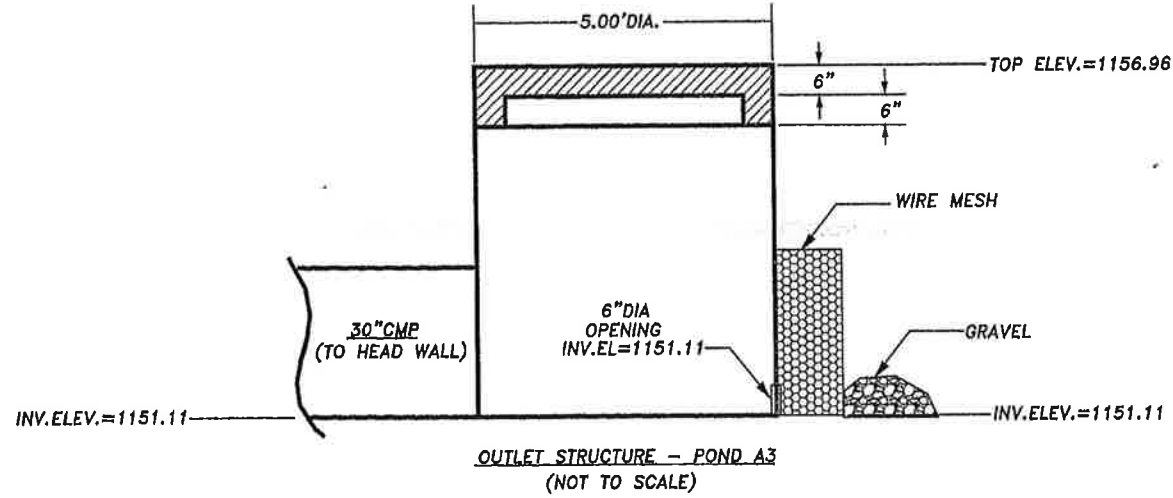
THE FIELD DATA UPON WHICH THIS PLAT IS BASED HAS A CLOSURE PRECISION OF ONE FOOT IN 11,718 FEET AND AN ANGULAR ERROR OF 0.3 SECONDS PER ANGLE POINT AND WAS ADJUSTED USING THE COMPASS RULE. THIS PLAT HAS BEEN CALCULATED FOR CLOSURE AND IS FOUND TO BE ACCURATE TO WITHIN ONE FOOT IN 733,044 FEET.

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

THE EQUIPMENT USED FOR ANGULAR AND DISTANCE MEASUREMENTS WAS NIKON TOP GUN

THIS PROPERTY IS NOT LOCATED WITHIN THE 100-YEAR FLOOD PRONE AREA AS PER FLOOD INSURANCE RATE 130304 0125 A DECEMBER 15, 1990

- LEGEND**
- 1. BO = BACK OF CURB
 - 2. BSL = BUILDING SETBACK LINE
 - 3. C.L. = CENTER LINE
 - 4. CNP = CONC. MONUMENT FOUND
 - 5. CMP = CORRUGATED METAL PIPE
 - 6. CT = CURB TOP
 - 7. EL = ELEVATION (FT)
 - 8. EP = EDGE OF PAVEMENT
 - 9. FFEL = FINISHED FLOOR ELEV.
 - 10. FH = FIRE HYDRANT
 - 11. IFF = IRON PIN FOUND
 - 12. IPS = IRON PIN SET
 - 13. LL = LAND LOT
 - 14. LLL = LAND LOT LINE
 - 15. N/F = NOW OR FORMERLY
 - 16. NTS = NOT TO SCALE
 - 17. OT = OPEN TOP
 - 18. P.L. = PROPERTY LINE
 - 19. POB = POINT OF BEGINNING
 - 20. PP = POWER POLE
 - 21. R/B = REBAR
 - 22. RCP = REINFORCED CONC. PIPE
 - 23. R/W = RIGHT OF WAY
 - 24. S = GAS LINE
 - 25. P = POWER LINE
 - 26. S = SEWER LINE
 - 27. T = TELEPHONE LINE
 - 28. W = WATER LINE
 - 29. X = FENCE
 - 30. Y = STREET ADDRESS
 - 31. Z = POWER BOX
 - 32. W.M. = WATER METER
 - 33. F.H. = FIRE HYDRANT
 - 34. W.L. = WATER LINE
 - 35. S.W.C.B. = SINGLE WING CATCH BASIN
 - 36. D.W.C.B. = DOUBLE WING CATCH BASIN
 - 37. H.W. = HEADWALL
 - 38. S.B. = SOIL BOUNDARY

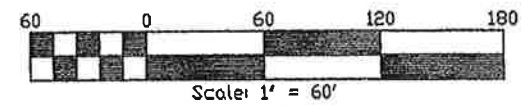


GEORGIA, DAWSON COUNTY
CLERK'S OFFICE, SUPERIOR COURT
FILED FOR RECORD
AT 10:15 A.M. 10-22-07
Recorded in Plat Book 4 Page 137
This 22 day of October 20 07

Sandy Macdonald (Signature)
S118H



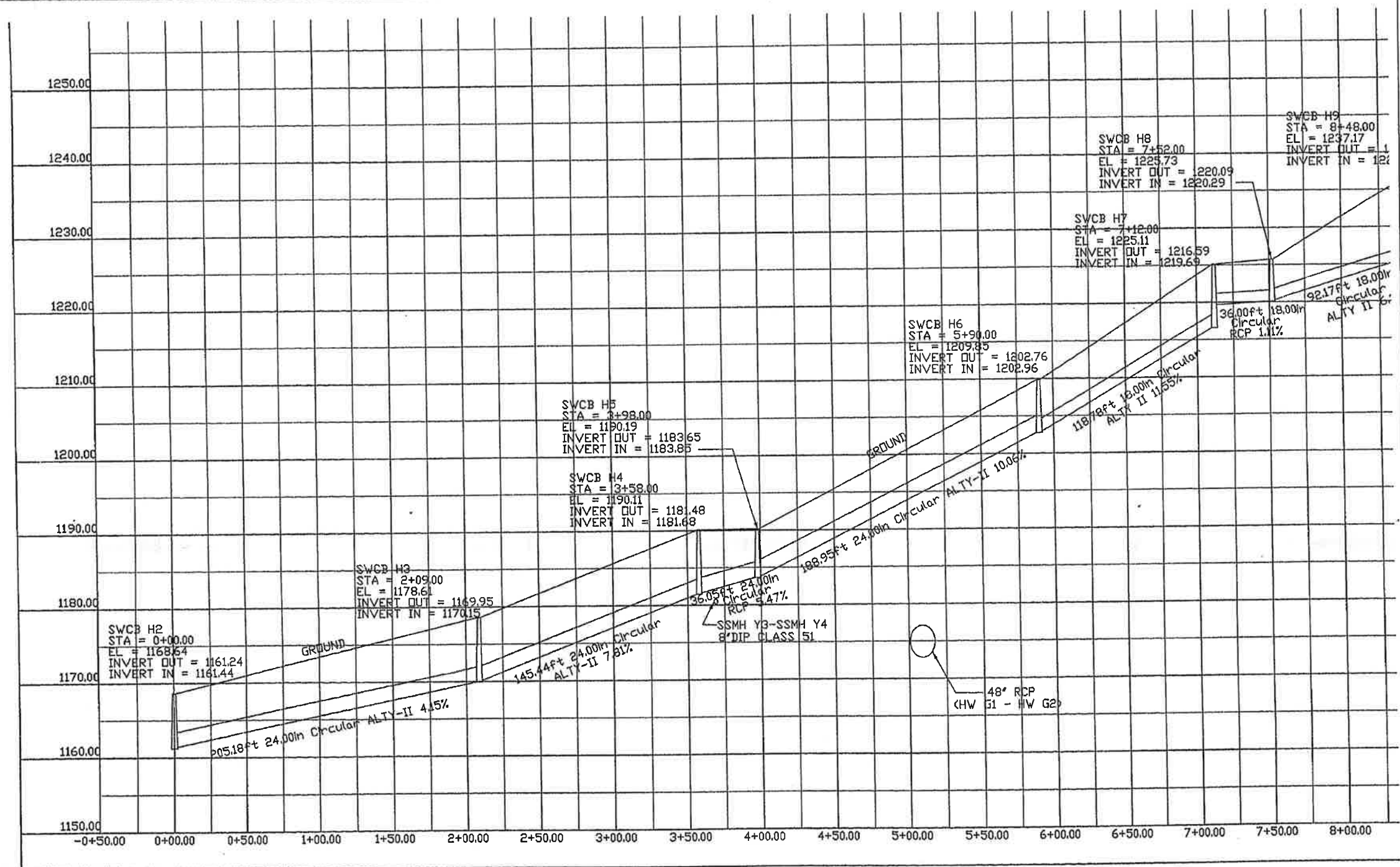
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101 WOODLAND DRIVE CUMMING GA. 30040

SHEET 9 OF 17

FINAL PLAT FOR
BLUERIDGE 400, LLC
PHASE I
LAND LOTS 499, 542, & 543
13TH DISTRICT - 1ST SECTION
400 CORRIDOR SOUTH
DAWSON COUNTY, GEORGIA
SEPTEMBER 15, 2007



STORM PROFILES FOR:
BLUERIDGE 400, LLC
 PHASE I
 LAND LOTS 499,542, & 543
 13TH DISTRICT - 1ST SECTION
 400 CORRIDOR SOUTH
 DAWSON COUNTY, GEORGIA
 SEPTEMBER 15, 2007

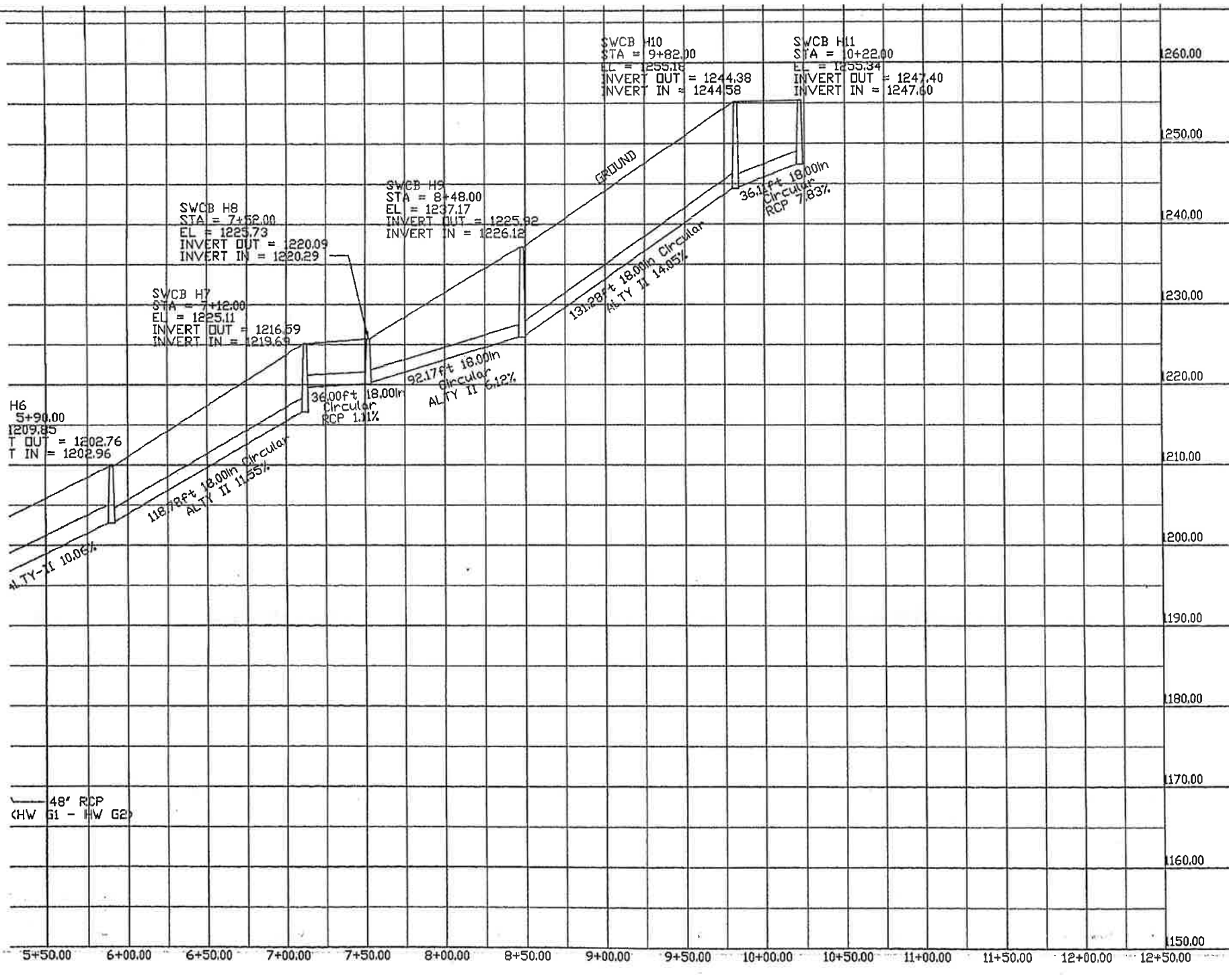
GEORGIA, DAWSON COUNTY
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 AT 10:15 AM 10-22-07
 Recorded in Plot Book 74 Page 109
 This 22 day of October 2007
Judy Mendenhall Clerk

HORIZONTAL SCALE: 1"=50'
 VERTICAL SCALE: 1"=10'



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SHEET 10 OF 17 JOB NO. 02012



GEORGIA, DAWSON COUNTY
CLERK'S OFFICE, SUPERIOR COURT
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AT 10:15 A.M. 10-22-07
Recorded in Book 74 Page 141
This 22 day of October 20 07
S. J. Moore, Clerk



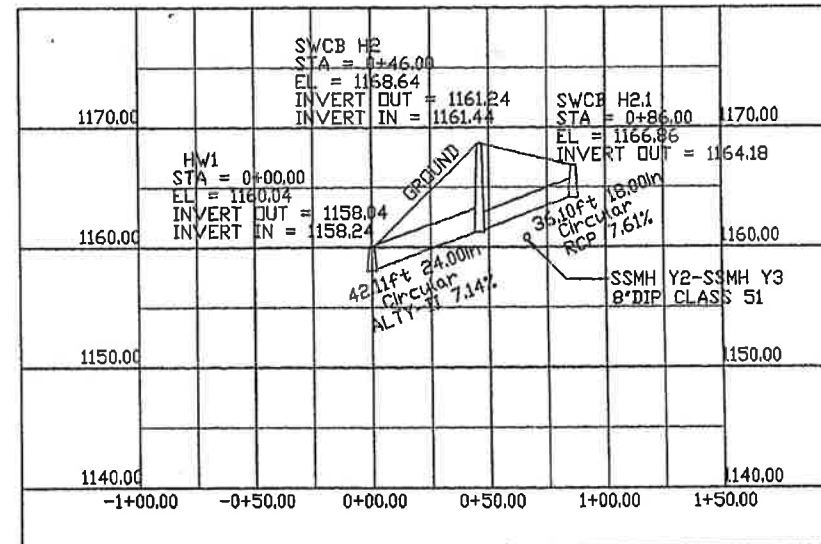
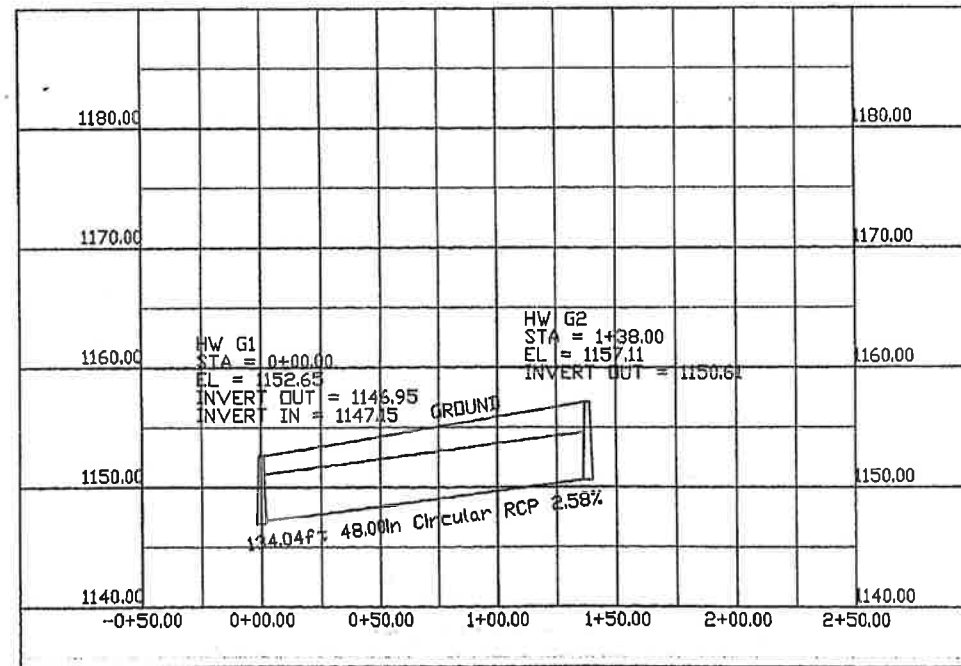
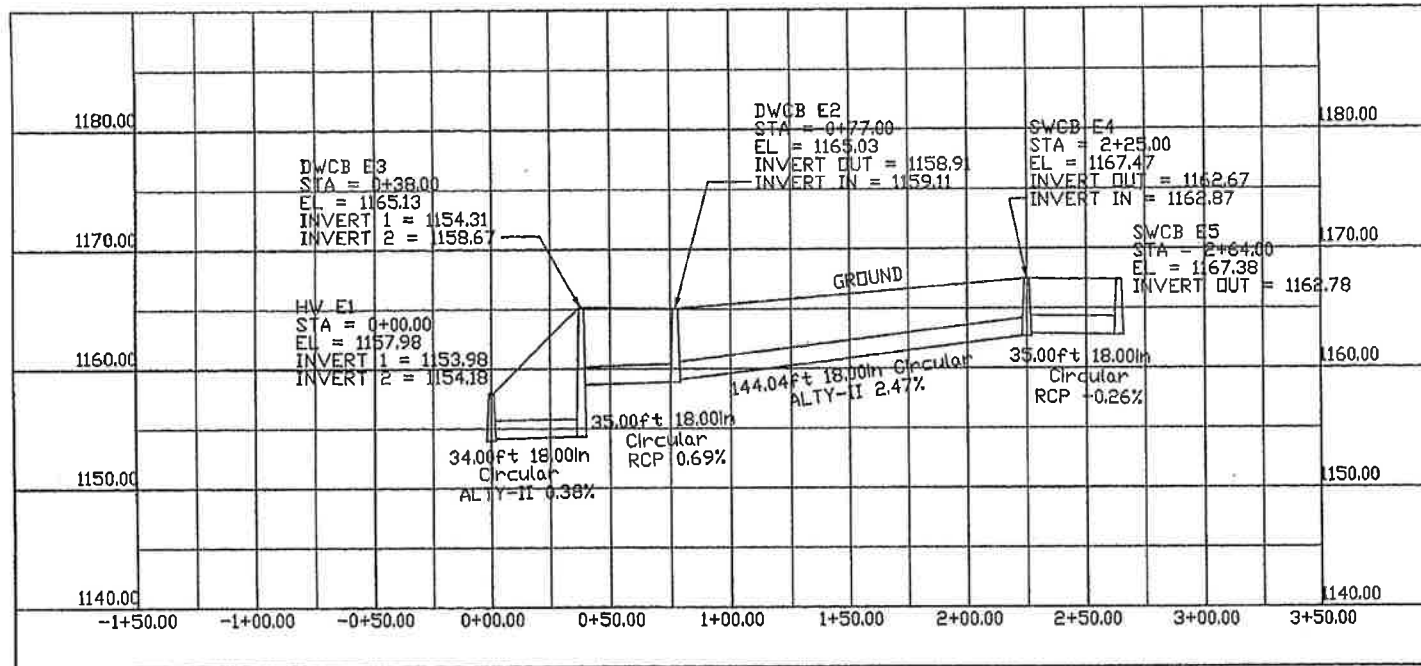
STORM PROFILES FOR:
BLUERIDGE 400, LLC
PHASE I
LAND LOTS 499,542, & 543

13TH DISTRICT - 1ST SECTION
400 CORRIDOR SOUTH
DAWSON COUNTY, GEORGIA
SEPTEMBER 15, 2007

HORIZONTAL SCALE: 1"=50'
VERTICAL SCALE: 1"=10'

TECHNICAL LAND SERVICES INC. d/b/a
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101 WOODLAND DRIVE CUMMING GA. 30040

SHEET 11 OF 17 JOB NO. 02012



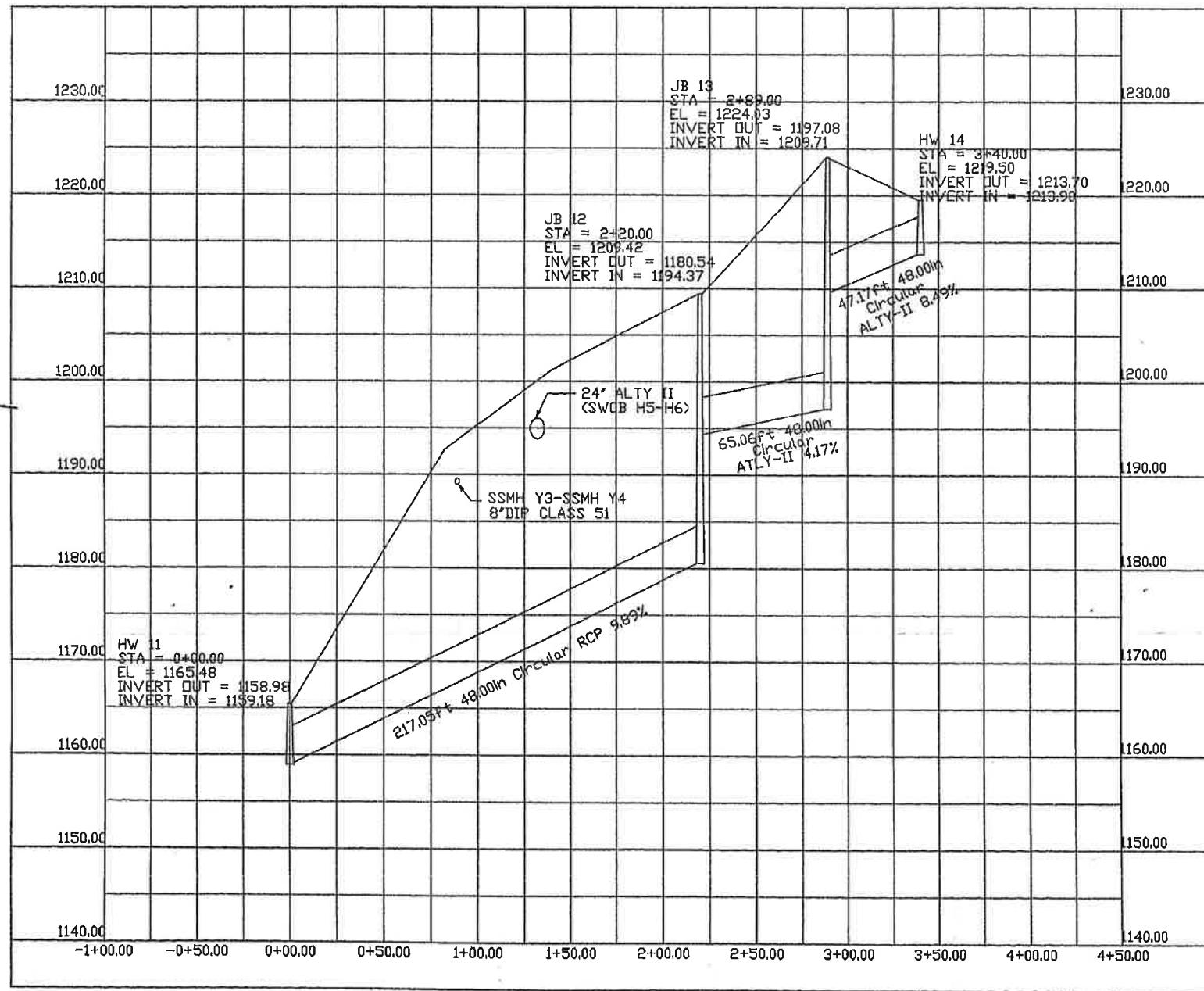
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AT 10:15 A.M. 10-22-07
Recorded in Plat Book 74 Page 143
This 22 day of October 2007
Dusty McLeod

STORM PROFILES FOR:
BLUERIDGE 400, LLC
PHASE I
LAND LOTS 499,542, & 543
13TH DISTRICT - 1ST SECTION
400 CORRIDOR SOUTH
DAWSON COUNTY, GEORGIA
SEPTEMBER 15, 2007

HORIZONTAL SCALE: 1"=50'
VERTICAL SCALE: 1"=10'



TECHNICAL LAND SERVICES INC. d/b/a
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101 WOODLAND DRIVE CUMMING GA. 30040
SHEET 12 OF 17
JOB NO. 02012



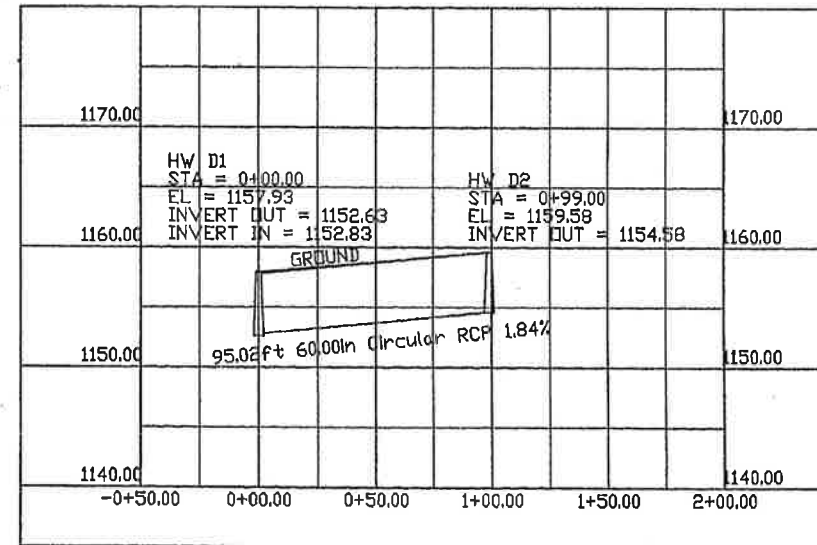
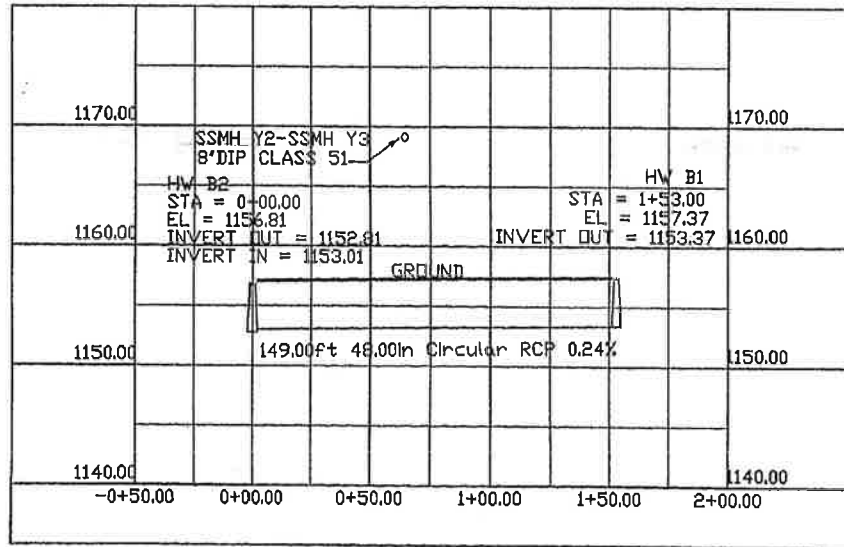
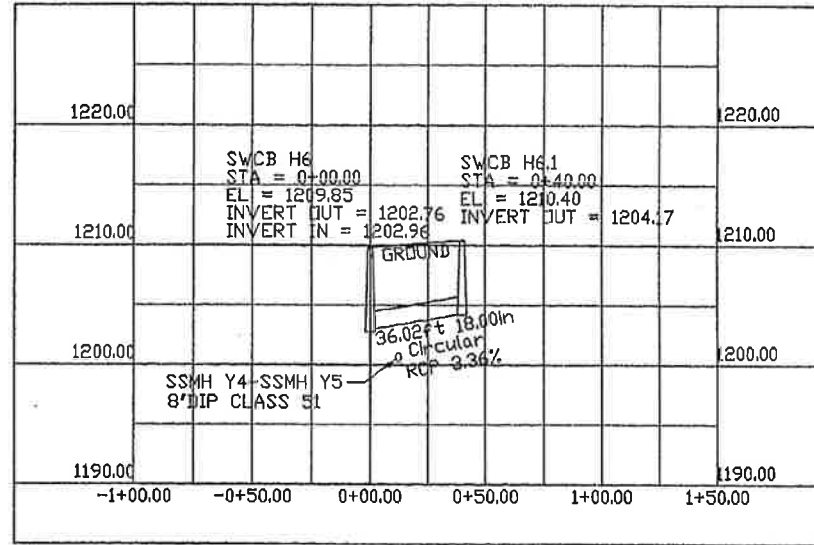
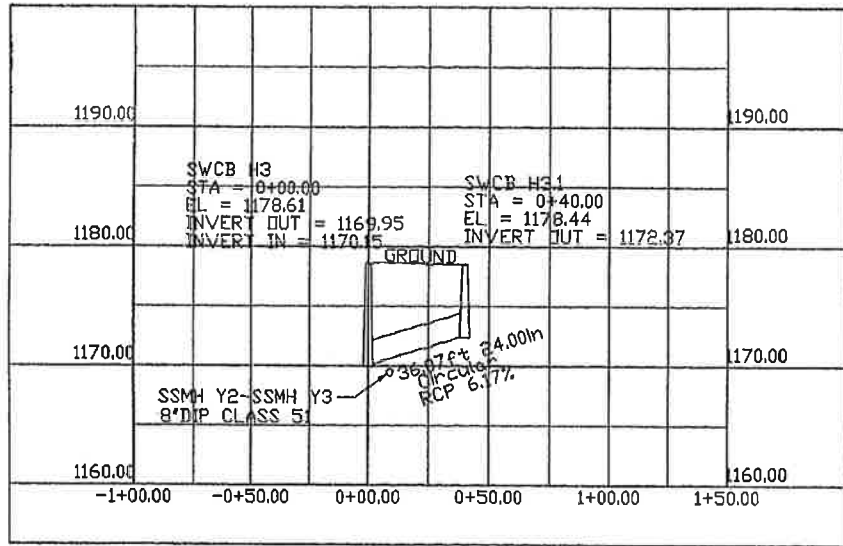
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 Recorded In Plat Book 74 Page 145
 This 22 day of October 20 07
 Judy McLeod, Clerk

STORM PROFILES FOR:
BLUERIDGE 400, LLC
 PHASE I
 LAND LOTS 499,542, & 543
 13TH DISTRICT - 1ST SECTION
 400 CORRIDOR SOUTH
 DAWSON COUNTY, GEORGIA
 SEPTEMBER 15, 2007

HORIZONTAL SCALE: 1"=50'
 VERTICAL SCALE: 1"=10'



TECHNICAL LAND SERVICES INC. d/b/a
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 P.O. BOX 561 CUMMING GA, 30028 (770)-889-6103
 101 WOODLAND DRIVE CUMMING GA, 30040
 SHEET 13 OF 17
 JOB NO. 02012



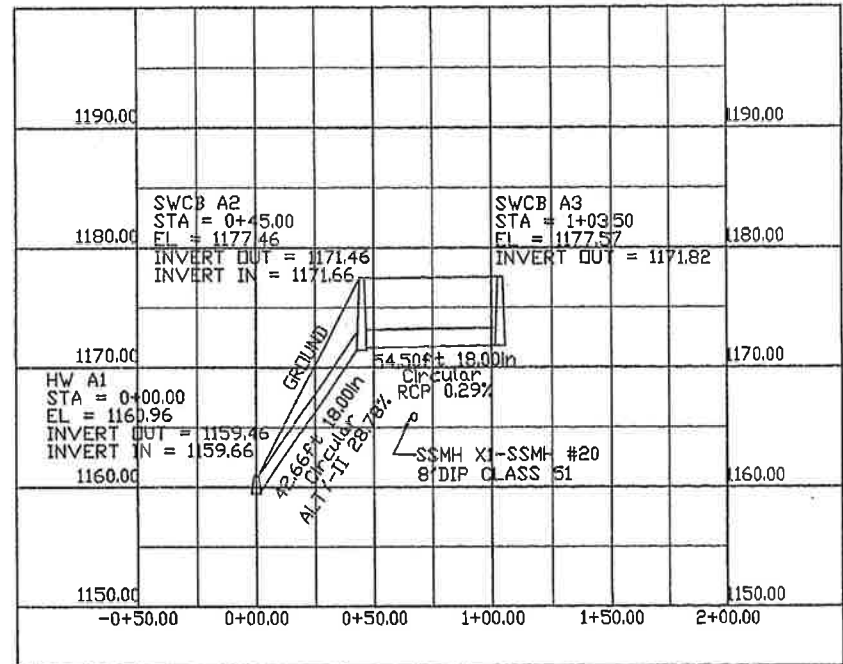
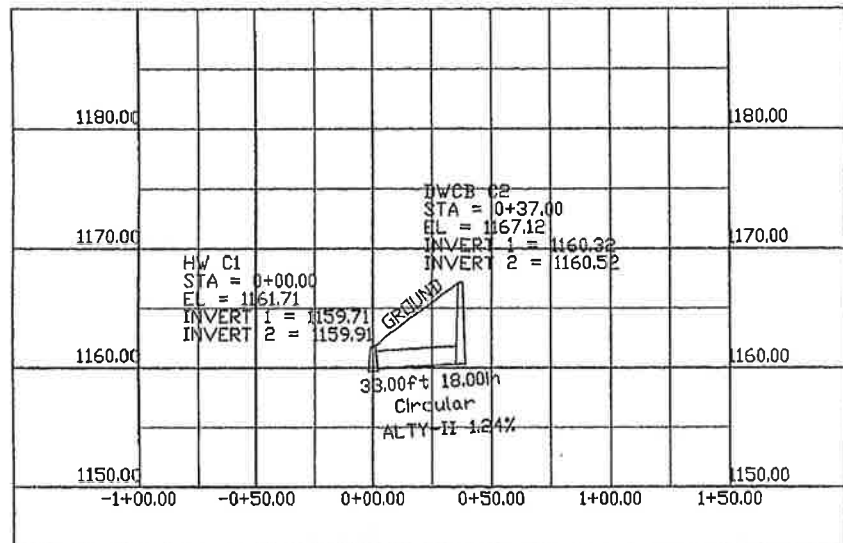
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 CLERKS OFFICE, SUPERIOR COURT
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 This 22 day of October 20 07
 Clerk

STORM PROFILES FOR:
BLUERIDGE 400, LLC
PHASE I
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 DAWSON COUNTY, GEORGIA
 SEPTEMBER 15, 2007

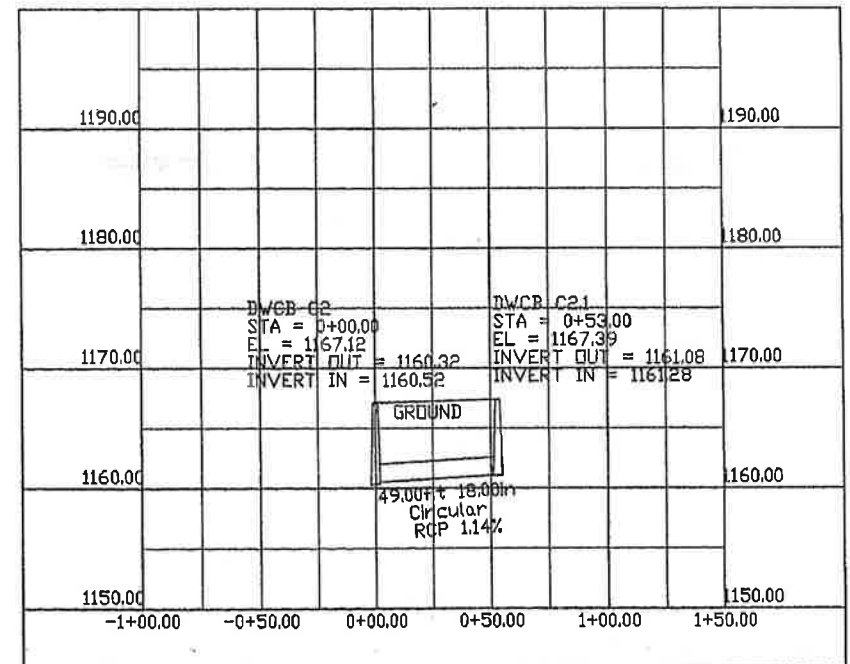
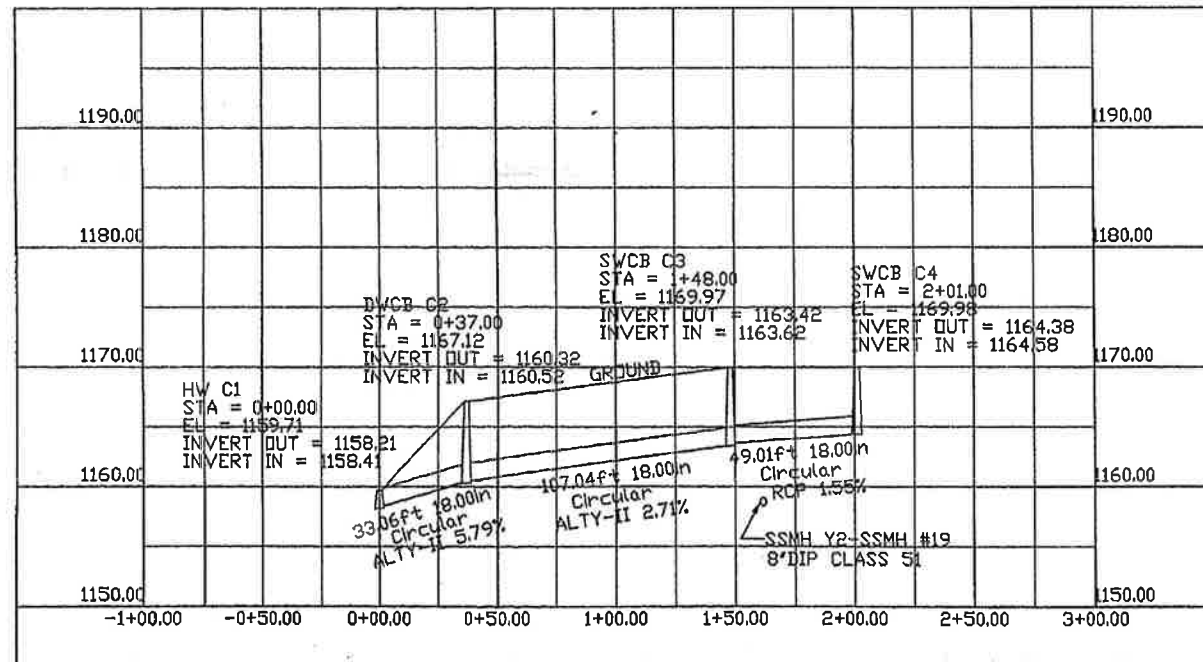
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TECHNICAL LAND SERVICES INC. d/b/a
RICHARD WEBB & ASSOCIATES
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 SHEET 14 OF 17 JOB NO. 02012



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 Judy Mendenhall

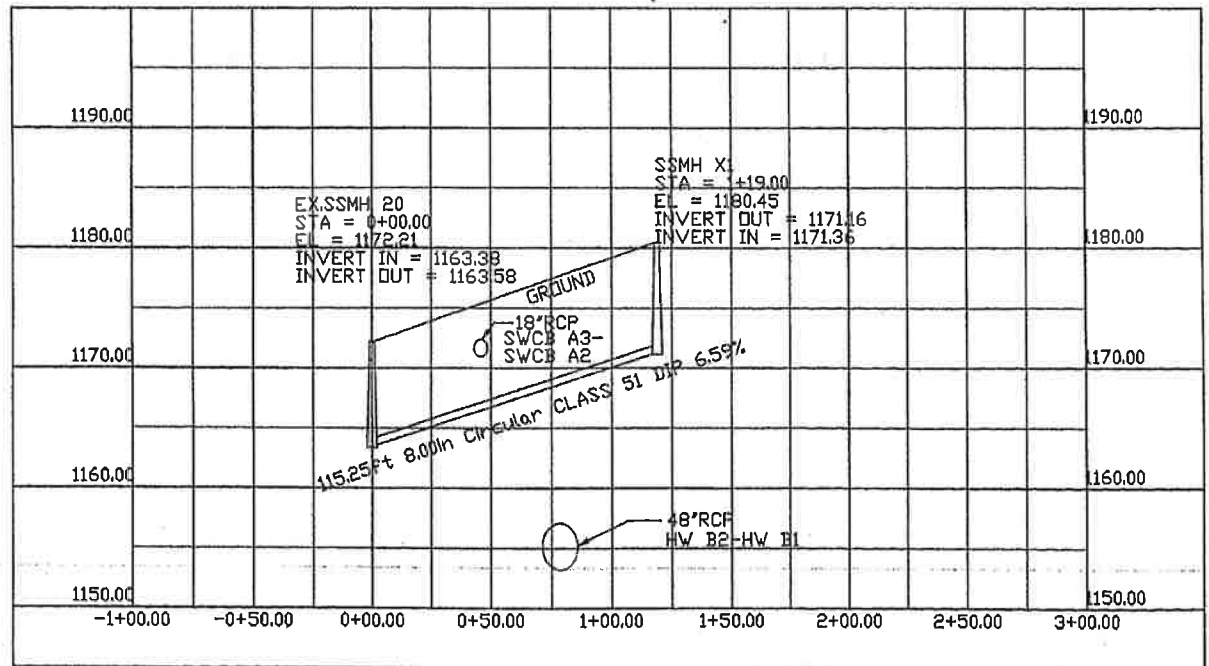
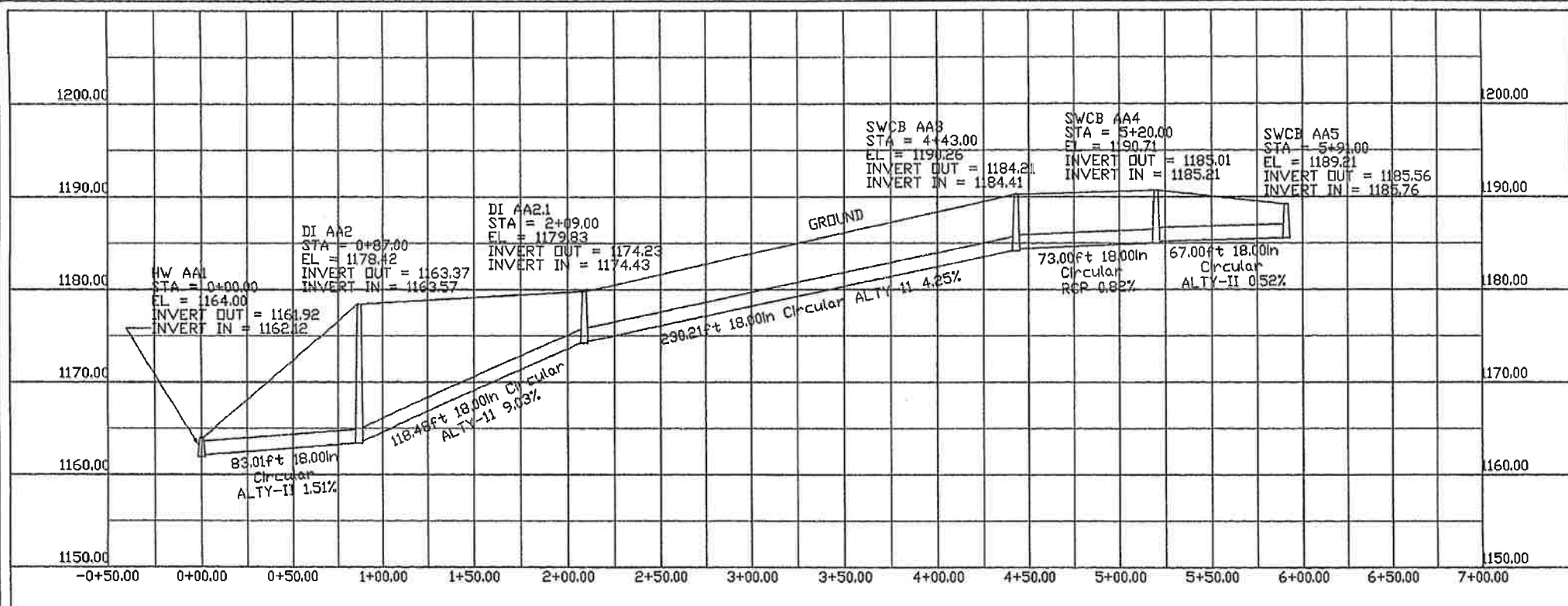


STORM PROFILES FOR:
BLUERIDGE 400, LLC
PHASE I
 LAND LOTS 499,542, & 543
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 SEPTEMBER 15, 2007

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 SHEET 15 OF 17
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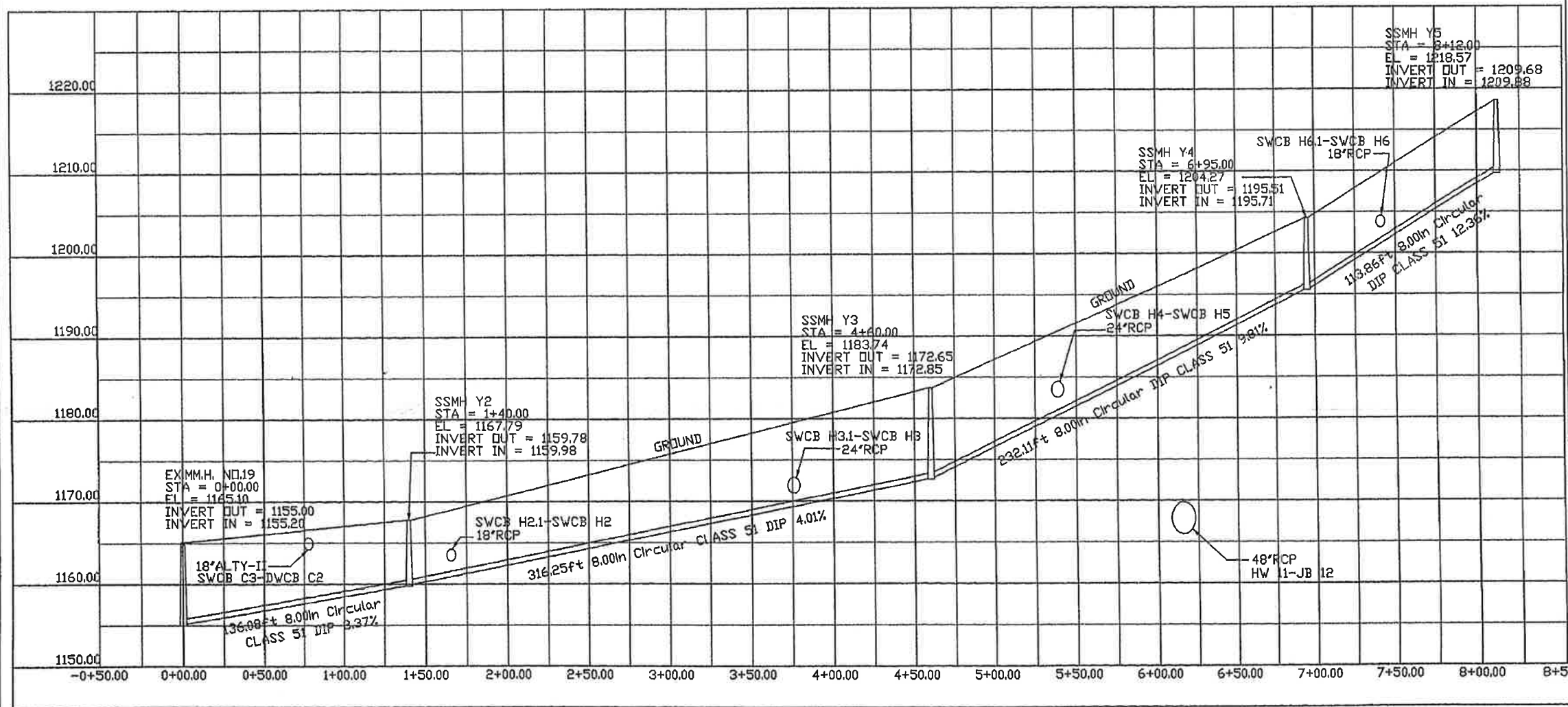
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STORM PROFILES FOR:
BLUERIDGE 400, LLC
 PHASE I
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 DAWSON COUNTY, GEORGIA
 SEPTEMBER 15, 2007

HORIZONTAL SCALE: 1"=50'
 VERTICAL SCALE: 1"=10'

TECHNICAL LAND SERVICES INC. d/b/a
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 P.O. BOX 561 CUMMING GA. 30028 (770)-889-6103
 101 WOODLAND DRIVE CUMMING GA. 30040
 SHEET 16 OF 17 JOB NO. 02012



SANITARY SEWER PROFILES FOR:
BLUERIDGE 400, LLC
 PHASE I
 LAND LOTS 499,542, & 543
 13TH DISTRICT - 1ST SECTION
 400 CORRIDOR SOUTH
 DAWSON COUNTY, GEORGIA
 SEPTEMBER 15, 2007

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 VERTICAL SCALE: 1"=10'



GEORGIA, DAWSON COUNTY
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RICHARD WEBB & ASSOCIATES
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 P.O. BOX 561 CUMMING GA. 30028 (770)-889-6103
 101 WOODLAND DRIVE CUMMING GA. 30040

SHEET 17 OF 17 JOB NO. 02012

**DAWSON COUNTY PLANNING COMMISSION
PLANNING STAFF REPORT AND RECOMMENDATION**

Applicant.....Richmond Honan Development & Acquisitions, LLC

Amendment #ZA-17-09

Request.....Amend existing CPCD

Proposed UseMixed Use Campus Style Senior Living Development

Current Zoning.....CPCD (Commercial Planned Comprehensive Development)

Size.....52.42± acres

LocationEast side of GA400, 600± north of its intersection with Blue Ridge Parkway

Tax Parcel.....107-319, 107-319-002, 107-319-004, & 107-319-005

Planning Commission DateFebruary 20, 2018

Staff RecommendationApproval- with stipulations

Applicant Proposal

The applicant is seeking to amend several existing CPCD zoned properties to develop a master planned mixed use senior living residential development interwoven with commercial, residential, and medical office uses. According to the applicant, as a full service community, residences will be able to receive a wide range of medical services as well as enjoy onsite shopping and dining. Furthermore, as a senior living campus, residences will be able to transition from limited care to full time care as their ability to look out for themselves decreases. The subject property is just north of the Dawson/Forsyth County line with direct SR 400 access.

History and Existing Land Uses

The subject property was originally zoned to CPCD years ago and has been amended numerous times (ZA03-02, ZA04-10, & ZA 05-07) as part of the Oakmont Subdivision. Oakmont is at the rear of the subject property and back toward Carlisle Road. The original CPCD zoning as it applies to the subject property in question was planned for a big box retail store, office space and various retail/restaurant outparcels (see original site plan on the next page with red/green delineation). Being a CPCD zoning, it is site specific and any change or deviation from original approval requires Board of Commissioners approval.

Below is a copy of the original CPCD which was approved years ago. The **green** highlighted parcels are what are being considered for amendment. The **red** delineated parcels are not under consideration for amendment.



The subject property is fairly wooded with adjacent properties to the North, South, and West zoned C-HB (Highway Business Commercial). Properties to the east are zoned RA (Residential Agriculture) and CPCD.

Adjacent Land Uses	Existing zoning	Existing Use
North	C-HB	Retail
South	C-HB	Vacant
East	RA & CPCD	Vacant & Single family Res.
West	C-HB	Retail

Development Support and Constraints

As currently zoned and planned, the applicant is limited to the preexisting CPCD parameters.

This CPCD revision is an extensive overhaul of what was originally approved to the point it is a completely new project and requires recommendation by the Planning Commission and final approval by the Board of Commissioners. The subject property has direct access via GA 400. At 52.42 acres, the site contains a total of 2,283,415 sq. ft. of area.

As part of the applicants provided master designed site specific plan, the request is as follows:

Commercial Uses:

Square Footage	Type Use	% of total Com.	% of total acreage
130,000 sq. ft.	Medical Offices	34.9%	5.7%
31,500 sq. ft.	Retail	8.45%	1.38%
141,000 sq. ft.	Assisted living	37.85%	6.18%
70,000 sq. ft.	Hotel	18.8%	3.07%
372,500 sq. ft. total	All above	100% of total/372.5K	16.33% of total ac,

Residential Uses: All units will be ADA (American with Disabilities Act) compliant.

Square Footage	Type Use	% of total Res.	% of total acreage
378,000 sq. ft.	200 units/Ind. Living	71.32%	16.55%
90,000 sq. ft.	60 units/duplexes	16.98%	3.9%
62,000 sq. ft.	40 units/Res. * retail	11.7%	2.72%
530,000 sq. ft. total	300 units total	100 of total/530k	23.21% of total ac.

* Residential lofts over retail.

The combined square footage of commercial and residential structures planned is 902,500 sq. ft. or 20.72± acres. This equates to 39.54% of the total 52.42± acres being occupied with roof top development i.e. “structures”

Sq. Ft./Com. & Res. total	Type Use	Total % of total acreage
902,500 sq. ft.	Commercial & Residential	39.54% of total acreage

Design Standards:

The site specific development plan details buildings with a maximum height of 60’. Furthermore, the structural setbacks proposed off of GA 400 are at 75’ instead of 100’ as required by the land use resolution.

Also, the site specific development plan request two (2) multi-tenant pylon signs to be located at each curb cut along GA 400 with a maximum height for each sign not to exceed 35’.

Relationship to the Comprehensive Plan and FLUP (Future Land Use Plan)

According to the 2013-2033 comprehensive plan and accompanying FLUP (Future Land Use Plan), the subject property is designated with the Mixed Use Corridor Character area and

identified as Commercial Highway on the Future Land Use Map (FLUM). The Mixed Use Corridor Character area designates larger parcels along GA 400 for campus style, mixed use activity centers. Additionally, the Commercial Highway FLUM is identified in areas of the County that is intended for non-industrial business uses.

With the Mixed Use Corridor Character Area designation and Commercial Highway FLUM identification, this request to rezone to CPCD for a mixed use campus style senior living development is both consistent with and aligns with the policies and intent of the Dawson County Comprehensive Plan.

Public Facilities/Impacts

- a) **Engineering Department** – See GDOT comments below.
- a) **Environmental Health Department** – No comments.
- b) **Emergency Services** – No comments.
- c) **Etowah Water & Sewer Authority** – Must meet EWSA standards.
- d) **Dawson County Sheriff’s Office** – No comments.
- e) **Board of Education** – No major impact to school system.
- f) **Georgia Department of Transportation** – This development will require improvements at the following intersections:
 - } SR 400 @ Blue Ridge Pkwy
 - } SR 400 @ the Right-in/Right-out driveway
 - } SR 400 @ Jot Em Down

An ICE (Intersection Control Evaluation) evaluation is required for the SR 400 @ Blue Ridge Pkwy intersection and an ICE waiver is required for the SR 400 @ Right-in/Right-out driveway.

Analysis/Factors to consider

- This is an existing CPCD zoned property; site specific and never built. Since the applicant/owner does not desire to develop the property as originally approved, they must come back before the BOC for plan amendment.
- Pertinent elements of the Comprehensive Plan anticipates this area of the County to be utilized as mixed use and the project as proposed, appears to be consistent with the plan.
- Per the applicant provided traffic study, the conclusion finds that the existing roadway network and geometry will sufficiently accommodate the proposed development, and no improvements to the roadway network are anticipated.

The following observations should be noted with respect to this request:

A. The existing uses and classification of nearby property.

Adjacent properties to the North, South, and West are commercially zoned with residentially zoned properties to the East; overall, consistent with the request as proposed.

B. The extent to which property values are diminished by the particular land use classification.

As currently zoned- CPCD, the original plan as approved is deemed unmarketable; which could potentially equate to a diminished property value. If amended, the CPCD could be developed into a project that should benefit the County as a whole.

C. The extent to which the destruction of property values of the applicant promotes the health, safety, morals, or general welfare of the public.

This rezoning should not be a destruction of property values or affect the general welfare of the public.

D. The relative gain to the public, as compared to the hardship imposed upon the individual property owner.

The relative gain to the public will be more medical office, commercial, and residential choices; particularly for the emerging 55+ demographic. If denied, the hardship will be an unutilized parcel in a very visible area of the County.

E. The suitability of the subject property for the proposed land use classification.

This request as proposed should be seen as suitable to the proposed land use classification.

F. The length of time the property has been vacant under the present classification, considered in the context of land development in the area in the vicinity of the property.

As currently zoned and according the applicant/owner, the site specifics of the original CPCD limit/prohibit the ability to develop the property to growth and development trends currently seen. This area of the County has the available infrastructure to serve the site to include, road systems, public water, and sanitary sewer.

G. The specific, unusual, or unique facts of each case, which give rise to special hardships, incurred by the applicant and/or surrounding property owners.

Granting the rezoning should not harm the surrounding area.

Staff Recommendation

Staff has reviewed the application to amend the existing CPCD zoned properties. Based on the above analysis and information provided, the planning department recommends **APPROVAL** of the rezoning with the following stipulations.

- (1) The project shall be developed to the standards set forth in the applicant/owner provided letter of intent and master designed site plan. Pertinent sq. ft. maximums shall include:

Commercial/Medical Office

- 130,000 sq. ft. of office space
- 31,500 sq. ft. of retail space
- 141,000 sq. ft. of assisted living space
- 70,000 sq. ft. hotel space

Residential-Maximum

- 200 independent living dwelling units
- 60 senior duplex dwelling units
- 40 residential loft dwelling units over retail space

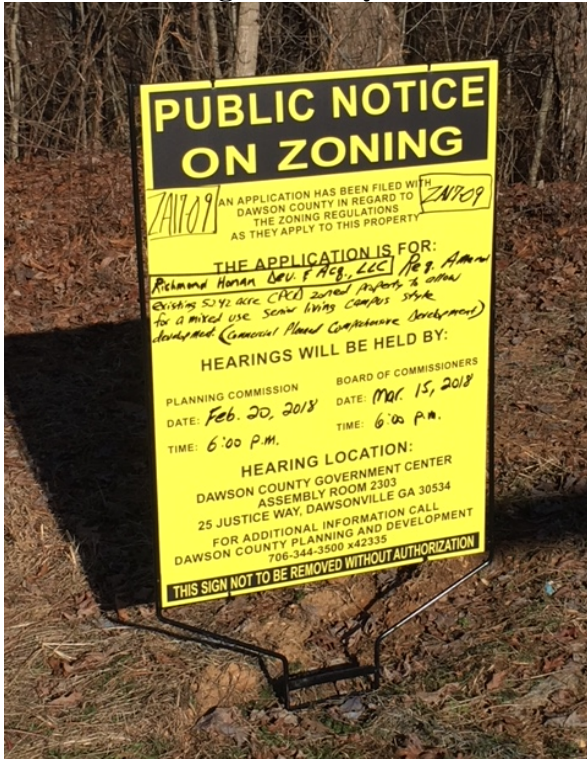
Design Standards

- Front setbacks off of GA 400 shall be 75'.
- Two (2) multi-tenant pylon signs to be located along GA 400 not to exceed 35' in height.

- (2) Any deviation of intent or plans as set forth in this amendment shall be subject to review by the Director of Planning and Development to include approval, denial, or requiring further amendment of the CPCD zoning.

- (3) All stipulations of zoning shall be made a part of any plats, plans, or permits associated with this development.

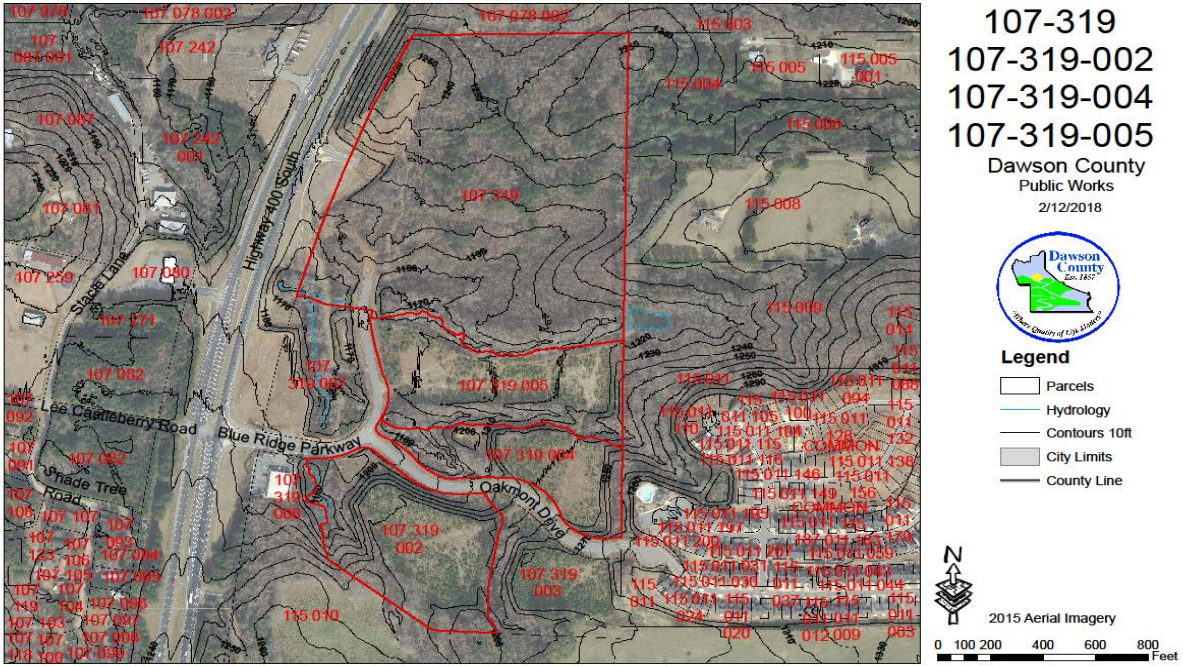
**Pictures of zoning signs placed on property:
@ Blue Ridge Parkway**



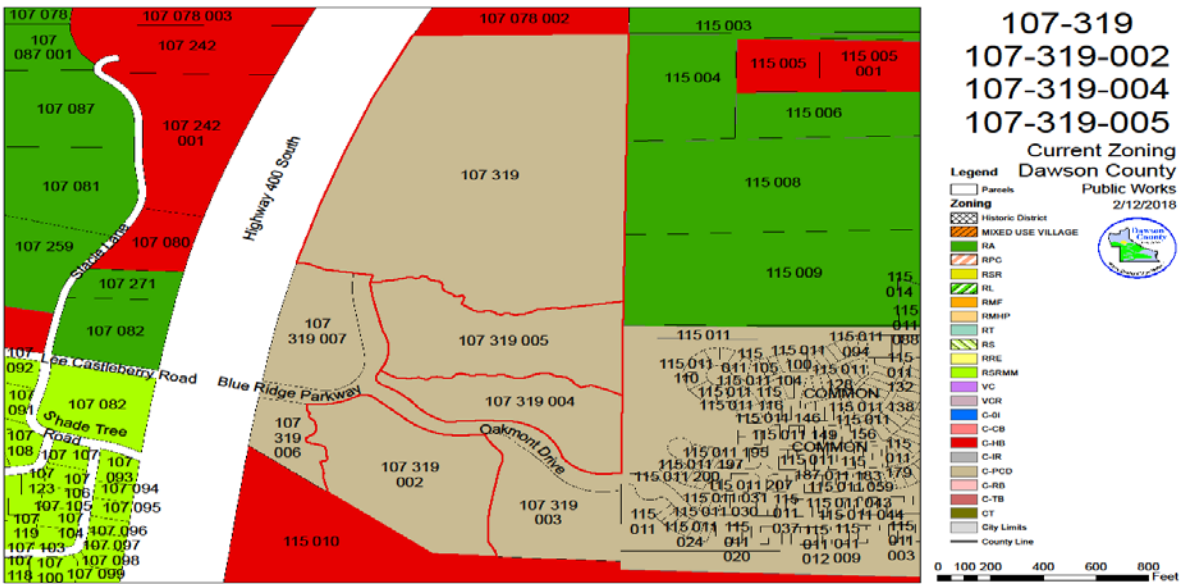
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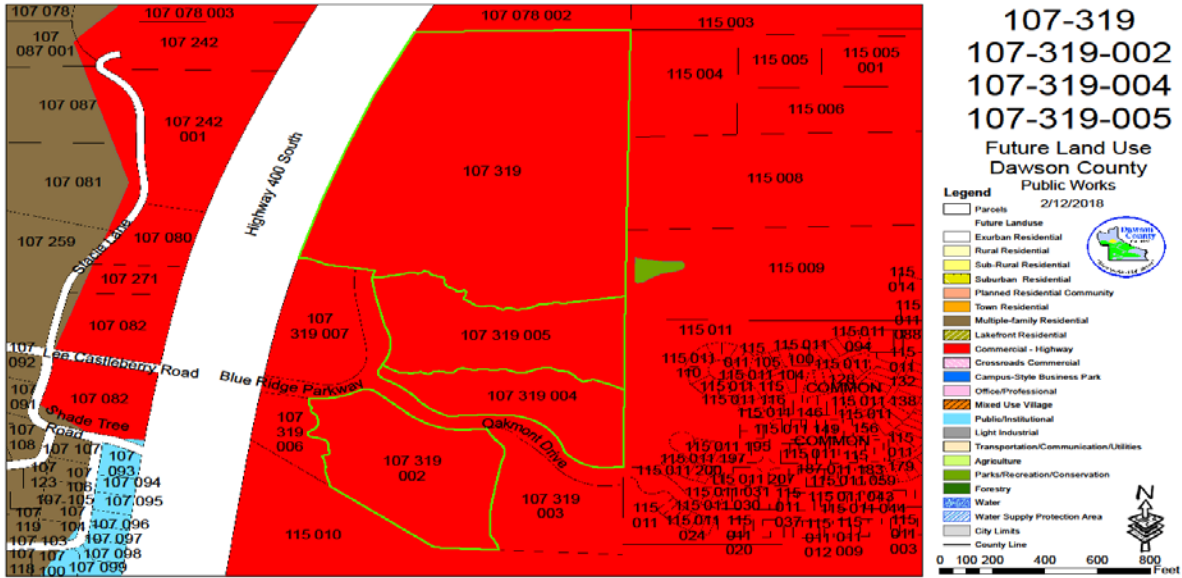
Map: Topography



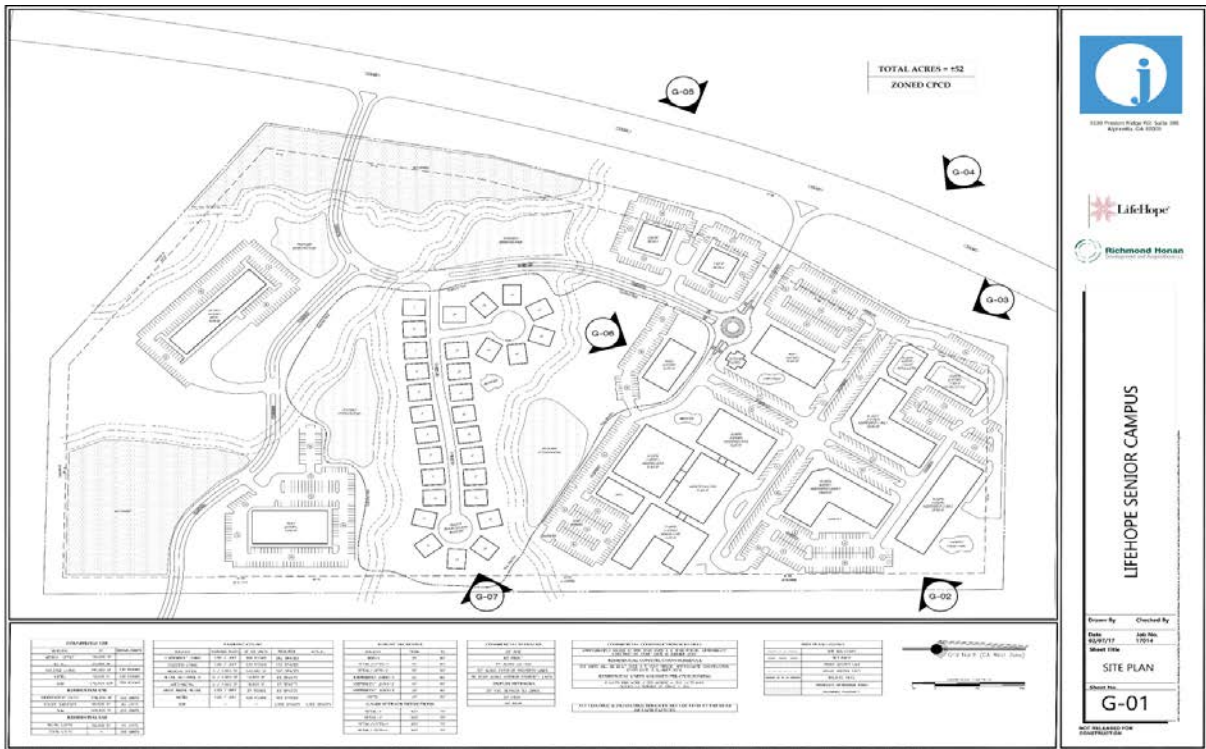
Map: Zoning



Map: FLUM (Future Land Use Map)



Master Designed Site Plan:



Proposed exterior elevations of buildings with GA 400 to the right and looking in a Southwesterly direction. Forsyth County would be just above the tree line.



Proposed exterior elevations of buildings with GA 400 to the right and looking in a Southeasterly direction. Again, Forsyth County would be just above the tree line.



Proposed exterior elevations of buildings with GA 400 below (unseen) and looking in a due East direction.



Proposed exterior elevations of buildings with GA 400 at the bottom with a due East view. The **gold** colored structures at the rear represent the existing Oakmont S/D back toward Carlisle Road.



Proposed exterior elevation of buildings with GA 400 to the left and a Northerly view.



Proposed exterior elevations with GA400 at the top and looking in a Westerly direction.



Backup material for agenda item:

1. Text Amendments to the Land Use Resolution of Dawson County (*2nd of 2 hearings. First hearing was held on February 15, 2018*)



Dawson County Planning & Development Department
Office of Planning & Zoning

25 Justice Way, Suite 2322, Dawsonville, GA 30534 (706) 344-3500 x.42335

Jason Streetman, AICP
Planning Director

MEMORANDUM:

TO: DAWSON COUNTY PLANNING COMMISSION & BOARD OF COMMISSIONERS
FROM: JASON STREETMAN
RE: AMENDMENTS TO LAND USE RESOLUTION & 400 CORRIDOR OVERLAY
DATE: JANUARY 10, 2018

Dear PC/BOC members:

In an effort to improve development standards and better provide for consistent land development within Dawson County, we are asking you to consider and approve the following text amendments to the Dawson County Land Use Resolution and 400 Corridor Overlay.

As you review the requested text changes in a separate document, any proposed additions will be in **red bold text**. Any proposed deletions will have a **bold strikethrough**. Unaffected text shall remain unchanged.

Notice to revise/amend certain text of the Land Use Resolution of Dawson County, Georgia:

Section 300 Purpose –campers, travel trailers, busses, utility buildings cannot be used as a dwelling.
Section 305 Manufactured homes, moved in subject to inspection prior to permitting.
Section 306 RMF –height of structures not limited in multi-family dwelling units.
Section 309 RA – wedding venues allowed as ancillary/accessory use with a minimum of 15 acres
Section 404 C-PCD-height of structures not limited in 2 or 3 story buildings.
Section 407 Conditional Use- better define conditional uses in lieu of traditional rezoning
Section 606 Nonconforming Uses.- reduce re-establishing from 1 year to 90 days.
Sections 1301Definitions: Industrialized Building & Manufactured Home- and others

Notice to revise/amend certain text of the Development and Design Guidelines Georgia 400 Corridor Dawson County, Georgia:

Section 5.8 Landscaping, Additional Requirements--see more restrictive landscaping/tree ordinance
Section 6.3 Exterior Materials-replaces should with shall, takes franchise aesthetics into consideration.
Section 7.1 Generally- tightens up requirements for storage areas, transformers, generators etc.
Section 7.2 Trash Enclosures- no longer allows chain link fencing.
Section 8.3 Automobile Sales, Parts, and Service Establishments- removes should for shall
Section 12.9 Signs, Requirements- see more restrictive landscaping/tree ordinance.



DAWSON COUNTY BOARD OF COMMISSIONERS AGENDA FORM

Department: Planning

Work Session: 2.8.18

Prepared By: Streetman

Voting Session: 2-15-18

Presenter: Streetman

Public Hearing: Yes No

Agenda Item Title: Text Amendments to Dawson County Land Use Resolution and GA 400 Corridor Overlay Standards

Background Information:

In an effort to clean up outdated, confusing, or improve development regulations for the County, we are asking you to consider and approve the following text amendments to the Dawson County Land Use and GA 400 Corridor Overlay Standards.

Current Information:

Please see separate documents to include: A memo with the specific sections to be amended of both codes and complete land use and GA 400 Corridor overlay regulations with the new amendments added.

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

Fund	Dept.	Acct No.	Budget	Balance	Requested	Remaining

Recommendation/Motion: Approve

Department Head Authorization: JStreetman

Date: 2.2.18

Finance Dept. Authorization: _____

Date: _____

County Manager Authorization: _____

Date: _____

County Attorney Authorization: _____

Date: _____

Comments/Attachments:

LAND USE RESOLUTION of DAWSON COUNTY, GEORGIA

Approved and Adopted in Regular Session by

The Board of Commissioners

February 23, 1998

Amended June 22, 1998

Amended May 1, 2003

Amended December 16, 2004

Amended May 19, 2005

Amended June 16, 2005

Amended July 7, 2005

Amended July 21, 2005

Amended July 6, 2006

Amended November 2, 2006

Amended July 6, 2007

Amended April 1, 2010

Amended January 20, 2011

Amended October 17, 2013

Current Board of Commissioners:

Mike Berg, Chairman

Gary Pichon, District 1

James Swafford, District 2

Jimmy Hamby, District 3

Julie Hughes Nix, District 4

NOTE: The amended or revised date above will be updated with each change to the resolution, the Planning and Development department can inform you of the most current edition.

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ARTICLE I

TITLE, PURPOSE, AND JURISDICTION

Section 100. Title.

This Resolution shall be known and may be cited as the Dawson County Land Use Resolution.

Section 101. Purpose.

The purpose of this Resolution is to advance and encourage the development of economically sound and stable land use patterns within the unincorporated areas of Dawson County, Georgia; to reduce or eliminate the occurrence of certain conditions, which may threaten the safety, health, morals, or general welfare of the citizens of Dawson County. In order to insure this purpose is maintained and prevent arbitrary or unreasonable land use and districting decisions, this Resolution has been prepared and is administered with guidance from the following:

- A. Future District Map (Article VIII)
- B. Present Land Use District Map (Article VII)
- C. Guidelines for Granting Amendments (Article X)
- D. Guidelines for Granting Variances (Article IX)
- E. Constitution of the State of Georgia, 1983, Article IX, Section II, Paragraph IV.

This Resolution provides for the establishment of Land Use Districts; Residential Land Use Districts; Commercial Land Use Districts; variance and amendment procedures; future and present district maps; administrative and enforcement procedures; general provisions; powers of various county officials; and definitions of terms used. This Resolution has been prepared in accordance with and pursuant to the Constitution of the State of Georgia, 1983, Article IX, Section II, Paragraph IV.

Section 102. Jurisdiction.

This Resolution applies to all the land within the unincorporated areas within the political boundary of Dawson County, Georgia.

ARTICLE II ESTABLISHMENT OF LAND USE DISTRICTS

Section 200. Purpose.

The purpose of this Article is to establish and explain Land Use Districts used in this Resolution and to divide Dawson County into Land Use Districts.

Section 201. Land Use Districts Established.

Under this Resolution, Dawson County is divided into the following Land Use Districts:

A. Residential Land Use Districts

- | | |
|----------|--|
| 1. RT | Residential Town |
| 2. RL | Residential Lakefront |
| 3. RS | Residential Suburban |
| 4. RSR | Residential Sub-Rural |
| 5. RSRMM | Residential Sub-Rural Manufactured/Moved |
| 6. RMF | Residential Multiple-family |
| 7. VCR | Vacation Cottage Restricted (deleted category) |
| 8. VC | Vacation Cottage (deleted category) |
| 9. RA | Residential Exurban/Agricultural |
| 10. RRE | Residential Rural Estate |
| 11. RPC | Residential Planned Community |
| 12. RMHP | Residential Manufactured/ Mobile Home Park |

B. Commercial Land Use Districts

- | | |
|----------|------------------------------------|
| 1. C-RB | Rural Business |
| 2. C-CB | Community Business |
| 3. C-HB | Highway Business |
| 4. C-PCD | Planned Comprehensive Development |
| 5. C-OI | Office, Institutional |
| 6. C-IR | Industrial Restricted |
| 7. | Commercial Tower (CONDITIONAL USE) |

C. Mixed Use Village (MUV)

Section 202. Land Use Districts Explained.

Land Use Districts are areas of land within the county, which have different standards for development and use. These standards and uses are prescribed in order to provide the citizens of Dawson County with economically sound and stable land development to protect established values; protect the citizens of Dawson County from fire and health dangers; plan for growth within the county consistent with the ability to provide adequate services to the present and future citizens of Dawson County.

ARTICLE III RESIDENTIAL LAND USE DISTRICTS

Section 300. Purpose.

The purpose of this Article is to establish Residential Land Use Districts and to provide standards for development and use. Residential Districts are established to prevent incompatible uses, which could reduce or destroy established values or environment within communities in Dawson County. This Resolution provides guidelines for change or development and gives citizens an opportunity for input into the decision-making process before significant changes are made that affect the county.

- **Non dwelling structures to include but not limited to:** Campers, travel trailers, recreational vehicles, motor homes, busses, and **utility buildings, and the like, which may require or may have been required to purchase a tag for travel on the road** cannot be **permanently** connected to utilities and cannot be used as a **single family dwelling** in any zoning **category district**.

Section 301. RT Residential Town.

Residential Town Districts are areas where urbanized single family residential growth occurs near the City limits of Dawsonville. These areas are typified by small lot single-family construction with access to public water and sewer. Uses that will devalue investment and undermine environmental quality are prohibited. Buffers should be provided from more intensive or commercial development.

- A. Permitted Uses. The following uses are allowed within this district. Uses not listed in this Subsection are prohibited in this district.
1. Single family dwellings with on-site construction only. Only one principal residence per parcel of land.
 2. Short-Term Home Rentals in accord with the definition of "short-term home rental" and that also comply with the following requirements:
 - a. Only one rental residence is allowed per parcel.
 - b. Must obtain a permit from the Dawson County Planning and Development department.
 - c. Must remit all applicable hotel/motel taxes as necessary and required by law.
 - d. Parking must be provided off-street for a minimum of two (2) vehicles.
 - e. Maximum occupancy is limited to two persons per bedroom plus two additional persons per household from 11 PM to 8 AM.
 - f. Short Term Rental Permit requirements:
 - i. The permit shall include the name and phone number of the owner and operator who is available 24 hours a day seven days a week to respond to complaints regarding the operation or occupancy of the short-term rental unit.
 - ii. The permit shall include a notarized statement signed by the owner/ operator that the short-term rental shall be in compliance with these regulations.
 - iii. Proof of ownership is required at time of permitting.
 - iv. Short-term rental structure must have a Certificate of Occupancy prior to issuance of permit.
 - v. Unless revoked the short-term rental permit is valid for one year from the date of issuance of the permit.

- vi. If the permit is revoked or denied, it may be appealed to the Board of Commissioners.
 - 3. Churches or other places of worship and cemeteries.
 - 4. Accessory uses, such as private garages, swimming pools, home workshops, tennis courts, children's play houses, small gardens, non-commercial greenhouses, and home offices. Accessory uses must be located on a parcel that is currently occupied by a principal residential structure.
 - a. Accessory structures shall be no larger than the footprint of the primary structure or one-half the gross square footage, whichever is greater.
 - i. Exception: When the lot size is three (3) acres or greater, then the size of the accessory structure shall not be regulated in size but shall meet all setback requirements.
 - 5. Animals such as dogs or cats owned by the resident for their personal enjoyment in compliance with the Dawson County Animal Control Ordinance and not for commercial purposes.
 - 6. Home Occupations upon approval if the following requirements are met in addition to those found under Article VI, Section 611.
 - a. The use of an accessory building for a home occupation is prohibited.
 - 7. Industrialized single family modular home.
 - 8. Public parks and subdivision amenity areas.
 - 9. Private Amenity areas such as swimming pools, tennis courts, children's play areas, small gardens, non-commercial greenhouses, fitness and recreations centers, club houses or community rooms and other similar uses if the following conditions are met:
 - a. Adequate parking area is provided for the amenity area; typically a minimum of 15 parking spaces, unless a variance is approved.
 - b. The area is fenced and landscaped. All pools shall be landscaped and screened such that at least 50% of the view from the public road is obscured.
 - c. The amenity area is constructed and completed in the first phase of the development.
 - d. Lighting is provided for the parking area and all walkways and pedestrian access points.
 - 10. Schools and other public buildings.
 - 11. Public Utilities with a maximum gross total of 400 sq. ft. of structure per parcel, unless a Variance is approved.
- B. Prohibited Uses.
- 1. Commercial Uses.
 - 2. Industrial Uses.

3. Manufactured (Mobile) Homes and houses moved from other locations (excluding industrialized modular homes) are prohibited.
4. Animals that individually or in numbers create a nuisance by noise, smell, unsanitary or visual effects. Horses are prohibited. Kennels for the breeding of any animal for sale are prohibited. Pet fowl or birds may be kept in cages in accord with the same provisions of this sub-section. No swine are permitted.
5. Any use not permitted in accord with the terms hereof.

C. Building Requirements.

The minimum area, yard, setback, and building requirements in the RT Land Use District are as set forth herein unless a variance is approved.

1. Minimum Lot Size: 1.50 acre on septic tank and well; 0.75 acre on septic and community or public water; 0.40 acre on public water and sewer; minimum width at building line - 75 feet, minimum depth - 100 feet.
2. Minimum Setbacks: Front yard - 80 feet on parkways, 60 feet on state highways, 30 feet on others; side yard - 10 feet; rear yard - 20 feet. Front yard setback applies to all frontages on publicly maintained streets with the exception of rear alleys.
3. Minimum Setbacks for Accessory Structures: Front Yard – 40 feet; side yard 5 feet; and Rear Yard 10 feet
4. Maximum Building Height: 35 feet.
5. Please note that should a principal residential structure be located less than 15' from any property line, additional local fire codes must be addressed.

Section 302. RL Residential Lakefront.

Residential Lakefront Districts are areas of single family residential growth that continue to infill around Lake Lanier. These areas are typified by small lot single-family construction with access to public water and are found on, or very near, the lake shore. Uses that will devalue investment and undermine environmental quality are prohibited. Conservation subdivisions are welcomed in this district. However, buffers shall be provided from more intensive or commercial development.

A. Permitted Uses. The following uses are allowed within this district. Uses not listed in this Subsection are prohibited in this district.

1. Single family dwellings with on-site construction only. Only one principal residence per parcel of land.
2. Bed and Breakfast establishment in accord with the definition of "bed and breakfast" and that complies with the following requirements:
 - a. Bed and Breakfast Permit requirements:
 - i. The permit shall include the name and phone number of the owner/operator whose primary residence is the Bed and Breakfast.
 - ii. Only one Bed and Breakfast is allowed per parcel.
 - iii. The number of guest rooms is limited to one less than the total number of bedrooms in the dwelling unit, with an overall maximum of 6 guest rooms. Maximum occupancy is limited to two adults per guest room.
 - iv. Must remit all applicable hotel/motel taxes.
 - v. The permit shall include a notarized statement signed by the owner/operator that the Bed and Breakfast shall be in compliance with these regulations.
 - vi. Proof of ownership is required at time of permitting.
 - vii. Bed and Breakfast structure must have a Certificate of Occupancy prior to issuance of permit.
 - viii. Unless revoked the Bed and Breakfast permit is valid for one year from the date of issuance of the permit.
 - ix. Structure must be inspected and approved by Dawson County Fire Marshal and Building Official prior to the issuance of the Bed and Breakfast permit.
 - x. Off street parking spaces must be provided and screened from the view of adjoining property uses and the public street.
 - xi. If the permit is revoked or denied, it may be appealed to the Board of Commissioners.
3. Short-Term Home Rentals in accord with the definition of "short-term home rental" and that also comply with the following requirements:
 - a. Only one rental residence is allowed per parcel.
 - b. Must obtain a permit from the Dawson County Planning and Development department.
 - c. Must remit all applicable hotel/motel taxes as necessary and required by law.
 - d. Parking must be provided off-street for a minimum of two (2) vehicles.

- e. Maximum occupancy is limited to two persons per bedroom plus two additional persons per household from 11 PM to 8 AM.
- f. Short Term Rental Permit requirements:
 - i. The permit shall include the name and phone number of the owner and operator who is available 24 hours a day seven days a week to respond to complaints regarding the operation or occupancy of the short term rental unit.
 - ii. The permit shall include a notarized statement signed by the owner/ operator that the short term rental shall be in compliance with these regulations.
 - iii. Proof of ownership is required at time of permitting.
 - iv. Short term rental structure must have a Certificate of Occupancy prior to issuance of permit.
 - v. Unless revoked the short term rental permit is valid for one year from the date of issuance of the permit.
 - vi. If the permit is revoked or denied it may be appealed to the Board of Commissioners.
- 4. Churches or other places of worship and cemeteries.
- 5. Accessory uses, such as private garages, swimming pools, home workshops, tennis courts, children's play houses, small gardens, non-commercial greenhouses, and home offices. Accessory uses must be located on a parcel that is currently occupied by a principal residential structure.
 - a. Accessory structures shall be no larger than the footprint of the primary structure or one-half the gross square footage, whichever is greater.
 - i. Exception: When the lot size is three (3) acres or greater than the size of the accessory structure shall not be regulated in size but shall meet all setback requirements.
- 6. Animals such as dogs or cats owned by the resident for their personal enjoyment in compliance with the Dawson County Animal Control Ordinance and not for commercial purposes.
- 7. Home Occupations upon approval if the following requirements are met in addition to those found under Article VI, Section 611.
 - a. The use of an accessory building for a home occupation is prohibited.
- 8. Industrialized single family modular home.
- 9. Public parks and subdivision amenity areas.
- 10. Private Amenity areas such as swimming pools, tennis courts, children's play areas, small gardens, non-commercial greenhouses, fitness and recreations centers, club houses or community rooms and other similar uses provided that the following conditions are met:
 - a. Adequate parking area is provided for the amenity area, typically a minimum of 15 parking spaces, unless a variance is approved,
 - b. The area is fenced and landscaped. All pools should be landscaped and screened such that at least 50% of the view from the public road is obscured.

- c. The amenity area is constructed and completed in the first phase of the development.
 - d. Lighting is provided for the parking area and all walkways and pedestrian access points.
 - 11. Schools and other public buildings.
 - 12. Public Utilities with a maximum gross total of 400 sq. ft. of structure per parcel unless a variance is approved.
- B. Prohibited Uses.
- 1. Commercial Uses.
 - 2. Industrial Uses.
 - 3. Manufactured (Mobile) Homes and houses moved from other locations (excluding industrialized modular homes) are prohibited.
 - 4. Animals which individually or in numbers, create a nuisance by noise, smell, unsanitary or visual effects. Horses on lots less than 3 acres and stables housing horses other than those owned by the resident are prohibited. Kennels for the breeding of any animal for sale are prohibited. Pet fowl or birds may be kept in cages under the same provisions. No swine are permitted.
 - 5. Any use not permitted in accord with the terms hereof.
- C. Building Requirements.
- The minimum area, yard, setback, and building requirements in the RL Land Use District are as set forth herein, unless a variance is approved.
- 1. Minimum Lot Size: 1.50 acre on septic tank and well; 0.75 acre on septic and community or public water; 0.75 acre on public water and sewer; minimum width at building line - 75 feet, minimum depth - 100 feet.
 - 2. Minimum Setbacks: Front yard – 80 feet on parkways, 60 feet on state highways, 40 feet on others; side yard - 10 feet; rear yard - 20 feet. Front yard setback applies to all frontages on publicly maintained streets with the exception of rear alleys.
 - 3. Minimum Setbacks for Accessory Structures: Front Yard –100 feet on parkways, 60 feet on state highways, 40 feet; on others; Side Yard 5 feet; and Rear Yard 10 feet
 - 4. Maximum Building Height: 35 feet.
 - 5. If a principal residential structure is located less than 15' from any property line, then local fire codes impose certain requirements.
 - 6. All utilities shall comply with applicable regulations, and street lighting shall be included on all new public streets.

Section 303. RS Residential Suburban.

Residential Suburban Districts are areas where single family residential growth occurs in the southeastern portion of Dawson County. These areas are typified by conventional subdivision development and suburban style, single-family, on-site construction. Uses that will devalue investment and undermine environmental quality are prohibited. Conservation subdivisions are welcome in this district. However, buffers shall be provided from more intensive or commercial development.

- A. Permitted Uses. The following uses are allowed within this district. Uses not listed in this Subsection are prohibited in this district.
1. Single family dwellings with on-site construction only. Only one principal residence per parcel of land.
 2. Churches or other places of worship and cemeteries.
 3. Accessory uses, such as private garages, swimming pools, home workshops, tennis courts, children's play houses, small gardens, non-commercial greenhouses, and home offices. Accessory uses must be located on a parcel that is currently occupied by a principal residential structure.
 - a. Accessory structures shall be no larger than the footprint of the primary structure or one-half the gross square footage, whichever is greater.
 - i. Exception: When the lot size is three (3) acres or greater, then the size of the accessory structure shall not be regulated in size but shall meet all setback requirements.
 4. Short-Term Home Rentals in accord with the definition of "short-term home rental" and that also comply with the following requirements:
 - a. Only one rental residence is allowed per parcel.
 - b. Must obtain a permit from the Dawson County Planning and Development department.
 - c. Must remit all applicable hotel/motel taxes as necessary and required by law.
 - d. Parking must be provided off-street for a minimum of two (2) vehicles.
 - e. Maximum occupancy is limited to two persons per bedroom plus two additional persons per household from 11 PM to 8 AM.
 - f. Short Term Rental Permit requirements:
 - i. The permit shall include the name and phone number of the owner and operator who is available 24 hours a day seven days a week to respond to complaints regarding the operation or occupancy of the short term rental unit.
 - ii. The permit shall include a notarized statement signed by the owner/operator that the short term rental shall be in compliance with these regulations.
 - iii. Proof of ownership is required at time of permitting.
 - iv. Short term rental structure must have a Certificate of Occupancy prior to issuance of permit.
 - v. Unless revoked the short term rental permit is valid for one year from the date of issuance of the permit.

- vi. If the permit is revoked or denied it may be appealed to the Board of Commissioners.
 - 5. Animals such as dogs or cats owned by the resident for their personal enjoyment in compliance with the Dawson County Animal Control Ordinance and not for commercial purposes.
 - 6. Home Occupations upon approval if the following requirements are met in addition to those found under Article VI, Section 611.
 - a. The use of an accessory building for a home occupation is prohibited.
 - 7. Industrialized single family modular home.
 - 8. Public parks and subdivision amenity areas.
 - 9. Private Amenity areas such as swimming pools, tennis courts, children's play areas, small gardens, non-commercial greenhouses, fitness and recreations centers, club houses or community rooms and other similar uses Provided that the following conditions are met:
 - a. Adequate parking area is provided for the amenity area; typically a minimum of 15 parking spaces, unless a variance is approved.
 - b. The area is fenced and landscaped. All pools should be landscaped and screened such that at least 50% of the view from the public road is obscured.
 - c. The amenity area is constructed and completed in the first phase of the development.
 - d. Lighting is provided for the parking area and all walkways and pedestrian access points.
 - 10. Schools and other public buildings.
 - 11. Public Utilities with a maximum gross total of 400 sq. ft. of structure per parcel, unless a variance is approved.
- B. Prohibited Uses.
- 1. Commercial Uses.
 - 2. Industrial Uses.
 - 3. Manufactured (Mobile) Homes and houses moved from other locations are prohibited.
 - 4. Animals that individually or in numbers, create a nuisance by noise, smell, unsanitary or visual effects. Horses are prohibited. Kennels for the breeding of any animal for sale are prohibited. Pet fowl or birds may be kept in cages. No swine are permitted.
 - 5. Any use not permitted in accord with the terms hereof.
- C. Building Requirements.

The minimum area, yard, setback, and building requirements in the RS Land Use District are as follows, unless a variance is approved:

1. Minimum Lot Size: 1.50 acre on septic tank and well; 1 acre on septic and community or public water; 1 acre on public water and sewer; minimum width at building line - 75 feet, minimum depth - 100 feet.
2. Minimum Setbacks: Front yard - 80 feet on parkways, 60 feet on state highways, 40 feet on others; side yard - 10 feet; rear yard - 20 feet. Front yard setback applies to all frontages on publicly maintained streets with the exception of rear alleys.
3. Minimum Setbacks for Accessory Structures: Front Yard – 40 feet; Side Yard 5 feet; and Rear Yard 10 feet
4. Maximum Building Height: 35 feet.
5. If a principal residential structure be located less than 15' from any property line, then local fire codes impose certain requirements.
6. All utilities shall comply with applicable codes, and street lighting may be included on new public streets.

Section 304. RSR Residential Sub-Rural

Residential Sub-Rural Districts are areas where substantial investment in permanent residences has been and will be made. Uses that will devalue investment and undermine environmental quality are prohibited. The size of lots should be large with a pleasing environment and should be located away from intensive or commercial development. Conservation subdivisions are welcome in this district, however, buffers shall be provided from more intensive or commercial development. Manufactured, relocated, or temporary housing is not permitted.

A. Permitted Uses. Uses not listed in this Subsection are prohibited in this district.

1. Single family dwellings with on-site construction only. Only one principal residence per parcel of land.
2. Churches or other places of worship and cemeteries.
3. Accessory uses, such as private garages, swimming pools, home workshops, tennis courts, children's play houses, small gardens, non-commercial greenhouses, and home offices. Accessory uses must be located on a parcel that is currently occupied by a principal residential structure.
 - a. Accessory structures shall be no larger than the footprint of the primary structure or one-half the gross square footage, whichever is greater.
 - i. Exception: When the lot size is three (3) acres or greater, then the size of the accessory structure shall not be regulated in size, but shall meet all setback requirements.
4. Short-Term Home Rentals in accord with the definition of "short-term home rental" and that also comply with the following requirements:
 - a. Only one rental residence is allowed per parcel.
 - b. Must obtain a permit from the Dawson County Planning and Development department.
 - c. Must remit all applicable hotel/motel taxes as necessary and required by law.
 - d. Parking must be provided off-street for a minimum of two (2) vehicles.
 - e. Maximum occupancy is limited to two persons per bedroom plus two additional persons per household from 11 PM to 8 AM.
 - f. Short Term Rental Permit requirements:
 - i. The permit shall include the name and phone number of the owner and operator who is available 24 hours a day seven days a week to respond to complaints regarding the operation or occupancy of the short term rental unit.
 - ii. The permit shall include a notarized statement signed by the owner/operator that the short term rental shall be in compliance with these regulations.
 - iii. Proof of ownership is required at time of permitting.
 - iv. Short term rental structure must have a Certificate of Occupancy prior to issuance of permit.
 - v. Unless revoked the short term rental permit is valid for one year from the date of issuance of the permit.

- vi. If the permit is revoked or denied it may be appealed to the Board of Commissioners.
 5. Animals such as dogs or cats owned by the resident for their personal enjoyment and not for commercial purposes.
 6. Home Occupations if requirements in Article VI, Section 611 are met.
 - a) The use of an accessory building for a home occupation is prohibited.
 7. Industrialized Single Family Modular Home.
 8. Public parks and Subdivision amenity areas
 9. Private Amenity areas such as swimming pools, tennis courts, children's play areas, small gardens, non-commercial greenhouses, fitness and recreations centers, club house or community rooms and other similar uses Provided that the following conditions are met:
 - a. Adequate parking area is provided for the amenity area, typically a minimum of 15 parking spaces
 - b. The area is fenced and landscaped. All pools should be landscaped and screened such that at least 50% of the view from the public road is obscured.
 - c. The amenity area is constructed and completed in the first phase of the development.
 - d. Lighting is provided for the parking area and all walkways and pedestrian access points.
 10. Schools and other public buildings
 11. Public Utilities with a maximum gross total of 400 sq. ft. of structure per parcel, unless a Variance is approved.
- B. Prohibited Uses.
1. Commercial Uses.
 2. Industrial Uses.
 3. Manufactured (Mobile) Homes and houses moved from other locations (Except industrialized single family modular homes).
 4. Animals which individually or in numbers, create a nuisance by noise, smell, unsanitary or visual effects. Animals such as dogs and cats are permitted when their number in relation to area does not create a nuisance to neighbors. Kennels for the breeding of any animal for sale are prohibited. Pet fowl or birds may be kept in cages under the same provisions. No swine are permitted.
 5. Horses are prohibited on lots less than (3) acres.
 6. Any use not permitted in accord with terms hereof.

C. Building Requirements.

The minimum area, yard, setback, and building requirements in the RSR Land Use District are as follows, unless a variance is approved:

1. Minimum Lot Size: 1.50 acre on septic tank and well; 1 acre on septic and community or public water; minimum width at building line - 100 feet, minimum depth - 150 feet.
2. Minimum Setbacks: Front yard - 100 feet on parkways, 60 feet on state highways, 40 feet on others; side yard - 10 feet; rear yard - 20 feet. Except that no setbacks are required from U.S. Army Corps of Engineers line on Lake Lanier unless a road is involved. Front yard setback applies to all frontages on publicly maintained streets with the exception of rear alleys.
3. Minimum Setbacks for Accessory Structures: Front Yard – 100 feet on parkways, 60 feet on state highways, 40 feet on others; Side Yard 5 feet; and Rear Yard 10 feet
4. Maximum Building Height: 35 feet.
5. If a principal residential structure is located less than 15' from any property line, then local fire code imposes certain requirements.

Section 305. RSRMM Residential Sub-Rural Manufactured/Moved

Residential Sub-Rural Manufactured/Moved Districts are similar to RSR Districts except that Manufactured Housing and houses moved from other locations are permitted.

A. Permitted Uses. Uses not listed in this Subsection are prohibited in this district.

1. Single family dwellings with on-site construction only. Only one principal residence per parcel of land.
2. Churches or other places of worship and cemeteries.
3. Accessory uses, such as private garages, swimming pools, home workshops, tennis courts, children's play houses, small gardens, non-commercial greenhouses, and home offices. Accessory uses must be located on a parcel that is currently occupied by a principal residential structure.
 - a. Accessory structures shall be no larger than the footprint of the primary structure or one-half the gross square footage, whichever is greater.
 - i. Exception: When the lot size is three (3) acres or greater, then the size of the accessory structure shall not be regulated in size, but shall meet all setback requirements.
4. Short-Term Home Rentals in accord with the definition of "short-term home rental" and that also comply with the following requirements:
 - a. Only one rental residence is allowed per parcel.
 - b. Must obtain a permit from the Dawson County Planning and Development department.
 - c. Must remit all applicable hotel/motel taxes as necessary and required by law.
 - d. Parking must be provided off-street for a minimum of two (2) vehicles.
 - e. Maximum occupancy is limited to two persons per bedroom plus two additional persons per household from 11 PM to 8 AM.
 - f. Short Term Rental Permit requirements:
 - i. The permit shall include the name and phone number of the owner and operator who is available 24 hours a day seven days a week to respond to complaints regarding the operation or occupancy of the short term rental unit.
 - ii. The permit shall include a notarized statement signed by the owner/operator that the short term rental shall be in compliance with these regulations.
 - iii. Proof of ownership is required at time of permitting.
 - iv. Short term rental structure must have a Certificate of Occupancy prior to issuance of permit.
 - v. Unless revoked the short term rental permit is valid for one year from the date of issuance of the permit.
 - vi. If the permit is revoked or denied it may be appealed to the Board of Commissioners.
5. Animals such as dogs or cats owned by the resident for their personal enjoyment and not for commercial purposes.

6. Home Occupations if requirements in Article VI, Section 611 are met
 - a. The use of an accessory building for a home occupation is prohibited.
7. Industrialized Single Family Modular Home.
8. Public parks and Subdivision amenity areas
9. Private Amenity areas such as swimming pools, tennis courts, children's play areas, small gardens, non-commercial greenhouses, fitness and recreations centers, club house or community rooms and other similar uses Provided that the following conditions are met:
 - a. Adequate parking area is provided for the amenity area, typically a minimum of 15 parking spaces
 - b. The area is fenced and landscaped. All pools should be landscaped and screened such that at least 50% of the view from the public road is obscured.
 - c. The amenity area is constructed and completed in the first phase of the development.
 - d. Lighting is provided for the parking area and all walkways and pedestrian access points.
10. Schools and other public buildings
11. Public Utilities with a maximum gross total of 400 sq. ft. of structure per parcel, unless a Variance is approved.
12. Manufactured Housing and houses moved from another location. Only one principal residence per parcel of land.

B. Prohibited Uses.

1. Commercial Uses.
2. Industrial Uses.
3. Animals, which individually or in numbers, create a nuisance by noise, smell, unsanitary or visual effects. Animals such as dogs and cats are permitted when their number in relation to area does not create a nuisance to neighbors. Kennels for the breeding of any animal for sale are prohibited. Pet fowl or birds may be kept in cages under the same provisions. No swine are permitted. Horses are prohibited on lots less than (3) acres.
4. Any use not permitted in accord with the terms hereof.

C. Building Requirements.

Unless a variance is approved, the minimum area, yard, setback, and building requirements in the RSRMM District are the same as in the RSR District.

- D. Manufactured Home Compatibility Standards. Manufactured or mobile homes are allowed provided that only one such principal residence is permitted per lot and shall be subject to the following compatibility standards:
1. The home shall be attached to a permanent foundation; each home shall be provided with anchors and tie downs such as cast-in-place concrete deadmen or other similar devices, which secure the stability of the home, approved by the Building Official.
 2. There is no age restriction on a mobile home or moved in house, **however, any mobile home or moved in house proposed for setup and placement within Dawson County may be subject to inspection at the discretion of the Building Official to determine sound condition and compliance with this resolution prior to permitting.**
 3. All towing devices, wheels, axles and hitches must be removed.
 4. At each exit door there must be a landing that is a minimum of forty-eight inches (48") by forty-eight inches (48").
 5. The roof shall have a surface of wood shakes, asphalt composition, wood shingles, concrete, fiberglass, or metals tiles, slate built up gravel materials, or other similar materials approved by the Building Official. All roofs shall have a minimum 4/12 pitch to approximate the traditional architecture within the county to protect the public health, safety and welfare.
 6. The exterior siding materials shall consist of wood, masonry, concrete, stucco, masonite, metal or vinyl lap or other materials of like appearance.
 7. Each home shall be completely skirted with an appropriate barrier, properly ventilated, to enclose the area between the bottom of the structure and the ground. Such skirting shall not be required for that home with a complete masonry or concrete perimeter foundation.
 8. Each home shall be established in accordance with the installation instructions from the manufacturer, as appropriate.
 9. All utility connections, including but not limited to water, sanitary sewer/septic tank, electricity and gas shall be made as required by all building codes of the county.
 10. Said home shall compare aesthetically to site-built and other housing in the immediate general area within the same zoning or residential district or area.
 11. **Non dwelling structures to include but not limited to:** Campers, travel trailers, recreational vehicles, motor homes, busses, and **utility buildings, and the like, which may require or may have been required to purchase a tag for travel on the road** cannot be **permanently** connected to utilities and cannot be used as a **single family** dwelling in any zoning **category district.**

306. RMF Residential Multi-Family

Residential Multi-Family Districts are intended to provide suitable land for a variety of dwelling types at medium to high densities (up to six units per acre) in areas served by public water and public sewer facilities. Mobile Home Parks are not included in this district.

A. Permitted Uses. Uses not listed in this Subsection are prohibited in this district.

1. Apartments, duplexes, triplexes, quadplexes, semi-detached residences and townhouses.
2. Condominiums as a form of ownership.
3. Churches or other places of worship and cemeteries.
4. Private Amenity areas such as swimming pools, tennis courts, children's play areas, small gardens, non-commercial greenhouses, fitness and recreations centers, club house or community rooms and other similar uses provided that the following conditions are met:
 - a. Adequate parking area is provided for the amenity area; typically a minimum of 15 parking spaces, unless a variance is approved.
 - b. The area is fenced and landscaped. All pools should be landscaped and screened such that at least 50% of the view from the public road is obscured.
 - c. An amenity area is constructed and completed in the first phase of the development.
 - d. Additional Amenities may be shown as a part of a specific phase(s) of a master plan and must also be constructed within said phase.
 - e. Lighting is provided for the parking area and all walkways and pedestrian access points.
5. Accessory uses such as mail box banks, private laundry facilities, waste receptacle loading areas and home offices. Accessory uses must be located within the proposed development.
6. Animals such as dogs or cats owned by the resident for their personal enjoyment in compliance with the Dawson County Animal Control Ordinance and not for commercial purposes.
7. Home Occupations if requirements in Article VI, Section 611 are met.
 - a) The use of an accessory building for a home occupation is prohibited.
8. Public parks and amenity areas.
9. Schools and other public buildings.
10. Public Utilities with a maximum gross total of 400 sq. ft. of structure per parcel, unless a variance is approved.

B. Prohibited Uses.

1. Commercial Uses.

2. Industrial Uses.
3. Manufactured (Mobile) Homes and houses moved from other locations (excluding industrialized modular homes) are prohibited.
4. Animals, which individually or in numbers, create a nuisance by noise, smell, unsanitary or visual effects. Dogs and cats are permitted when their number in relation to area does not create a nuisance to neighbors. Horses are prohibited.

C. Development Regulations.

All apartment, duplex, triplex, quadplex, semi-detached residences and townhouse developments shall conform to the following regulations:

1. Site Plan Approval Required. All multi-family developments including apartments, duplexes, triplex, quadplex, semi-detached residences and townhouses require site plan approval by the Planning Commission in accordance with all procedures and requirements established by the County.
2. All site plans required by this section shall, at a minimum, contain the following information:
 - a. Title of the proposed development and the name, address and telephone number of the property owner.
 - b. The name, address and telephone number of the architect, engineer or other designer of the proposed development.
 - c. Scale, date, north arrow, and general location map showing relationship of the site to streets or natural landmarks.
 - d. Boundaries of the subject property, all existing and proposed, streets, including right-of-way and street pavement widths; buildings; water courses; parking and loading areas; flood plain; storm water detention; recreation areas; and other physical characteristics of the property and proposed development.
 - e. Building setbacks, buffers, landscape strips, and common areas as well as topographic contours at two (2) feet intervals.
 - f. All accessory structures and locations shown
3. No multi-family development shall take place in whole or part without being served by both public water and public sewer facilities.
4. Regulations - All condominium developments shall meet all applicable state laws, including the Georgia Condominium Act.
5. By-laws - Proposed condominium bylaws shall be submitted with the application for site approval. Format and content of the by-laws and declarations are subject to approval of the County Attorney and Planning Commission.
6. Driveways and Interior Roads.

- a. An interior road(s) serving any multi-family development shall be paved and have a minimum width of 24 feet, including curb and gutter. Parking on interior roads is to be regulated by Section 607. Off-Street Parking and Loading Spaces Required.
 - b. Access from a street to an individual townhouse or residential unit shall be restricted to a single driveway of no more than 10 feet in width. Two such units may combine and share their driveways along a common property line if the width of the common drive does not exceed 10 feet for each unit. Side-by-side parking spaces between a street and a townhouse, duplex, triplex, quadplex or semi-detached residence is not allowed.
 - c. All interior roads shall have sidewalks installed on both sides of the street.
 - d. Sidewalks and pedestrian ways shall connect to public streets and adjoining developments as applicable.
7. Fire Protection.
- a. All multi-family developments shall provide adequate fire protection in the form of placement of water lines, fire hydrants, sprinkler systems, and fire walls as required by local and state fire codes required for these types of structures.
 - b. If a residential structure is located less than 15' from any property line, then local fire codes impose certain requirements.
8. Buffer, Landscaping, and Open Space Requirements.
- a. All multi-family developments shall conform to the following regulations. The following regulations are designed to promote the health, safety, order, aesthetics and general welfare by protecting against incompatible uses of land, controlling problems of flooding, soil erosion and air pollution, providing for a more attractive environment, assuring adequate open space, and reducing noise, night lighting, glare, odor, objectionable view, loss of privacy and other adverse impacts and nuisances through the use of buffers, landscaping and open space.
 - b. Each development shall have a minimum of 25 percent of the development's total land area as landscaped open space. A buffer of at least 10 feet in width shall be provided and maintained around the entire exterior perimeter of all apartment, condominium, duplex and townhouse developments. Utilization of existing trees and vegetation is appropriate for inclusion within the buffer, or when not found appropriate, shall be supplemented with approved additional landscaping and plantings.
9. Service Buildings. Subordinate accessory structures are permitted for maintenance, storage and other incidental uses supportive to the primary use of the property. Community service facilities and accessory structures are subject to site plan approval, for the convenience of the residents of the property. Such structures may include, but are not limited to, the following uses: facility management offices, community laundry facilities, and indoor community recreation areas.

D. Townhouse Development Regulations.

- 1. Lots - Each townhouse shall be located on its own lot of record.

2. Minimum Lot Size - A minimum lot size for a total townhouse development is three (3) acres.
 3. Frontage - The minimum frontage of the site for each townhouse development project on a public street shall be at least 60 feet.
 4. Setbacks - Townhouse lots shall conform to setbacks of a minimum of 20 feet from the front and shall have front setbacks and rooflines varied/staggered by a minimum of two feet. Between buildings, there shall be a side yard of not less than 20 feet. A minimum of 50 feet from any adjoining parcel boundary is required. The rear setbacks shall be a minimum of 20 feet except where a rear entry garage, carport, or other parking area accessible from an alley is provided; then the setback shall be twenty (20) feet measured from the alley pavement.
 5. Building Height - No townhouse building or structure shall exceed the height of 35 feet **unless adequate fireproofing construction materials are used, an adequate sprinkler system is provided, and a fire escape system approved by the County Fire Marshall is installed.**
 6. Maximum Units per Building - No more than six (6) townhouses shall be permitted to form any one single building.
 7. Minimum Heated Floor Area - All units shall have a minimum heated floor area of 800 square feet.
 8. Maximum Density - Townhouse developments shall not exceed a density of six (6) units per acre. This maximum is to be density neutral and construction on site may be creatively arranged such that the total average gross density is no more than 6 units per acre.
- E. Residential Duplex, Triplex, and Quadplex Development Regulations.
1. Minimum Lot Size - Each development shall have a minimum lot size of ten (10) acres.
 2. Frontage - The minimum lot frontage on a public street for each duplex, triplex or quadplex development project shall be at least 60 feet.
 3. Setbacks - All developments shall have side setbacks minimum of 20 feet and a minimum rear setback of 50 feet.
 4. Building Height --No **duplex, triplex, and quadplex** building or structure shall exceed the height of 35 feet **unless adequate fireproofing construction materials are used, an adequate sprinkler system is provided, and a fire escape system approved by the County Fire Marshall is installed.**
 5. Maximum Units per Building - No more than four (4) units shall be permitted to form any one single building.
 6. Minimum Heated Floor Area - All units shall have a minimum heated floor area of 800 square feet.

7. Maximum Density - All developments shall not exceed a density of six (6) units per acre. This maximum is to be density neutral, and construction on site may be creatively arranged such that the total average gross density is no more than 6 units per acre.

F. Apartment Regulations.

1. Minimum Lot Size - Each lot for apartment development shall have a minimum lot area of ten (10) acres.
2. Width and Frontage - The minimum frontage for each development on a public street shall be at least 60 feet.
3. Structure Separation - Apartment buildings shall be constructed with a separation of at least 20 feet.
4. Setbacks - All apartment developments shall have side setbacks minimum of 20 feet and a minimum rear setback of 50 feet.
5. Building Height - No apartment building or structure shall exceed the height of 35 feet **unless adequate fireproofing construction materials are used, an adequate sprinkler system is provided, and a fire escape system approved by the County Fire Marshall is installed.**
6. Minimum Heated Floor Area - All units shall have minimum heated floor area of 800 square feet.
7. Maximum Units per Building - No more than twelve (12) units shall be permitted to form any one single building.
8. Maximum Density - All apartment developments shall not exceed a density of six (6) units per acres. This maximum is to be density neutral and construction on site may be creatively arranged such that the total average gross density is no more than 6 units per acre.

G. Semi-Detached Residential Development Regulations.

1. Minimum Lot Size - Each development shall have a minimum lot size of ten (10) acres.
2. Frontage - The minimum lot frontage on a public street for each semi-detached residential development project shall be at least 60 feet.
3. Setbacks - All developments shall have side setbacks minimum of 20 feet and a minimum rear setback of 50 feet.
4. Building Height - **No semi-detached residential** building or structure shall exceed the height of 35 feet unless **adequate fireproofing construction materials are used, an adequate sprinkler system is provided, and a fire escape system approved by the County Fire Marshall is installed.**
5. Maximum Units per Building - No more than four (4) units shall be permitted to form any one total building.
6. Minimum Heated Floor Area - All units shall have a minimum heated floor area of eight hundred (800) square feet.

7. Maximum Density - All developments shall not exceed a density of six (6) units per acre. This maximum is to be density neutral, and construction on site may be creatively arranged such that the total average gross density is no more than 6 units per acre.

Section 307. VCR - Vacation Cottage Restricted.

THE VCR DISTRICT HAS BEEN DELETED. NO APPLICATIONS TO REZONE PROPERTY TO THIS DISTRICT WILL BE HEARD BY THE PLANNING COMMISSION OR THE COUNTY COMMISSION FROM THE ADOPTED DATE OF THIS RESOLUTION. ALL LAND AREAS CURRENTLY ZONED VCR DISTRICT SHALL ABIDE BY THE FOLLOWING REGULATIONS.

A. Permitted Uses.

1. Single family dwellings with on-site construction only. Only one principal residence per parcel of land.
2. Churches or other places of worship and cemeteries.
3. Accessory uses, such as private garages, swimming pools, home workshops, tennis courts, children's play houses, small gardens, non-commercial greenhouses, and home offices. Accessory uses must be located on a parcel that is currently occupied by a principal residential structure.
 - a. Accessory structures shall be no larger than the footprint of the primary structure or one-half the gross square footage, whichever is greater.
 - i. Exception: When the lot size is three (3) acres or greater, then the size of the accessory structure shall not be regulated in size, but shall meet all setback requirements.
4. Short-Term Home Rentals in accord with the definition of "short-term home rental" and that also comply with the following requirements:
 - a. Only one rental residence is allowed per parcel.
 - b. Must obtain a permit from the Dawson County Planning and Development department.
 - c. Must remit all applicable hotel/motel taxes as necessary and required by law.
 - d. Parking must be provided off-street for a minimum of two (2) vehicles.
 - e. Maximum occupancy is limited to two persons per bedroom plus two additional persons per household from 11 PM to 8 AM.
 - f. Short Term Rental Permit requirements:
 - i. The permit shall include the name and phone number of the owner and operator who is available 24 hours a day seven days a week to respond to complaints regarding the operation or occupancy of the short term rental unit.
 - ii. The permit shall include a notarized statement signed by the owner/operator that the short term rental shall be in compliance with these regulations.
 - iii. Proof of ownership is required at time of permitting.

- iv. Short term rental structure must have a Certificate of Occupancy prior to issuance of permit.
 - v. Unless revoked the short term rental permit is valid for one year from the date of issuance of the permit.
 - vi. If the permit is revoked or denied it may be appealed to the Board of Commissioners.
 - 5. Animals such as dogs or cats owned by the resident for their personal enjoyment and not for commercial purposes.
 - 6. Home occupations upon approval if the following requirements are met in addition to those found under Article VI, Section 611 are met
 - a. The use of an accessory building for a home occupation is prohibited.
 - 7. Industrialized Single Family Modular Home.
 - 8. Public parks and Subdivision amenity areas
 - 9. Private Amenity areas such as swimming pools, tennis courts, children's play areas, small gardens, non-commercial greenhouses, fitness and recreations centers, club house or community rooms and other similar uses Provided that the following conditions are met:
 - a. Adequate parking area is provided for the amenity area, typically a minimum of 15 parking spaces
 - b. The area is fenced and landscaped. All pools should be landscaped and screened such that at least 50% of the view from the public road is obscured.
 - c. The amenity area is constructed and completed in the first phase of the development.
 - d. Lighting is provided for the parking area and all walkways and pedestrian access points.
 - 10. Schools and other public buildings
 - 11. Public Utilities with a maximum gross total of 400 sq. ft. of structure per parcel, unless a Variance is approved.
- B. Prohibited Uses.
- 1. Commercial Uses.
 - 2. Industrial Uses.
 - 3. Manufactured (Mobile) Homes and houses moved from other locations (Except industrialized single family modular homes).

4. Animals which individually or in numbers, create a nuisance by noise, smell, unsanitary or visual effects. Animals such as dogs and cats are permitted when their number in relation to area does not create a nuisance to neighbors. Kennels for the breeding of any animal for sale are prohibited. Pet fowl or birds may be kept in cages under the same provisions. No swine are permitted.
 5. Horses are prohibited on lots less than (3) acres.
 6. Any use not permitted in accord with terms hereof.
- C. Building Requirements. Unless a variance is approved the minimum requirements for the VCR Land Use District are:
1. Minimum square footage for all residential structures in this district is 1,200 square feet (heated).
 2. Minimum lot size - 25,700 square feet if served by a septic tank and private, individual well; 20,000 square feet if served by an approved public water system; 16,000 square feet if served by an approved public water system and an approved public sewerage system. (NOTE: The Dawson County Health Department may require larger lot sizes; lot sizes may also be affected by slope requirements, performance standards, and additional requirements found in the Dawson County Land Development Resolution.)
 3. Minimum Setbacks: Front yard - 100 feet on parkways, 60 feet on state highways, 40 feet on others; side yard - 10 feet; rear yard - 20 feet. Except that no setbacks are required from U.S. Army Corps of Engineers line on Lake Lanier unless a road is involved. Front yard setback applies to all frontages on publicly maintained streets with the exception of rear alleys.
 4. Minimum Setbacks for Accessory Structures: Front Yard – 100 feet on parkways, 60 feet on state highways, 40 feet on others; Side Yard 5 feet; and Rear Yard 10 feet
 5. Maximum Building Height is 35 feet.
 6. If a principal residential structure is located less than 15' from any property line, then local fire codes impose certain requirements.

Section 308. VC - Vacation Cottage.

THE VC DISTRICT HAS BEEN DELETED FROM THIS ORDINANCE. NO APPLICATIONS TO REZONE PROPERTY TO THIS DISTRICT WILL BE HEARD BY THE PLANNING COMMISSION OR THE COUNTY COMMISSION FROM THE ADOPTED DATE OF THIS RESOLUTION. ALL LAND AREAS CURRENTLY ZONED VCR DISTRICT SHALL ABIDE BY THE FOLLOWING REGULATIONS.

A. Permitted Uses.

1. Single family dwellings with on-site construction only. Only one principal residence per parcel of land.
2. Churches or other places of worship and cemeteries.
3. Accessory uses, such as private garages, swimming pools, home workshops, tennis courts, children's play houses, small gardens, non-commercial greenhouses, and home offices. Accessory uses must be located on a parcel that is currently occupied by a principal residential structure.
 - a. Accessory structures shall be no larger than the footprint of the primary structure or one-half the gross square footage, whichever is greater.
 - i. Exception: When the lot size is three (3) acres or greater, then the size of the accessory structure shall not be regulated in size, but shall meet all setback requirements.
4. Short-Term Home Rentals in accord with the definition of "short-term home rental" and that also comply with the following requirements:
 - a. Only one rental residence is allowed per parcel.
 - b. Must obtain a permit from the Dawson County Planning and Development department.
 - c. Must remit all applicable hotel/motel taxes as necessary and required by law.
 - d. Parking must be provided off-street for a minimum of two (2) vehicles.
 - e. Maximum occupancy is limited to two persons per bedroom plus two additional persons per household from 11 PM to 8 AM.
 - f. Short Term Rental Permit requirements:
 - i. The permit shall include the name and phone number of the owner and operator who is available 24 hours a day seven days a week to respond to complaints regarding the operation or occupancy of the short term rental unit.
 - ii. The permit shall include a notarized statement signed by the owner/operator that the short term rental shall be in compliance with these regulations.

- iii. Proof of ownership is required at time of permitting.
 - iv. Short term rental structure must have a Certificate of Occupancy prior to issuance of permit.
 - v. Unless revoked the short term rental permit is valid for one year from the date of issuance of the permit.
 - vi. If the permit is revoked or denied it may be appealed to the Board of Commissioners.
 - 5. Animals such as dogs or cats owned by the resident for their personal enjoyment and not for commercial purposes.
 - 6. Home Occupations upon approval if the following requirements are met in addition to those found under Article VI, Section 611
 - a. The use of an accessory building for a home occupation is prohibited.
 - 7. Industrialized Single Family Modular Home.
 - 8. Public parks and Subdivision amenity areas
 - 9. Private Amenity areas such as swimming pools, tennis courts, children's play areas, small gardens, non-commercial greenhouses, fitness and recreations centers, club house or community rooms and other similar uses Provided that the following conditions are met:
 - a. Adequate parking area is provided for the amenity area, typically a minimum of 15 parking spaces.
 - b. The area is fenced and landscaped. All pools should be landscaped and screened such that at least 50% of the view from the public road is obscured.
 - c. The amenity area is constructed and completed in the first phase of the development.
 - d. Lighting is provided for the parking area and all walkways and pedestrian access points.
 - 10. Schools and other public buildings
 - 11. Public Utilities with a maximum gross total of 400 sq. ft. of structure per parcel, unless a
 - a. Variance is approved.
 - 12. Manufactured Housing and houses moved from another location. Only one principal residence per parcel of land.
- B. Prohibited Uses.
- 1. Commercial Uses.

2. Industrial Uses.
 3. Animals, which individually or in numbers, create a nuisance by noise, smell, unsanitary or visual effects. Animals such as dogs and cats are permitted when their number in relation to area does not create a nuisance to neighbors. Kennels for the breeding of any animal for sale are prohibited. Pet fowl or birds may be kept in cages under the same provisions. No swine are permitted. Horses are prohibited on lots less than (3) acres.
 4. Any use not permitted in accord with the terms hereof.
- C. Building Requirements. Unless a variance is approved the minimum requirements for the VC Land Use District are:
1. Mobile/Manufactured Homes must comply with Compatibility Standards of Section 305.
 2. Minimum lot size - 25,700 square feet if served by a septic tank and private, individual well; 20,000 square feet if served by an approved public water system; 16,000 square feet if served by an approved public water system and an approved public sewerage system. (NOTE: The Dawson County Health Department may require larger lot sizes; lot sizes may also be affected by slope requirements, performance standards, and additional requirements found in the Dawson County Land Development Resolution.)
 3. Minimum Setbacks: Front yard - 100 feet on parkways, 60 feet on state highways, 40 feet on others; side yard - 10 feet; rear yard - 20 feet. Except that no setbacks are required from U.S. Army Corps of Engineers line on Lake Lanier unless a road is involved. Front yard setback applies to all frontages on publicly maintained streets with the exception of rear alleys.
 4. Minimum Setbacks for Accessory Structures: Front Yard – 100 feet on parkways, 60 feet on state highways, 40 feet on others; Side Yard 5 feet; and Rear Yard 10 feet.
 5. Maximum Building Height is 35 feet.
 6. If a principal residential structure be located less than 15' from any property line, then local fire codes impose certain requirements.

Section 309. R-A Residential Agricultural/ Residential Exurban.

Residential Agricultural/Residential Exurban Districts are areas that are either primarily agricultural in land use with residential or other use incidental to the agricultural use, or areas that are not

under intensive development pressures and are in relatively large parcels. Agricultural uses range from horticulture, animal husbandry, poultry, and forestry, including intensively managed tree farms to non-managed woodlands. The conservation of prime agricultural and forestry land use from intensive development into other uses is a primary objective of this classification and is encouraged. Some prime agricultural land is geographically located on land with constraints on intensive residential or commercial development, such as steep forested slopes or river valley

floor plains; therefore, careful consideration should be given to changes in those areas.

A. Permitted Uses. Uses not listed in this Subsection are prohibited in this district.

1. "Only one principal farm residence is permitted per tract of land. One Guest quarters or caretaker/employee residence is permitted per tract of land in accordance with Section 310.A.2. Moved-in houses, manufactured housing, and mobile homes are allowed on tracts of land of five (5) acres or more and are conditionally allowed with the approval of the Planning Commission and Board of Commissioners on tracts of land under five (5) acres. All manufactured and mobile homes must comply with the compatibility conditions of Section 305 of this Resolution."
2. Bed and Breakfast establishment in accord with the definition and also compliant with the following:
 - a. Bed and Breakfast Permit requirements:
 - i. The permit shall include the name and phone number of the owner/operator whose primary residence is the Bed and Breakfast.
 - ii. Only one Bed and Breakfast is allowed per parcel.
 - iii. The number of guest rooms is limited to one less than the total number of bedrooms in the dwelling unit, with an overall maximum of 6 guest rooms. Maximum occupancy is limited to two adults per guest room.
 - iv. Must remit all applicable hotel/motel taxes.
 - v. The permit shall include a notarized statement signed by the owner/operator that the Bed and Breakfast shall be in compliance with these regulations.
 - vi. Proof of ownership is required at time of permitting.
 - vii. Bed and Breakfast structure must have a Certificate of Occupancy

prior to issuance of permit.

- viii. Unless revoked the Bed and Breakfast permit is valid for one year from the date of issuance of the permit.
 - ix. Structure must be inspected and approved by Dawson County Fire Marshal and Building Official prior to the issuance of Bed and Breakfast permit.
 - x. Off street parking spaces must be provided and screened from the view of adjoining property uses and the public street.
 - xi. If the permit is revoked or denied it may be appealed to the Board of Commissioners.
3. Short-Term Home Rentals in accord with the definition of "short-term home rental" and that comply with the following requirements:
- a. Only one rental residence is allowed per parcel.
 - b. Must obtain a permit from the Dawson County Planning and Development department.
 - c. Must remit all applicable hotel/motel taxes as necessary and required by law.
 - d. Parking must be provided off-street for a minimum of two (2) vehicles.
 - e. Maximum occupancy is limited to two persons per bedroom plus two additional persons per household from 11 PM to 8 AM.
 - f. Short-Term Rental Permit requirements:
 - i. The permit shall include the name and phone number of the owner and operator who is available 24 hours a day seven days a week to respond to complaints regarding the operation or occupancy of the short term rental unit.
 - ii. The permit shall include a notarized statement signed by the owner/operator that the short term rental shall be in compliance with these regulations.
 - iii. Proof of ownership is required at time of permitting.
 - iv. Short term rental structure must have a Certificate of Occupancy prior to issuance of permit.
 - v. Unless revoked the short term rental permit is valid for one year from the date of issuance of the permit.

- vi. If the permit is revoked or denied it can be appealed to the Board of Commissioners.
4. All agricultural and forestry uses, including fisheries, the raising or growing of crops, bee and other farm animals, all types of poultry production, and any other livestock or animal husbandry operations; provided, however, that there shall be no meat processing, or manufacturing operations related to the agricultural use. Temporary location of a portable sawmill on timber sale property for no more than one year.
5. Customary and essential accessory farm buildings and uses including barns and other livestock structures, storage sheds, used for the day-to-day operation of such activities, for the storage or preservation of said crops, products and foodstuffs raised or grown on said parcel, and roadside stands for the sale of products grown on that property only.
 - a. Accessory structures shall be no larger than the footprint of the primary structure or one-half the gross square footage, whichever is greater.
 - i. Exception: When the lot size is three (3) acres or greater, then the size of the accessory structure shall not be regulated in size, but shall meet all setback requirements.
6. Storage, retail or wholesale marketing, or processing of agricultural products into a value-added agricultural product is a permitted use in a farming operation if more than 50 percent of the stored, processed or merchandised products are produced by the farm operator.
7. Wineries selling wine, in a tasting room, subject to the following conditions:
 - a. Wineries must be licensed according to the Dawson County Alcohol Ordinance.
 - b. Retail sales and ancillary restaurant facilities are allowed if approved by the Board of Commissioners after review and recommendation of the Planning Commission.
 - c. Retail sales and restaurant or food service facilities are clearly accessory to the production of wine.
 - d. Any restaurant facilities shall be approved by the Dawson County Health Department.
8. Direct marketing of produce in a farm market, on-farm market or roadside stand no greater than five hundred (500) square feet of building area, unless a variance is approved.
9. Seasonal U-pick fruits and vegetable operations.
10. Seasonal Outdoor mazes of agricultural origin such as straw bales or corn, small-scale outdoor entertainment such as a car show, art fair or music concert, fun houses or haunted houses, non-profit benefits, and festivals with a special use business permit.
11. Food sales/processing, processing any fruits/produce, with the exception of no meat processing and no food franchises or franchise products.

12. Agricultural farm operations may include any or all of the following ancillary agriculturally related uses and some non-agriculturally related uses so long as the general character of the farm is maintained and the activities represent less than 50 percent of the gross receipts of the farm: **See specific requirements of ancillary uses.**
 - a. Value-added agricultural products or activities such as education tours, **wedding venues with a minimum of fifteen (15) acres, and/or** processing facilities, etc.
 - b. Bakeries selling baked goods containing produce grown on site.
 - c. Playground areas or equipment, not including motorized vehicles or rides.
 - d. Petting farms, animal display and pony rides.
 - e. Wagon, sleigh and hay rides.
 - f. Nature trails.
 - g. Open air or covered picnic areas with restrooms.
 - h. Educational classes, lectures, seminars.
 - i. Historical agricultural exhibits.
 - j. Kitchen facilities and/or tasting rooms for processing/cooking or serving of items for sale containing produce and crops grown on site.
 - k. Gift shops for the sale of agricultural products and non-agricultural products such as antiques or crafts, limited to 1000 sq. ft. building area.
13. Animal hospitals, Veterinary Clinics, dog kennels, and grooming catteries, riding stables, hunting preserves using natural or native game resources, or wildlife preserves and structures necessary or accessory to the above uses; provided that approval is granted for a permissive use through a special use permit by the Planning Commission. The Planning Commission shall consider the evidence presented on the proposed use and shall consider all relevant data relating to the public health, safety and welfare including;
 - a. Noise factors that may impact adjacent residential areas,
 - b. Isolating factors, such as topography or buffers, and
 - c. noxious odors affecting adjacent properties
14. Non-commercial racetracks and arenas, permitted after Public Hearing and approval by the Planning Commission.
15. Churches, other places of worship and Cemeteries.
16. Solar Farms
 - a. Freestanding solar panels located on the ground shall not exceed twenty (20) feet in height above the ground

- b. Freestanding solar panels shall meet all setback requirements as required for buildings
 - c. Solar Farms shall have approval by the Planning Commission and the Board of Commissioners as a permissive use or special use permit.
 - d. Solar Farms shall be located on parcels greater than five (5) acres
17. Home Occupations if requirements in Article VI, Section 611 are met.
18. Public Parks and recreation areas.
19. Schools and other public buildings.
20. Public Utilities with a maximum gross total of 400 sq. ft. of structures per parcel unless a variance is approved.
- B. Prohibited Uses.
- 1. Residential subdivisions where lots are less than five (5) acres in size.
 - 2. Commercial campgrounds or multiple ownership land sales operations, or nudist colonies.
 - 3. Commercial activities listed under Commercial District permitted uses.
 - 4. Industrial and warehousing uses.
 - 5. Any use not permitted in accord with the terms hereof.
 - 7. Horses are prohibited on lots less than (3) acres

C. Building Requirements

The minimum area, yard, and building requirements in the R-A Residential Agricultural District are:

- 1. Minimum lot size: 1.5 acre or as determined by the Dawson County Health Department, whichever is greater. Except in residential subdivisions, when the minimum lot size is 5-acres.
Minimum width at building line: 175 feet
Minimum depth: 200 feet
- 2. Minimum Setback.
 - a. Residences and accessory structures directly related to the primary residence - Front yard 100 feet on parkways, 60 feet on State Highways, 40 feet on all others; side yard - 20 feet, rear yard - 35 feet. Front yard setback applies to all frontages on publicly maintained streets with the exception of rear alleys.
 - b. Major farm buildings - fifty (50) feet from the property line or 200 feet from the nearest residence, other than the residence of the owner, whichever is greater.

The exhaust end of all poultry houses shall be located not less than 300 feet from any existing residence other than the applicant's. All poultry houses shall be located not less than 300 feet from a property line adjacent to residentially zoned property and 50 feet from the property line of any property located in an RA, or C-RB district. As an alternative to this requirement, the applicant may upon approval of the Planning Commission, construct an earth berm, vegetative buffer or other barrier as specified and approved by the Planning Commission to shield the exhaust from any such residence.

- c. No setback required from Lake Lanier Government Line.
 - d. Health Department regulations require 10 feet from property line and 100 feet from a well for septic field lines.
3. Maximum Building Height.
- a. Residences: 35 feet
 - b. Height of accessory and other customary farm related buildings and structures shall be approved by the Planning Commission if greater than 35 feet.
4. Specific requirements for ancillary uses

If any agricultural farm includes the listed ancillary uses in section 309.A.12 then adequate parking facilities must be provided in the form of the following:

- a. A minimum of twenty (20) parking spaces must be provided.
- b. Parking facilities may be located on a grass or gravel area. All parking areas shall be defined by either gravel, cut lawn, sand or other visible marking.
- c. All parking areas shall be located in such a manner to avoid traffic hazards associated with entering and exiting the public roadway.
- d. Paved parking areas must meet all design, landscaping and screening and setback requirements set forth by Dawson County codes and regulations.
- e. All lighting, parking and otherwise shall meet the commercial lighting requirements of the Land Use Ordinance.

D. Special District Requirements.

Agricultural districts include uses of land primarily for active farming activities and will result in odors, noise, dust and other effects, which may not be compatible with adjacent single-family development. Future abutting developers in non-RA land use districts shall be provided with a "Notice of RA Adjacency" at the time of application for a building or occupancy permit for property adjacent to an RA district. Prior to administrative action on either the land use district or the issuance of a building or occupancy permit the applicant therefore shall be required to sign a waiver on a form prepared by the Planning and Development Director which will indicate that the applicant understands that a use is ongoing adjacent to his use which will produce odors, noise, dust and other effects which may not be compatible with the applicant's development. Nevertheless, understanding the effects of the adjacent RA use, the applicant agrees by

executing the form to waive any objection to those effects and understands that his district change and/or his permits are issued and processed in reliance on his agreement not to bring any action (asserting that the adjacent uses in the RA District constitute a nuisance) against local governments and adjoining landowners whose property is located in an RA District. Any such notice or acknowledgment provided to or executed by a landowner adjoining a tract in an RA District shall be a public record.

Section 310. RRE Residential Rural Estate.

Residential Estate Districts are areas that are either primarily single family residential with other agricultural, pastoral or recreational uses incidental to the principal residential use, or areas that are not under intensive development pressures and are in relatively large parcels. Typical rural residential uses range from horticulture, agri-tourism, livestock and animal husbandry, to non-managed woodlands. The conservation of prime agricultural and forestry land use from the need to extend urbanized infrastructure (public water and sewer service) is a primary objective of this classification and is encouraged to maintain the rural character. Some prime agricultural land is geographically located on land with constraints on intensive residential or commercial development, such as steep forested slopes or river valley floor plains; therefore, careful consideration should be given to changes in those areas.

A. Permitted Uses. Uses not listed in this Subsection are prohibited in this district.

1. "Only one principal residence is permitted per tract of land. One Guest quarters or caretaker/employee residence is permitted per tract of land in accordance with Section 310.A.2. Moved-in houses, manufactured housing, and mobile homes are allowed on tracts of land of five (5) acres or more and are conditionally allowed with the approval of the Planning Commission and Board of Commissioners on tracts of land under five (5) acres. All manufactured and mobile homes must comply with the compatibility conditions of Section 305 of this Resolution."

2. Only one (1) caretaker or guest house is permitted on a parcel or lot and must be located on the same parcel as the principal residence provided:

- a. At least one of the residences must be owner occupied full-time.
- b. Access to the guest quarters shall be from the same driveway as the primary residence.
- c. Primary residence must be existing or under construction prior to allowance of a caretaker or guest residence.

3. Bed and Breakfast establishment in accord with the definition and also compliant with the following:

Bed and Breakfast Permit requirements:

- i. The permit shall include the name and phone number of the owner/operator whose primary residence is the Bed and Breakfast.
- ii. Only one Bed and Breakfast is allowed per parcel.
- iii. The number of guest rooms is limited to one less than the total number of bedrooms in the dwelling unit, with an overall maximum of 6 guest rooms. Maximum occupancy is limited to two adults per guest room.
- iv. Must remit all applicable hotel/motel taxes.
- v. The permit shall include a notarized statement signed by the owner/ operator that the Bed and Breakfast shall be in compliance with these regulations.

- vi. Proof of ownership is required at time of permitting.
 - vii. Bed and Breakfast structure must have a Certificate of Occupancy prior to issuance of permit.
 - viii. Unless revoked the Bed and Breakfast permit is valid for one year from the date of issuance of the permit.
 - ix. Structure must be inspected and approved by Dawson County Fire Marshal and Building Official prior to the issuance of Bed and Breakfast permit.
 - x. Off street parking spaces must be provided and screened from the view of adjoining property uses and the public street.
 - xi. If the permit is revoked or denied it may be appealed to the Board of Commissioners.
4. Short-Term Home Rentals in accord with the definition of "short-term home rental" that also comply with the following requirements:
- a. Only one rental residence is allowed per parcel.
 - b. Must obtain a permit from the Dawson County Planning and Development department.
 - c. Must remit all applicable hotel/motel taxes as necessary and required by law.
 - d. Parking must be provided off-street for a minimum of two (2) vehicles.
 - e. Maximum occupancy is limited to two persons per bedroom plus two additional persons per household from 11 PM to 8 AM.
 - f. Short Term Rental Permit requirements:
 - i. The permit shall include the name and phone number of the owner and operator who is available 24 hours a day seven days a week to respond to complaints regarding the operation or occupancy of the short term rental unit.
 - ii. The permit shall include a notarized statement signed by the owner/operator that the short term rental shall be in compliance with these regulations.
 - iii. Proof of ownership is required at time of permitting.
 - iv. Short term rental structure must have a Certificate of Occupancy prior to issuance of permit.

- v. Unless revoked the short term rental permit is valid for one year from the date of issuance of the permit.
 - vi. If the permit is revoked or denied it can be appealed to the Board of Commissioners.
5. When compatible with residential uses in a limited area, agriculture, floriculture, horticulture, silviculture, cultivation of field or garden crops or similar related uses.
 6. Customary and essential accessory farm buildings and uses including barns and other livestock structures, storage sheds, and roadside stands not greater than 100 sq. ft. for the sale of products grown on that property only.
 7. Accessory structures shall be no larger than the footprint of the primary structure or one-half the gross square footage, whichever is greater.
 - i. Exception: When the lot size is three (3) acres or greater, then the size of the accessory structure shall not be regulated in size, but shall meet all setback requirements.
 8. Animal hospitals, Veterinary Clinics, dog kennels, and grooming catteries, riding stables, hunting preserves using natural or native game resources, or wildlife preserves and structures necessary or accessory to the above uses; provided that approval is granted for a permissive use through a special use permit by the Planning Commission. The Planning Commission shall consider the evidence presented on the proposed use and shall also consider all relevant data relating to the public interest including:
 - a. Noise factors that may impact adjacent residential areas,
 - b. Isolating factors, such as topography or buffers, and
 - c. Possibility of noxious odors affecting adjacent properties
 9. Churches, other places of worship, and cemeteries.
 10. Home Occupations if requirements in Article VI, Section 611 are met.
 - a. The use of an accessory building for a home occupation is prohibited.
 11. Public Parks and recreation areas.
 12. Schools and other public buildings.
 13. Private Amenity areas such as swimming pools, tennis courts, children's play areas, small gardens, non-commercial greenhouses, fitness and recreations centers, club house or community rooms and other similar uses Provided that the following conditions are met:
 - a. Adequate parking area is provided for the amenity area, typically a minimum of 15 parking spaces, unless a variance is approved.
 - b. The area is fenced and landscaped. All pools should be landscaped and screened such that at least 50% of the view from the public road is obscured.

- c. The amenity area is constructed and completed in the first phase of the development.
- d. Lighting is provided for the parking area and all walkways and pedestrian access points.

14. Public Utilities with a maximum gross total of 400 sq. ft. of structures per parcel.

B. Prohibited Uses.

- 1. Residential subdivisions with lots less than three (3) acres in size.
- 2. Commercial campgrounds or multiple ownership land sales operations, or nudist colonies.
- 3. Commercial activities listed under Commercial District permitted uses.
- 4. Industrial and warehousing uses.
- 5. Any use not permitted in accord with the terms hereof.

C. Building Requirements

The building requirements in the RRE, Residential Rural Estate District are as follows, unless a variance is granted:

- 1. Minimum lot size: 1.5 acre or as determined by the Dawson County Health Department, whichever is greater. Except in residential subdivisions where the minimum lot size is 3 acres.
Minimum width at building line: 150 feet
Minimum depth: 200 feet
- 2. Minimum Setback.
 - a. Residences - Front yard 100 feet on parkways, 60 feet on State Highways, 40 feet on all others; side yard - 20 feet, rear yard - 35 feet. Front yard setback applies to all frontages on publicly maintained streets with the exception of rear alleys.
 - b. Major farm buildings (Horse barns, etc.) - thirty (30) feet from the property line or 100 feet from the nearest residence, other than the residence of the owner, whichever is greater.
 - c. Minimum Setbacks for Accessory Structures: Front Yard – 100 feet on parkways, 60 feet on state highways, 40 feet on others; Side Yard 5 feet; and Rear Yard 10 feet.
 - d. No setback required from Lake Lanier Government Line, but is encouraged by the Planning Commission.
- 3. Maximum Building Height.
 - a. Residences: 35 feet

- b. Height of farm related buildings and structures shall not be over 35 feet without approval by the Planning Commission

D. Special District Requirements.

Residential Rural Estate districts include uses of land primarily for residential and minor farming activities and will result in odors, noise, dust and other effects, which may not be compatible with adjacent single-family development. Nevertheless, understanding the effects of the adjacent RRE use, the applicant agrees by executing the form to waive any objection to those effects and understands that his district change and/or his permits are issued and processed in reliance on his agreement not to bring any action (asserting that the adjacent uses in the RRE District constitute a nuisance) against local governments and adjoining landowners whose property is located in an RRE District. Any such notice or acknowledgment provided to or executed by a landowner adjoining a tract in an RRE District shall be a public record.

Section 311. RPC Residential Planned Community.

The Residential Planned Community District is a parcel of land developed with a variety of land uses which may vary from strict application of minimum standards in other land use classifications with the purpose of encouraging the development of large tracts of land as planned communities; encourage flexible and creative concepts in site planning; preserve the natural environment by encouraging scenic and functional open areas within residential areas; and provide for an efficient use of land resulting in increased efficiency in providing services, thus lowering development costs due to the smaller networks for streets and shorter utility lines. The Residential Planned Comprehensive Development is a flexible alternative which advocates the grouping or clustering of lots and buildings on a smaller portion of the tract, where the developer can maintain the same residential density but offer smaller lots, with remaining land dedicated or reserved for open space, agriculture, woodlands or recreation.

- A. Applicability. RPC is permitted only if a single developer or development group is planning and constructing the entire unit, including all amenities, and shall not be available to any development if any lots or parcels are sold to others before construction of amenities and buildings (excepting single family residences). Amenities may be shown as part of a specific phase(s) of the master plan and must be constructed accordingly.
- B. In the event of the failure of the developer to complete any portion of the approved plan, then all requirements of subdivision regulations shall be complete before sale of any lots or issuance of building or occupancy permits.
- C. The minimum acreage permitted for RPC is 100 contiguous acres. The amount of permanent open space or natural space required shall be no less than forty (40) percent of the development. An active amenity area consisting of at least a pool, clubhouse, and two tennis courts is required. The overall net density shall be no more than one (1) unit per acre. In some cases, the health department may require a lower density for septic tank requirements based on soils and slope.
- E. An application for zoning and any development permits shall be preceded in each case by informal meeting with the Planning staff prior to submission and shall be consistent with the format required for subdivision approval with the following additions:
 - 1. A proposed master plan showing at minimum:
 - a. Total property area included in the development with a legal description of the subject property and bounds;
 - b. Proposed buildings with approximate square footage and footprints;
 - c. Proposed street layout;
 - d. Existing topographic conditions to include a contour interval of a minimum 5 feet based on field surveys or photogram metric photogrammetric methods;
 - e. Amenity areas and buildings, including defined open space;;
 - f. Traffic impact study.
 - 2. Water and sewage disposal and other utility plans.

3. A Statement of Intent containing disclosure of ownership, financial information, of the character of the proposed development, including a summary of gross density, types of dwelling units, amenities provided, agreements or protective covenants, and a schedule for the completion of various stages of the development including completion of amenities, open space and landscaping.
 4. A master drainage plan shall be provided with the application for rezoning to identify the detention/retention and encourage creative water quality and quantity treatment processes.
- F. Lapse of approval shall occur two years after the approval of the development plan or if the applicant fails to reasonably maintain the development schedule (delay over 6 months for any phase of the project without satisfactory explanation.) The Planning Commission may extend approval for one year at its discretion. Upon lapse of approval, all approved documents shall be revoked and the area shall be returned to the previous district classification following appropriate notice, hearings and approvals of the Board of Commissioners. The developer shall receive a minimum of 60-days' notice of intent to revoke approval prior to initiating the application.
- G. The approved rezoning to RPC shall automatically be conditioned upon the approved master plan regardless of ownership unless approval lapses pursuant to Section 311.F. Any Change or revision to the master plan after the initial rezoning or any change to any other zoning condition imposed by the County, shall require a rezoning application. The approved plan and any revisions shall be recorded in the office of the County Clerk with the minutes of the meeting when the plan is approved or revised.
- H. Any major or substantial change in the approved master development plan that affects the intent and character of the development, increases the density or changes the land use pattern, changes the location or dimensions of streets or similar changes must be reviewed and approved by the Dawson County Board of Commissioners after review and recommendation by the Planning Commission before any work shall be permitted. A request for revision of the master development plan shall be supported by a written statement justifying the necessity or desirability for such revision. Any such major change shall be considered a request to change a zoning condition and shall be subject to rezoning procedures.
- I. Permitted Uses.

The following uses are allowed within this district. Uses not listed in this Subsection are prohibited in this district.

1. Single family dwellings with on-site construction only. Only one principal residence per parcel of land.
2. Apartments, duplexes, triplexes, quadplexes, semi-detached residences and townhouses.
3. Owner-occupied condominiums.
4. Bed and Breakfast establishment in accord with the definition of "bed and breakfast" and that complies with the following requirements:

- a. Bed and Breakfast Permit requirements:
 - i. The permit shall include the name and phone number of the owner/operator whose primary residence is the Bed and Breakfast.
 - ii. Only one Bed and Breakfast is allowed per parcel.
 - iii. The number of guest rooms is limited to one less than the total number of bedrooms in the dwelling unit, with an overall maximum of 6 guest rooms. Maximum occupancy is limited to two adults per guest room.
 - iv. Must remit all applicable hotel/motel taxes.
 - v. The permit shall include a notarized statement signed by the owner/operator that the Bed and Breakfast shall be in compliance with these regulations.
 - vi. Proof of ownership is required at time of permitting.
 - vii. Bed and Breakfast structure must have a Certificate of Occupancy prior to issuance of permit.
 - viii. Unless revoked the Bed and Breakfast permit is valid for one year from the date of issuance of the permit.
 - ix. Structure must be inspected and approved by Dawson County Fire Marshal and Building Official prior to the issuance of Bed and Breakfast permit.
 - x. Off street parking spaces must be provided and screened from the view of adjoining property uses and the public street.
 - xi. If the permit is revoked or denied it may be appealed to the Board of Commissioners.
5. Short-Term Home Rentals in accord with the definition of "short-term rental" that also comply with the following requirements:
 - a. Only one rental residence is allowed per parcel.
 - b. Must obtain a permit from the Dawson County Planning and Development department.
 - c. Maximum occupancy is limited to two persons per bedroom plus two additional persons per household from 11 PM to 8 AM.
 - d. Must remit all applicable hotel/motel taxes as necessary and required by law.

- e. Parking must be provided off-street for a minimum of two (2) vehicles.
- f. Short Term Rental Permit requirements:
 - i. The permit shall include the name and phone number of the owner and operator who is available 24 hours a day seven days a week to respond to complaints regarding the operation or occupancy of the short term rental unit.
 - ii. The permit shall include a notarized statement signed by the owner/operator that the short term rental shall be in compliance with these regulations.
 - iii. Proof of ownership is required at time of permitting.
 - iv. Short-term rental structure must have a Certificate of Occupancy prior to issuance of permit.
 - v. Unless revoked the short-term rental permit is valid for one year from the date of issuance of the permit.
 - vi. If the permit is revoked or denied, it can be appealed to the Board of Commissioners.
- 6. Churches or other places of worship and cemeteries.
- 7. Accessory uses, such as private garages, swimming pools, home workshops, tennis courts, children's play houses, small gardens, non-commercial greenhouses, and home offices. Accessory uses must be located on a parcel that is currently occupied by a principal residential structure.
 - a. Accessory structures shall be no larger than the footprint of the primary structure or one-half the gross square footage, whichever is greater.
 - i. Exception: When the lot size is three (3) acres or greater, then the size of the accessory structure shall not be regulated in size, but shall meet all setback requirements.
- 8. Animals such as dogs or cats owned by the resident for their personal enjoyment in compliance with the Dawson County Animal Control Ordinance and not for commercial purposes.
- 9. Home Occupations upon review, if the following requirements are met in addition to those found under Article VI, Section 611
 - a. The use of an accessory building for a home occupation is prohibited.
- 10. Industrialized single family modular home.
- 11. Public parks and subdivision amenity areas.

12. Private Amenity areas such as swimming pools, tennis courts, children's play areas, small gardens, non-commercial greenhouses, fitness and recreations centers, club house or community rooms and other similar uses Provided that the following conditions are met:

- a. Adequate parking area is provided for the amenity area; typically a minimum of 15 parking spaces, unless a variance is approved,
- b. The area is fenced and landscaped. All pools should be landscaped and screened such that at least 50% of the view from the public road is obscured.
- c. The amenity area shall be constructed and completed in the first phase of the development if the development is 100 acres or less. If the development is greater than 100 acres, the developer shall construct the amenity area in conjunction with the development of a specific phase of the development. This shall be clearly delineated and noted on the master plan.
- d. Lighting is provided for the parking area and all walkways and pedestrian access points.

13. Schools and other public buildings.

14. Public Utilities with a maximum gross total of 400 sq. ft. of structure per parcel.

15. A limited commercial component to the project is allowed, i.e. golf clubhouse, villas, etc. This may be included at no more than four percent (4%) of the total gross acreage. The commercial uses are intended for small-scale neighborhood service and will be specifically determined by the Board of Commissioners upon Master Plan approval. The commercial component of the plan shall be integrally designed with the residential component and shall provide both vehicular and pedestrian interconnectivity and access throughout.

J. Prohibited Uses.

1. Commercial Uses not specifically permitted under Section 311.J.14.
2. Industrial Uses.
3. Manufactured (Mobile) Homes and houses moved from other locations are prohibited.
4. Animals that individually or in numbers create a nuisance by noise, smell, unsanitary or visual effects. Horses are prohibited. Kennels for the breeding of any animal for sale are prohibited. Pet fowl or birds may be kept in cages in accord with the terms of this subsection. No swine are permitted.
5. Any use not permitted in accord with the terms hereof.

K. Open Space Requirements.

1. Minimum area. Each separate tract of open space shall contain at least two acres; except that no minimum tract size is required for open space in medians in streets or islands for cul-de-sac turnarounds.

2. Minimum width. Walkways or "fingers" of open space created to provide access from individual lots to a larger expanse of open space shall have a minimum width sufficient to accommodate a path, given the existing terrain, the center of which path shall be at least twenty-five (25) feet from any property line. All path dimensions shall have a width no more than eight (8) feet.
3. Desired features. Open Space shall include irreplaceable natural features of the site such as streams, significant stands of trees, individual trees of significant size, rock outcropping, and peaks and ridges that are themselves scenic features or from which scenic views are available.
4. Natural limitations. Natural areas which are unsafe for or not easily accessible to pedestrians - including swamps, floodplains, wetland areas, steep slopes (35% or more for a distance of 100 feet or more), woodlands, lakes, ponds and streams - may be included as open space. These areas shall not count for more than fifty percent (50%) of the total open space required.
5. Uses restricted. Buildings shall not occupy open space, but may occupy area allocated for one or more conventional lots.
6. Easements restricted. Open space may be entered or crossed by utility easements where such easements will involve access by persons or vehicles for periodic maintenance or repair only.
7. Open space shall be undisturbed except where designed as an active amenity area.

L. Roads and utilities:

1. All roads within RPC zoning district shall be private roads and shall be maintained by a property owners association formed by the developer; except those roads which serve to connect the development to other public roads.
2. All roads within a RPC development district shall be designated as private on all plats, maps, deeds, and road signs of the development.
3. All private roads with the development shall be built to public standards.
4. All roads shall have sidewalks and/or permanent pedestrian access designed throughout the project.
5. All utilities shall comply with applicable codes, and street lighting shall be included on all new streets by the developer. If either condition exists, then ongoing responsibility for maintenance of utilities and lighting shall be held by the Homeowners or Property Owner's Association as appropriate.

- M. Annual Review. To ensure continued progress toward completion, the approved Master Development Plan with updated accomplishments shall be submitted to the Dawson County Planning Commission for annual review. Failure to submit the review documents may result in Lapse of Approval pursuant to Sec.311.F.

Section 312. RMHP - Residential Manufactured/Mobile Home Park.

A. Purpose and Intent.

The Residential Manufactured/Mobile Home Park District is considered a higher density, multi-family development intended to provide clustered areas for mobile home pads, which are leased rather than subdivided for individual ownership, that are served by public water, public sanitary sewer and recreational amenities.

B. Permitted Uses.

1. Mobile homes and manufactured homes within mobile home parks, but not including mobile homes on individual lots under separate ownership. Commercial uses within individual mobile homes are not permitted.
2. Administration buildings and customary laundry and service buildings.
3. Community centers and recreation facilities intended to serve residents of the district.
4. Customary accessory uses and structures clearly incidental to one or more permitted uses.
 - a. Accessory structures shall be no larger than the footprint of the primary structure or one-half the gross square footage, whichever is greater.
 - i. Exception: When the lot size is three (3) acres or greater, then the size of the accessory structure shall not be regulated in size, but shall meet all setback requirements.
5. Public and semi-public buildings and uses.

C. Mobile Home Park Development Regulations.

Development for mobile home parks in the MHP District shall conform to the following regulations:

1. Site Plan Approval Required:

All mobile home park developments shall require site plan approval by the Planning Commission.

2. Location and Frontage:

A Mobile Home Park District development shall be located on property with a minimum frontage of 200 feet on a public street.

3. Street Requirement:

Interior roads serving the development shall be constructed to county standards as specified in the Dawson County Subdivision Regulations, and in addition shall have a minimum pavement width of twenty-four (24) feet, including curb and gutter. All interior roads within the development are the responsibility of the property owner(s) and shall be adequately maintained to acceptable county standards.

4. Lot Area and Width:

A Mobile Home District development shall have a minimum area of five (5) contiguous acres and a lot width of at least 200 feet.

5. Density:

The maximum density of a Mobile Home District development is six (6) units per acre.

6. Recreation and Other Community Facilities:

Not less than ten (10%) percent of the total area of the development shall be devoted to recreation and other community use facilities for those mobile home parks designed for or containing ten (10) or more mobile homes.

7. Perimeter Setback Required:

No mobile home or other building or structure shall be located closer than forty (40) feet to any mobile home park perimeter property boundary.

8. Perimeter Screening Required:

A landscaped screen consisting of dense evergreen trees and/or shrubs and having a minimum width of ten (10) feet along all property lines shall be required. All perimeter screening must be maintained by park owners.

9. Utilities:

All mobile home parks shall be served by approved public water and public sanitary sewer systems. All electric, gas, cable lines serving mobile home parks shall be placed underground. Meter boxes shall also be clustered in designated sites and adequately buffered.

10. Refuse Collection:

Each mobile home park shall provide refuse collection pads at locations convenient to each mobile home space, but in no case more than fifty (50) feet from the street serving each mobile home. Refuse collection sites must be properly screened and buffered with both fencing and a vegetative buffer.

11. Space Numbering:

Each mobile home space shall be provided with a sign, not less than one (1) square foot in area, which indicates the appropriate space number or address. Numbering shall meet minimum E911 regulation standards.

12. Fire Protection:

All Mobile Home Park developments shall provide adequate fire protection in the form of placement of water lines and fire hydrants and additional protection measures as deemed reasonable and necessary by the Planning Commission and/or according to local fire codes.

13. Service Buildings:

- a. Subordinate accessory structures are hereby required for maintenance and other incidental uses supportive to the primary use of the property. A minimum forty-eight (48) square feet of storage space shall be required by the developer for each unit in a mobile home park. This shall be included on a site plan and approved by the planning commission. These types of facilities shall be grouped, centrally and conveniently located for park patrons. All service facilities shall be built and maintained by the park owner(s) in compliance with all local commercial building codes.
- b. Community service facilities and related accessory structures are subject to site plan approval, for the convenience of the complex patrons. A laundry facility for park patrons shall be required and must be maintained by park owners.
- c. All mobile home park developments shall provide a covered school bus stop shelter accessible to a designated school bus route.

14. Animal Control:

All mobile home park developments shall provide an animal control plan approved by the Planning Commission. The animal control plan shall be enforced by the owner of the mobile home park.

15. Parking:

Off-street paved parking facilities shall be grouped in bays, either adjacent to streets or in the interior of blocks. No off-street parking space shall be more than one hundred (100) feet by the most direct pedestrian routes from a door of the dwelling unit it is intended to serve. Parking shall be provided at a rate of two parking spaces per each mobile home in the development.

16. Street Lighting:

Street lighting shall be required at each entrance or exit to a mobile home park. Street lighting shall also be placed and staggered every 300 feet along all streets in the mobile home park.

17. Miscellaneous:

- a. In the event that a swimming pool is developed or planned as a part of the mobile home park, this facility shall be enclosed by a chain link, masonry or wood fence not less than six feet high.
- b. No individual lot or space in any mobile home park may be sold or control of that lot or space transferred with the intent or effect of a sale unless that lot or space and mobile home park shall meet all requirements of the county subdivision regulations and the park owner shall hold a valid subdivision recording permit.
- c. Junk vehicles shall not be allowed to be stored or placed at any location within a mobile home park. This shall be enforced by the owner(s) of the mobile home park.

- d. Any covenants required by the owner(s) of all mobile home parks shall be submitted with the site plan.

D. Mobile Home and Mobile Home Space Requirements.

Each mobile home shall be located on a separate pad in accordance with the following regulations:

1. Space Size and Width:

Each mobile home space within the development shall contain a minimum space size of 4,000 square feet and a minimum space width of forty (40) feet.

2. Setbacks:

Each mobile home shall be setback a minimum of ten (10) feet from the front space line or street right-of-way, three (3) feet from the side space line, and ten (10) feet from the rear space line.

3. Foundations and Tie-Downs:

Each mobile home shall be supported by piers and foundations and shall be anchored to the ground in accordance with building code requirements, to secure the mobile home against uplift, sliding, rotation and overturning.

4. Porches/Landings:

At each entrance/exit door of each mobile home shall be a landing or porch that is a minimum of forty-eight (48) inches by forty-eight (48) inches.

ARTICLE IV COMMERCIAL LAND USE DISTRICTS

Section 400. Purpose.

The purpose of this Article is to establish Commercial Land Use Districts by defining their characteristics and prescribing development standards therefore. Commercial Land Use Districts are of greater intensity of use and are usually incompatible with Residential Districts.

- A. Setbacks; The Minimum Setbacks from the Right of Way for all Commercial Districts (Unless noted otherwise in this Resolution) are as follows; 100 feet on Parkways and Divided State Highways, 60 feet on Collector Roads and State Highways, 40 feet on all other County Roads and Interior Development Streets. The Minimum Setback for Parking Areas is 20 feet from Parkways and Divided State Highways and 10 feet on all other Rights of Way. (If no right of way is established the right of way shall be considered 15 feet from the centerline of the road)
- B. Maintenance Requirements. Developments in commercial districts shall comply with the site maintenance requirement set forth herein after a Certificate of Occupancy has been issued and released. The owner shall be responsible for these requirements regardless of any tenant relationship or any relationship with any other party:
 - 1. the cleanliness of the entire site shall be maintained by removing any trash, rubbish or other debris deposited at the site;
 - 2. landscaping shall be maintained, and dead or damaged plants shall be replaced;
 - 3. any damaged elements of a building (including broken windows) and the site (including curb stops, parking stripes and dumpster screening) shall be repaired or replaced if the building or the site becomes dilapidated or in disrepair;
 - 4. all fire suppression systems, including sprinkler systems, shall be maintained in compliance with applicable local, state, and federal statutes, regulations, and ordinances;
 - 5. if the commercial structure or structures shall be vacated, then the owner shall continue to maintain the site in accord with the terms hereof and shall remove all signs from the site within 60 days of the day the structure becomes vacant; and,
 - 6. if any single occupant premise becomes vacant for more than 60 days and the owner fails to maintain the property in accord with the terms hereof and after notice from the County of such failure, then the owner shall be subject to citation and shall be subject to the maximum fine permitted for ordinance violations for each day of each violation of any provision of this ordinance.
- C. Outdoor Lighting. Outdoor lighting shall be designed to provide the minimum lighting necessary to insure adequate safety, night vision and comfort and shall not create nor cause excessive glare upon adjacent properties or public streets or rights-of-way. All light sources shall be located, designed, fitted, aimed, shielded, installed and maintained to limit illumination only to the target area and shall minimize light trespass. Light sources shall not at any time be directed or angled such that the light emitted from the fixture is focused to a point off the property of the owner of such light fixture.

1. Light Levels. Light levels shall be as follows:

<u>at property lines including rights-of-way</u>		<u>minimum foot-candles</u>	<u>maximum foot-candles</u>	
a.	at property line abutting a residential zoning district	None	0.5	
b.	at property line abutting an office-professional zoning district	None	1.0	
c.	at property line abutting a commercial or light industrial zoning district	None	1.5	
<u>off-street parking lots</u>		<u>minimum foot-candles</u>	<u>average foot-candles</u>	<u>maximum foot-candles</u>
d.	office-professional districts	1.0	4	8
e.	commercial districts	2.0	6	12
f.	light industrial districts	1.0	4	8

2. Security and Parking Lot Lighting.

- a. All security and parking lot lighting shall be installed such that the lamp (light-emitting device) is not protruding from the bottom of the fixture.
- b. All light fixtures shall be installed so that the light produced is emitted downward.
- c. Light shall not be emitted horizontally from the side of the fixture.
- d. Pole lights shall not exceed 35 feet in height and shall have box-type fixtures.
- e. Wall packs shall be used for security lighting along the side and rear of the buildings only and all light emitted shall be focused downward.

3. Sign Lighting. Sign lighting shall be as follows:

- a. light fixtures illuminating signs shall be aimed and shielded so that direct illumination is focused exclusively upon the sign.

4. Building Facade Lighting and Landscape Lighting. Building facade lighting and landscape lighting shall be as follows: light fixtures shall be selected, located, aimed and shielded so that direct illumination is focused exclusively upon the building façade, plantings and other intended site features and away from adjoining properties and the public street and right-of-way.

5. Architectural Lighting. Architectural lighting shall be as follows: decorative and architectural lighting is allowed upon the building façade if the lighting emits ten or less foot-candles and is focused downward.
6. Grandfathering of Nonconforming Light Fixtures. Grandfathering of Nonconforming Light Fixtures shall be as follows:
 - a. all light fixtures lawfully in place before the date of this Ordinance shall be grandfathered. However, any light fixture that replaces a grandfathered light fixture or any grandfathered light fixture that is moved shall meet the standards of this Ordinance;
 - b. grandfathered light fixtures that direct light toward a street or parking lot that causes disabling glare to motorists shall be either shielded or redirected within 90 days of notification from Dawson County so that the light fixtures do not cause a potential hazard to motorists;
 - c. grandfathered light fixtures that can be adjusted to conform to this ordinance without changing the fixture shall so comply within 30 days of notice from Dawson County regarding conforming to the terms hereof; and
 - d. new businesses occupying existing structures with grandfathered light fixtures that do not comply with the terms of this ordinance may not replace bulbs or repair offending light fixtures. Instead, the offending fixture shall be replaced.
7. Submission of Plans. All sites of new commercial construction shall provide the Dawson County Planning and Development Office a lighting plan for the site at the time of submission of plans before the issuance of land development permits or building permits, as applicable. The lighting plan shall include all proposed light fixtures, including light fixtures to be placed upon the building. The lighting plan shall show an overview of the site with light level calculations and foot-candles. The light intensity of each light fixture shall be in accordance with the regulations set forth herein. If light fixtures to be placed upon the building façade cannot be included during the submission of the plans, then the developer/owner/applicant shall show cause regarding why descriptions of the light fixtures cannot be shown at that time. If the cause shown is sufficient, then the Planning Director may allow the light fixtures to be shown when the developer/owner/applicant submits building plans if the developer/owner/applicant provides a revised lighting plan that provides information regarding the added light generated by such fixtures. All lighting plans submitted shall include a detail sheet, which shall provide descriptions of all light fixtures to be installed."
8. Single-Family residential use is permitted in any commercial zoning district.

Section 401. C-RB Rural Business District.

Rural Business Districts are areas where small businesses are established to meet the needs of the rural communities within the county. These establishments are usually located at rural cross roads and on collector roads rather than major arterial roads.

- A. Permitted Uses: The following users are allowed within this district. Uses not listed in this Subsection are prohibited in this district.
1. Retail gas sales (no repair garage).
 2. A general store, convenience-type only, not having more than one cash register or check-out counter.
 3. Small feed stores, hardware stores and nurseries, not exceeding 5,000 sq. ft.
 4. Animal hospitals or veterinarian clinics; provided however, that approval is granted for a permissive use by the Board of Commissioners, after review and recommendation by the Planning Commission. The Board shall consider the evidence presented on the proposed use. They shall also consider all relevant data relating to the public interest including;
 - a. Noise factors which may impact adjacent residential areas,
 - b. Isolating factors, such as topography or buffers,
 - c. Possibility of noxious odors affecting adjacent properties
 5. Churches and cemeteries.
 6. Campgrounds and commercial fishing ponds.
 7. Public recreational, emergency service, utility, and semi-public uses.
- B. Prohibited Uses: The following uses are specifically not allowed within this district. Other uses not listed as permitted uses above are also prohibited in this district.
1. Those uses and activities generating sound, odor, or visual effects, which are objectionable and noticeable beyond property boundaries.
 2. Manufacturing, processing or other uses specifically listed as Permitted Uses in the Commercial Industrial Restricted District.
- C. Building Requirements:

The minimum area, yard, height and building requirements of the Rural Business District shall be as follows:

1. Minimum lot size: 43,560 square feet (one acre) except that where contiguous to a commercial district the minimum lot size will be that necessary to meet health department requirements concerning water supply and sewage disposal if required.
2. Minimum setbacks: See Section 400 – A, Side - 25 feet; Rear - 25 feet, except none when the adjacent property is commercial and there is no fire hazard created by lack of setback. Where the Rural Business District abuts a residential district, an additional 10

feet setback in order to provide a 10-foot wide screen or buffer may be required at the discretion of the Planning Commission.

3. Maximum Building Height: No structure shall be higher than 35 feet.
4. Screens or Buffers: Where noise, visual effects, or distracting activity is determined by the Planning Commission to affect adjacent property or roadway, a vegetative screen, cement or masonry wall, or earth berm may be required by the Planning Commission to reduce the undesirable effects.

C. Full Disclosure.

Commercial or industrial uses shall, as part of application, provide full disclosure of all hazardous or dangerous products used in their commercial or industrial processes together with an explanation of safety measures, disposal measures and emergency medical and evacuation procedures. Changes in processing or manufacturing after initial approval relative to this requirement must be reported to the Planning Director within fifteen (15) days. Information provided herein shall be provided to the Emergency Medical Service, the Fire Department and the Sheriff's Department.

Section 402. C-CB Community Business Commercial District.

Community Business Commercial Districts are areas where small businesses are established to serve needs within the local community and primarily of small retail stores and services, and usually located on collector roads rather than major arterial roads.

A. Permitted Uses: The following uses are allowed within this district. Uses not listed in this Subsection are prohibited in this district.

1. All uses allowable in the C-RB District allowable in the C-RB District.
2. Retail bakeries, art galleries, florist shops, fresh produce grocers, retail stores and service businesses, (specifically including automobile service stations) that are not otherwise prohibited under this district, provided that no single use permitted shall occupy more than 5,000 gross square feet of floor area in either a single building or within a multi-tenant center.
3. Personal service uses including day care facilities, self-service laundries, barber shops, beauty parlor, photo studios, catering services, dress making, tailoring, alterations, shoe repair, appliance repair, bicycle repair, personal care homes and other uses similar in character provided that no single use permitted shall occupy more than 5,000 gross square feet of floor area.
4. Kennels and animal grooming businesses; provided however, that approval is granted for a permissive use by the Board of Commissioners, after review and recommendation by the Planning Commission. The Board shall consider the evidence presented on the proposed use. They shall also consider all relevant data relating to the public interest including;
 - a. Noise factors which may impact adjacent residential areas,
 - b. Isolating factors, such as topography or buffers,
 - c. Possibility of noxious odors affecting adjacent properties
5. Fabricating shops of small size such as woodworking shops, cabinet shops and upholstery shops (maximum size is 5,000 square feet).
6. Churches and cemeteries.
7. Public recreational, emergency service, utility, and semi-public uses.

B. Prohibited Uses: The following uses are specifically not allowed within this district. Other uses not listed as permitted uses above are also prohibited in this district.

1. Retail Building Supply, lumber yards, etc.
2. Those uses which generate sounds, odors, or visual effects, which are objectionable to the majority of adjacent property owners.
3. Manufacturing, Processing or other uses listed as permitted uses under the Commercial Highway Business or Commercial Industrial Restricted District that are not expressly permitted in the Commercial Community Business District.

C. Building Requirements

The minimum area, yard, setback, and building requirements in the C-CB District are as follows:

1. Minimum lot size: 43,560 square feet (one acre) except that where contiguous to a commercial district the minimum lot size will be that necessary to meet health department requirements concerning water supply and sewage disposal if required.
2. Minimum setbacks: Front yard – See Section 400 – A, Side yard - 25 feet; Rear yard - 25 feet, except none when the adjacent property is commercial and there is no fire hazard created by lack of setback. Where the commercial district abuts a residential district, an additional 10 feet setback in order to provide a 10-foot wide screen or buffer may be required at the discretion of the Planning Commission. Back yard setback requirements are the same as side yard requirements herein.
3. Maximum Building Height. Buildings designed for human occupancy shall not be higher than 35 feet unless adequate fireproofing construction materials are used, an adequate sprinkler system is provided, and a fire escape system approved by the County Fire Marshall is installed. Non-occupied buildings, and water towers, smokestacks, radio antennas, etc. may be permitted if no hazard or other adverse effect is created for adjacent properties as determined by the Planning Commission after public notice and hearing.
4. Screens or Buffers - Where noise, visual effects, or distracting activity is determined by the Planning Commission to affect adjacent property or roadway, a vegetative screen, cement or masonry wall, or earth berm may be required by the Planning Commission to reduce the undesirable effects.
5. Maximum building size: No building or other use permitted in this district may occupy more than 5,000 gross square feet of floor area. Buildings containing more than one business or other permitted use shall be no larger than a total of 15,000 gross square feet of floor area.

D. Full Disclosure.

Commercial or industrial uses shall, as part of application, provide full disclosure of all hazardous or dangerous products used in their commercial or industrial processes together with an explanation of safety measures, disposal measures and emergency medical and evacuation procedures. Changes in processing or manufacturing after initial approval relative to this requirement must be reported to the Planning Director within fifteen (15) days. Information provided herein shall be provided to the Emergency Medical Service, the Fire Department and the Sheriff's Department.

Section 403. C-HB Highway Businesses Commercial District.

- A. Highway Business Commercial Districts are areas along major thoroughfares or major arterial roadways that provide services to transient customers, or serve a wide area, or depend upon the highway to transport materials or customers.
- B. Permitted Uses: The following uses are allowed within this district. Uses not listed in this Subsection are prohibited in this district.
1. Any use permitted in a C-CB district. (except the 5,000 square feet floor area limitation is excluded).
 2. Any use permitted in C-OI district.
 3. Hotel or motel, restaurants, cafes, or like establishments.
 4. Automobile, boat or farm implement sales or rental businesses.
 5. Assisted Living Facility, Nursing Homes
 5. Automobile or boat repair and service garages.
 6. Retail building supply stores and warehouses.
 7. Painting shops, printing shops, and sales outlets.
 8. Farmers market, flea markets.
 9. Greenhouses and nurseries.
 10. Furniture and appliance sales.
 11. Theaters, bowling alleys, pool halls.
 12. Radio or television broadcasting studios.
 13. Funeral homes and mortuary.
 14. Bus terminals, taxi stands, parking garages.
 15. Mini-warehouses.
 16. Dry-Cleaning establishments.
 17. Intensive recreation facilities (Music Parks, Recreation Vehicle Parks, Multiple Ownership Camping Areas, Racetracks, Sports Arenas, Gun Ranges, etc.) after Planning Commission review and approval of the Board of Commissioners.
 18. Public recreational, emergency service, utility, and semi-public uses.
 19. Wholesale Landscape supply yards (mulch, rocks, pine straw, etc.)

C. Prohibited Uses: The following uses are specifically not allowed within this district. Other uses not listed as permitted uses above are also prohibited in this district.

1. Those uses and activities generating sound, odor, or visual effects, which are objectionable and noticeable beyond property boundaries.
2. Manufacturing, Processing or other uses specifically listed as Permitted Uses in the Restricted Industrial District.

D. Building Requirements

The minimum area, yard, setback, and building requirements in the C-HB District are as follows:

1. Minimum lot size: 43,560 square feet (one acre) except that where contiguous to a commercial district the minimum lot size will be that necessary to meet health department requirements concerning water supply and sewage disposal if required.
2. Minimum setbacks: See Section 400 – A, Side yard - 25 feet; Rear yard - 25 feet,
 - a) Exceptions: No side or rear setback may be required when the adjacent property is commercial and there is no fire hazard created by lack of setback. Rear setback when abutting a residential district is 50 feet. Where the commercial district abuts a residential district, an additional 10 feet setback may be required in order to provide a 10-foot wide screen or buffer at the discretion of the Planning Commission or Board of Commissioners to reduce or eliminate noise factors, visual effects or the possibility of noxious odors that may negatively impact the adjacent residential area.
3. Maximum Building Height. Buildings designed for human occupancy shall not be higher than 35 feet unless adequate fireproofing construction materials are used, an adequate sprinkler system is provided, and a fire escape system approved by the County Fire Marshall is installed. Non-occupied buildings, and water towers, smokestacks, radio antennas, etc. may be permitted if no hazard or other adverse effect is created for adjacent properties as determined by the Planning Commission after public notice and hearing.
4. Screens or Buffers - Where noise, visual effects, or distracting activity is determined by the Planning Commission to affect adjacent property or roadway, a vegetative screen, cement or masonry wall, or earth berm may be required by the Planning Commission or Board of Commissioners to reduce the undesirable effects.

E. Full Disclosure.

Commercial or industrial uses shall, as part of application, provide full disclosure of all hazardous or dangerous products used in their commercial or industrial processes together with an explanation of safety measures, disposal measures and emergency medical and evacuation procedures. Changes in processing or manufacturing after initial approval relative to this requirement must be reported to the Planning Director within fifteen (15) days. Information provided herein shall be provided to the Emergency Medical Service, the Fire Department and the Sheriff's Department.

Section 404. C-PCD Commercial Planned Comprehensive Development District.

Commercial Planned Developments are areas which would otherwise be suited for classification as C-RB, C-CB, C-HB, or C-OI, but which, due to their size and scope, or the need to provide for a planned or phased development, or the need to combine disparate commercial and/or residential uses within the same planned development, such developments would not otherwise be permitted by the provisions hereof.

Purpose. This district is intended to provide for appropriate planned development of quality mixed use projects by allowing greater flexibility and creativity in the land development process, by undertaking techniques which foster community and pedestrians, by creating roadway and pedestrian connections to residential areas, by minimizing the need for surface parking through compact and efficient land use, providing transitions between high traffic streets and neighborhoods, and thereby achieving the objectives of the Dawson County Comprehensive Plan

- A. Permitted Uses. The following uses are allowed within this district. Uses not listed in this Subsection are prohibited in this district.
1. Corporate headquarters' and corporate campus developments
 2. Churches and their customary related uses, including cemeteries upon specific approval by the Board of Commissioners
 3. Assisted Living Facility
 4. Parks, playgrounds, community centers, and schools (public or private)
 5. Public cultural buildings such as libraries, museums, playhouses and theaters, and art galleries
 6. Condominiums and Townhouses
 7. Banks and other Financial Institutions
 8. Business and Professional Offices, including, but not limited to, medical, dental, legal, financial, architectural, engineering, real estate, insurance and manufacturing representatives.
 9. Personal service establishments, including, but not limited to, barber and beauty shops, drycleaners, and shoe repair.
 10. Retail establishments except the following:
 - a. Automobile dealerships
 - b. Motels, Hotels
 - c. Liquor stores
 - d. Drive-in Theaters
 11. Restaurants, grills, and similar eating and/or drinking establishments, including drive throughs.
 12. Nursery schools, and Day Care Centers

13. Continuing Care Retirement Community upon specific approval by the Board of Commissioners
 14. Wholesalers with a retail outlet.
 15. Upon determination by the Planning Commission and the County Commission that same will not be a hazard, or detrimental to the community, mixed density residential uses. Town homes and single-family residential units shall be limited to rear entry garages or drives via alleyways.
 16. Public recreational, emergency service, utility, and semi-public uses.
- B. Prohibited Uses. The following uses are specifically not allowed within this district. Other uses not listed as permitted uses above are also prohibited in this district.
1. Those uses and activities generating deleterious and hazardous sound, odor, or visual effects beyond the boundary of the area proposed for the C-PCD zone.
- C. Requirements and Standards for Approval.
1. An application for development as a Commercial Planned Comprehensive Development must contain a minimum area of ten (10) contiguous acres for strictly commercial proposals. The minimum area required for Commercial Planned Comprehensive Developments with a Residential component other than second story residential is twenty (20) acres.
 2. The Planning Commission and the County Commission in their review of the proposed development shall consider:
 - a. The proper relation between the proposed development and surrounding uses, and the effect of the plan upon comprehensive planning for Dawson County;
 - b. The adequacy of existing and proposed street, utilities, and other public services to serve the development; and
 - c. The character, design and appropriateness of the proposed land uses and the adequacy of the character, design and land use to encourage desirable development, including providing separation and screening between uses if desirable.
 3. Maximum building height shall be thirty-five feet (35') to allow for two to three story buildings **unless adequate fireproofing construction materials are used, an adequate sprinkler system is provided, and a fire escape system approved by the County Fire Marshall is installed.** Cornices on buildings shall align where possible within the development and the height shall transition in a step-down approach when adjacent to residential development
 4. Final approval of a C-PCD shall not be granted until the owner or owners of the property give written notice of their consent to the proposed development.
 5. All CPCD projects shall have a minimum of two distinct types of land use. A minimum of fifty percent (50%) of the project shall consist of either, commercial, office, public, personal service, restaurant or similar uses. Land use calculation shall be determined by gross floor area for those projects that contain a vertical mixture of uses, and shall

be calculated by the total project land area for those projects containing a horizontal mixture of uses. Separate land uses shall be integrated both horizontally and vertically.

6. Parking shall be oriented behind or to the side of a building if possible and shared parking is highly encouraged.
7. If a **horizontal** residential component is included in the proposed development the following requirements apply:
 - a. If more than 80 residential units are included then a minimum of one amenity area including at least one pool, clubhouse, and two tennis courts, or a substantially similar equivalent amenity area;
 - b. Commercial and residential components of development shall be integrally designed to provide vehicular and pedestrian interconnectivity throughout the development;
 - c. Residential units may be developed up to a maximum density of 6 units per acre up to a maximum of 100 units.
8. Roads:
 - a. All Roads within C-PCD zoning may be a mixture of public and private roadways with public roadways primarily in commercial areas and private roadways within the residential area of the development.
 - b. Private roads are to be maintained by a mandatory property owners association formed by the developer.
 - c. Private roads are to be designated as private roads on all plats, maps, and deeds of the development. A disclosure statement shall be placed in each transfer deed regarding future maintenance responsibility of the private roads.
 - d. All private roads within the development shall be built to county standards for public roads.
 - e. All roads shall have sidewalks and permanent pedestrian access designed throughout the development and connecting adjoining developments.
 - f. Public or private streets shall connect the development to adjacent neighborhoods in zoning districts if possible
 - g. A traffic study shall be required on any project of more than 100,000 sq. ft. of commercial use and/or more than 100 dwelling units
9. Utilities:
 - a. Access and connection to public water and sewer shall be required for development within the CPCD zone.
10. Lighting:

- a. Building entrances and parking areas and pathways shall be lit to two-foot candles with pedestrian scale lighting.
- b. Parking area lighting shall have an average of no more than 6-foot candles for the projects.
- c. In general light should be designed so that light is not directed off the site and the fixtures shall be fully shielded or be designed with cut-offs to eliminate up lighting, spill, and glare.
- d. Illuminance levels at property lines abutting adjoining residential districts shall be a maximum of 0.5-foot candles.

11. Open Space:

- a. The amount of permanent open space or natural space required shall be no less than thirty percent (30%) of the development.
- b. Natural areas that are unsafe for pedestrians or not easily accessible to pedestrians - including swamps, floodplains, wetland areas, steep slopes (thirty-five percent (35%) or more for a distance of 100 feet or more), woodlands, lakes, ponds and streams - may be included as open space; but these areas shall not count for more than fifty percent (50%) of the total open space required.
- c. Developments are encouraged to utilize creative methods for storm water management and quality when such methods provide additional open space opportunities.

12. Bonuses:

- a. Residential Density bonus:
 - i. Residential density may be increased by including second story units above retail or office which will not count against the overall 6 dwelling unit per acre density.
- b. Open space reduction bonus: A ten (10) percent reduction in open space may be granted if the development includes a majority of the following items;
 - i. The site layout clusters building on the site to promote linked trips. A cluster is a group of buildings that are attached, oriented on adjacent street corners, or are close together such that a pedestrian need not walk across more than 64 lineal feet between building entrances.
 - ii. The site layout includes pedestrian facilities that connect through the development to the public right-of-way
 - iii. The site includes within its open space an active park
 - iv. The development provides at least ten (10) sq. ft. of public space (i.e. public art, fountains, benches with a focal area, or similar public spaces)

in addition to sidewalks for every ten (10) off street surface parking spaces.

- v. Reducing impervious cover of parking areas using alternative paving techniques by ten percent (10%).

D. Review and Application Procedures.

1. Pre-application Conference. Prior to filing a formal application as a C-PCD, the applicant shall confer with the Planning Staff in order to review the general character of the plan (on the basis of a tentative land use sketch if available) and to obtain information on projected programs and other matters.

2. Development Plan

a. An applicant shall file an application with the Planning Staff for approval of a Commercial Planned Comprehensive Development. This application shall be supported by a development plan and written summary of intent, and shall show the relation between the proposed development and the surrounding area, both existing and proposed.

b. The following items shall be presented

- i. A general location map;
- ii. Existing topographic conditions, including contour interval of no more than two feet based on field surveys or photogrammetric methods;
- iii. The existing and proposed land uses and the approximate location of all buildings and structures;
- iv. The approximate location of all existing and proposed streets and major thoroughfares;
- v. The approximate location of all existing and proposed utilities; including a preliminary utility and drainage plan;
- vi. A legal description of the subject property and a current boundary survey;
- vii. The location and use of existing and proposed, public, semi-public or community facilities such as school, parking and open areas. The plans should include areas proposed to be dedicated or reserved for community or public use;
- viii. If a proposed development creates special concerns or problems or involves unusual circumstances, then additional information may be required to properly evaluate the proposal; the additional information may include the following information:

- * An off-street parking and loading plan;
- * An economic feasibility study report or market analysis;
- * A comprehensive traffic study of the area;

- * A traffic circulation plan within the development;
- * An environmental impact study; and
- * Other information as may be required.

3. The written statement submitted with the development plan shall include the following items:
 - a. A statement of the present ownership of all land within the proposed development;
 - b. An explanation of the character of the proposed development, including a summary of acres, development units, and gross density by type of land use. The explanation shall include minimum standards for floor area, lot size, yard and spacing requirements;
 - c. A development schedule and progression of unit division or staging; if applicable, both residential and commercial portions of the project shall be included in the first phase.
 - d. Proposed agreements, provisions, and covenants, which govern the use, maintenance, and protection of the development and any common or open areas.
4. A master drainage plan to identify major forms of detention/retention and to encourage creative water quality and quantity treatment processes.

E. Approval.

An application for approval of a C-PCD will be considered administratively as an application for amendment of the District Map and will be subject to the procedures established in this Resolution.

If the development plan is approved as submitted, the Planning Staff will cause the District Map to be changed to indicate the C-PCD. If the development plan is approved with modifications, the applicant shall file a properly revised site plan with the Planning Staff prior to changing the District Map. The site plan and supporting information of any approved plan shall be properly identified and permanently filed with the Planning Office.

F. Building and Occupancy Permits.

At such time as application is made therefore, the Department of Planning and Zoning, shall issue building permits for buildings and structures in the area covered by the approved development plan if they are in substantial conformity with the approved development plan, the development schedule, and with all other applicable regulation. The Building Inspector shall issue a certificate of occupancy for any completed building or structure located in the area covered by the approved development plan if it conforms to the requirements of the approved plan and all other applicable regulations.

G. Revision of the Development Plan.

Any major or substantial change in the approved development plan which affects the intent and character of the development, the density or land use pattern, the location or dimensions of streets, or similar substantial changes must be reviewed and approved by the County Commission subsequent to receipt of the recommendation of the Planning Commission. A request for a revision of the development plan shall be supported by a written statement justifying the necessity or desirability for such revisions. Notwithstanding the foregoing, the Planning Director shall have authority to approve minor changes in lot sizes or configurations without prior approval of the Planning Commission or County Commission.

H. Reversion of Zoning Approval.

1. If any portion of an approved development is rezoned to any other land use classification prior to the substantial completion of construction of internal streets or buildings (whichever is commenced first), the approval of the development plan shall lapse under this provision, in which event the Planning Director by operation of law shall, within 30 days of the rezoning approved by the County Commission: (a) cause the development to be removed from the official zoning map; (b) file a notice of revocation with the recorded development plan; (c) notify each owner of record, in writing, of the action; and (d) reinstate the land use classification and regulation which were in effect prior to the approval of the development plan.
2. If implementation of any approved C-PCD is delayed by more than two years from the approved schedule of development, no further development shall be allowed until the undeveloped portion of the tract is reclassified to another land use classification or the development plan as provided for in Subsection D above is revised in accordance with the procedures set forth in Subsection G above. This provision shall be in lieu of the requirements of this Resolution.

I. Fees.

At time of application for reclassification to Commercial Planned Comprehensive Development (C-PCD), the applicant shall pay a non-refundable fee of \$400.00 which fee shall be in addition to any other fees required by this resolution.

Section 405. C-OI Commercial Office Institutional District.

Within the Office Institutional District a variety of offices, professional offices, institutions and public offices not involving the sale, wholesale, storage or processing of merchandise are permitted. No retail sales or wholesale shall be permitted. Areas zoned to this classification are not intended to be retail centers, commercial or industrial activities. Rather, it is the intent of the district to provide locations for a wide range of open, uncrowded sites for offices, professional offices and clinics and institutions. This district is primarily located along highways and/or major arteries, but can also be located in an area dominated by institutions, such as a college or hospital, where a wide range of land uses are required.

A. Permitted Uses. The following uses are allowed within this district. Uses not listed in this Subsection are prohibited in this district.

1. Professional offices, including but not limited to business, medical, insurance, real estate and general, but not involving retail sales of any kind.
2. Assisted Living Facility, Nursing Homes
2. Banks and related financial institutions.
3. Schools, public or private, elementary, secondary, and those of higher learning, parochial, vocational, technical as well as instructional studios.
4. Medical facilities including hospitals and clinics.
5. Conference training centers and facilities.
6. Clubs, lodges and fraternal institutions, not to exceed 10,000 square feet of gross floor area.
7. Churches, temples, synagogues and places of worship and their customary accessory uses, including cemeteries.
8. Public parks, playgrounds, recreational center and senior social centers, public museums and art galleries.
9. Day care centers.
10. Public libraries.
11. Post offices and branch postal services.
12. Governmental office functions, including police stations, fire stations and administrative facilities.
13. Parking or public garage.
14. Public recreational, emergency service, utility, and semi-public uses.

B. Prohibited Uses. The following uses are specifically not allowed within this district. Other uses not listed as permitted uses above are also prohibited in this district.

1. Those uses and activities generating sound, odor, or visual effects, which are objectionable and noticeable beyond property boundaries.
2. Manufacturing, processing or other uses specifically listed as Permitted Uses in the Commercial Industrial Restricted District.

C. Building Requirements

The minimum area, yard, setback, and building requirements in the C-OI District are as follows:

1. Minimum lot size: 43,560 square feet (one acre) except that where contiguous to a commercial district the minimum lot size will be that necessary to meet health department requirements concerning water supply and sewage disposal if required.
2. Minimum setbacks: See Section 400 – A, Side yard - 25 feet; Rear yard - 25 feet.
 - a. Exceptions: No side or rear setback may be required when the adjacent property is commercial and there is no fire hazard created by lack of setback. Rear setback when abutting a residential district is 50 feet. Where the commercial district abuts a residential district, an additional 10 feet setback in order to provide a 10-foot wide screen or buffer may be required at the discretion of the Planning Commission. Additional exaction's and requirements for access, curb cuts, deceleration and acceleration lanes, traffic signals, water, sewer, etc., may be determined and required by the Planning Commission or Board of Commissioners. To reduce or eliminate noise factors, visual effects or the possibility of noxious odors that may negatively impact the adjacent residential area.
3. Maximum Building Height. Buildings designed for human occupancy shall not be higher than 35 feet unless adequate fireproofing construction materials are used, an adequate sprinkler system is provided, and a fire escape system approved by the County Fire Marshall is installed. Non-occupied buildings, and water towers, smokestacks, radio antennas, etc. may be permitted if no hazard or other adverse effect is created for adjacent properties as determined by the Planning Commission after public notice and hearing.
4. Screens or Buffers - Where noise, visual effects, or distracting activity is determined by the Planning Commission to affect adjacent property or roadway, a vegetative screen, cement or masonry wall, or earth berm may be required by the Planning Commission to reduce the undesirable effects.

D. Full Disclosure.

Commercial or industrial uses shall, as part of application, provide full disclosure of all hazardous or dangerous products used in their commercial or industrial processes together with an explanation of safety measures, disposal measures and emergency medical and evacuation procedures. Changes in processing or manufacturing after initial approval relative to this requirement must be reported to the Planning Director within fifteen (15) days. Information provided herein shall be provided to the Emergency Medical Service, the Fire Department and the Sheriff's Department.

Section 406. C-IR Commercial Industrial Restricted District.

Restricted Industrial Commercial Districts are areas where there are manufacturing, processing, fabricating, or other uses, which may generate noise, odors, traffic activity and may require special energy, waste disposal, or other special utility support services.

A. Permitted Uses. The following uses are allowed within this district. Uses not listed in the Section are prohibited in this district.

1. All uses allowable in the CHB District.
2. Sawmills, lumber and wood products processing or storage, pulpwood yards.
3. Textile manufacturing, processing, fabrication, assembly.
4. Metals, cement, plastics, or wood products manufacture, fabrication, or production, including furniture manufacture.
5. Truck or cargo transfer terminals, bus garages.
6. Wholesale building supply and material storage or sales, and warehousing, including mini-storage warehousing.
7. Airports or airfields, after Planning Commission review and approval of the Board of Commissioners.
8. Mining, dredging, and sand or gravel removal operations, after Planning Commission determines not to be dangerous, offensive, unhealthy, nor detrimental to the community that is not listed as prohibited activities or uses in Dawson County in Section 601.
9. Bottling works and ice manufacturing plants.
10. Storage of petroleum products, but only after the location of the premises has been approved by the Fire Chief and, further provided that residential homes shall not be located within 100 yards of the location.
11. Public and semi-public recreation facilities.
12. Public recreational, emergency service, utility, and semi-public uses.
13. Public and semi-public services uses subject to the review and approval of the Planning Commission and Governing Body. These uses include but are not limited to substations, transformers, telephone exchanges, transmission towers, pump houses, satellite receiving stations, etc.
14. Inert waste landfills and compost production facilities.
15. Adult Oriented Businesses as per the Dawson County Adult Oriented Business Ordinance.
16. Any other industrial use that the Planning Commission or Board of Commissioners determines not to be dangerous, offensive, unhealthy, or detrimental to the

community that is not listed as prohibited activities or uses in Dawson County in Section 601.

17. Solar Farms

- a. Freestanding solar panels located on the ground shall not exceed twenty (20) feet in height above the ground
- b. Freestanding solar panels shall meet all setback requirements as required for buildings
- c. Solar Farms shall have approval by the Planning Commission and the Board of Commissioners as a permissive use or special use permit.
- d. Solar Farms shall be located on parcels greater than five (5) acres

B. Prohibited Uses. The following uses are specifically not allowed within this district. Other uses not listed a permitted uses above are also prohibited in this district.

- 1. Any industrial or commercial use that the Planning Commission or the Board of Commissioners determines to be a hazard, detrimental, or objectionable to the community.
- 2. The following uses and activities unless specifically approved by the Planning Commission and Board of Commissioners: cement or asphalt manufacture, steel fabrication industries, petroleum refinishing or bulk storage of highly inflammable products, stockyards or feedlots, commercial slaughtering of animals, paper or wood pulp manufacture, open pit mining, quarrying, or sand/gravel removal operations.

C. Building Requirements

The minimum area, yard, setback, and building requirements in the C-IR District are as follows:

- 1. Minimum lot size: 43,560 square feet (one acre) except that where contiguous to a C-IR the minimum lot size will be that necessary to meet health department requirements concerning water supply and sewage disposal if required.
- 2. Minimum setbacks: See Section 400 – A, Side yard - 35 feet; Rear yard - 35 feet, except none when the adjacent property is commercial and there is no fire hazard created by lack of setback. Rear setback when abutting a residential district is 50 feet. Where the commercial district abuts a residential district, an additional 10 feet setback in order to provide a 10-foot wide screen or buffer may be required at the discretion of the Planning Commission. Additional exaction and requirements for access, curb cuts, deceleration and acceleration lanes, traffic signals, water, sewer, etc., may be determined and required by the planning commission.
- 3. Maximum Building Height. Buildings designed for human occupancy shall not be higher than 35 feet unless adequate fireproofing construction materials are used, an adequate sprinkler system is provided, and a fire escape system approved by the County Fire Marshall is installed. Non-occupied buildings, and water towers, smokestacks, radio antennas, etc. may be permitted if no hazard or other adverse effect is created for

adjacent properties as determined by the Planning Commission after public notice and hearing.

4. Screens or Buffers - Where noise, visual effects, or distracting activity is determined by the Planning Commission to affect adjacent property or roadway, a vegetative screen, cement or masonry wall, or earth berm may be required by the Planning Commission to reduce the undesirable effects.
5. Additional Requirements - The Planning Commission and Governing Body reserve the right to set special requirements for certain industries which may require greater screening and buffer requirements, thereby creating greater lot or area requirements.

D. Full Disclosure.

Commercial or industrial uses shall, as part of application, provide full disclosure of all hazardous or dangerous products used in their commercial or industrial processes together with an explanation of safety measures, disposal measures and emergency medical and evacuation procedures. Changes in processing or manufacturing after initial approval relative to this requirement must be reported to the Planning Director within fifteen (15) days. Information provided herein shall be provided to the Emergency Medical Service, the Fire Department and the Sheriff's Department.

Section 407. Conditional Uses

Purpose. The purpose of ~~identifying a conditional uses use~~ is to ~~establish clear guidelines for those uses allowable with specific districts provided additional visual and site requirements, etc. are followed.~~ ~~allow certain uses, that due to their uniqueness, may be conditionally allowed with or without reasonable stipulations- forgoing the need of a formal rezoning.~~ Clear guidelines for those uses ~~conditionally allowable allowed~~ within specific ~~zoning~~ districts ~~provided additional shall be provided to ensure~~ visual and site requirements, ~~etc.~~ are followed. These additional requirements are necessary to mitigate any potential impacts on adjoining properties that may occur due to the inclusion of a particular use. ~~In many cases these~~ **An application for a conditional uses use** may be **submitted upon determination of the planning director,** with ~~approval~~ **review and recommendation** of the Planning Commission **and approval of the** Board of Commissioners without formal rezoning. ~~The following uses are considered Conditional by Dawson County and allowed with conditions as detailed in each subsection:~~

1. Telecommunication Towers and Antennas as a Conditional Use

Purpose and Intent. The purpose of this section is to establish guidelines for the siting of all wireless, microwave towers, common carrier towers, cellular, television and radio telecommunications towers and antennas. The regulations and requirements set forth herein are adopted for the following purposes:

- a. To provide for the location of communication towers and communication antennas in Dawson County;
- b. To effect the visual impacts of communication towers and antennas through careful design, siting, landscape screening and innovative camouflaging techniques;
- c. To accommodate the growing need for communication towers and antennas while minimizing the total number of towers within the community necessary to provide adequate personal wireless services to residents of Dawson County;
- d. To promote and encourage shared use/co-location of existing and new communication towers as a primary option rather than construction of additional single-use towers;
- e. To consider public health, safety and welfare;

Applicability.

- a. All new communication towers and communication antennas in Dawson County shall be subject to these regulations and all other applicable regulations. For purposes of measurement, communication tower setbacks and separation distances as set forth in this Article shall be calculated and applied irrespective of County and municipal jurisdictional boundaries.
- b. All communication towers and communication antennas legally existing on [date of adoption] shall be considered legal non-conforming uses, allowed to continue their usage as they presently exist: provided however, anything other than routine maintenance, including without limitation, structural modifications including provisions for additional antennas or additional providers and/or new construction on an existing communication tower, shall comply with the requirements of this Article with the exception of separation distances. Routine maintenance shall be permitted on such existing towers.

- c. The performance and construction standards provided for in this Article shall apply to all new communication tower construction including such construction that shall occur in areas zoned under the Commercial Tower zoning designation established by the Land Use Resolution of Dawson County, now repealed.

- d. All government towers with public safety systems or equipment shall be exempt from the requirements of this subsection. However, private facilities and structures proposed for placement on governmentally owned property shall not be exempt.
- e. This ordinance shall not govern any tower, or the installation of any antenna, that is thirty-five (35) feet or less in height and is owned and operated by a federally licensed amateur radio station operator from the operator's residence.

General Requirements.

- a. **Principal or Accessory Use.** A tower and/or antenna is considered a principal use if located on any lot or parcel of land as the sole or primary structure, and is considered an accessory use if located on a lot or parcel shared with a different existing primary use or existing structure. An existing use or structure on the same lot or parcel shall not preclude the installation of an antenna or tower. For purposes of determining whether the installation of a tower or antenna complies with zoning district requirements, including but not limited to set-back, buffer and other requirements, the dimensions of an entire lot or parcel shall control, even though the antenna or tower may be located on a leased area within such lot or parcel. Towers that are constructed and antennas that are installed, in accordance with the provisions of this ordinance shall not be deemed to constitute the expansion of a non-conforming use or structure. Accessory structures to the tower are for that of the facility only, no offices, vehicles or material storage is allowed in structure.
- b. **Inventory of Existing Sites.** To facilitate the co-location of antennas, each applicant seeking to locate a new tower, alternative tower structure or antenna, or to modify any such existing structure, shall provide to the Department of Planning and Development an inventory of applicant's existing towers or alternative tower structures. Applicants seeking to erect an amateur radio tower or antenna as defined by Federal Communications Commission (FCC) regulations shall be exempt from this provision. The inventory shall include all such structures that are within the jurisdiction of the governing authority; within a municipality located, in whole or in part, within Dawson County; and within a one mile border of Dawson County, and shall include specific information about the location (latitude and longitude coordinates), height, design, tower type and general suitability for antenna co-location of each tower, and other pertinent information as may be required by the Department of Planning and Development. The Department of Planning and Development may share such information with other applicants for a Communication Tower permit under this Ordinance or other organizations seeking to locate towers or antennas within the jurisdiction of the governing authority, provided, however that the Department of Planning and Development is not, by sharing such information, in any way representing or warranting that such sites are available or suitable.

Application Requirements.

- a. Each conditional use application shall include a scaled site plan with topographical information, an elevation view, and other supporting drawings, calculations and documentation.
- b. The site plan must include setbacks, drives, parking, fencing, landscaping, adjacent uses, also the distances to all structures within 1000 feet, and any other information necessary to review the request.

- c. Documentation of radio frequency range, coverage area, and tower height requirements.
- d. Documentation of all hazardous and / or flammable materials that may be located on site, their quantity and method of storage.
- e. Location and height of all existing towers owned by the applicant inside of and within one mile of the boundary of Dawson County.
- f. New freestanding communication towers and communication antennas shall not be allowed unless the applicant makes an affirmative showing based on competent substantial evidence that:
 - 1. Existing towers and buildings do not technologically afford the applicant the ability to provide service to the service area of the applicant or service provider, and
 - 2. The geographical boundaries of the proposed service area cannot technologically be bifurcated to avoid the necessity for a freestanding tower/antenna, and
 - 3. There exists a present demand and formal commitment by a minimum of one wireless provider (may be that of the applicant) to locate at the proposed site.
- j. All wireless telecommunications applications that are located on rooftops, water tanks must be able to adhere to the following aesthetic criteria:
 - 1. Camouflage radome material
 - 2. Paintable
 - 3. Dual Polarized Antenna if camouflage and painting is unavailable.
 - 4. No roof top MW dish may exceed 4 feet in diameter.
 - 5. Antennae placed on rooftops should be setback from the roof edge at a 1:1 ratio to the height of the antenna.
- k. A balloon test is also required to be performed. Provide the date and time of the testing on the application and the applicant is further required to notify adjoining property owners of same.
- l. If the telecommunications tower is federally funded, licensed or permitted a Section 106 Review is required pursuant to the National Historic Preservation Act to establish the effect, if any, on historic resources.

Zoning Requirements.

Communication towers and communication antennas are considered conditional uses and upon proper application and approval may be permitted in the following zoning categories:

- a. C-CB
- b. C-HB
- c. C-PCD
- d. C-IR
- e. R-A, if proposed to be located on a single lot or parcel of not less than 5 acres

- f. C-RB
- g. CT, if zoned prior to May 1, 2010.

Conditional use status shall be revoked if not used within one year of approval.

Performance and Construction Standards.

- a. **Structural Design.** New Communication towers/antennas and modifications to existing structures including, without limitation, the addition of height, antennas or providers shall be constructed in accordance with all applicable County Building Codes and shall meet or exceed current standards and regulations of all applicable Federal, State and Local authorities. Lattice tower structures, self-supporting or guyed structures are prohibited.
- b. **Setbacks.** Communication tower/antenna setbacks shall be measured from the base of the tower/antenna or protruding building structure at the base of the tower, whichever is closest to the property line, to the property line of the parcel on which it is located. Communication towers/antennas and their accessory structures shall comply with the minimum lot and setback requirements of the district in which they are located. In cases where there is a conflict between the minimum lot setback and street setback requirements, the greater setback shall apply. Guy wires and support anchors are required to meet setbacks; they shall not extend outside of the property line and must be contained within the fenced area of the tower site.
- c. **Separation from Residential Uses.** Separation requirements for communication towers from residentially zoned lands, as outlined in Article III of this resolution except those lands zoned R-A, or residential uses shall be a minimum of 195 linear feet. Communication tower separation shall be measured from the base of the tower to the closest point of off-site uses.
- d. **Separation Distances between Communication Towers.** Separation distances between communication towers shall be applicable for and measured between the proposed tower and those towers that are existing and/or have received land use or building permit approval from the County. The separation distances shall be measured by drawing or following a straight line from the base of the existing tower to the base of proposed tower, pursuant to a site plan, of the proposed tower. Minimum separation distances (listed in linear feet) shall be as follows:

SEPARATION REQUIREMENTS BY TOWER TYPES

PROPOSED TOWER TYPES	Lattice, Self-Supporting or Guyed	Monopole 75' in Height or Greater	Monopole Less Than 75' in Height
Camouflaged or Monopole 75' in Height or Greater	15,840 feet	15,840 feet	10,560 feet
Camouflaged or Monopole Less than 75' in Height	10,560 feet	10,560 feet	10,560 feet

- e. **Fencing.** A chain link fence or wall not less than six (6) feet in height, from finished grade equipped with an appropriate anti-climbing device shall be provided around each communication tower. Access to the tower shall be through a locked gate.
- f. **Landscaping.** Landscaping shall mitigate the visual impacts of a communication tower. Where adequate vegetation is not present, tower facilities shall be landscaped with a landscape buffer that effectively screens the view of the tower compound. The use of existing vegetation shall be preserved to the maximum extent practicable and may be used as a substitute for or in supplement towards meeting landscaping requirements.
 - 1. Landscape buffers shall be a minimum of ten (10) feet in width and located outside the fenced perimeter of the tower compound; and
 - 2. A row of trees a minimum of eight (8) feet tall (planted height) and a maximum of twenty (20) feet apart shall be planted around the perimeter of the fence; and
 - 3. A continuous hedge at least thirty (30) inches high at planting and capable of growing to at least thirty-six (36) inches in height within eighteen (18) months shall be planted in front of the tree line referenced above; and
 - 4. All landscaping shall be of the evergreen variety and conform with landscape standards to be approved by Planning & Development Office at the time of permitting.
 - 5. If existing foliage is to be used as buffer, it must be labeled and incorporated into site plan and approved through Planning & Development Office.
 - 6. Upon final installation of new trees, shrubs or other landscape material planted to meet the requirements of this section and prior to receipt of a Certificate of Occupancy, the owner shall either provide proof of warranty or post a Maintenance Bond or other acceptable surety, warranting the new material for a period of no less than one (1) year. The bond shall be posted in an amount equal to 20% of the actual cost of the material and installation.
 - a. The department shall perform an inspection of the plantings and landscape materials required by these regulations prior to the expiration of the one (1) year warranty or maintenance period. The tower owner shall be notified of any replacements or restoration that must be made to maintain compliance with these regulations.

Required landscape materials found to be dead or near death shall be replaced prior to release by the Department of the warranty or maintenance surety. In no case shall replacement be delayed more than thirty (30) days from notification, unless a performance bond is posted with the Department. Such performance shall be completed within six (6) months of posting.

Height.

- 1. No freestanding communication tower/antenna shall exceed 195 feet in height from ground level.
- 2. Where installed on top of a building, no communication tower/antenna shall extend greater than 20% over the building height.

3. *An existing communication tower may be modified to a taller height not to exceed 20 feet over the tower's existing height, NEVER to exceed the maximum height of 195 ft., to accommodate the co-location of an additional communication antenna(s).*
 - A. The height change referred to in this subsection may only occur one time per communication tower.
 - B. The additional height referred to in this subsection shall not require an additional distance separation. The communication tower pre-modification height shall be used to calculate such distance separations.

Illumination. Communication towers/antennas shall not be artificially lighted.

Co-location. Proposed communication antennas may and are encouraged to co-locate onto existing communication towers, provided such co-location is accomplished in a manner consistent with zoning and performance standards, new or additional conditional use approval is not required. If it is determined by the County that the proposed tower is situated in a location which will benefit the County's telecommunication systems, then the tower shall be engineered and constructed to accommodate the additional telecommunication equipment beneficial to the public system at a cost to the County no greater than the actual expense of the provider in so engineering and constructing the tower to meet the County's needs.

1. Monopole communication towers shall be engineered and constructed to accommodate a minimum of three additional communication service providers.
2. Camouflaged communication towers may be engineered and constructed without accommodating additional communication service providers.
3. Communication towers located within electrical substations may be engineered and constructed without accommodating additional communication service providers. Such towers shall be monopole construction and shall be subject to all of the requirements of Article II, Communication Tower and Communication Antenna Permits and Regulations.

Noninterference. No communication tower or antenna shall interfere with public safety communication. Frequency coordination is required to ensure noninterference with public safety system and/or public safety entities.

Variations. Any request to deviate from any of the requirements of this section shall require approval of the Planning Commission.

Documentation. Documentation to demonstrate conformance with the requirements of Performance Standards shall be submitted by the applicant with all requests to construct, locate or modify a communication tower/antenna. A statement by the applicant as to how construction of the communication tower will accommodate co-location of additional antennas for future users shall be included with the documentation. Documentation evidencing a present commitment from the proposed service providers to locate at the proposed site shall also be included by applicant, at time of permitting

Signs and Advertising. A small sign placed on the entrance gate of sufficient size, not to exceed four (4) feet in total area shall display the name of the person or corporation owning

the tower, the name of the person or corporation owning the property (if different from tower owner), FCC registration number and a current mailing address with a name and phone number of a person to contact in case of an emergency. All other signage is prohibited and the use of any portion of a tower for sign or advertising purposes including, without limitation, company name, banners, or streamers, is prohibited.

Abandonment. Without waiving the County's right to determine whether or not a communication tower has been abandoned, it shall be the duty of the tower owner to notify the County in writing of any intent to abandon use of the tower. Said notice shall include steps that tower owner shall take to accomplish removal of the tower structures. In the event the use of any communication tower has been discontinued for a period of 180 consecutive days, the tower shall be deemed to have been abandoned. Upon such abandonment, the owner/operator of the tower shall have an additional 45 days within which to: (1) reactivate the use of the tower or transfer the tower to another owner/operator who makes actual use of the tower; or (2) dismantle and remove the tower. The Owner of the tower shall be ultimately responsible for all costs of dismantling and removal and in the event the tower is not removed within 45 days of abandonment, the County may proceed to do so and assess the costs against the tower owner. The lien of such assessment shall bear interest, have priority and be collectable at the same rate and in the like manner as provided for by Georgia law. At the earlier of 46 days from the date of abandonment without reactivation or upon completion of dismantling and removal, any conditional use permit, waiver and/or variance approval for the tower shall automatically expire.

Finished Color. Communication towers not requiring FAA painting/markings shall have either galvanized finish or be painted with a non-reflective paint in a non-contrasting blue, gray or black finish. The color should be selected so as to minimize the equipment's visibility.

Maintenance. To ensure the structural integrity of towers, the owner of a tower shall be maintained in compliance with standards contained in applicable standards for towers that are published by the Electronic Industries Association, as amended from time to time. If, upon inspection, the governing authority concludes that a tower fails to comply with such codes and standards and constitutes a danger to persons or property, then upon notice being provided to the owner of the tower, the owner shall have thirty (30) days to bring such tower into compliance within such standards. If the owner fails to bring such tower into compliance within said thirty (30) days, the governing authority may remove such tower at the owners' expense. Any such removal by the governing authority shall be in that manner provided in Sections 41-2-8 through 41-2-17 of the Official Code of Georgia.

Liability Insurance. Liability insurance in an amount not less than \$1,000,000 shall be maintained by the owner and operator of the facility until such facility is dismantled and removed from the parent site. Failure to maintain insurance coverage shall constitute a violation of this Code and grounds for revocation of conditional use approval. Proof of same shall be supplied to the Department of Planning and Development upon application for permit.

Fees.

1. The fees for conditional use approval for a communication tower/antenna shall be \$ 2,500 inclusive of the third party review cost.
2. The development plan review fees shall be the same as for any commercial development.

3. The building permit fees shall be set at \$500.00 and shall cover the tower and associated equipment building. Any other permits required shall be charged at the prescribed rate at the time of development or construction.
4. As with any conditional use or special exception application, the applicant shall be required to submit fee amounts as deemed sufficient and appropriate by the County in order to obtain any needed technological expertise so as to assist County staff in evaluation the request. In order to receive an objective, qualified verification of the application submitted requesting the approval of a conditional use permit for a communication tower / antenna, an independent RF consulting company, chosen by Dawson County, will evaluate such application. The independent consulting company will evaluate all RF applications on the merits of the applicant's ability to meet or exceed the standards of this article. The fee to secure a third party review shall be inclusive in the conditional use request fee paid by the applicant at the time of filing for a conditional use permit with the County. Information to be provided to the independent consultant for review and evaluation is as follows:
 - a. No new telecommunications structure may be constructed without providing the following information:
 1. Propagation map of Existing Coverage (scale) on Paper and Proposed Coverage (scale) on Clear Film with RSSI (Received Signal Strength Indicator) or Eb/Io values distinguished by different color criteria.
 2. Latitude/Longitude (NAD 27), Ground Elevation AMSL, Antenna Radiation Center, ERP (watts) out of the antenna, Antenna Manufacturer, Antenna model, Antenna Beam width, Antenna Tilt, Antenna Gain and Antenna Pattern.
 3. Name of Propagation Tool, Propagation Parameters specifications.
 4. Frequency TX Band / RX Band, License Block.
 5. Inventory of applicant's existing sites within a 5-mile radius.
 6. Name, Number and title of submitting engineer.

[Note: If propagation parameters are not submitted then a test transmitter drive shall be conducted after test procedures and hardware are pre-approved and verified on site by the Independent Consulting Company.]

- b. No new telecommunications structure may be constructed if proof of the following can be made:
 1. 80% of the proposed coverage area can be accomplished by an existing structure or alternate means of transmission (i.e. repeater, carrier system modification).

2. Proposed Telecommunications site exceeds FCC RF emissions Power Density standard of 1 mw/cm² for uncontrolled environments.
 3. Telecommunication site does not meet FAA/FCC rules and Regulations.
 4. A previously approved site application will meet the current applicant's coverage or capacity objectives.
- c. Any approved wireless telecommunication tower must adhere to the following conditions:
1. Proof of FAA 'No hazard determination assessment' or 'No notice of construction needed'. If a notice of construction is required, the FAA can only grant the 'No Hazard of Determination Assessment'. Only an Aviation consultant once coordinated with the Independent Consultant can determine if a No notice of Construction is warranted if and only if the tower is greater than 5 miles from an airport or 2 miles from a Heliport.
 2. Update of ERP (watts) per site, per sector upon filing for new cell tower.
 3. Update of antenna type, antenna beam width, antenna gain, antenna tilt, and Radiation Center upon filing for new cell tower.

Variance. Any request for variance from the provisions of this article shall be presented directly to the Dawson County Planning Commission per Article IX of this resolution.

Violation. Any person violating the provisions of these regulations shall be guilty of violating a duly adopted Ordinance of Dawson County, and upon conviction by a court of competent jurisdiction may be penalized pursuant to Section 1206 of the Land Use Resolution.

ARTICLE V. (MUV) MIXED USE VILLAGE USE DISTRICT

Section 500. Purpose.

The Mixed Use Village (MUV) district is established primarily to encourage the development of mixed use developments consisting of both residential and commercial property. The MUV district is intended to:

- A. Encourage the development of large tracts of land as planned, mixed use communities;
- B. Encourage flexible and creative concepts in site planning;
- C. Preserve the natural amenities of the land by encouraging scenic and functional open space areas; and
- D. Provide for an efficient use of land.

Section 501. Use Regulations.

Within the MUV district, land and structures shall be used in accordance with the standards set forth herein. Any use not specifically designated as a permitted use shall be prohibited.

- A. **Permitted Uses.** Structure and land may be used for only the following purposes:
 - 1. Single-family attached dwellings;
 - 2. Single-family detached dwellings;
 - 3. Multi-family dwellings;
 - 4. Patio homes;
 - 5. Townhomes;
 - 6. Condominiums;
 - 7. Apartments;
 - 8. Live work units; residential, above or behind commercial and office uses in the same building;
 - 9. Small accessory apartments (guest house);
 - 10. Accessory buildings and uses;
 - 11. Clubs and lodges (non-commercial);
 - 12. Colleges and universities;
 - 13. Commercial and office uses;
 - 14. Retail and service uses;

15. Day care facilities;
16. Family day care;
17. Golf courses;
18. Group homes;
19. Guest houses;
20. Home occupations;
21. Neighborhood recreation centers;
22. Nursing home facilities;
23. Continuum of care retirement facilities
24. Parks, public and private;
25. Personal care homes;
26. Public utility facilities;
27. Recycling centers (collecting);
28. Religious institutions;
29. Retirement centers;
30. Schools, public and private;
31. Public uses;
32. Parking structures

B. **Conditional Uses:** Low intensity manufacturing not to exceed 50,000 square feet for the total MUV. Such facilities must be located in an enclosed building or structure, must be designed to fit the architectural theme of the community, must not emit any noxious odors or noise and shall not be used for the storage of hazardous materials.

C. **Prohibited Uses:** Structure and land shall not be used for the following purposes: Adult entertainment establishments; adult video stores; adult book stores; adult novelty stores; mobile homes; or any use not designated as a permitted use.

Section 502. Land Area.

Land area for the MUV shall be 500 to 1,000 acres in size.

Section 503. Density and Lot Sizes.

The gross overall density shall not exceed 2.8 units per acre; however, to promote innovative design, the intent of the MUV is to be density neutral. There is no specific lot size required or specified. Lot sizes shall be based on the development master plan presented and approved by

the Dawson County Board of Commissioners. Density and intensity of land uses are specified in Table 2-1 "Mixed Use Village" of the latest adopted version of the Dawson County Comprehensive Plan.

Section 504. Village Core Area.

The Village Core Area is defined as the geographic area within the community where the majority of commercial, business and public facilities shall be located that are intended to serve the entire community. The Village Core Area should also contain dense housing as compared to the rest of the community. The Village Core Area shall be designated on the conceptual plan.

Section 505. Setbacks and Buffers.

Front, side and rear setbacks and buffer requirements shall be established as part of the Master Development Plan.

Section 506. Building Height.

No building shall be more than 3 stories in height or more than 35 feet in height, whichever is less, unless approved by the County Board of Commissioners as part of the Master Development Plan. The height limitation does not apply to unoccupied and inaccessible architectural features (e.g., church spires, belfries, cupolas and domes, parapet walls, monuments, government-owned observation towers, water towers, chimneys, flag poles, and similar structures).

Section 507. Utility Construction.

All water and sewer service construction shall meet the standards of the service provider. Utilities shall be placed underground. Storm water facilities shall be constructed to the specifications of the applicable local or state authority.

Section 508. Transportation System.

The street network shall be designed in a generally connected pattern limiting cul-de-sacs when possible. Street patterns shall be designed to respect and follow existing topography as much as possible, to minimize earthmoving and disruption of existing natural features. The applicant may request alternative design standards for infrastructure such as narrower streets or alternative stormwater methods to provide for more creative land development and to decrease potential environmental impacts of proposed development. Any proposed alleyways shall be designed in accordance with the approved development plan. Streets shall be designated public or private on the Master Development Plan.

A. Streets shall be designed to:

- i. Preserve existing hardwood tree lines and watercourses;
- ii. Minimize alteration of natural, cultural and historic features;
- iii. Minimize acreage devoted to streets;
- iv. Calm vehicle traffic;
- v. Promote pedestrian circulation;
- vi. Maximize the view of natural vistas.

- B. **Street Construction.** Street design and construction shall be shown on in the Master Development Plan. In the Core Village the street shall be designed to meet the 300 to 600 feet grid. See § 2-38 of the Community Agenda.
- C. **Parking.** Parking spaces shall be provided in accordance with current Dawson County regulations as to number of spaces for a particular use and dimension of spaces. Parking may be shared between uses if no conflicts shall arise from such arrangement. If shared parking is proposed, then the applicant shall submit a plan for such arrangement with the Master Development Plan
 - a. On-street parking shall be permitted throughout the district and shall be depicted on the Master Development Plan. On-street parking spaces shall count toward the minimum spaces required based on the land uses proposed. Off-street parking design shall be approved by the Dawson County Department of Public Works.
- D. **Alleys.** Alleys shall be permitted as appropriate. Alleys shall be designed with a minimum of 12-foot lane width and a minimum R-O-W of 20 feet. Alley design shall be approved by the Dawson County Department of Public Works.
- E. **Pedestrian Circulation.** As part of the Master Development Plan, the applicant shall submit a pedestrian circulation plan depicting size and location of all pathways, trails and sidewalks. All proposed land uses shall be connected to the pedestrian circulation system. Multi-use trails shall be noted in the Master Development Plan. Golf carts are permitted on the multi-use trails if so designated on the Master Development Plan.
- F. **Street Trees.** As part of the Master Development Plan, the applicant shall provide a street tree plan showing the location, spacing and type of street trees proposed throughout the development. Such plan may be depicted on a section of roadway providing an example of the intended tree planting program for the entire community. Street trees shall not be required in areas where the applicant intends to preserve existing trees. Developments in the MUV district shall meet the provisions of the most current landscaping requirements adopted by Dawson County related to parking areas.

Section 509. Sign Program.

The intent of the MUV district is to promote architectural style in signage by encouraging monument type signs using architectural materials. As part of the Master Development Plan, the applicant shall submit a sign plan that illustrates the size and style of signs to be constructed, as well as a description of materials to be used for all freestanding, wall, entrance and directional signage. The intent of these regulations is to promote signs architecturally compatible with surrounding development.

Section 510. Open Space.

A minimum of 30 percent of the total land area of the MUV district shall be open space or green space. Open space may include areas for both passive and active recreation. Examples include parks, playgrounds, play fields, plazas, greenways, trails, streams, creeks, ponds and natural areas. The concept plan shall show all proposed areas of open space. For the purpose of this section, the developer or owner may designate a portion of the open space as a wetland, stream and/or wildlife mitigation bank, and such area shall be counted as part of the open space. In addition, such mitigation bank may be placed in the ownership of a third party but shall be considered as part of the overall required development open space as long as such area remains a mitigation bank or is undeveloped.

Section 511. Architectural Standards.

As part of the concept plan approval process, the applicant shall provide preliminary information regarding the architectural theme of the community. Such preliminary information shall include drawings showing at least two typical residential elevations and drawings showing at least two elevations of typical proposed commercial buildings.

As part of the Master Development Plan approval process, the applicant shall submit information regarding intended architectural design for the community. Such information shall include at minimum a description of materials and colors of exterior of all buildings, roofing materials and pitches, and requirements (if appropriate) regarding porches and parking garages. Architectural standards may change due to future changes in the real estate market pertaining to household sizes and buyers wants and desires. The Planning Commission and Board of Commissioners shall have the authority to approve any modifications to architectural standards within the Master Development Plan.

Section 512. Landscaping.

Prior to constructing any structure or facility, the applicant shall submit a landscaping plan showing the location of all proposed landscaping for the area to be disturbed. Such plan shall show all proposed planting material (type and size), ground cover, proposed irrigation, and existing vegetation to be preserved.

Section 513. Approval Process.

In order to develop in the MUV district, the applicant shall first obtain approval of the concept plan. Thereafter or concurrent with presentation of the concept plan, the applicant shall submit a detailed Master Development Plan that shall be approved before the issuance of a land disturbance permit.

- A. **Concept Plan.** In order to rezone to MUV, the developer/applicant must submit a Concept Plan that shall include, but not be limited to:
 - a. Proposed uses;
 - b. Number of units per use;
 - c. Designated areas of use;
 - d. Open space, amenities, road systems, access points;
 - e. Proposed name of development;
 - f. Location of all wetlands and streams as those terms are defined under State and Federal law; and
 - g. Public and private streets.

A Concept Plan of the development shall be submitted to Dawson County at the time of filing for rezoning to the MUV district. The Concept Plan shall be prepared by an architect, landscape architect, engineer and/or land surveyor whose state registration is current and valid.

After the Concept Plan is approved, minor variations from the plan shall be permitted if the requirements of the Concept Plan and Site Plan Amendments Section of the Land Use Resolution of Dawson County are met.

As each phase of the development is developed, the owner shall provide Dawson County with an updated summary of density "used" and remaining density "available" for future phases.

- B. **Master Development Plan Approval.** After zoning for the MUV district is approved, which includes approval of the concept plan, or concurrent with applying for re-zoning to MUV district, the developer and/or property owner shall submit the proposed Master Development Plan for any phase to be constructed before a land disturbance permit is approved by Dawson County. The Master Development Plan shall include:
- a. Location of streets, roadways, alleyways, sidewalks, trails and other transportation facilities;
 - b. Location and size of water and sewer facilities;
 - c. Location and size of all stormwater and sediment control facilities;
 - d. Location and size of lots and building areas along with proposed setbacks;
 - e. Location and designation of all buffered areas; streams, creeks and waterways, wetlands, adjacent property owners;
 - f. Location of proposed open space/greenway areas;
 - g. Proposed sign program with specifications and locations of signs;
 - h. Proposed landscaping for the particular phase to be developed;
 - i. Architectural standards as stated in this Article.
 - j. Additional items that may be requested by the Dawson County planning staff or the Board of Commissioners necessary to insure compliance with the terms of this Article.

After the Master Development Plan is approved, variations from the Master Development Plan shall be submitted to the Planning Commission for review and recommendation and then submitted to the Board of Commissioners for approval or denial.

As each phase of the development is permitted, the owner shall provide Dawson County with an updated summary of density "used" and remaining density "available" for future phases.

ARTICLE VI GENERAL PROVISIONS

Section 600. Purpose.

The purpose of this Article is to provide for general requirements of this Resolution to include: Uses prohibited in Dawson County; setback, screening, and buffer and clear vision requirements; access requirements; conditional and non-conforming uses; and maintenance of minimum resolution requirements.

Section 601. Prohibited Uses.

In order to protect the health, welfare, and safety of the residents of Dawson County, the following uses shall not be permitted in any District in Dawson County:

- A. Manufacture of hydrochloric, nitric, sulfuric, or picric acids, or other products, which, in case of accidental release, are hazardous to life.
- B. Production of chlorine or other noxious gases.
- C. Distillation of bones, rendering or refining of fats, oils, or animal parts.
- D. Dumping or reduction of garbage, dead animals, or offal, other than at county-operated sanitary landfills according to Georgia Department of Public Health regulations and Department of Agriculture regulations. Dead farm animals, including poultry, will be disposed of according to appropriate regulations on the owner's property, if known.
- E. Manufacture of explosives or storage of more than 100 pounds of explosives.
- F. Manufacture of fertilizer.
- G. Storage or dumping of hazardous, toxic, or radioactive wastes.
- H. Hair, glue or leather manufacture.
- I. Smelting of tin, copper, zinc, or iron ores.

Section 602. Setback, Screening, Buffer, and Vision Requirements.

- A. Building setback requirements are established to provide for minimum distance from adjacent structures and property lines, minimum distance from streets and highways, clear vision at road intersections, and safe distances from hazards.
- B. No structure shall be less than 10 feet from an adjacent structure unless constructed with common or contiguous walls such as may occur in townhouses, condominiums, apartments, or intensive commercial development, and unless structures comply with the provisions of the Georgia Building Code concerning fire safety, e.g., fire-resistant construction, warning systems, barriers, sprinkler systems, and fire escapes, as necessary, or as required by the Planning Commission.
- C. Building setbacks are established according to the following table unless otherwise noted in each respected district (except RPC)

LOCATION	DISTANCE
Front	100 feet form Parkways, 60 feet from state or federal highway, and 40 feet from all other streets or roads
Side	25 feet
Rear	35 feet
R-A	50 feet from property line or road or 200 feet from residence on adjacent lot, whichever is greater, for all buildings occupied by animals or animal products
Lake	No setback required from Lake Lanier Government Line
Sewage	Public Health Department requires 10 feet form property line and 100 feet from a well for septic field lines. (This is subject to change, please check with the Health Department to verify setbacks)

- D. A clear vision area shall be maintained on the corners of all property at intersection of two streets or a street and a highway. A clear vision area shall contain no planting, fence, wall, structure, or temporary or permanent obstruction exceeding 36 inches in height, except for trees with branches and foliage removed to a height of eight feet above the ground at grade level or open wire fencing that does not obscure sight. There must be a sight distance of 200 feet from a point 10 feet behind the point of intersection of roadway surfaces.
- E. Screens or buffers may be required by the Planning Commission to reduce the impact of adjacent incompatible uses, in addition to specific requirements in Land Use Districts. The Planning Commission shall consider proposed uses, the purpose and effectiveness of a screen or a buffer and its maintenance. Screens and buffers may constitute part of required open space or setbacks of a proposed use. The required screens or buffer shall be only in locations and dimensions necessary to perform a stated function. The width of screens and buffers may be adjusted to take into account the topography and conditions at the specific site and use. Natural screens and buffers are preferred; however, fences, walls, earth berms, or similar techniques may be used. Planted screens should be sufficient to obscure the proposed land use within five years.
- F. Uses which are unconventional or incompatible with adjacent or surrounding uses or which involve nudity or other activity which is offensive or otherwise jeopardizes the health, safety, or welfare of Dawson County's citizens, may require special measures to separate the use from surrounding uses, to minimize the offensive nature of the activity or prevent a violation of State or local law. In such cases, the Planning Commission may require buffers, screens, barriers, or other measures to appropriately address that use.

Section 603. Access Requirements.

Every lot shall abut a street or other public or privately maintained roadway for at least 30 feet. Where lots are five acres or more, or are exempted from subdivision requirements, a minimum easement of 30 feet for ingress and egress and utilities must be provided to a public road. No property owner shall be deprived of access to his property. Access easements acquired before the enactment of this Resolution may be 20 feet wide and property before the effective date of this Resolution with at least 20 feet of frontage shall, as an exception, not be required to acquire

additional frontage where the necessary property to acquire 30 feet is owned by another person.

Section 604. Maintenance of Minimum Resolution Requirements.

No person shall, by deed, gift, or other conveyance, reduce the lot size under minimum requirements unless given for Public use or a variance is approved therefore.

Section 605. Conditional Uses.

Conditional uses are those uses by variance, which set out specific conditions as requirements for that variance. If those specific conditions are violated or omitted, the use previously authorized is automatically revoked and the property reverted to the use before the variance or conditional use was granted without further action by the Planning Commission or County Commissioner.

Section 606. Non-Conforming Uses.

Any structure or use of land existing before the enactment of this Resolution, unless in violation of Subdivision Regulations, Mobile Home Park and Mobile Home Regulations, or Soil Erosion and Sediment Control Resolution previously in effect, not in conformity with District Use Provisions, may be continued; provided, however, the non-conforming use shall not be:

- A. Changed to another non-conforming use;
- B. Re-established after discontinuance for a period of ~~one year~~
ninety 90 days;
- C. Expanded except in conformity with this Resolution;
- D. Rebuilt, altered, or repaired after damage exceeding 75% of the fair market value of the structure immediately before the damage occurred;
- E. Replaced, except the replacement of an old or destroyed manufactured housing with new manufactured housing when the manufactured housing is the primary residence and occupied by the owner.
- F. For commercial and business purposes, a legal non-conforming status is proven by possession of a valid, legally obtained, Dawson County Business License within the past 12 months

Section 607. Off-Street Parking and Loading Spaces Required.

Except and unless otherwise specifically provided, this Section shall apply only to properties located within the RB, CB, HB, OI, CPCD, CIR, and IA Zoning Districts.

- A. Off-street automobile parking and loading spaces shall be provided, as specified in this Section, for uses and structures hereafter established in the IA and all commercial districts at the time of initial construction of any principal building, unless otherwise exempted from this Resolution. For developments phased in timing, parking and loading requirements may also be phased in accordance with the requirements applying for each particular time phase of development.
- B. Any building or use that is subsequently enlarged or converted to another use shall meet the off-street parking and loading space requirements of this Section, for the enlarged or new use.

- C. Required parking and loading spaces shall be maintained and shall not be encroached upon by refuse containers, signs or other structures, unless an equal number of spaces are provided elsewhere in conformance with this Resolution.
- D. Required parking and loading spaces shall be provided with vehicular access to a public street or alley, unless such access is prohibited by this Resolution.
- E. Off-street parking and loading facilities required shall be located on the same lot as the principal building or use. However, as much as fifty (50%) percent of the required number of parking spaces may be located within four hundred (400) feet of the principal building or use, provided proof of ownership or a valid lease agreement for use of such premises is provided to the Administrative Officer. Such distance shall be measured between the nearest point of the parking facility and the nearest point of the principal building or use.

Section 607.1.A. Minimum Number of Off-Street Parking Spaces Required.

The minimum number of required off-street parking spaces for each type of permitted use shall be as indicated below. For uses not specifically listed, the off-street parking requirements shall be those of the most similar use as determined by the Administrative Officer. The Administrative Officer may also reference the latest American Planning Associations Parking Standards Report. When referencing APA Reports weight should be given to the jurisdiction listed with a population density closest to that of Dawson County. When the application of these parking requirements results in a fractional space requirement, the fractional space requirement shall be construed to mean one (1) additional space.

TYPE OF USE

PARKING REQUIRED

Apartment, multiple-family residential use a. Clubhouse or recreation center b. Leasing office	Two spaces per dwelling unit Ten spaces, minimum Four spaces
Arcade, game room	One per 200 sq. ft. gross floor area
Art Gallery, Museum, etc.	One per 300 sq. ft. gross floor area
Assembly hall, community centers	One space per four fixed seats
Auditorium, stadium, gymnasium	One space per four fixed seats
Automobile a. Sales and Service	One per 150 sq. ft. gross floor area
Bank or financial institution	One per 200 sq. ft. gross floor area
Barber or beauty shop	Three spaces for each operator or chair
Billiard hall, Poolroom	One per 200 sq. ft. gross floor area
Boarding or rooming houses	One per guest room plus one per employee
Bowling alley	Three spaces per lane

Church or places of worship	One space per four fixed seats in auditorium
Convenience store/ Gas Station	One per 200 sq. ft. gross floor area
Correctional Facility	One per each employee on maximum shift, plus One per every 25 inmates
Dance studio	One per emp. + one per 150 sq. ft. gross
Day care center	One per ten children, + one per employee
Dormitory	One per 2 beds
Duplex	Two per dwelling unit
Food store, grocery	One per 200 sq. ft. gross floor area
Funeral home or mortuary	One per four seats in largest assembly room
Furniture or appliance stores	One per 600 sq. ft. gross floor area
Golf Course	Three per hole plus one per two employees
Health Club, spa	One per 150 sq. ft. gross floor area
Hospital, clinic Nursing home or other long term care facility	One per two beds + one per 3 employees One per two beds + one per staff
Hotel, motel employees	One per guest room + one per two
Industrial or manufacturing	Two per three employees on largest shift
Laundry, self-service	One per 200 square feet of gross floor area
Library, museum floor area	One per 200 square feet of gross
Lodge, club room	One per three seats in largest assembly
Mini-warehouse or Self-Storage Facility	One per 20 stalls + two per office
Miniature golf course	Three spaces per hole
Mobile home park	Two per dwelling + one per resident manager
Multi-family residential (condominiums, townhouses, etc.)	Two per dwelling unit plus one additional guest space per 4 units in an off-street parking area
Office a. Medical or Dental	One per 250 square feet of gross floor area Six spaces per practitioner

Parks and Subdivision Activity/Amenity Areas	One per 5,000 square feet of land area Ten spaces minimum
Personal services	One per 200 square feet of gross floor area
Restaurant or lounge	One per 100 square feet of gross floor area
Retail, general	One per 200 square feet of gross floor area
School, private	One per 10 classroom seats + one per staff person
School elementary	One per 15 classroom seats + one per staff person
School, high	One per 10 classroom seats + one per staff person
School, college, trade, vocational commuter only	One per 5 classroom seats + one per staff person
School, college, trade, vocational with dormitories	One per 10 classroom seats + one per staff person Dormitory facilities not included
Shopping center	One per 200 square feet of gross floor area
Single-family residence	Two spaces per dwelling unit
Theater, cinema	One space for each five seats Ref variance 04-06
Warehouse	One per 500 square feet of gross floor
Wholesale	One per 500 square feet of gross floor

This is redundant of verbiage located in the initial paragraph of this section.

Section 607.1.B. Maximum Number of Off-Street Parking Spaces Allowed.

- A. Purpose. Limiting the number of spaces allowed promotes efficient use of land, enhances urban form, encourages use of alternative modes of transportation, provides for better pedestrian movement, and protects air and water quality.
- B. The maximum number of off-street parking spaces for any building or use shall not exceed the amount determined as follows:
 - 1. Parking lots of more than 20 and less than 50 spaces. Parking lots may not have more than one hundred twenty percent (120%) of the minimum number of spaces required as identified in Section 607.1.A.

2. Parking lots of 51 spaces or more. Parking lots may not have more than one hundred ten percent (110%) of the minimum number of spaces required as identified in Section 607.1.A.
3. Parking lots described in the above categories may be allowed up to one hundred fifty percent (150%) of the minimum number of spaces required as identified in Section 607.1.A. if the parking installed which exceeds the minimum requirement is installed using porous paving techniques or other ecologically friendly techniques. The planning director must approve any parking design, which exceeds the regularly allowed maximum number of spaces.

Section 607.2. Handicapped Parking Requirements.

In all land use intensity districts each parking area for six (6) or more spaces devoted to uses other than residential shall provide handicapped parking spaces (a minimum of twelve feet in width with 4 feet of the parking space to be designated as loading area), counted as a part of the total parking required, in accordance with the following scale:

TOTAL PARKING REQUIREMENTS HANDICAPPED SPACES REQUIRED	
6 - 25	1
26 -50	2
51 -75	3
76 -100	4
101 -150	5
151 -200	6
201 -300	7
301 -400	8
401 -500	9
501+	2% of total required

Section 607.3 Minimum Number of Off-Street Loading Spaces Required.

A. On the same lot with every building, structure or part thereof, erected or occupied for manufacturing, storage, warehouse, truck freight terminal or single unit retail or wholesale store over 25,000 square feet or other uses similarly involving the receipt or distribution of vehicles, materials or merchandise, there shall be provided and maintained on the lot adequate space for the standing, loading and unloading services to avoid undue interference with public use of streets and alleys.

For the above-described uses, one (1) loading space shall be provided for the first 25,000 square feet of gross floor area or fractional part thereof. Uses in excess of 25,000 square feet shall provide loading spaces according to the following schedule:

SQUARE FEET NUMBER OF SPACES	
25,001- 50,000	2
50,001- 100,000	3
100,001- 200,000	4
200,001- 300,000	5
For each additional 100,000 or fraction thereof	1 additional

- B. On the same lot with every building, structure or part thereof under 25,000 square feet, erected or occupied for retail, wholesale, restaurants, or onsite service providers or other similar uses, there shall be provided and maintained on the lot adequate space for the standing, loading and unloading services to avoid undue interference with public use of streets and alleys.

For the above-described uses, one (1) loading space minimum shall be provided. For multi-unit structures one (1) loading space per every 5 units shall be provided.

Loading space size requirements:

Each loading space shall be a minimum of twelve (12) feet by sixty (60) feet, with a fourteen (14) foot height clearance. Loading spaces must be marked and placed separate from access drives.

All plans for off-street loading areas shall be subject to the approval of the Administrative Officer.

Section 607.4. Parking and Loading Area Design Requirements.

Improvement of Parking Lots:

- A. All parking areas containing more than five (5) spaces shall meet the following requirements:
 - 1. They shall be graded to insure proper drainage with curb and gutter installed as required to facilitate stormwater management, surfaced with concrete or asphalt, and maintained in good condition free of obstructions.
 - 2. Parking areas shall not be used for the sale, repair, dismantling or servicing of any vehicle, equipment, materials or supplies.
 - 3. Each parking area shall be clearly marked and directional arrows or signs shall be provided wherever necessary. Markers, directional arrows and signs shall be properly maintained at all times.
 - 4. A parking lot pavement setback of ten (10) feet from any public street right-of-way and five (5) feet from any exterior property line shall be provided, except where access points and interconnections to other parcels have been approved.
 - 5. Any lighting facilities installed shall be so arranged to prevent the direct illumination of adjacent residential properties or public streets.
 - 6. A site plan indicating property lines, parking areas, location of parking spaces, pavement setbacks, drainage facilities, paving materials, access and other features required to ensure compliance with this Article shall be submitted to the Administrative Officer. A permit shall be required prior to the construction of new parking areas, or for the expansion or alteration of existing parking areas.

Section 607.5. Landscaping and Design in Parking Areas.

Refer to the Dawson County Buffer, Landscape and Tree Ordinance for design specifications.

Section 607.6. Curb Cut and Access Specifications.

A. Access from public streets to all parking areas for any permanent or temporary uses, buildings and/or structures, regardless of the number of parking spaces provided, shall meet the following requirement:

1. No more than two (2) curb cuts or access breaks shall be permitted for any lot or parcel with a frontage of two hundred (200) feet or less on any one (1) street.

All other Curb Cut and Access Specification requirements shall be referenced from the Dawson County Driveway Construction and Permitting Ordinance adopted April 15, 2004 as amended and are regulated by the Public Works Director of Dawson County.

Section 607.7 Parking Space Design Requirements

A. All parking spaces installed within parking areas regulated by Section 607.4 shall meet the following size requirements:

1. All standard spaces shall have a minimum width of 9 feet.
2. All standard spaces that are installed 90 degrees off of the curb shall have a minimum stall depth of 18 feet.
3. All standard spaces that are installed 60 degrees off of the curb shall have a minimum stall depth of 20 feet.
4. All standard spaces that are installed 45 degrees off of the curb shall have a minimum stall depth of 20 feet.
5. All standard spaces that are installed 30 degrees off of the curb shall have a minimum stall depth of 18 feet.
6. All parallel parking spaces shall have minimum width of 9 feet off the curb and a minimum length of 22 feet.

(Stall Depth is defined as a measurement at 90 degrees from the curb to the end of the parking space striping)

B. Aisle widths in parking areas regulated by Section 607.4 shall meet the following requirements:

1. The minimum aisle width for spaces installed 90 degrees off of curb shall be 24 feet.
2. The minimum aisle width for spaces installed 60 degrees off of curb shall be 18 feet for one-way traffic and 20 feet for two-way traffic.
3. The minimum aisle width for all other spaces shall be 14 feet for one-way traffic and 20 feet for two-way traffic.

Spaces installed 90 degrees off of curb shall not be allowed on thru streets or aisles.

Section 608. Additional Requirements for Commercial and Agricultural Activities.

A. Any application involving a request for a zoning or rezoning to any commercial district classification shall be accompanied by a scaled drawing in such form specified by the

Planning Commission showing all pertinent distances and dimensions and depicting all proposed improvements.

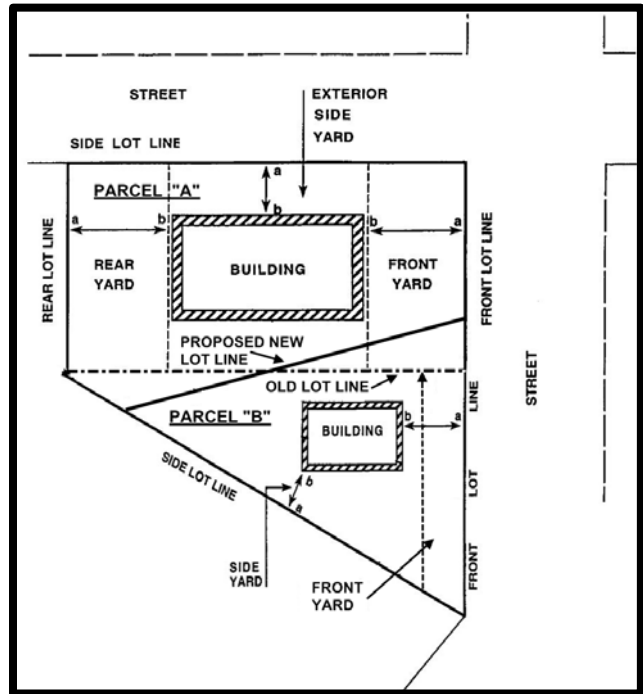
- B. Any application involving a request to construct a major farm building as described in Sections 301 and 307 of this Resolution, or a building to be occupied by animals or animal products as described in Section 602 of this Resolution, shall be accompanied by a scaled drawing in such form specified by the Planning Commission showing all pertinent distances and dimensions and depicting all proposed improvements.

Section 609. Lots of Record.

The following allowances and modifications to lots of record can be made, or are deemed to be made by certain actions.

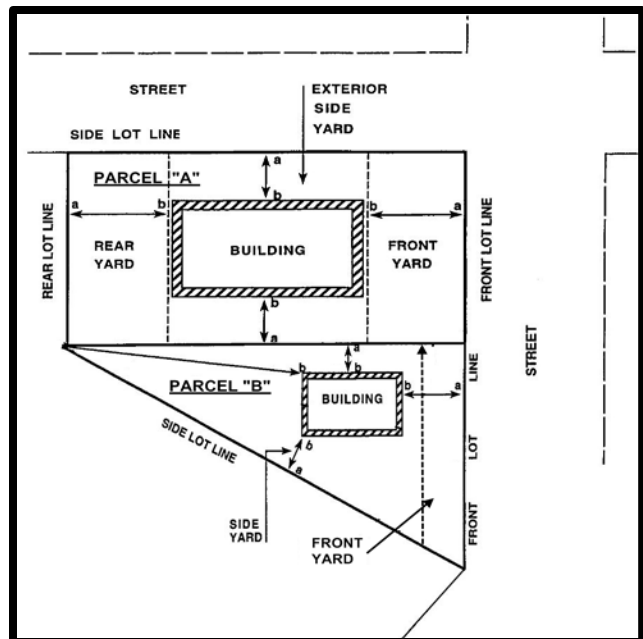
- A. Although a lot may not contain sufficient land area, width or lot frontage to meet the minimum lot size requirements of this resolution, such lot may be used as a building site if all other requirements of the district are met and that building plans are consistent with all state and local health codes.

Example A: Parcel A conforms, Parcel B has non-conforming lot size



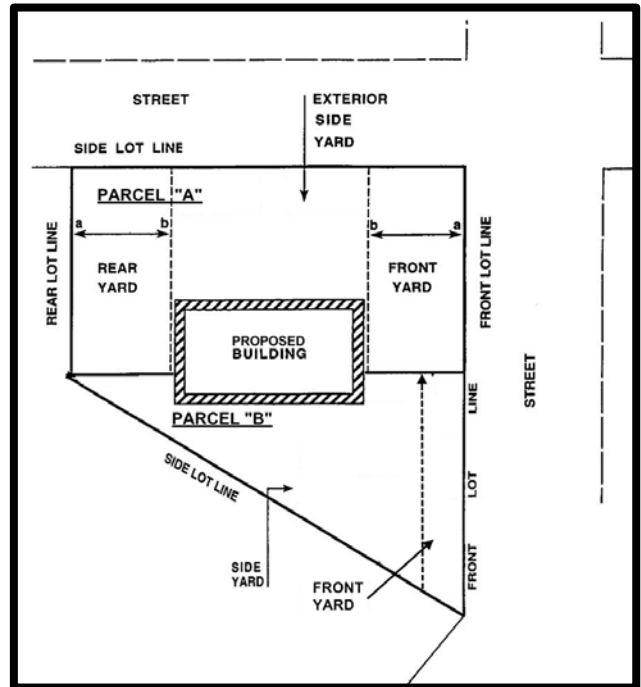
- B. The line between two adjoining lots of record that are non-conforming as to lot size may be modified only such that neither lot becomes smaller. If a non-conforming lot of record adjoins a lot that meets or exceeds lot size standards, then the line may be modified only such that the non-conforming lot does not become smaller, and the conforming lot is not made non-conforming.

Example B: Re-plot of both lots such that Parcel A is the same size & Parcel B is not smaller

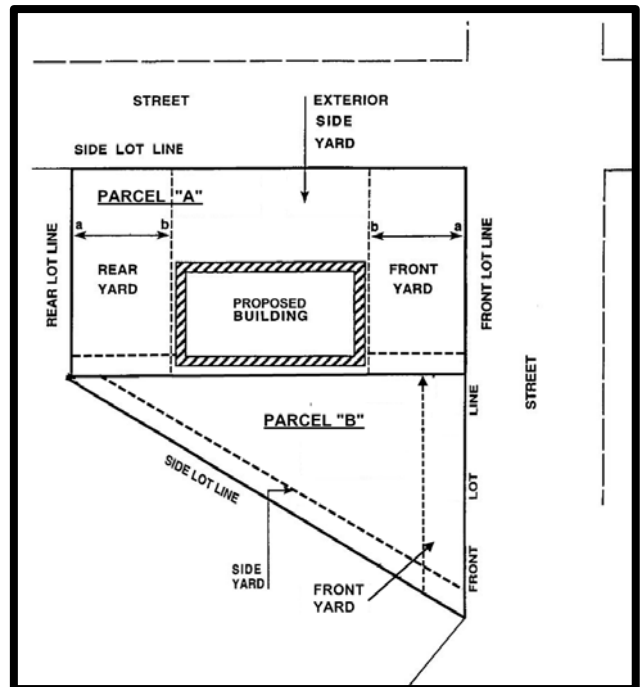


- C. If a building is proposed for construction across the line between two lots of record under the same ownership that are non-conforming as to the lot size or frontage, then the lots shall be resurveyed and recorded to be combined. If a building is proposed for construction within a setback between two lots of record under the same ownership that are non-conforming as to lot size or frontage, then the lots may be resurveyed and recorded to be combined, or a request for a setback variance may be considered.

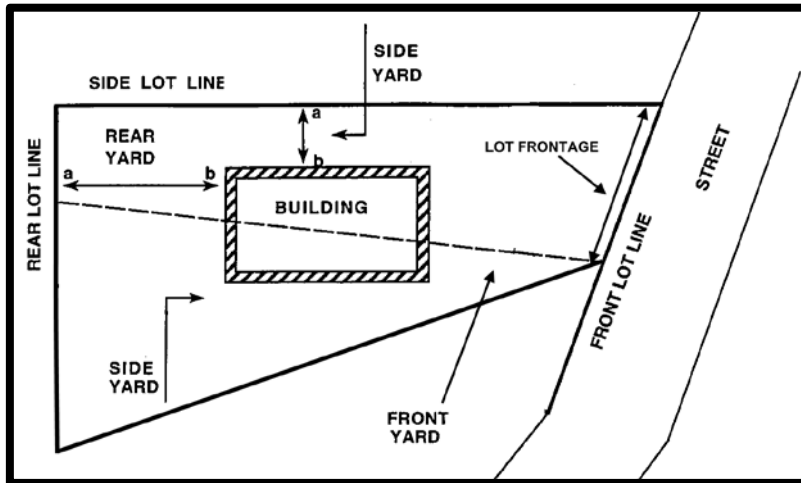
Example C1: Same owner for both parcels
Requires re-plot of property to remove separation



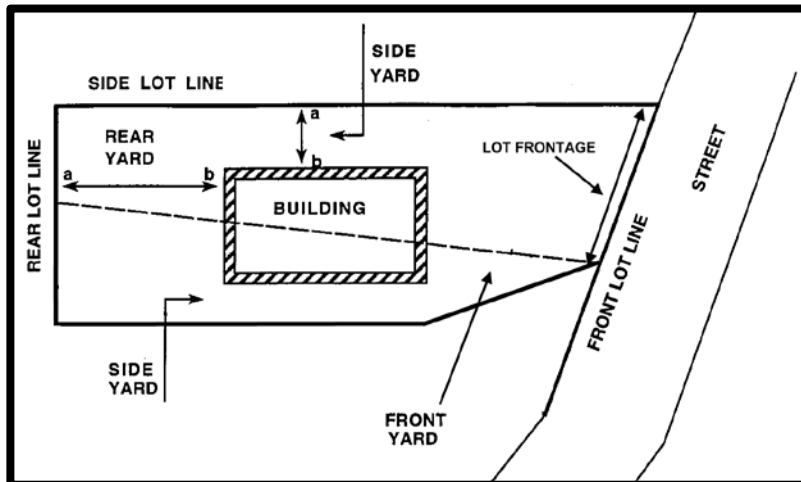
Example C2: Same owner for both parcels.
Proposal to build in setback of one parcel
requires re-plot or variance approval.



- D. A lot that is non-conforming in one dimensional criteria, but conforming to other criteria, may be modified such that the conforming criteria is rendered non-conforming, and the non-conforming **criteria** is not made non-conforming to a greater extent. For example, if a non-conforming lot of record has less than the required lot frontage, but has excess lot area, then the lot area can be reduced as long as the lot maintains the minimum lot area. However, the lot frontage cannot be reduced.



Example D1: Existing lot with less than required lot frontage, but more than the minimum acreage required



Example D2: Existing lot with new side lot line and minimum required acreage NOTE: no change in Lot Frontage

- E. If a legal lot of record is resurveyed for combination, line change or other alteration in accordance with this section and recorded with the Clerk of Court's office, then; the most recent recorded plat takes precedence and shall be considered the new lot of record.

Section 610. Concept Plan and Site Plan Amendments:

Concept Plan and Site Plan Amendments are broken down into two categories, Major Amendments and Minor Amendments.

- i. Major Amendments in the case of a rezoning will require a resubmission and review by the Planning Commission members and the Board of Commissioners. All others require the approval of the Planning Director. Major Amendments include but are not limited to:

1. Major conceptual change as defined by the Planning Director
 2. Increases the density proposed
 3. Increases the square footage of the commercial development by 10% or greater.
 4. Changes the location of collector, arterial or commercial streets
 5. Relocates Active amenity area or Active open space
 6. Has an effect on adjoining properties
 7. A request for exemption or relief from a previously approved stipulation
- ii. Minor Amendments are approved by the Planning Director. Minor Amendments include anything less than Major Amendments and but are not limited to:
1. Changes to the location of minor or residential streets
 2. Relocates Passive open space
 3. Adjusts lot lines not resulting in new lots
 4. Decreases Passive open space up to a maximum of 10% (while still meeting the minimum open space requirement of zoning)
 5. Increases Passive open space
 6. Reduces the approved density
 7. Increases the square footage of the commercial development by less than 10%
 8. Decrease the commercial square footage of an approved development
 9. Has no effect on adjacent or adjoining properties

Section 611. Home-Based Businesses

- A. Administration and Enforcement. Dawson County enforces the County's Business License Ordinance. Any person failing to comply with any provision of the Dawson County Business License Ordinance may be subject to Article XII of the Land Use Resolution and may be punished by a maximum fine of \$1,000, as well as penalties imposed within the Business License Ordinance.

Any licensee failing to comply with this Section shall have the Business License revoked. If a business license application involves a home occupation and is denied by the Planning Director, then the Applicant may file a variance request in accord with Article IX of the Land Use Resolution of Dawson County. The approval for a Home Office or Home Occupation shall not "run with the land" and shall terminate with a change in location or ownership of the Home Office or Home Occupation or ownership of the premises.

B. Exceptions

1. Uses currently allowed in the RA Zoning District (Agricultural Residential) shall be subject to the requirements for permitted and prohibited uses set forth within the Land Use Resolution of Dawson County and shall be exempt from any conflicting ordinance, except for parcels zoned R-A that are one acre or less. If a parcel is zoned R-A and is equal to or less than one acre, then the terms of this section shall control. A business that qualifies only as a Home Office, but not a Home Occupation, shall be exempt from the terms hereof if the property is in the R-A zoning District.
2. Exception to Business License Requirement Only. Secondary Offices. A Home Office in a residential district that is an ancillary office and that is not the primary location for the business of the Home Office; such ancillary location shall not be required to have a business license issued by Dawson County if: (1) the business activity is subject to a business license issued by Dawson County for another location, or (2) if a business license has been issued for another location by some other jurisdiction in the United States.

C. Permitted Home Occupations

1. Offices of professionals including, but not limited to, architects, brokers, counselors, clergy, draftspersons and cartographers, engineers, insurance agents, lawyers, real estate agents, accountants, editors, publishers, journalists, psychologists, contract management, graphic design, construction contractors, landscape design, surveyors, cleaning services, salespersons and manufacturer's representatives, and travel agents;
2. Personal services, including barber shops, beauty parlors, manicure and pedicure shops, pet grooming, catering, taxidermy services, and chauffeur services;
3. Instructional services, including music, dance, art and craft classes, tutoring, and outdoor instruction to include tennis lessons, and swimming lessons;
4. Babysitting services, day care homes;
5. Studios for artists, sculptors, musicians, photographers, and authors;
6. Workrooms for tailors, dressmakers, milliners, and craft persons, including weaving, lapidary, jewelry making, cabinetry and wood working;
7. Repair services, including watch and clock, small appliances, computers, and electronic devices; and
8. Upholstery and detailing services if and only if an accessory building may be used for the Home Occupation.

This list may not be all-inclusive. The Planning Director shall determine whether an unlisted business is substantially similar to a permitted use based upon the proposed business activity. A maximum of two Home Occupations may be granted to the same residence.

D. Prohibited Home Occupations

1. Kennels, stables, veterinarian clinics/hospitals
2. Outside obedience training of animals
3. Medical and dental clinics/hospitals
4. Restaurants, clubs, drinking establishments
5. Motor vehicles sales, medium and large engine repair
6. Repair and service of small internal combustion motors for powered lawn equipment, motor cycles, scooters, all-terrain vehicles, boat motors or construction tools and equipment powered by internal combustion motors.
7. Undertaking and funeral parlors and crematoriums
 - i. Human or animal cremation facilities
8. Retail sales of goods not made on the premises and sold to the general public from the premises
9. Rooming and Boarding houses with the exception of Bed and Breakfast facilities that have been approved in accordance with the Land Use Resolution.
10. Adult business uses (See Dawson County Adult Business Establishment Ordinance)
11. Private Clubs
12. Warehousing and/or storing of material not directly used in a licensee's home occupation.
13. Other similar uses as determined by the Planning Director based upon the proposed use being substantially similar to a prohibited Home Occupation.

E. Operational Standards

1. Operating Hours - Customer/client visits to the home occupation are limited to the hours from 8 A.M. to 8 P.M. The home occupation shall not generate more than 10 customer/client visits in any one day nor more than five customers/clients at any one time nor more than two (2) customer vehicles at any one time.
2. Employees - The home occupation shall have no more than one non-resident employee on the premises at any one time. The number of nonresident employees working at locations other than the premises of the home occupation is not limited.
3. Vehicles - Delivery vehicles used to deliver goods to the home occupation business are limited to passenger vehicles, mail carriers, and express carriers such as UPS and FedEx. Deliveries shall be permitted only between 8:00 A.M. and 8:00 P.M. The home occupation shall be limited to the parking/storage of one

commercial vehicle on the premises, not exceeding a one-ton capacity. Any commercial vehicle shall be stored such that the vehicle is not visible from a public street. Parking for all customers/clients/employees shall be restricted to the premises and shall not be permitted on public rights-of-way. The home occupation shall allow for on-site customer/client/employee parking.

4. Nuisances - The equipment used by the home occupation and the operation of the home occupation shall not create any vibration, heat, glare, dust, odors, or smoke discernible at the property lines at any time and shall not generate any discernible noise at the property lines from 8:00 P.M. to 8:00 A.M. and shall not create any electrical, magnetic or other interference off the premises, consume utility quantities that negatively impact the delivery of those utilities to surrounding properties, or use and/or store hazardous materials in excess of quantities permitted within residential structures.
5. Appearance - There shall be no exterior indication of the home occupation or variation from the residential character of the principal use. Special accessibility such as access ramps may be constructed in order to conform to building codes. No outside displays of sales items, products, or services may be used. All material stored on premises for the use of the home occupation shall be out-of-sight of the public and inside a building. All accessory structures shall meet the requirements set forth for the Residential District. No vehicles or other receptacles used for the collection, carrying, storage or transport of commercial garbage, waste, trash or recycled material shall be parked or stored on the property.
6. Ownership - The business owner of the dwelling associated with the Home Occupation request shall occupy the dwelling as a principal residence and shall own the premises, unless the residence is in the RMF District.
 - i. An applicant residing in Residential Multi-Family District (RMF) Article III section 306 of the Land Use Resolution shall have owners' written permission to obtain a home-based business license.

F. Accessory Buildings for Home Occupation Use

1. The use of an accessory building for a home occupation shall only be permitted in R-A, Article III section 309 of the Land Use Resolution
2. Limit - Only one accessory building per parcel shall be allowed for home occupation use.
3. Lot Size - The use of an accessory building for a Home-based business shall be prohibited on parcels less than five (5) acres in all residential districts.
4. Home Occupations may operate in an accessory building used for other purposes but the maximum square footage used may not exceed those limits set forth in sub-section F6.
5. The setbacks for all accessory buildings for use in connection with a Home Occupation shall meet the setback requirements for a house/residence.
6. Accessory Building size. The use of an accessory building, where permitted, for a

Home-based Business shall be limited to .6% of the parcel or 2,500 square feet, whichever is less, and shall not exceed 30 feet in height from grade.

G. Size of Residence used as Home Occupation

1. No more than 25% of the interior heated space of a residence/home shall be used for a Home Occupation.

H. Signs

1. The maximum size of a permanent sign is three (3) square feet in total, which is 432 square inches.
2. Only one permanent sign is allowed.
3. The permanent sign shall be affixed no higher than six (6) feet from the first floor foot level to the home or to the Accessory building used for home occupation.
4. The permanent sign shall not be lighted.

I. Notification

1. Before commencement of a Home Occupation, the licensee shall notify, in writing, all adjacent property owners.
2. Notification shall include, at minimum, what type of Home Occupation the licensee is starting and when the Home Occupation shall begin.

J. Non-conforming Use. Home-based businesses that maintain a valid business license on the effective date of this ordinance shall be permitted to continue the operation as a non-conforming use if such business does not comply with the terms hereof until the form of the business changes or the ownership of the business or any portion of the property changes.

Section 612. Private Cemeteries, mausoleums, and burial sites

A. New cemeteries. Cemeteries for human interment are required to meet the following minimum requirements:

- a. Minimum lot size of five acres, except for church cemeteries. Private family plots shall have at least one fourth (1/4) acres devoted to such use and platted accordingly.
- b. All graves or burial lots shall be set back not less than 50 feet from any property line or street right-of-way lines.
- c. An access easement shall be shown on the property plat. If the land is sold, subdivided or in any other way is received into ownership or control by a nonfamily member, then the owner shall allow the right of access for visitation over, across, and through the access easement shown on the plat.

- B. Unless already platted and recorded in the Clerk of Court's office, new burial plots or cemeteries shall not be utilized unless a permit has been issued by the Planning and Development Director. Upon burial, the plot shall be surveyed, platted and recorded within 90 days of permit issuance.

ARTICLE VII

LAND USE RESOLUTION DISTRICT MAP

Section 700. Purpose.

The purpose of this Article is to establish the Land Use Resolution District Map; provide for identification, alteration, and replacement of the District Map; criteria to be considered in amending the District Map; district boundaries; relationship between District Map and Future Land Use Map.

Section 701. Land Use Resolution District Map.

The Land Use Resolution District Map is hereby designated to be Section 706 of this Resolution. Any reference to the "District Map" in this Resolution refers to the Official Land Use Resolution District Map.

Section 702. Identification, Alternation, and Replacement of the District Map.

- A. The District Map is signed by the Commissioner with witnessing signature of the County Clerk and bears the Commissioner's seal under the following words: "This certifies that this is the Land Use Resolution of Dawson County, Georgia," together with the date of the adoption of this Resolution.
- B. The District Map may be altered only if the proposed alterations area in conformance with the Future Land Use Map (Article VIII), and sound planning principles. Any alteration to the District Map is an amendment to this Resolution. The procedure by which amendments are proposed and approved is contained in Article XII. Any amendment involving changes in land use district boundaries must be entered on the District Map as soon as the amendment has been approved by the Commissioner. The entry should be as follows: "On (date) by official action of the Commissioner, the following changes (or changes) were made on the Official Land Use Resolution District Map: (Brief description of change.)" It shall be signed by the Commissioner with witnessing signature of the County Clerk. No amendment to portions of this Resolution that are illustrated on the District Map becomes effective until after the change has been entered as described above on the District Map. Any authorized alteration of the District Map by any person is a violation of this Resolution. The Official Land Use Resolution District Map is located in the Planning Department and is the final authority as to the current status of land use district boundaries.
- C. If the District Map becomes damaged destroyed, lost, or difficult to interpret because of the nature or number of changes and additions, the Commissioner may adopt a new District Map, which will replace the previous District Map. The new District Map is identified as such in the same manner as described above. When the new District Map is adopted, a notation should be made on the previous District Map that it is no longer valid, indicating the date that the new District Map was adopted, as a reference aid. The previous District Map should be preserved, if it has not been lost or destroyed, for possible future reference.

Section 703. Criteria to be Considered in Amending the District Map.

The following points should be addressed when considering proposed amendments to the District Map. In determining whether or not a proposed amendment satisfactorily addresses the points stated below, sound planning principles should be followed.

- A. Proposed amendment should be in conformance with the Dawson County Future District Map.
- B. Findings of fact must be presented and accepted in support of such an amendment.

- C. Proposed amendment should meet demonstrated changes in community needs.
- D. The factors indicating suitability of land to be placed within a certain land use district should be considered. These criteria are contained in Section 1004.

Section 704. District Boundaries.

Where uncertainty exists with respect to the exact location of the boundary of a land use district shown on the District Map, the following guidelines should be followed in establishing the exact location of the boundary:

- A. Where a land use district boundary is indicated as approximately following the center line of a street or road, or as approximately following the right-of-way line, that line should be considered to be the boundary.
- B. Where a land use district boundary is indicated as approximately following the corporate limit line of the city, the corporate limit line should be considered to be the boundary.
- C. Where a land use district boundary is indicated as approximately following a property line or such line extended, the line or lines extended should be considered to be the boundary.
- D. Where a land use district boundary is indicated approximately following the center of a stream bed, such should be considered to be the boundary.
- E. Where a land use district boundary is indicated as approximately parallel to the center line of a street, road, railroad, or the right-of-way of such a facility, such boundary shall be interpreted to be parallel to such line and at a distance from it as indicated by scale on the District Map.
- F. Where a land use district boundary line is indicated as dividing a lot in single ownership at the time of the enactment of the Resolution, the development standards for the land use district in which the greater portion of the lot lies must be extended to the balance of the lot up to a distance of thirty-five (35) feet beyond the actual boundary line of the land use district.

Section 705. Relationship between District Map and Future District Map.

- A. The Future District Map as adopted by the Board of Commissioners and adopted by the Commissioner. It should provide the best possible indication of desirable future district patterns that will meet projected future demand for land uses of various types.
- B. The land use districts contained on the District Map carry standards which must be met by all new developments and construction in the County. The arrangement of land use districts is based on existing land use patterns. Establishment and amendments of land use district boundaries must be based on defensible findings of fact as well as sound comprehensive planning principles.

Section 706. Land Use Resolution District Map.

The Dawson County Land Use Resolution District Map shall be cited as Section 706, and shall be a part of this Resolution. The map shall be located in the Planning Department and in the office of the Planning Department.

Section 707 Zoning Compliance

- A. Intent – The primary determination whether a proposed use is proper in a given use district is made by the Department of Planning and Zoning. Interpretations of the department concerning the meaning of the resolution may be important in a particular case. Persons should not expend money on project development until the department has determined in writing that the proposed use is proper.

- B. Certificate – A certificate of Zoning Compliance shall be issued on a form to be determined by the Department as evidence that a proposed use complies with the Resolution.

- C. Reliance – Until a Certificate of Zoning Compliance is obtained with regard to a particular project, a person expending money in any way on project planning or development does so at his own risk. No person shall be deemed to have expended funds in reliance on zoning provisions unless and until the Certificate of Zoning Compliance is obtained.

ARTICLE VIII FUTURE DISTRICT MAP

Section 800. Purpose.

The purpose of this Article is to provide for a future district map; background concepts of the future district map; identification, alteration, and replacement of the future district map; and criteria to be considered in amending the future district map.

Section 801. Background Concepts of the Future District Map.

The Future District Map represents a synthesis of data concerning population, land use patterns, and economic activity, etc. The Planning Commission has studied these data and conceived a set of goals to provide suitable space for anticipated future development while the public health, safety, and welfare is protected. The map contains an arrangement of land uses, which permits minimum adverse impact on neighboring land uses and on safety conditions, while maximum efficiency in providing community and utility services is achieved. The Future District Map represents the Planning Commission's projection of how land use patterns in Dawson County should look in the medium-to-long-range future. The development standards and other requirements contained in this Resolution are intended to encourage the development of the land use patterns depicted on the Future District Map. Existing and future land uses are NOT regulated or controlled by the Future District Map as they are by the District Map.

Section 802. Identification, Alteration, and Replacement of the Future District Map.

- A. The Future District Map is signed by the Commissioner with witnessing signature of the County Clerk and bears the seal of the County or that of a Notary Public under the following words: "This certifies that his is the Dawson County Future District Map referred to in Article 804 of the Land Use Resolution, Dawson County, Georgia," together with the date of the adoption of the Resolution.
- B. The Future District Map may be altered only if the proposed alterations are in conformance with sound comprehensive planning principles. Any alteration to the Future District Map is an amendment to this Resolution.
- C. The procedure by which amendments are proposed and approved is contained in Article XII. Any amendment to the Future District Map must be entered on that Map as soon as the amendment has been approved by the Commissioner. The entry should be as follows:
- "On (date), by official action of the County Commissioner, the following change (or changes) were made in the Dawson County Future District Map: (Brief description of change.)" It should be signed by the Commissioner with the witnessing signature of the County Clerk. No amendments to the Future District Map become effective until after the change and only by the procedures contained in this Article. Any unauthorized alteration of the Future District Map is a violation of this Resolution.
- D. The Future District Map is located in the Commissioner's office. If it becomes damaged, destroyed, lost, or difficult to interpret because of the nature or number of changes or additions, the Commissioner may adopt a new Future District Map, which will replace the previous identified as such in the same manner as described above in this section. When the new Future District Map is adopted, a notation should be made on the previous Future District Map that it is no longer valid, indicating the date that the new Future District Map was adopted as a reference aid. The previous Future District Map should be preserved, if it has not been lost or destroyed, for possible future reference.

Section 803. Criteria to be Considered in Amending the Future District Map.

The following points should be addressed when considering proposed amendments to the Future District Map. In determining whether or not a proposed amendment satisfactorily addresses the points stated below, sound planning principles should be used.

- A. Findings of fact must be presented and accepted in support of the proposed amendment.
- B. The proposed amendment should meet demonstrated changes in community needs.
- C. The proposed amendment should be consistent with indications of current available population, economic, and land use data upon which information depicted on the Future District Map is based.

Section 804. Future District Map.

The Future District Map shall be cited as Section 804, and shall be a part of this Resolution. The Map shall be located in the County Commissioner's office.

ARTICLE IX VARIANCES

Section 900. Purpose.

The purpose of a variance is to provide relief when a strict application of the district requirements would impose unusual practical difficulties or unnecessary physical hardships on the applicant. Practical difficulties and unnecessary hardships may result from the size, shape, or dimensions of a site or the location of existing structures thereon; from geographic, topographic, or other conditions on the site or in the immediate vicinity. No variance shall be granted to allow the use of property for a purpose not authorized within the district in which the proposed use would be located. A variance should be granted only after evidence is presented and accepted that enforcement of all of the required standards on the property in question would render the property useless. This Article establishes conditions; criteria for granting variances; public hearings on proposed variances; variances to road requirements; variance procedures; compliance with conditions of approval; vested interest in approved variances; investigations and reports; revocation; limitations on re-applications; and use variance.

Section 901. Conditions.

- A. Reasonable conditions may be imposed in connection with a variance as deemed necessary to protect the best interests of the surrounding property or neighborhood, and otherwise secure the purpose and requirements of this Article. Guarantees and evidence may be required that such conditions will be and are being complied with.
- B. The Planning Commission is responsible for considering and making recommendations on applications for variances. Variances apply only to the land use standards and requirements specified for each district. They do not apply to other provisions of this Resolution.
- C. The variance must specify which development standards and requirements are to be varied from. It must specify alternative standards and requirements to be met, replacing those varied from.

Section 902. Criteria for Granting Variances.

Variances to standards and requirements of this Resolution, with respect to open area, setbacks, yard area, lot coverage, height of structures, vision clearance, and other quantitative requirements may be granted only if, on the basis of the application, investigation, and evidence submitted by the applicant, investigation, and evidence submitted by the applicant, all four expressly written findings below are made:

- A. That a strict or literal interpretation and enforcement of the specified standard or requirement would result in practical difficulty or unnecessary hardship; and
- B. That there are exceptional or extraordinary circumstances or conditions applicable to the property involved or to the intended use of the property which do not apply generally to other properties in the same district; and
- C. That the granting of the variance will not be detrimental to the public health, safety, or welfare or materially injurious to properties or improvements in the near vicinity; and
- D. That the granting of the variance would support general objectives contained within this Resolution.

Variances in accordance with this Article should not ordinarily be granted if the special circumstances on which the applicant relies are a result of the actions of the applicant or owner or previous owners.

Section 903. Public Hearing on Proposed Variances.

Public hearings on proposed variances shall be in accordance with procedures set forth in Article XII, Section 1202, of this Resolution.

Section 904. Variances to Road and Street Requirements.

- A. Variances to requirements of this Resolution with respect to road and street requirements may be authorized as applied for or as modified by the County Commission if, on the basis of the application, investigation, and the evidence submitted by the applicant, all three of the following expressly written findings are made:
1. That neither present nor anticipated future traffic volumes generated by the use of the site or use of sites in the vicinity require strict or literal interpretation and enforcement of the requirements of this Resolution; and
 2. That the granting of the variance will not result in the development or design of public streets in such a manner as to interfere with the free flow of traffic on the streets; and
 3. That the granting of the variance will not create a safety hazard or any other condition inconsistent with the general purpose of this Resolution.
- B. The County Commission may establish performance bonds to assure compliance with any requirements it has set for granting a variance. Where a variance is granted for a construction activity requiring a building permit, the building permit must be obtained and construction have begun within six months of the issuance of the variance. Otherwise, the variance expires after six months.

Section 905. Variance Procedures.

- A. Before, the Planning Commission may act on a variance; it shall give notice of a public hearing in the manner prescribed in Article XII, Section 1202.
- B. The Planning Commission shall review the application and investigation report at the public hearing. The Planning Commission shall determine whether the evidence supports a finding that the required criteria have been met and recommend approval with condition, or denial of the application accordingly. Their recommendations shall be in writing and shall include written findings on each of the applicable criteria. If the Planning Commission fails to take action within thirty (30) days after the public hearing, the request shall be deemed to have been approved.
- C. Decision on variance requests shall be the responsibility of the Planning Commission and shall become final after an elapsed period of thirty (30) days from the date of decision.
- D. The Planning Commission's decision, with findings, shall be sent by mail to the applicant within five (5) working days of the date of action.
- E. From time to time the Planning Commission may find it necessary to require a variance request to also meet approval of the Dawson County Board of Commissioners. In doing so the variance request must follow the public hearing procedures prescribed in Article XII, Section 1202.

- F. An application of a variance which is not acted upon by the Commissioner within ninety (90) days from the receipt of application may be deemed denied.
- G. Application for a variance shall be filed with the Planning Director on the form prescribed by the County, by any person with a legal interest in the property.

Section 906. Compliance with Conditions of Approval.

Compliance with conditions imposed in the variance, and adherence to the submitted plans, as approved, is required. Any departure from these conditions of approval and approved plans constitutes a violation of this Resolution.

Section 907. Vested Interest in Approved Variances.

A valid variance supersedes conflicting provisions of subsequent rezonings or amendments to this Resolution unless specifically provided otherwise by the provisions of this Article or the conditions of approval to the variance.

Section 908. Investigations and Reports.

The Planning Director shall make or cause to be made an investigation to provide necessary information to insure that the action on each application is consistent with the variance criteria and shall make a recommendation to the Planning Commission. Any report of such investigation shall be included in the application file.

Section 909. Revocation.

Variances shall be automatically revoked if not exercised within one year of the date of approval.

Section 910. Limitations on Re-applications.

Applications for which a substantially similar application has been denied shall be heard by the Planning Commission only after a period of twelve (12) months has elapsed.

Section 911. Use Variance

No variance may be granted for a use of land or building or structure that is prohibited by this Resolution.

Section 912. Withdrawal of Application.

Withdrawals of any application may be accommodated within the Planning Department if requested before the Planning Commission agenda is set. Therefore, withdrawals may not be made after ten (10) days prior to the scheduled Planning Commission meeting hearing, unless accompanied by written request stating specific reasons for withdrawal. This withdrawal request is to be published in the legal organ prior to the meeting. Following that written request and publication the Commission will vote to remove the item from the agenda at the scheduled hearing. Please note that should the withdrawal be denied, the item will receive deliberation and public hearing with a decision by the Commission. Further the applicant is encouraged to be present at the hearing to substantiate reasons for withdrawal. Please note that no refund of application fee may be made unless directed by the Board of Commissioners.

Section 913. Administrative Variances.

The Director of Planning and Development shall have the power to grant variances (except for density and use) from the development standards of the Land Use Resolution of Dawson County, Georgia if the intent of the ordinance can be achieved and equal performance obtained by granting a variance.

- A. **Authority.** The authority to grant variances in accord with this Section shall be limited to variances from the following requirements:
1. Front Yard or a Yard Adjacent to a Public Street - variances shall not exceed ten feet (10');
 2. Side Yard - variances shall not exceed five feet (5');
 3. Rear Yard - variances shall not exceed ten feet (10');
 4. Building Height - a variance may be granted up to, but not exceeding, ten feet (10') if such variance does not allow space habitable by humans and is also approved by the fire marshal and would not result in an increase in the number of stories that would otherwise be allowed by the zoning district;
 5. Buffers - the dimensions of a landscaping buffer required by the Land Use Resolution of Dawson County or the Dawson County Tree, Landscape, and Buffer Ordinance may be varied by no more than twenty-five percent (25%) if the adopted comprehensive plan recommends a similar or more compatible use of the neighboring property or in other situations if the intent of the required buffer can be equally achieved; however, no buffer required as a condition of zoning shall be modified;
 6. Parking - if the required parking standards cannot reasonably be met and if a variance will not adversely affect the spirit or intent of the ordinance or the Land Use Resolution of Dawson County, then a variance of not more than ten percent (10%) may be granted;
 7. Home Occupations - if the intended use is clearly allowed pursuant to the definition of "Home Occupation", then an administrative variance may be granted to conduct such business.
- B. **Notification.** The applicant may choose to either submit an affidavit attesting to notice that includes signatures of all adjoining property owners listed within the application package or the applicant may choose to permit written notice from the County Planning Department to adjoining property owners of the variance application and then wait at least ten (10) business days from notice to all adjoining property owners before the variance may be considered for approval. Also, notice of the variance application shall be posted upon the property ten (10) days before the variance is considered and shall state the variance requested and the date the variance shall be considered.
- C. **Basis for Approval.** The following criteria shall be considered by the Director before allowing an administrative variance. No variance may be granted administratively for an application for a variance that has been heard by the Planning Commission within one (1) year or if the application is for the expansion of a non-conforming use or structure.
1. The variance neither interferes with the rights of others as provided in this chapter nor is injurious to the public health, safety, general welfare;

2. A strict interpretation and enforcement of the standards or requirement would result in practical difficulty or unnecessary hardship;
 3. No exceptional or extraordinary circumstances applicable to the subject property exist that do not generally apply to other properties in the same district;
 4. The variance provides for reasonable use under the specified circumstances of each application;
 5. The variance achieves the general intent of the Land Use Resolution of Dawson County;
 6. The variance is the minimum possible variance under the specific circumstances; and
 7. The variance does not exceed the scope of the authority set forth in sub-section (A) hereof.
- D. **Conditions of Approval.** The Director of Planning and Development may impose reasonable conditions upon any administrative variance to ensure that the public health, safety, and general welfare are protected. A violation of any imposed condition shall be a violation of this section.
- E. **Administration.** After all requirements for a variance application in accord with the terms hereof are received, the Planning and Development department shall review and certify that all required information is complete and that the request is within the limits of consideration set forth in sub-section (A) hereof. The applicant shall then be advised to proceed with public notice in accord with sub-section (B) hereof. After required notice has been provided and the time period for response has passed, the Planning Director shall have ten (10) business days to render a decision. Notice of the decision shall be provided to the applicant by mailing such decision within five (5) business days of the decision. Notice of the action taken by the Planning Director shall be provided to the Planning Commission of Dawson County and shall be placed as an item of old business for no further action upon the agenda of the Planning Commission within thirty-one (31) days.
- F. **Compliance with Other County Codes.** The effect of an administrative variance approval shall be that a specific request is determined to be appropriate for a specific location. The administrative variance application shall not approve a site plan nor waive or modify any other requirements of any other county code other than as specifically granted pursuant to the variance.
- G. **Appeal.** The applicant or an adjoining property owner may appeal to the County Commission the decision of the Planning Director regarding an administrative variance within ten (10) days of the decision via written objection and appeal. Any such appeal shall be heard by the Dawson County Board of Commissioners in accord with the standard appeal procedure.

ARTICLE X AMENDMENTS

Section 1000. Purpose.

The purpose of this Article is to set forth required procedures for amendments to this Resolution, including authorization to initiate amendments; public hearings on proposed amendments; application for amendments; guidelines to be considered in granting amendments; records of amendments; and limitations on re-applications.

Section 1001. Authorization to Initiate Amendments.

- A. An amendment to the text of this Resolution or to the District Map may be initiated by the County Commissioner, the Planning Commission, or by application of a property owner. The request by a property owner for an amendment shall be accomplished by filing an application with the County using forms prescribed by the County. If a developer or landowner finds that a proposed new use of his land does not meet the requirements of this Resolution, he may request that this Resolution be amended to permit his proposed use. However, the power to approve and enact an amendment rests with the County Commissioner.

- B. All applications for amendments shall first be reviewed by the Planning Commission. The Planning Commission shall conduct a public hearing in accord with the terms hereof. After the public hearing, the Planning Commission shall submit a recommendation in writing to the Board of Commissioners of Dawson County within forty-five (45) days stating the reason for such recommendation.

Section 1002. Public Hearing on Proposed Amendments.

Public hearings on proposed amendments shall be conducted in accordance with procedures set forth in Article XI, Section 1102, of this Resolution.

Section 1003. Application for Amendments.

- A. All applications for amendments must be in accordance with the procedures set forth in this Article, and it shall be the responsibility of the applicant to see that these procedures and required information are completed.

- B. Speculative Land Use.
 - 1. Reclassification of property for speculative purposes is discouraged.
 - 2. Letters of Intent, specific Plans and Site Organization Plans, construction and development schedules shall be required as part of the application for District Classification Amendments.
 - 3. Implementation of the requirements of the plans required in paragraph B above must started within one year after approval and completed within one year after the starting date unless reasonable progress is maintained according to approved schedules. In the event this requirement is not fulfilled, the applicant or successor shall be given 60-day's notice and 30 days public notice advertised.
 - 4. Uses different from those stated in the application or letter of intent may be considered a violation of this resolution resulting in revocation of the land use classification or other remedies under this Resolution.

Section 1004. Guidelines to be Considered in Granting Amendment.

Whenever consideration is being given to an amendment to this Resolution, the Planning Commission shall make its recommendations based on the following criteria:

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

Section 1005. Records of Amendments.

The Planning Director shall maintain records of amendments to the text and District Map of this Resolution.

Section 1006. Limitations of Re-applications.

No application of a property owner for an amendment to the text of this Resolution or to the District Map shall be considered by the Board of Commissioners within a twelve (12) month period immediately following a previous denial of such request, except the Board of Commissioners may permit a new application, if in the opinion of the Board of Commissioners new evidence of a change of circumstances warrants

Section 1007. Withdrawal of Application.

Withdrawals of any application may be accommodated within the Planning Department if requested before the Planning Commission or Board of Commissioners agenda is set. Therefore, withdrawals may not be made after ten (10) days prior to the scheduled Planning Commission meeting hearing, or ten (10) days prior to the scheduled Board of Commissioners meeting hearing, unless accompanied by written request stating specific reasons for withdrawal. This withdrawal request is to be published in the legal organ prior to the scheduled meeting(s). Following that written request and publication the Commissioners will vote to remove the item from the agenda at the scheduled hearing. Please note that should the withdrawal be denied, the item will receive deliberation and public hearing with a recommendation by the Planning Commission and/or decision by the Board of Commissioners. Further, the applicant is encouraged to be present at the hearing to substantiate reasons for withdrawal. Please note that no refund of application fee may be made unless directed by the Board of Commissioners.

Section 1008. Application Fees.

A. APPLICATION FEES

- 1. Amendment to the Land Use Resolution, or Comp Plan by County Official or by the Planning Commission. - 0 -

By Private Individual or Concern	\$150.00
2. Amendments to Land Use Districts	
Residential Exurban/Agricultural (RA)	150.00
Residential Rural Estate	250.00
Residential Lakefront (RL)	250.00
Residential Town (RT)	250.00
Residential Suburban	250.00
Residential Sub-Rural	250.00
Residential Sub-Rural Manufactured/Moved	250.00
Residential Multi-family (RMF)	350.00
Residential Planned Community (RPC)	500.00
Residential Manufactured/Mobile Home Park (RMHP)	300.00
Rural Business (C-RB)	500.00
Community Business (C-CB)	500.00
Highway Business (C-HB)	2500.00
Commercial Planned Comprehensive Development (C-PCD)	2900.00
Office/Institutional (C-OI)	2500.00
Industrial Restricted (C-IR)	2500.00
Commercial Tower (Conditional Use)	2500.00
Mixed Use Village (MUV)	2900.00
3. Variance Request	\$300.00
4. Plan Review Fee	
0 - 5,000 square feet (Building) **	\$200.00
Civil Plan Review	\$200.00
** The plan review fee for over 5,001 square feet will be \$200.00, plus \$10.00 per 1,000 square feet over 5,000 square feet.	
1. Permissive Use or Special Use Permit Fees are the same as use district zoning request.	
2. Home Occupation	\$ 75.00
3. Appeals	\$225.00
4. Short Term Rental Permit	\$150.00
5. Bed and Breakfast	\$150.00

ARTICLE XI POWERS OF COUNTY OFFICIALS

Section 1100. Purpose.

This Article formalizes the duties of the Planning Director, the Planning Commission and the County Commissioner, in relation to the provisions of this Resolution.

Section 1101. Powers of the Planning Director.

The Planning Director has the authority and responsibility to provide the following services:

- A. Provide information concerning the requirements of this Resolution and require compliance with these requirements.
- B. Issue permits under the conditions and procedures required by this Resolution.
- C. Dispense and receive applications as required by this Resolution.
- D. Determine the applicable District, uses, and standards for a particular parcel of land.
- E. Provide assistance and guidance to applicants concerning compliance with this Resolution.
- F. Collect, receive, disburse, and account for fees and monies as required under the provisions of this Resolution.
- G. Serve as the Secretary of the Planning Commission when appointed.
- H. Act as liaison for the Planning Commission with other Officials.
- I. Maintain official records and perform administrative duties required in the execution of the provisions of this Resolution.
- J. The Planning Director is charged with interpretation of the zoning resolution and subdivision ordinance.

Section 1102. Powers of the Planning Commission.

The Planning Commission has the authority and the responsibility to provide the following services:

- A. Review, investigate, and recommend action to the County Commission concerning applicants under the provisions of this Resolution.
- B. Review, investigate, and render decisions concerning variances; and, as well as, from time to time, recommend action to the County Commission concerning variances and amendments to this Resolution.
- C. Advise and inform the County Commission on development within Dawson County.
- D. Conduct Public Hearings as required under the provisions of this Resolution.
- E. Propose amendments to this Resolution.

- F. Prepare and maintain a Land Use District Map and a Future Land Use District Map, under the provisions of this Resolution.
- G. Provide general information concerning the application and administration of this Resolution.
- H. Provide review and recommendations concerning appeals of actions of its decisions to the County Commission.

Section 1103. Powers of the County Commission.

The County Commission has the authority and responsibility to provide the following services:

- A. Render official decisions concerning the recommendations of the Planning Commission, in relation to actions within the scope of this Resolution.
- B. Hear and decide appeals of actions of the Planning Director or the Planning Commission.
- C. Establish fees upon recommendation of the Planning Commission for actions, permits, or services under this Resolution.
- D. Conduct Public Hearings related to the administration of this Resolution.
- E. Provide for enforcement of the provisions of this Resolution.

ARTICLE XII

ADMINISTRATIVE AND ENFORCEMENT PROCEDURES

Section 1200. Purpose.

The purpose of this Article is to provide for administration and enforcement procedures of this Resolution, including administration; public hearings, forms of petitions, applications and appeals; interpretation; severability; effective date; and remedies and penalties for violation.

Section 1201. Administration.

The Planning Commission or its delegate, the Planning Director, shall have the power and duty enforce the provisions of this Resolution. All departments, officials, and public employees of Dawson County, vested with the duty and authority to issue permits, shall conform to the provisions of this resolution and shall issue no permit, certification, or license for any use, building, or purpose which violates or fails to comply with conditions or standards imposed by this Resolution. Any permit, certificate, or license issued in conflict with the provisions of this Resolution, intentionally or otherwise, shall be void. No application which is incomplete shall be processed or received by the Planning Commission or its delegate, the Planning Director.

Section 1202. Notices and Hearings.

- A. Amendments to this Resolution may be proposed by the County Commission, the Planning Commission or any individual, firm or organization or any agent or attorney acting on behalf of any individual or legal entity. All proposed amendments, whether an amendment to text or a modification of districts or permissive uses, as well as applications for variances, shall be submitted to the Planning Director in accordance with the submittal deadline established by the Planning Department. All applications to change or amend the district map or to establish a new district shall be accompanied by a plat or map drawn to scale designating the area to be changed and shall contain a statement concerning the proposed use of the property. The Planning Commission shall conduct a public hearing regarding the request. After hearing testimony from all interested parties, the Planning Commission shall have forty-five (45) days within which to submit a recommendation and a statement of findings unless such period of time is extended upon the request of the applicant and the approval of the Planning Commission. If the Planning Commission fails to submit a recommendation and a statement of findings within the specified time period, then the Planning Commission shall be deemed to have approved the proposed amendment or request."
- B. Any decision of the Planning Commission that is not automatically placed upon the agenda of the County Commission pursuant to the terms of this resolution may be appealed directly to the County Commission within ten 10 days of such decision by filing a written notice of appeal with the Planning Director; otherwise, such decisions shall be final."
- C. The applicant shall notify the Planning Commission of its desire to appeal the decision of the Planning Commission. The Planning Commission shall notify the County Commission of the applicant's desire to appeal and shall arrange with the County Commission a suitable hearing date.
- D. The Board of Commissioners shall consider recommendations and findings of the Planning Commission at a Public Hearing on the date advertised at which time all interested parties shall have an opportunity to be heard regarding the request. The proponent shall have a minimum time period of ten (10) minutes to present data, evidence, and opinions, and an equal minimum time period of ten (10) minutes shall be permitted for presentation by opponents of each request. No amendment, supplement, change, or appeal by the

County Commission shall be effective unless such decision is approved after a public hearing.

- E. At least 15 but not more than 45 days before the date of the hearing by the Planning Commission and the County Commission, the County shall publish a notice of the hearing within a newspaper of general circulation within Dawson County. The notice shall state the time, place, and purpose of the hearing.
- F. If the action for which the hearing is conducted is for amending the Land Use District Map by reclassification of property and is initiated by a party other than local government, the notice in addition to the requirements of Paragraph D, above, shall include the location of the property and the proposed change of classification, and a sign containing information specified herein and any other information specified by the Planning Commission shall be placed on the property not less than 15 days before the date of the hearing.
- G. Before each hearing, a notification shall be sent to each adjoining property owner within Dawson County by regular mail sent to the address provided by the applicant or the address as shown on the current tax records. The notice shall be mailed within a reasonable time before the meeting.

Section 1203. Form of Petitions, Applications, and Appeals.

All petitions, applications, and appeals provided for in this Resolution shall be made on forms prescribed by the Planning Commission and issued by the Planning Director. The standard application form shall be used for all district and Resolution changes, variances, conditional uses, appeals, and other Planning actions.

Section 1204. Interpretations.

If the provisions of this Resolution conflict with or are less restrictive than comparable conditions imposed by any other provision of Georgia statutes or any other Dawson County Resolution or Ordinance, then the most restrictive provision shall apply.

Section 1205. Severability.

If any section, subsection, sentence, phrase, or any portion of this Resolution be declared invalid or unconstitutional by any court of competent jurisdiction, or if the provisions of any part of this Resolution as applied to any particular situation or set of circumstances shall be declared invalid or unconstitutional, such invalidity shall not be construed to affect the portions of this Resolution not so held to be invalid, or the application of this Resolution to other circumstances not so held to be invalid. It is hereby declared to be the intent of the County Commissioner to provide for separable and divisible parts, and he does hereby adopt any and all parts hereof as may not be held invalid for any reason.

Section 1206. Remedies and Penalties for Violation.

- A. In the event that any person, firm, or corporation violates any provision of this Resolution, the County may, in addition to other remedies, institute injunction, mandamus, or other appropriate action or proceeding to prevent such unlawful act or to correct or abate such violation.
- B. In addition to any other enforcement provision provided herein, any person who shall violate the terms of the zoning resolution of Dawson County, Georgia may be punished by a maximum fine of \$1000 or a maximum of sixty (60) days imprisonment or both. The Magistrate Court of Dawson County shall have jurisdiction and power over the trial of charges of violations of these ordinances.

1. The Magistrate Court shall not conduct jury trials. However, any defendant who is charged with violating these ordinances may, any time before trial, demand that the case be removed for a jury trial to the Superior Court of Dawson County. Such demand shall be written. Upon such demand, the Magistrate Court shall grant the demand. The failure by an accused to so demand removal of the case shall constitute a waiver of any right to trial by jury that the accused may otherwise have.
2. The prosecution for violations of county ordinances shall be upon citation as provided in sub-section (c) hereof or upon accusation by the County Attorney or such other attorney as the Dawson County Board of Commissioners may designate. Such attorney shall be the prosecuting attorney in cases tried upon accusation.
3. Accusations of violations of these ordinances and citations shall be personally served upon the person accused. Each accusation shall state the time and place at which the accused is to appear for trial. The accused shall not be arrested prior to the time of trial; however, any defendant or accused who fails to appear for trial shall thereafter be arrested on the warrant of the Magistrate and shall be required to post a bond for his/her future appearance.
4. The Dawson County Board of Commissioners may provide that ordinance violations may be tried upon citations with or without a prosecuting attorney, as well as upon accusations.
5. Each citation shall state the time and place at which the accused is to appear for trial, shall identify the offense with which the accused is charged, shall have an identifying number by which the citation shall be filed with the court, shall indicate the identity of the accused and the date of service, and shall be signed by the county agent who completes and serves the citation.
6. Prosecutions for violations of these ordinances and regulations upon citations shall be commenced by the completion, signing and service of a citation by any agent of the county who is authorized by the Dawson County Board of Commissioners to issue citations or by an agent of the State who is authorized to issue citations. The original of the citation shall be personally served upon the accused, and a copy shall be promptly filed with the court.
7. The Chief Magistrate of Dawson County may by written order establish a schedule of cash bonds for the personal appearance in court of any person charged with a violation of these ordinances. The Chief Magistrate shall designate the officer or officers authorized to accept cash bonds pursuant to the schedule of cash bonds by the court. However, an officer or agent who is authorized to issue citations shall not be authorized to accept a cash bond at the time of or in conjunction with, the issuance of the citation. The officer accepting a cash bond shall issue a receipt for the bond to the person charged with the violation. Any person who is accused by citation, but has not been arrested may, but shall not be required to, give a cash bond for his/her personal appearance in court for trial. If a person who has given a cash bond fails to appear for trial, then the failure to appear shall be deemed to constitute a guilty plea, and such cash bond shall be forfeited upon the call of the case for trial. Dawson County need not take any further action to forfeit the cash bond. The forfeiture of a cash bond shall be deemed to constitute imposition and payment of a fine and shall be a bar to subsequent prosecution of the accused for the violation. However, the court may in any case enter an order pursuant to which bond forfeitures shall not be deemed to constitute

imposition of sentence and subsequent prosecution shall not be a bar. In any such case, the amount of the bond forfeited shall be credited against any fines imposed. The clerk of Magistrate Court shall furnish the officer or officers authorized under the order with a book of blank receipts consecutively numbered in triplicate and readily distinguishable and identifiable. The receipts shall be completed by the officer when accepting a cash bond to show the name of the person cited or arrested, the date of arrest or citation, the nature of the offense, the amount of the cash bond, and the name of the receiving officer. The receiving officer shall deliver a receipt to the person arrested or cited at the time the cash bond is given and shall file the original together with the cash bond with the clerk of the Magistrate Court not later than the next succeeding business day following the date of issuance of the receipt.

8. Execution may issue immediately upon any fine imposed by the court and not immediately paid. The sheriff of Dawson County shall receive and house all persons sentenced to confinement for contempt or sentenced to confinement for violation of these ordinances.
 9. The review of convictions shall be by certiorari to the Superior Court of Dawson County.
 10. The county attorney or another attorney designated by the Dawson County Board of Commissioners may act as prosecution attorney for violations of county ordinances.
- C. Should any work be performed for which a building, grading or development permit is required prior to the issuance of a permit by the Dawson County the fees for such permit shall be doubled or the charge for such permit shall be a minimum of one hundred dollars (\$100) whichever is greater.

Section 1207. Effective Date.

This Resolution shall take effect on October 17, 2013.

ARTICLE XIII

DEFINITIONS OF TERMS USED

Section 1300. Purpose.

The purpose of this Article is to establish definitions of some terms used in the Resolution.

Section 1301. Definitions.

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

Access - The place means, or way by which pedestrians or vehicles shall have safe, adequate, or usable ingress and egress to a property, use, or parking space.

Accessory Structure or Accessory Use - A structure or use incidental and subordinate to the main use of property and located on the same lot as the main use.

Administrator/Director Planning - The Planning Administrator or Director shall be recommended by the Planning Commission and appointed by the Commissioner and shall be responsible for the enforcement of the provisions of this Resolution.

Agriculture - The tilling of the soil, the raising of crops, dairying, animal husbandry, forestry, and horticulture.

Agriculturally related uses - Means those activities that predominantly use agricultural products, buildings or equipment, such as pony rides, corn mazes, pumpkin rolling, barn dances, sleigh/hay rides, and educational events, such as farming and food preserving classes, etc.

Agricultural products- includes but is not limited to, crops; fruit, cider and vegetables, floriculture, herbs, forestry, husbandry, livestock and livestock products; aquaculture products, horticultural specialties, etc.

Agriculturally related products- means items sold at a farm market to attract customers and promote the sale of agricultural products. Such items include, but are not limited to, all agricultural and horticultural products, animal feed, baked goods, ice cream and ice cream based desserts and beverages, jams, honey, gift items, food stuffs, clothing and other items promoting the farm and agriculture in Georgia, and value-added agricultural products and on-site production .

Agricultural Tourism and/or agri-tourism – Shall mean the practice of visiting and agribusiness, horticultural or agricultural operation, including, but not limited to, a farm, orchard, winery, greenhouse, hunting preserve, a companion animal or livestock show, for the purpose of recreations, education, or active involvement in the operation, other than as a contractor or employee of the operation.

Alley - A minor public right-of-way, which is used primarily for vehicular service access to the back or side of properties otherwise abutting on a street.

Alter - A change, addition, or modification in construction or occupancy of a building or structure.

Amendment - A change in the wording, context, or substance of the Land Use Resolution, or a change in the district boundaries of district map.

Apartment – Shall mean a one, two or three story multifamily structure, including individual units that are located back to back, adjacent and/or one over the other. Access is usually from a common hall, although individual entrances can be provided.

Automobile Service Station - A retail place of business engaged primarily in the sale of motor fuels, but also supplying goods and services required in the operation and maintenance of automotive vehicles.

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

Bed & Breakfast – Shall mean a dwelling occupied by a family and used incidentally to provide overnight accommodation and meals to transient travelers, operated by an owner or designated operator-in-residence, with a maximum number of rented units being six.

Buffer - A horizontal distance designed to provide attractive space or distance, obstruct undesirable views, serve as an acoustic barrier, or generally reduce the impact of adjacent development.

Building - A structure built and maintained for the support, shelter, or enclosure of persons, motor vehicles, animals, or personal or real property of any kind. The word "building" shall include the word "structure."

Building Height - The vertical distance from the average grade to the highest point of the coping of a flat roof or to the deck line of a mansard roof or the average point of a pitch or hip roof.

Building Line - A line that coincides with the front side of the main building.

Caretaker/employee residence- An accessory dwelling designed and intended for the housing of person's employed principally on-site for the purposes of care, protection, and security of said property. Caretaker/employee residence shall be subordinate to the principal residence.

Cellar - That portion of a building between floor and ceiling which is wholly or partly below grade and so located that the vertical distance from grade to the floor below is equal to or greater than the vertical distance from grade to ceiling.

County - Dawson County, Georgia

Churches- See definition -"Places of worship".

Cluster Development - A subdivision, planned development, or grouping of lots or dwellings arranged in such a way that open space is maintained throughout the area, that sensitive lands

such as wetlands and steep slopes remain undeveloped, and that lot layout requires a reduced amount of street and utility placement.

Common Open Space - Publicly or privately owned undeveloped open space intended for aesthetic, recreation, public safety, or other conservation purposes, to be used by the owners or residents of a particular development or the public in general.

Commission - The Dawson County Municipal Planning Commission.

County Commission - The County Commission of Dawson County, Georgia.

Conventional Construction - A building constructed on the building site from basic materials delivered to the site and from lumber cut on the job. A conventional building is subject to local codes and ordinances.

Court - An open unoccupied space other than a yard, on the same lot with a building and bounded on two or more sides by such building.

Day Care Center - An institution, establishment, or place in which are commonly received at one time four or more children not of common parentage, for a period not to exceed 12 hours, for the purpose of being given board, care, or training apart from their parents or guardians for compensation or reward.

Density Net - The amount of dwellings per net acre, based on the total area of the parcel, including vacated rights-of-way, and excluding separate or non-contiguous lands, previously designated common open space, and excluding rights-of-way or easements.

Development Standard - A specific requirement of this Resolution regulating land use, generally quantitative in nature.

Duplex – Shall mean a building containing two dwelling units, each of which has direct access to the outside and with each unit totally separated from the other by an unpierced common wall.

Dwelling, Apartment or Multiple-Family - A building designed and used for occupancy by three or more families, all living independently of each other, and having separate full kitchen facilities for each family.

Dwelling, Single Family" – A detached building, not attached by any means to any other dwelling designed or used exclusively for the occupancy of one family and having housekeeping facilities for only one family and surrounded by open space or yards

Dwelling Unit - One or more rooms designed for occupancy by one family and not having more than one cooking facility except facilities designed for camping purposes such as tents and recreation vehicles.

Factory-Built Housing - Georgia law has now changed "Factory-Built Housing" to "Industrial Building." See Industrialized Building.

Family - One person or two or more persons related by blood, marriage, legal adoption, or guardianship; or a group of not more than five persons (excluding servants) all or part of whom are not related by blood, marriage, legal adoption, or guardianship living together as a single housekeeping unit in a dwelling unit.

Farm Market/On-farm market/Roadside stand- means the sale of agricultural products or value-added agricultural products, directly to the consumer from a site on a working farm or any agricultural, horticultural or agribusiness operation or agricultural land.

Fence, Sight Obscuring - A fence consisting of wood, metal, masonry, or similar materials, or an evergreen hedge or other evergreen planting arranged in such a way as to obscure vision at least 80 percent.

Fill - The placement by means of sand, sediment, or other material, usually in submerged lands, or wetlands, to create new uplands or raise the elevation of land.

Floor Area - The sum of the gross horizontal area of several floors of a building, measured from the exterior faces of the exterior walls, or from the centerline of walls separating two buildings, but not including:

1. Attic space providing headroom of less than seven (7) feet;
2. Basement or cellar, unless finished and heated for occupancy;
3. Uncovered steps or fire escapes;
4. Private garages, carports, or porches;
5. Accessory water towers or cooling towers; and
6. Accessory off-street parking or loading spaces.

Frontage - Property abutting on a street.

Goal - A general statement establishing a direction for policies, resolutions, or actions.

Grade; Ground Level - The average of the finished ground level at the center of all walls of a building. Where the walls are parallel to and within five feet of a public sidewalk, alley, or public way, the ground level shall be measured at the average elevation of the sidewalk, alley, or public way.

Guest quarters- An accessory attached or detached dwelling designed and intended for the temporary housing of visitors to a property at the request of the primary property residents for no fee or other consideration. Guest quarters shall be subordinate to the principal residence.

Hazards - Threats of life, property, or the environment such as land sliding, flooding, subsidence, erosion, or fire.

Home Occupation- Any business, occupation, or activity undertaken for gain or profit within a residential district, except agriculturally related uses, within a residential structure that is incidental and secondary to the use of that structure as a dwelling unit or within an accessory structure that is incidental and secondary to the use of that structure as attendant to a dwelling unit.

Home Office- Home office means an office use carried on by the occupant thereof that is incidental and secondary to the use of the structure as a dwelling unit that includes, but is not limited to, receiving or initiating correspondence, such as phone calls, mail, faxes or e-mail; preparing or maintaining business records; word and data processing; and telephone, mail, order, direct sales (by invitation only), and off premise sales.

Horticulture - The cultivation of plants, garden crops, trees, or nursery stock.

Hospitals - Institutions devoted primarily to the rendering of healing, curing, and/or nursing care, which maintain and operate facilities for the diagnosis, treatment, and care of two (2) or more non-related individuals suffering from illness, injury, or deformity or where obstetrical or other healing, curing, and/or nursing care is rendered over a period exceeding twenty-four (24) hours.

Hotel (Motel, Motor Hotel, Tourist Court) - A building or group of buildings used for transient residential purposes containing guest rooms which are designed to be used, or which are used, rented, or hired out for sleeping purposes.

Industrialized Building - Any structure or component thereof or any modular home that is wholly or in substantial part made, fabricated, formed, or assembled in manufacturing facilities for installation or assembly on a building site and that has been manufactured in such a manner that all parts or processes cannot be inspected at the installation site without disassembly, damage, or destruction and that does not have a permanent chassis.

Institution, Higher Educational - A college or university accredited by the State of Georgia.

Intensity - A measure of the magnitude and negative impact of a land use on the environment and neighboring land uses.

Junk or Wrecking Yard - Any property where a person is engaged in breaking up, dismantling, sorting, storing, distributing, buying, or selling any scrap or waste material.

Kennels - A lot or premises on which four (4) or more adult dogs are kept, whether by owners of the dogs or by persons providing facilities and care for compensation. An adult dog is one that has reached the age of six months.

Land Use - Any use of the land including, but not limited to, commercial, industrial, residential, agriculture, recreation, public utilities placement, forest management, or natural uses.

Land Use District - Land Use Districts are areas of land within the county which have different development standards and criteria. These differences are intended to promote the separation of incompatible uses and to retain the character of the community. See Articles III, IV.

Loading Space - An off-street space or berth on the same lot, or parcel, with a building or use, or contiguous to a group of buildings or uses, for the temporary parking of a vehicle while loading or unloading persons, merchandise, or materials, and which space or berth abuts upon a street, alley, or other appropriate means of ingress and egress.

Lot - For purposes of the Resolution, a lot is a parcel of land of at least sufficient size to meet minimum districts requirements for use, coverage, and area and to provide such yards and other open spaces as are herein required. Such lot shall have frontage on an improved public street, or on an approved private street or easement, and may consist of:

1. A single lot of record;
2. A portion of a lot of record;
3. A combination of complete lots of record, of complete lots of record and portions of lots of records, or of portions of lots of record;

4. A parcel of land described by metes and bounds; provided that in no case of division or combination shall any residual lot or parcel be created which does not meet the requirements of this Resolution.

Lot Area - The total area of a lot measured in a horizontal plane within the lot boundary lines exclusive of public streets.

Lot Coverage - The portion of a lot or parcel of land, which is covered with buildings, parking and maneuvering area, patios, decks, covered or paved storage area, or other impervious surface.

Lot Depth - The greater horizontal distance between front and rear lot lines.

Lot, Flag - See Dawson County Subdivision Regulations for example of a flag lot.

Lot Line, Front - For an interior lot, a line separating the lot from the street; and for a corner lot, a line separating either (but not both) frontage of the lot from the street.

Lot Panhandle - See Dawson County Subdivision Regulations for example of a panhandle lot.

Lot Line, Rear - For an interior lot, a line separating one lot from another on the opposite side of the lot from the front lot line; for corner lot either (but not both) interior lot line separating one lot from another; and for an irregular or triangular shaped lot, a straight line ten (10) feet in length that is parallel to and at the maximum distance from the front lot line.

Lot Line, Side - For an interior lot, a line separating one lot from the abutting lot or lots fronting on the same street; for corner lots, a line other than the front lot line separating the lot from the street or a line separating the lot from the abutting lot along the same frontage.

Lots of Record – Shall mean whenever a lot or plat has been legally and duly recorded with the County Clerk of Superior Court prior to the effective date of the Land Use Resolution and actually exists as so shown or described, it shall be deemed a lot of record. In addition, lots legally recorded that met zoning standards in place at the time of recordation, but do not meet standards currently in place are also considered lots of record. Although said lot may not contain sufficient land area or lot frontage to meet the minimum lot size requirements of the current zoning such lot may be used as a building site provided that all other requirement of the district are met and that building plans are consistent with all state and local health codes.

Lot Width - The greatest horizontal distance between side lot lines.

Manufactured Home - Manufactured home means a structure transportable in one or more sections and which is built on a permanent chassis and designed to be used as a dwelling with ~~or without~~ a permanent foundation **when and** connected to **the all** required utilities, and includes the plumbing, heating, air-conditioning, and electrical systems contained therein, and is constructed in accordance with national codes.

1. Multi-Section Manufactured Home (MSMH) - a manufactured home (AKA a double-wide mobile home) that is factory finished in two or more sections built on a permanent chassis and towed to a building site where the sections are joined together.
2. Single-Section Manufactured Home (SSMH) - A manufactured home (AKA a mobile home) in one section with dimensions limited to highway clearance

(fourteen (14) feet wide) and providing between six hundred (600) and one thousand (1,000) square feet of living space.

Manufactured Home Lot - A parcel of land for the placement of a single manufactured home and the exclusive use of its occupants.

Manufactured Home Park - A privately owned place where two (2) or more manufactured homes used for human occupancy are parked on a lot, tract, or parcel of land under the same ownership. A manufactured home park may contain either or both single-section and multi-section manufactured homes.

Manufactured Home Site - See Manufactured Home Lot.

Manufactured Home Stand - That part of an individual lot, which has been reserved for the placement of the manufactured home, appurtenant structures, or addition.

Mobile Home. See the definition of Manufactured Home - The 1980 Housing and Community Development Act, effective October 1980, changed the term "Mobile Home" to "Manufactured Home."

Non-agriculturally related products- means those items not connected to farming or the farm operation, such as novelty t-shirts or other clothing, crafts and knick-knacks imported from other states or countries, etc.

Non-agriculturally related uses- means activities that are part of an agricultural tourism operation's total offerings but not tied to farming or the farm's buildings, equipment, fields, etc. Such non-agriculturally related uses include amusement rides, concerts, etc. and may be subject to special use permit.

Non-Conforming Structure or Use - A lawful existing structure or use, at the time this Resolution or any amendment thereto become effective, which does not conform to the requirements of this Resolution.

Open Area - The area devoted to lawns, setbacks, buffers, landscaped areas, natural areas, outdoor recreation areas, and similar types of uncovered open area and maintained in plant cover, and excluding storage areas for materials, boats, or vehicles.

Owner - Any individual, firm, association, syndicate, co-partnership, corporation, trust, or any other legal entity having sufficient proprietary interest in the land, including the attorney and agent thereof.

Parcel - A unit of land that is created by a partitioning of land.

Parking Area, Private - Privately or publicly owned property, other than streets or alleys, on which parking spaces are defined, designated, or otherwise identified for use by the tenants, employees, or owners of the property for which the parking area is required by this Resolution and not open for use by the general public.

Parking Area, Public - Privately or publicly owned property, other than streets or alleys, on which parking spaces are defined, designated, or otherwise identified for use by the general public, either free or for remuneration. Public parking areas may include parking lots, which may be required by this Ordinance for retail customers, patrons, and clients.

Parking Space - An area permanently available for the parking of a full size automobile, having dimensions of not less than 9 feet by 18 feet.

Permanent Chassis - The entire transportation system comprised of the following sub-systems: draw-bar and coupling mechanism, frame, running gear assembly, and lights.

Person - Any natural person, firm, partnership, association, social or fraternal organization, corporation, estate, trust, receiver, syndicate, branch of government, or any other group or combination acting as a unit.

Places of Worship- means any church, temple, synagogue, or other place of organized religious assembly which qualify for tax exemption under O.C.G.A. § 48-5-41 (a)(2.1)(A).

Planning Commission or Commission - The Dawson County Municipal Planning Commission.

Plat - Includes a final map, diagram, drawing, re-plat or other writing containing all the descriptions, locations, specification, dedications, provisions, and information concerning a subdivision.

Policy - A definitive statement of requirement of the comprehensive plan or development Resolution, generally qualitative in nature.

Prefabricated Building - A broad term applied to any building completed in a factory setting.

Principal Residence – Shall mean any residence which occupies the major portion of a lot or constitutes, by reason of its use, the primary purpose for which the lot is used.

Public Road - Roads in the state, county, or city road system.

1. Arterial - Arterials are usually state and federal highways such as SR 53 designed to move traffic over greater distances and provide access to counties and states.
2. Collector Roads - The main function of collector roads is to provide access to arterials.
3. Local Road and Street - Local roads or streets are designed to provide access to abutting property such as a local street in a municipal area. Local roads and are not intended for through traffic.

Quadplex - Shall mean a building containing four dwelling units, each of which has two open space exposures, direct separate access to the outside, and with each unit sharing one or two common walls with adjoining units.

School, Commercial - A place where instruction is given to pupils in arts, crafts, trades, or other occupational skills and operated as a commercial enterprise as distinguished from schools endowed or supported by taxation.

School, Primary, Elementary, Junior High, or High - Includes public, private, or parochial but not nursery school, kindergarten, or day nursery except when operated in conjunction with a school.

Screen - A fence, wall berm, hedge, tree row, or other dense structure intended to perform a buffering effect in a limited space, and may be required in addition to a buffer.

Seasonal- means a recurrent period characterized by certain occurrences, festivities, or crops; harvest, when crops are ready; not all year round.

Semi-Detached Residence – Shall mean a one-family dwelling attached to another one-family dwelling by a common vertical wall and footing, with each dwelling located on a separate lot, but does not include dwellings one over another. Semi-detached housing has a front, rear and one side open space.

Setback - The minimum allowable horizontal distance measured from the furthest projection of the structure to the adjacent property line.

Short-Term Home Rental – Shall mean a single family residential dwelling offered for rent for a period of less than thirty (30) days per renter. Typically an owner's vacation home or second home offered for vacation rentals to guests for a fee.

Shooting preserve- and game farming,- means the intensive, small pasture production of wild animals for the purpose of hunting, on agricultural land, for a fee, over an extended period of time, in conformance with state and federal game laws.

Site-Built - Constructed on site ("stick-built") but includes pre-constructed wall units, etc., including **packaged homes, as opposed to** "Industrialized Building."

Sign - An identification, description, illustration, or device which is affixed to or represented, directly or indirectly, upon a building, structure, or land and which directs attention to a product, place, activity, person, institution, or business. Each display surface of a sign shall be considered to be a sign.

Sign, Advertising - A sign which directs attention to a business, product, activity, or service which is not necessarily conducted, sold, or offered upon the premises where such signs is located.

Story - That portion of a building included between a floor and the ceiling next above which is six (6) feet or more above the grade.

Street - An officially approved public thoroughfare or right-of-way dedicated, deeded, or condemned, which has been officially approved by the Commission and accepted by the Commissioner for use as such, other than an alley, which affords the principal means of access to abutting property, including avenue, place, way, drive, lane, boulevard, highway, road and any other thoroughfare, except as excluded in this Resolution. The word "street" shall include all arterial highways, freeways, traffic collector streets, local streets, and lanes.

Structure - Something constructed or built or having a fixed base on, or fixed connection to, the ground or another structure.

Subdivider - Any individual, firm, association, syndicate, co-partnership, corporation, trust, or any other legal entity commencing proceedings under this Resolution to effect a subdivision of land hereunder for himself or for another.

Subdivide Land - To divide an area or tract of land into five (5) or more lots within a calendar year when such area or tract of land exists as a unit or contiguous units of land under a single ownership at the beginning of such year.

Subdivision Amenity Area– Shall mean the area situated within the boundaries of a residential development site intended for recreational purposes, and may include landscaped areas, patios, private lounges, pools, play areas and similar uses, but does not include any area occupied by a building's service areas, or access driveways.

Subdivision - Subdivision means all divisions of a tract or parcel of land into two (2) or more lots, building sites, or other divisions for the purpose, whether immediate or future, or sale, or building development. See also The Dawson County Subdivision Regulations.

Townhouse– Shall mean a one-family dwelling in fee simple ownership constructed in a row of at least three such units in which each unit has its own front and rear access to the outside, no unit is located over another unit, and each unit is separated from any other unit by one or more vertical common fire-resistant walls.

Travel Trailer - A vehicular, portable structure built on a chassis, designed to be used as a temporary dwelling for travel and recreational purposes.

Triplex - Shall mean a building containing three dwelling units, each of which has direct access to the outside and with each unit totally separated from the other by an unpierced common wall.

Use - The purpose for which land or a structure is designed, arranged, or intended, or for which it is occupied or maintained.

U-Pick- means a fruit or vegetable-growing farm that provides the opportunity for customers to pick their own fruits or vegetables directly from the plant.

Value-added agricultural product - means the enhancement or improvement of the overall value of an agricultural commodity or of an animal or plant product to a higher value. The enhancement or improvement includes, but is not limited to, marketing, agricultural processing, transforming, packaging, and educational presentation, activities and tours that relate to agriculture or agricultural products.

Vehicle - A device in, upon, or by which any person or property is or may be transported or drawn upon a public highway, except devices moved by human power or used exclusively upon stationary rails or tracks.

Water-Related - Uses which are not directly dependent upon access to a water body, but which provide goods or services that are directly associated with water-dependent land or waterway use, and which, if not located adjacent to water, would result in a public loss of the quality of goods or services offered. Except as necessary for water-dependent or water-related uses or facilities, residences, parking lots, spoil and dump sites, roads and highway, restaurants, businesses, factories, and trailer parks are not generally considered dependent on or related to water location needs.

Winery- means the retail and/or manufacturing premises of a small winemaker or winemaker licensee as defined by the Dawson County Alcohol ordinance.

Yard - A required open space other than a court unoccupied and unobstructed by any structure or portion of a structure or portion of a structure from 30 inches above the general ground level of the graded lot upward, provided, however, that fences, walls, poles, posts, and

other customary yard accessories, ornaments, and furniture may be permitted in any yard subject to height limitations and requirements limiting obstruction of visibility.

Yard, Front - A yard extending between lot lines which intersect a street line, the depth of which is the minimum horizontal distance between the street line and a line parallel thereto on the lot.

ARTICLE AUTHENTICATION

APPROVED and ADOPTED in open and advertised meeting of the Board of Commissioners

of Dawson County,

this 17th day of October, 2013.

ATTEST:

Mike Berg, Chairman of the Dawson County Board of Commissioners

Gary Pichon, Dawson County Commissioner, District 1

James Swafford, Dawson County Commissioner, District 2

Jimmy Hamby, Dawson County Commissioner, District 3

Julie Hughes Nix, Dawson County Commissioner, District 4

Danielle Yarbrough, Clerk to the Dawson County Board of Commissioners

Backup material for agenda item:

2. Text Amendments to the Development and Design Guidelines Georgia 400 Corridor (*2nd of 2 hearings. First hearing was held on February 15, 2018*)



Dawson County Planning & Development Department
Office of Planning & Zoning

25 Justice Way, Suite 2322, Dawsonville, GA 30534 (706) 344-3500 x.42335

Jason Streetman, AICP
Planning Director

MEMORANDUM:

TO: DAWSON COUNTY PLANNING COMMISSION & BOARD OF COMMISSIONERS
FROM: JASON STREETMAN
RE: AMENDMENTS TO LAND USE RESOLUTION & 400 CORRIDOR OVERLAY
DATE: JANUARY 10, 2018

Dear PC/BOC members:

In an effort to improve development standards and better provide for consistent land development within Dawson County, we are asking you to consider and approve the following text amendments to the Dawson County Land Use Resolution and 400 Corridor Overlay.

As you review the requested text changes in a separate document, any proposed additions will be in **red bold text**. Any proposed deletions will have a **bold strikethrough**. Unaffected text shall remain unchanged.

Notice to revise/amend certain text of the Land Use Resolution of Dawson County, Georgia:

Section 300 Purpose –campers, travel trailers, busses, utility buildings cannot be used as a dwelling.
Section 305 Manufactured homes, moved in subject to inspection prior to permitting.
Section 306 RMF –height of structures not limited in multi-family dwelling units.
Section 309 RA – wedding venues allowed as ancillary/accessory use with a minimum of 15 acres
Section 404 C-PCD-height of structures not limited in 2 or 3 story buildings.
Section 407 Conditional Use- better define conditional uses in lieu of traditional rezoning
Section 606 Nonconforming Uses.- reduce re-establishing from 1 year to 90 days.
Sections 1301Definitions: Industrialized Building & Manufactured Home- and others

Notice to revise/amend certain text of the Development and Design Guidelines Georgia 400 Corridor Dawson County, Georgia:

Section 5.8 Landscaping, Additional Requirements--see more restrictive landscaping/tree ordinance
Section 6.3 Exterior Materials-replaces should with shall, takes franchise aesthetics into consideration.
Section 7.1 Generally- tightens up requirements for storage areas, transformers, generators etc.
Section 7.2 Trash Enclosures- no longer allows chain link fencing.
Section 8.3 Automobile Sales, Parts, and Service Establishments- removes should for shall
Section 12.9 Signs, Requirements- see more restrictive landscaping/tree ordinance.



DAWSON COUNTY BOARD OF COMMISSIONERS AGENDA FORM

Department: Planning

Work Session: 2.8.18

Prepared By: Streetman

Voting Session: 2-15-18

Presenter: Streetman

Public Hearing: Yes No

Agenda Item Title: Text Amendments to Dawson County Land Use Resolution and GA 400 Corridor Overlay Standards

Background Information:

In an effort to clean up outdated, confusing, or improve development regulations for the County, we are asking you to consider and approve the following text amendments to the Dawson County Land Use and GA 400 Corridor Overlay Standards.

Current Information:

Please see separate documents to include: A memo with the specific sections to be amended of both codes and complete land use and GA 400 Corridor overlay regulations with the new amendments added.

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

Fund	Dept.	Acct No.	Budget	Balance	Requested	Remaining

Recommendation/Motion: Approve

Department Head Authorization: JStreetman

Date: 2.2.18

Finance Dept. Authorization: _____

Date: _____

County Manager Authorization: _____

Date: _____

County Attorney Authorization: _____

Date: _____

Comments/Attachments:

DEVELOPMENT AND DESIGN GUIDELINES GEORGIA 400 CORRIDOR DAWSON COUNTY, GEORGIA



Adopted by the Board of Commissioners
December 18, 2000

Prepared Under Contract By:

*JERRY WEITZ, PH.D., AICP PLANNING &
DEVELOPMENT CONSULTANT ALPHARETTA,
GEORGIA*

In Association With:

Jeff Watkins, AICP
Cumming, Georgia

A RESOLUTION AMENDING THE LAND USE RESOLUTION OF DAWSON COUNTY, GEORGIA, APPROVED AND ADOPTED IN REGULAR SESSION BY THE BOARD OF COMMISSIONERS FEBRUARY 23, 1998, AS AMENDED, TO ADOPT BY REFERENCE THE DEVELOPMENT AND DESIGN GUIDELINES FOR THE GEORGIA 400 CORRIDOR, TO PROVIDE FOR VARIANCES AND APPEALS, TO PROVIDE FOR SEVERABILITY, TO REPEAL CONFLICTING ORDINANCES, AND FOR OTHER PURPOSES

WHEREAS, THE BOARD OF COMMISSIONERS APPOINTED A COMMITTEE OF INTERESTED CITIZENS TO STUDY AND RECOMMEND DEVELOPMENT AND DESIGN GUIDELINES FOR THE GEORGIA 400 CORRIDOR; AND

WHEREAS, THE BOARD HAS COMMISSIONED A CONSULTANT TO PREPARE DEVELOPMENT AND DESIGN GUIDELINES FOR THE GEORGIA 400 CORRIDOR; AND

WHEREAS, THE COMMITTEE HAS REVIEWED AND CONSENTED TO THE ADOPTION OF THE DEVELOPMENT AND DESIGN GUIDELINES PREPARED BY THE CONSULTANT FOR THE GEORGIA 400 CORRIDOR; AND

WHEREAS, THE DAWSON COUNTY PLANNING COMMISSION HAS CONSIDERED THIS MATTER; AND

WHEREAS, THE DEVELOPMENT AND DESIGN GUIDELINES ADDRESS GRADING AND SITE DEVELOPMENT, LANDSCAPING, PEDESTRIAN CIRCULATION, VEHICULAR ACCESS, ARCHITECTURE, SIGNAGE, OUTDOOR LIGHTING, AND OTHER ASPECTS OF SITE DEVELOPMENT;

NOW, THEREFORE, BE IT RESOLVED BY THE BOARD OF COMMISSIONERS OF DAWSON COUNTY, GEORGIA, AND IT IS HEREBY RESOLVED BY THE AUTHORITY OF THE SAME THAT THE LAND USE RESOLUTION IS AMENDED IN THE FOLLOWING RESPECTS:

I.

ARTICLE V, "GENERAL PROVISIONS" IS AMENDED TO ADD A NEW SECTION 509, "DEVELOPMENT AND DESIGN GUIDELINES FOR THE GEORGIA 400 CORRIDOR" TO READ AS FOLLOWS:

509.1 Adoption by Reference. The "Development and Design Guidelines for the Georgia 400 Corridor, Dawson County, Georgia," pages 1-101, are hereby adopted by reference and made a part of this resolution.

509.2 Applicability. All development applications, except for single-family dwellings on individual lots, on properties lying wholly or partially within the Georgia 400 Corridor, shall be subject to the Development and Design Guidelines for the

- Georgia 400 Corridor. The boundaries of the Georgia 400 corridor shall be the north and south portions of the Georgia 400 Overlay District as shown on the Dawson County, Georgia Overlay Districts Plan on file in the office of the Planning Director, and as shown on a map within the Development and Design Guidelines. In the event that questions arise regarding whether a property lies within the Georgia 400 corridor, the Planning Director shall make the determination. In the event that a proposed development lies only partially within the Georgia 400 corridor, the entire development, including lands outside the corridor, shall be subject to the guidelines.
- 509.3 Interpretation and Administration. The guidelines shall be interpreted by the Planning Director. When the word "shall" is used in a particular provision, that provision shall be mandatory and the development must be consistent with that guideline. When the word "should" is used in a particular provision, that provision is a recommended practice, and development is encouraged to meet that guideline. Although guidelines with the word "should" are not regulations per se, applicants must demonstrate good faith effort to meet said guidelines and provide reasons why deviation from said guidelines is necessary. The Planning Director may approve developments that do not meet all non-mandatory guidelines, but the Planning Director shall not be authorized to approve a development that does not meet all mandatory guidelines. The Planning Director may also withhold development approval where, in his or her judgment, the development applicant has failed to present a good faith effort to meet the guidelines.
- 509.4 Variances. Variances to the mandatory guidelines may be made upon application to the Planning Director and approved by the Dawson County Board of Commissioners after a public hearing. Variances to the mandatory guidelines are not subject to the provisions of Article VIII of the Land Use Resolution; provided, however that the criteria established in Section 802 of the Land Use Resolution shall be used as a basis for considering variance requests.
- 509.5 Appeals. Any development applicant aggrieved by an interpretation or administrative action of the Planning Director pursuant to this section may file an appeal with the Dawson County Board of Commissioners on forms prescribed by the Planning Director. The Board may affirm or overturn the decision or interpretation of the Planning Director in the administration and interpretation of this section.

II.

THIS RESOLUTION SHALL TAKE EFFECT IMMEDIATELY UPON ITS ADOPTION BY THE BOARD OF COMMISSIONERS.

III.

ALL RESOLUTIONS AND ORDINANCES IN CONFLICT WITH THIS RESOLUTION
ARE REPEALED.

Adopted, this the 18th day of December, 2000.

Robert L. Wallace, Chairman

Shane Long, Commissioner, District 1

Tracey Phillips, Commissioner, District 2

Jim King, Commissioner, District 3

Julie Hughes Nix, Commissioner, District 4

Attest:

Bill Johnsa, County Manager

Approved as to Form:

Joseph Homans, County Attorney

DEVELOPMENT AND DESIGN GUIDELINES
GEORGIA 400 CORRIDOR
DAWSON COUNTY, GEORGIA

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CHAPTER ONE

INTRODUCTION AND OVERVIEW

1.1. ABOUT URBAN DESIGN

Urban design is a discipline that describes and evaluates the characteristics and interrelationships of all elements of the three-dimensional form of the urban environment. Urban designers use an interdisciplinary approach that combines architecture, landscape architecture, and urban planning. Urban designers interrelate and arrange various elements of the built environment—distance, materials, scales, views, building style, road alignments, vegetation and other items—to form an attractive built environment. In doing so, urban designers are concerned not only with people observing the built environment from fixed points with particular developments, but also with observers moving by and perceiving buildings from further distances.

Careful attention to attractive and pedestrian-friendly urban design is in the economic interests of the county, its citizens, and business owners. Attractive and integrated urban design features tend to improve an area's image, raise overall property values, attract new businesses and residents, and improve the quality of life. Research and experience have shown that there is a positive return on investment for design features, for both government and property owners. For example, the money a community spends on landscaped roadway medians, sidewalks, and street trees is likely to be amply returned in the form of increased tax revenue resulting from the overall increase in property values that accompanies attractive and desirable urban areas.

Design guidelines are a set of criteria, uniformly applied in the planning approval process, to evaluate the appropriateness of proposed changes to individual properties in a designated district. The ultimate goal of design guidelines is to direct physical and visual changes in the district to create an architecturally and physically cohesive area of specified character. Design guidelines are meant to create a strong identity for the area as a distinctive place to shop, visit, work, and live. Design guidelines are a means of bringing together the interests of individual property owners and the general public to achieve mutual benefits.

1.2. PURPOSE AND INTENT

The subject area, the Georgia 400 corridor, contains multiple property owners with differing interests. Developers in the corridor have commissioned or will commission different architects, each with their own unique motivations and styles. As projects are designed and developed in the corridor, designers tend to focus on their own site as a self-contained unit.

Left to its own workings, the real estate market has already shown signs that it will produce development that is dominated by single-function land uses, buildings that are not coordinated with adjacent buildings and isolated from other uses, and circulation systems that serve exclusively the automobile. The intersection of Georgia 400 and State Route 53 has already developed as the equivalent of a city center at a highway

interchange-shopping centers, restaurants, hotels, and apartments-one where buildings do not fully relate to one another and where the only way to get around is by car. The Georgia 400/ State Route 53 interchange development represents at least a partial example where urban design opportunities have been overlooked-a lost opportunity of sorts.

Without guidance from the county, future developments in the Georgia 400 corridor will likely be self-contained, fragmented compartmentalized, without coherence and relationship with other developments. Without guidance, developers are unlikely to interrelate streets, buildings, human uses, and natural systems in a manner that results in a coordinated, pleasing, and sustainable built environment across property lines. Unless additional guidance is provided, the corridor will most likely witness additional development that results in an uncoordinated jumble of box stores, repetitive parking lot entrances, and blank building walls.

The purpose of these guidelines is to help site planners and urban designers look beyond their individual buildings and single parcels of land to shape the physical features of their development in a manner consistent with preferred principles of community design. The guidelines seek to help unify what would otherwise become a disparate and irreconcilable collection of land uses and architectural traditions.

In presenting these guidelines, however, it is not the county's intent to adopt an overall architectural theme for the corridor. The corridor is not envisioned to become one monotonous strip where all shopping centers look the same, or are designed to provide one big festival marketplace. No single checklist can define what is good and bad design. Rather, the county intends to provide general guidance while allowing site designers the flexibility to propose multiple ways of meeting the letter and spirit of the guidelines. Furthermore, it is not the intent of these guidelines to try and convert what is surely an auto-related corridor into purely pedestrian friendly developments. However, elements of human scale and reasonable accommodations for pedestrians are integral components of the guidelines.

1.3. **GEORGIA 400 CORRIDOR**

The development and design guidelines contained in this document shall apply to the Georgia 400 overlay district shown on the following corridor boundary map. All parcels lying wholly or partially within the corridor boundary shall be subject to these guidelines.

1.4. EXISTING CONDITIONS AND VISION FOR THE CORRIDOR

The Dawson County Georgia 400 overlay zone addresses the area adjacent to Georgia 400. The southern part of the corridor is currently (Year 2000) undergoing intense development pressure. Since this area is the main gateway to Dawson County, the development within this zone will have an immediate impact on how residents and travelers view the community. While development is logically suited for this area, it must be done in a quality, well-planned manner.

High quality, mixed use development of commercial, light industrial, office, and residential is highly encouraged in this area. The southern portion of the corridor should have visual and functional designs that will create a pleasing environment for people to shop, conduct business, and reside. The long-term maintenance of this corridor as a place of distinctive character is in the vital interests of Dawson County.

The northern portion of the Georgia 400 corridor is still fairly rural in character. Development within this zone should attempt to retain a rural character through carefully planned site layout, landscaping, and architecture. Mixed use development of commercial, industrial, office, institutional, and residential that is compatible with the visual quality of this portion of the corridor is highly encouraged. Certain guidelines established herein apply only to the northern portion of the Georgia 400 corridor.



GA 400 North, north of commercial center at intersection of SR 53

The northern portion of the Georgia 400 corridor is still quite rural. The guidelines encourage the maintenance of a more rural landscape in the north portion of the corridor, through a buffer requirement along the right-of-way and a higher landscaped coverage ratio.

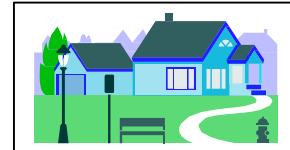
CHAPTER TWO

SITE PLANNING AND GRADING

2.1. SITE PLANNING

2.1.1. Relate Design to Site and Surroundings

A. The site plan, building design and landscaping of new development should achieve high quality and appearance, which will enhance and be compatible with the character of the surrounding area.



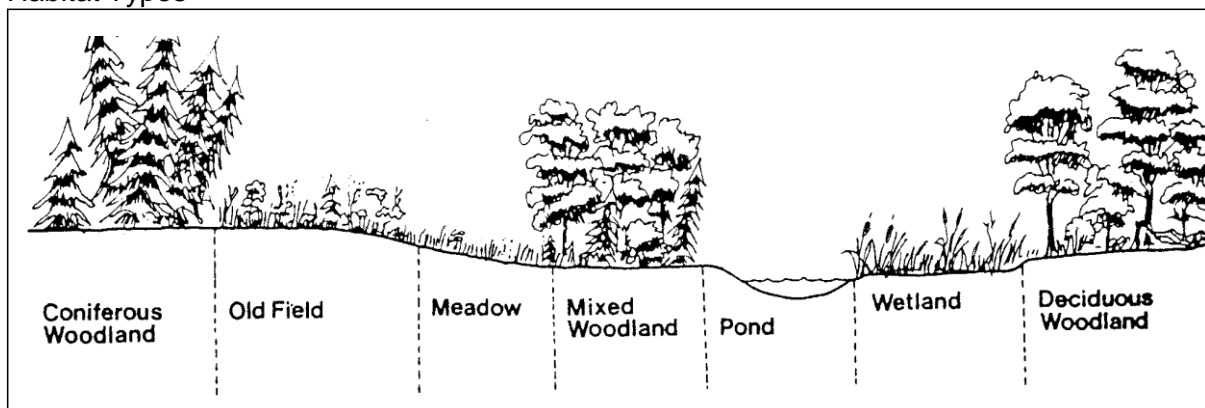
B. Site planning and design of projects proposed adjacent to dissimilar land uses should carefully address the potential undesirable impacts on existing uses. These impacts may include traffic, parking, circulation and safety issues, light and glare, noise, odors, dust control and security concerns.

2.1.2. Evaluate, Retain, and Incorporate Natural Features

A. Evaluate the proposed development's compatibility with the existing environment to determine the limitations and capabilities of the site for development. Development should be limited to a level that does not exceed the capabilities and requirements of a healthy environment.

B. Significant site features such as natural ground forms, large rock outcroppings; water and significant view corridors shall be identified and should be incorporated into development plans.

Habitat Types



Source: DeChiara and Koppelman 1984.

C. Riparian zones, stream corridors, and wetlands should be protected for their wildlife habitat and other values. Development plans for these areas should treat these components as assets. The alteration or improvement of significant natural resource areas may be permitted so long as relevant regulations are followed, potential losses are mitigated, and best management practices are employed to minimize permanent damage.

D. Preserve patches of high-quality habitat, as large and circular as possible, feathered at the edges, and connected by wildlife corridors.

E. The design of outdoor spaces should recognize and incorporate views, solar angles, climate, and the nature of outdoor activities which could occur in conjunction with the project.



2.1.3. Protect Environmentally Sensitive Areas

A. Conserve and protect natural resources, including air quality, trees, natural vegetation, existing topography, streams, creeks, wetlands, watersheds, water quality, and wildlife habitat.

B. Limit development in environmentally sensitive areas such as severe topography and areas with drainage problems. This guideline is considered particularly applicable in the northern portion of the Georgia 400 corridor.

C. Major considerations concerning water quality should include: organic pollution from infiltration and surface runoff; erosion and sedimentation; water temperature elevation; nutrients such as nitrogen and phosphorous; and toxic materials.

D. Flood plain storage should not be decreased from its present state. Utilize areas of flood plain for open space and recreational purpose, whenever possible.

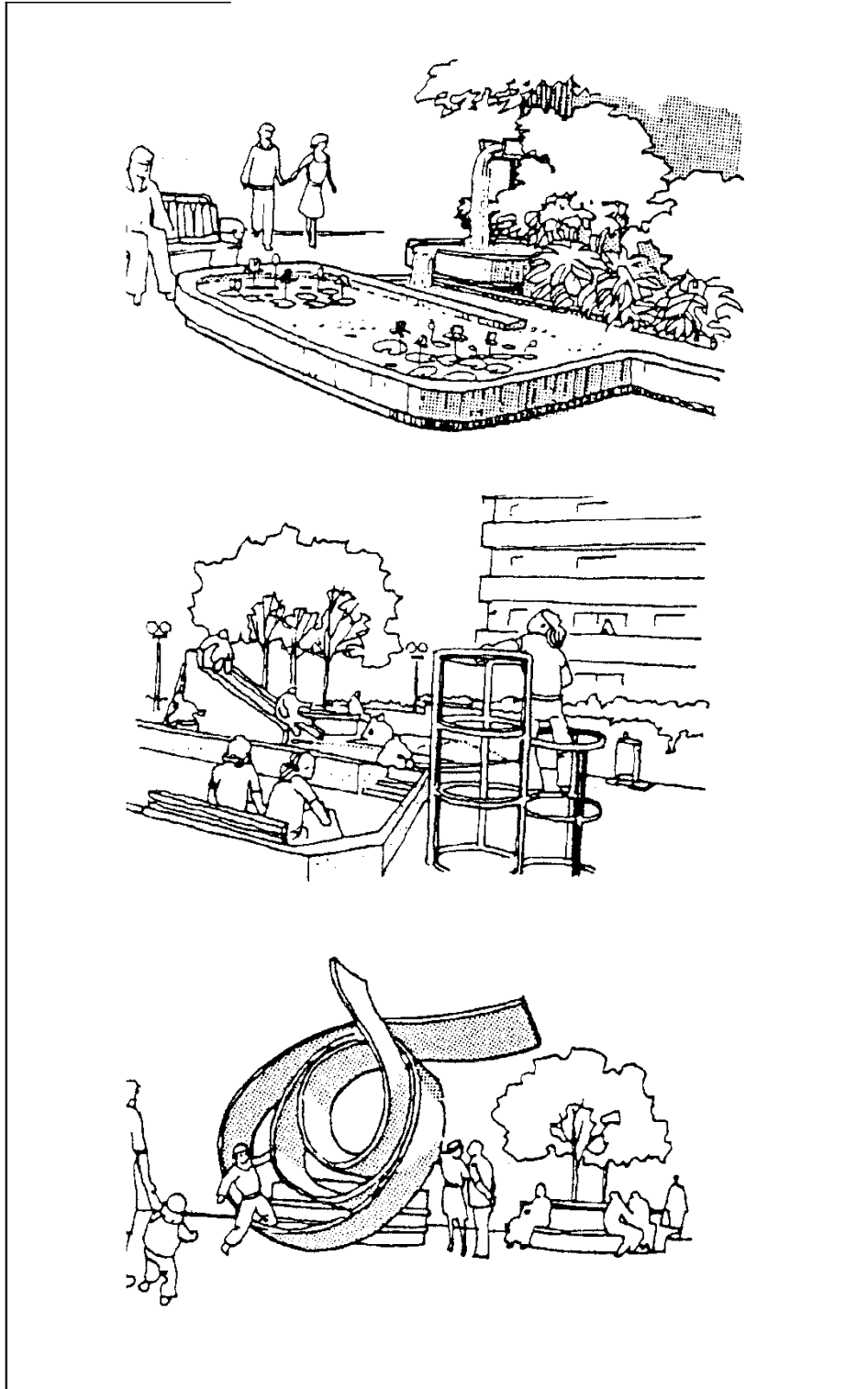
E. Restore and enhance environmental functions damaged by prior site activities.

2.1.4. Create Public Spaces and Amenity Areas

A. Development should include public plazas, courtyards, and similar amenities or public assembly areas that are visible from the street and accessible from the business or other use. Such amenities should be scaled appropriately to the size and location of the project.

B. Outdoor spaces, which are particularly encouraged, include courtyards, patios, plazas, covered walkways (arcades and colonnades), passages, gardens, and trellised areas.

Outdoor Spaces. Fountains, play equipment, and artwork add visual interest and functions to amenit areas.



Source: DeChiara and Koppelman 1984.



Play area at North Georgia Premium Outlets



Pedestrian Corridor at North Georgia Premium Outlets



Public Space and Pedestrian Amenities at North Georgia Premium Outlets



Close up of Pedestrian Features at North Georgia Premium Outlets



Trellises at North Georgia Premium Outlets



Dawson 400 shopping center

This clock tower at Century South Bank is an excellent amenity feature that adds visual interest to the shopping center. It is also well landscaped at the base (recommended practice).

2.2. GRADING

2.2.1. Site Preparation, Filling, and Grading

A. Abrupt or unnatural-appearing grading design is not allowed. Grading on new project sites should blend with the contours of adjacent properties with minimum alteration of the natural topography necessary to accomplish the development.

B. The area under the drip line of all existing trees to be retained should be fenced prior to construction with orange plastic tree fencing material. Grading under the drip line of trees to be retained on site is prohibited so as to prevent soil compaction and significant root damage.



C. Proposed cut and fill slopes should be rounded off both horizontally and vertically.

D. Balancing the cut and fill is highly encouraged.

E. No fill, removal, or modification of a riparian area should be approved unless there is no reasonable and feasible alternative, as determined by the county.

F. Preserve smooth flowing planes in the ground form; minimize steep slopes and avoid harsh, easily eroded banks.



Graded site adjacent to Kroger Shopping Center

This site has been graded level for development. Trees that may have contributed to the character of the development have not been saved. Grading should retain certain features of the natural topography, where possible.



Remax at Henry Grady Highway

- Grading practices on this site left a scarred, exposed cut adjacent to the site.
- Slopes should meet good engineering specifications (e.g., 2:1) and the exposed earth should be stabilized and covered to prevent erosion.

2.2.2. Drainage and Erosion Control

- A. All onsite drainage shall be collected and conveyed to an approved storm drainage system.
- B. Consider minimizing runoff by clustering development on the least porous soils. Consider using infiltration devices. Evaluate and if appropriate install permeable pavements for overflow and employee parking areas where possible.
- C. Natural on-site drainage patterns should be used where practicable. Detain runoff with open, natural drainage systems where possible.
- D. Design man-made lakes and storm water ponds for maximum habitat value.
- E. Best erosion control practices should be followed.

2.2.3. Retaining Walls

A. The height and length of retaining walls should be minimized and screened with appropriate landscaping. Tall, smooth faced concrete retaining walls are discouraged—walls visible from the right-of-way should be faced with brick, stone, or other architectural treatment.

B. Terracing should be considered as an alternative to the use of tall or prominent retaining walls, particularly in highly visible areas on hillsides.



Industrial Area, Dawson County

A highly visible, long, smooth, concrete retaining wall that should be finished with brick, stone, or other architectural finish, or otherwise screened from view from the public right-of-way.

2.2.4. Utilities

A. Any utility installation proposed should be carefully assessed to insure against physical and visual damage to the landscape.

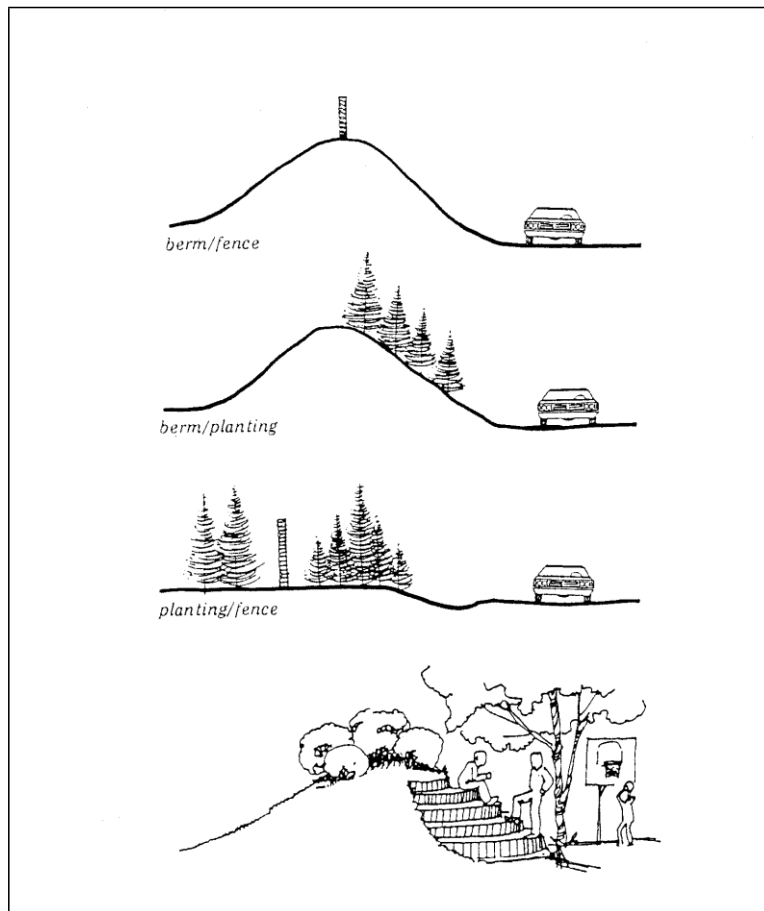
B. Utility easements should be coordinated and combined to minimize the number of additional easements and stream and road crossings needed.

C. All individual utilities serving developments shall be installed underground.

2.2.5. Berms

Berms should be used to provide visual and acoustical separation from vehicle traffic and incompatible land uses. The height and slope of a berm should vary to provide for visual interest and a more natural effect.

When used for screening, berms can be combined with a fence or planting. Berms should be constructed of good quality soil (for planting) on top of landfill, separated by an impervious layer of clay. Berms can be used for other purposes, besides screening, too, like recreational seating.



Source: DeChiara and Koppelman 1984.

CHAPTER THREE

PEDESTRIAN CIRCULATION

PEDESTRIAN SYSTEMS MUST BE PROVIDED

A. All likely pedestrian routes should be identified in the design phase and provided for in the design process. These include linkages to individual buildings, neighboring properties, and access ways along public roads. Identifying pedestrian routes in advance will eliminate poor selection of landscape areas that become damaged due to pedestrian "short cuts."



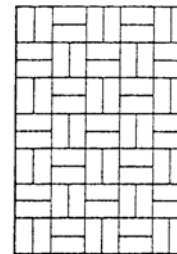
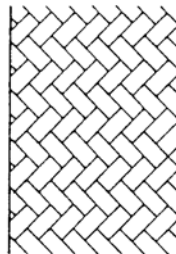
B. All site facilities and amenities shall be accessible to people with disabilities in accordance with the applicable federal and state codes.



C. Pedestrian circulation should take precedence over vehicular circulation.

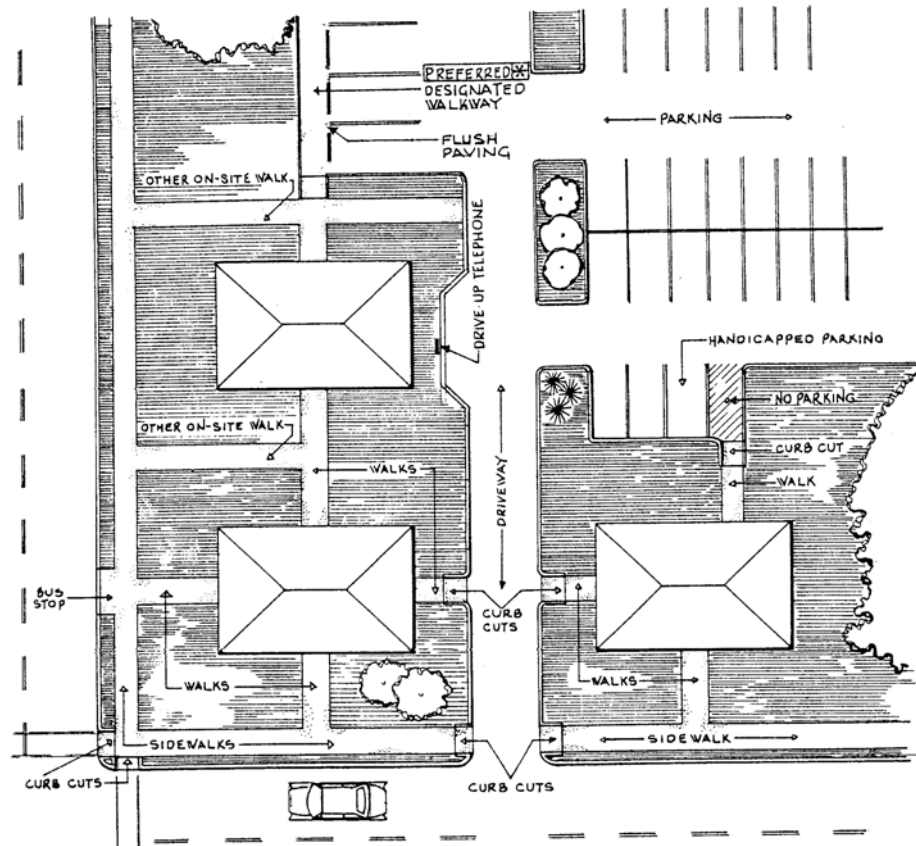
D. Where pedestrian circulation crosses vehicular routes, a change in grade, materials, textures or colors should be provided to emphasize the conflict point and improve its visibility and safety. Brick pavers and other special paving materials and overhead features are encouraged to distinguish pedestrian walkway surfaces and areas.

Herringbone and basket weave patterns are preferred.



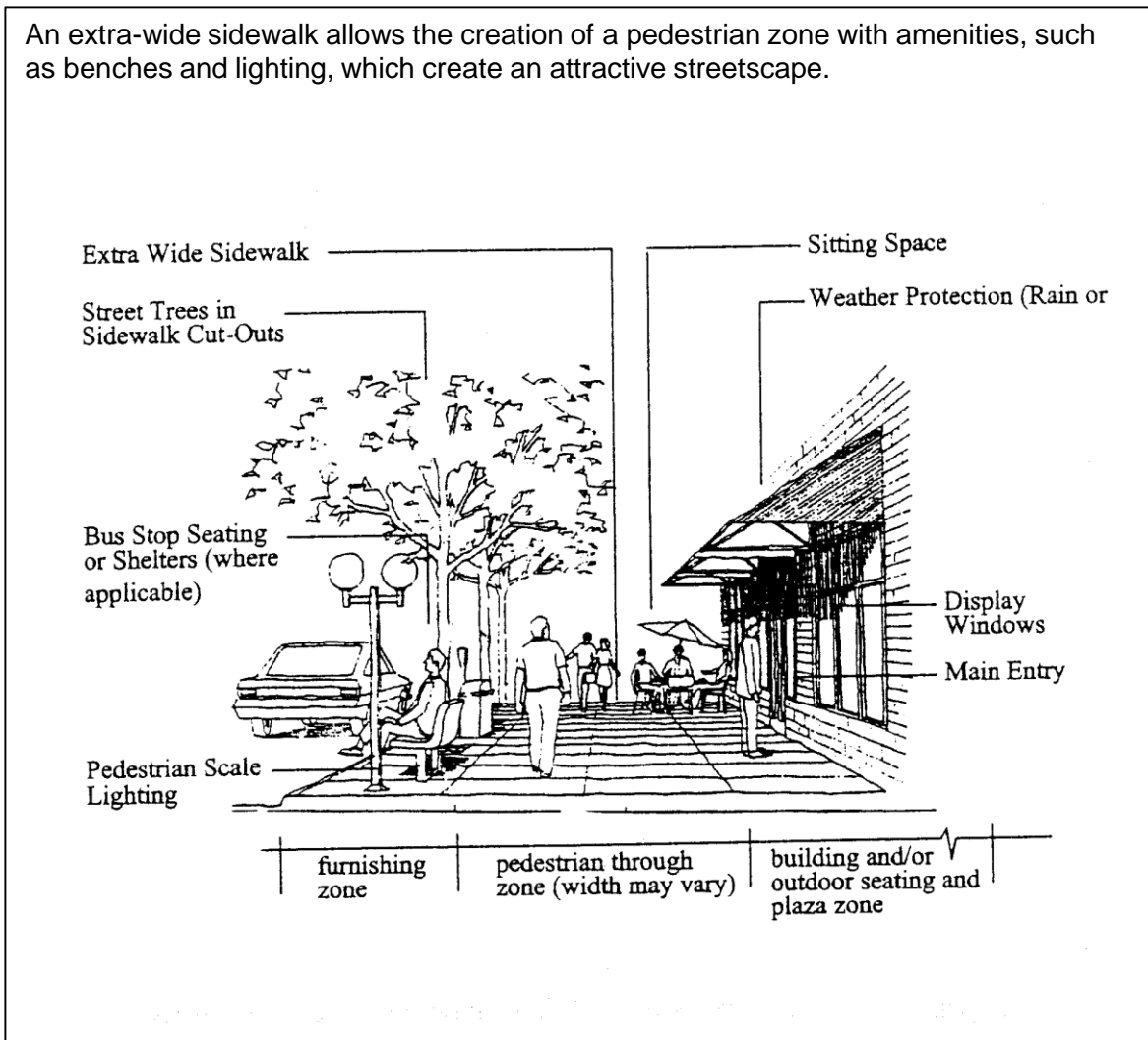
Source: DeChiara and Koppelman 1984.

Pedestrian Access. Multiple buildings should be linked with on-site and off-site walkways. Handicapped access shall be provided with curb ramps and designated handicapped parking.



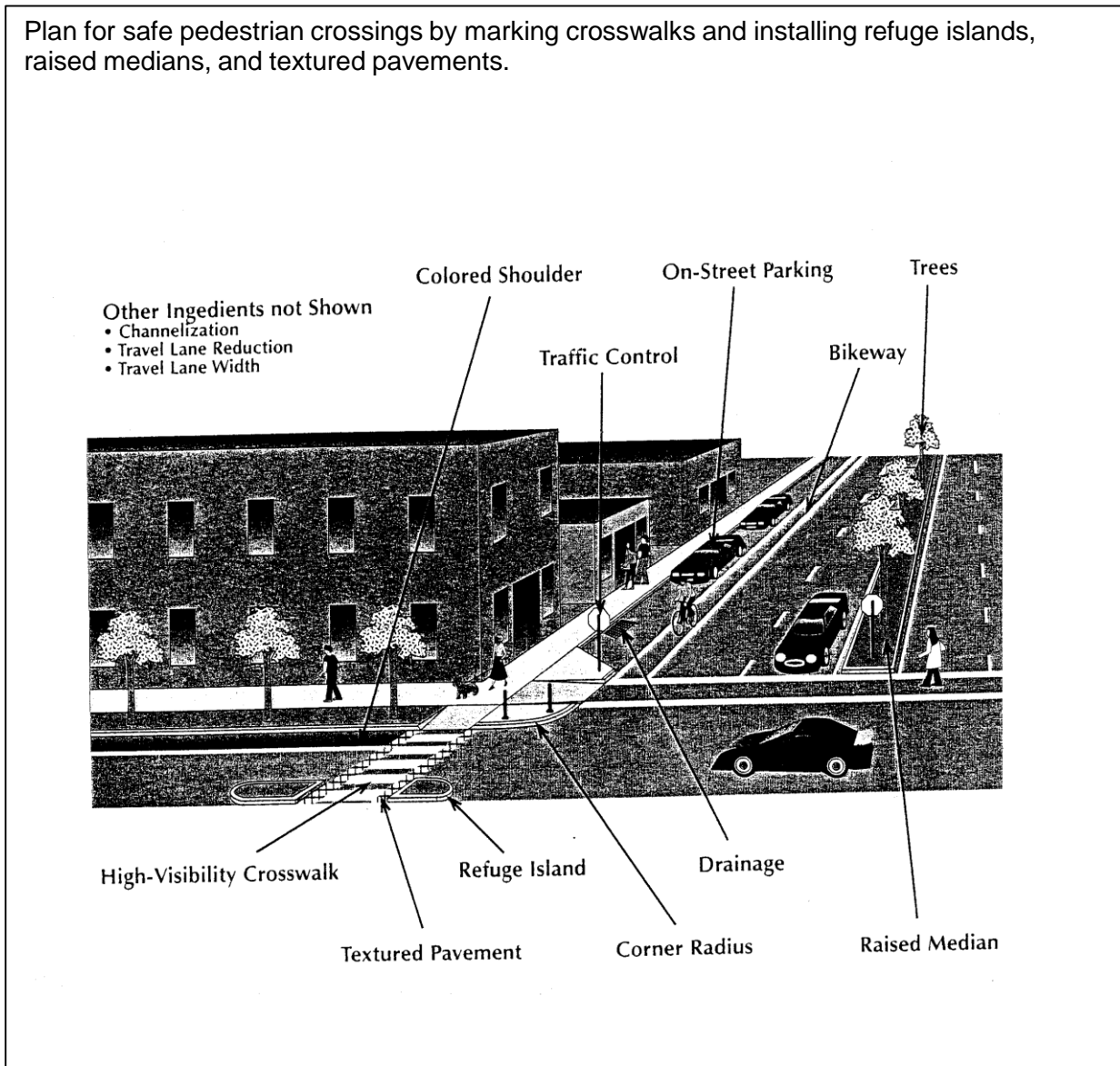
Source: DeChiara and Koppelman 1984.

An extra-wide sidewalk allows the creation of a pedestrian zone with amenities, such as benches and lighting, which create an attractive streetscape.



Source: Oregon Transportation and Growth Management Program. 1999c.

Plan for safe pedestrian crossings by marking crosswalks and installing refuge islands, raised medians, and textured pavements.



Source: Oregon Transportation and Growth Management Program. 1999a.

CHAPTER 4

VEHICLE ACCESS AND CIRCULATION

4.1. PRINCIPAL SITE ACCESS

A. The entire parcel, rather than simply a particular project, should be considered in formulating and approving access plans.



B. A public frontage road shall be required parallel to Georgia 400.

C. Parcels should not be subdivided such that they each require individual access to a state highway. If the parcel has frontage on a secondary or frontage road, access points shall occur there and not on a highway.

D. The number of driveways shall be minimized, consistent with appropriate principles of highway and road access management and traffic engineering. Curb cuts (driveway accesses) will generally be restricted in number to one entrance and exit drive per development, if no other access is available.

E. Inter-parcel site access should be provided to adjacent properties.

F. Shared driveways between two parcels, at the property line, may be required.

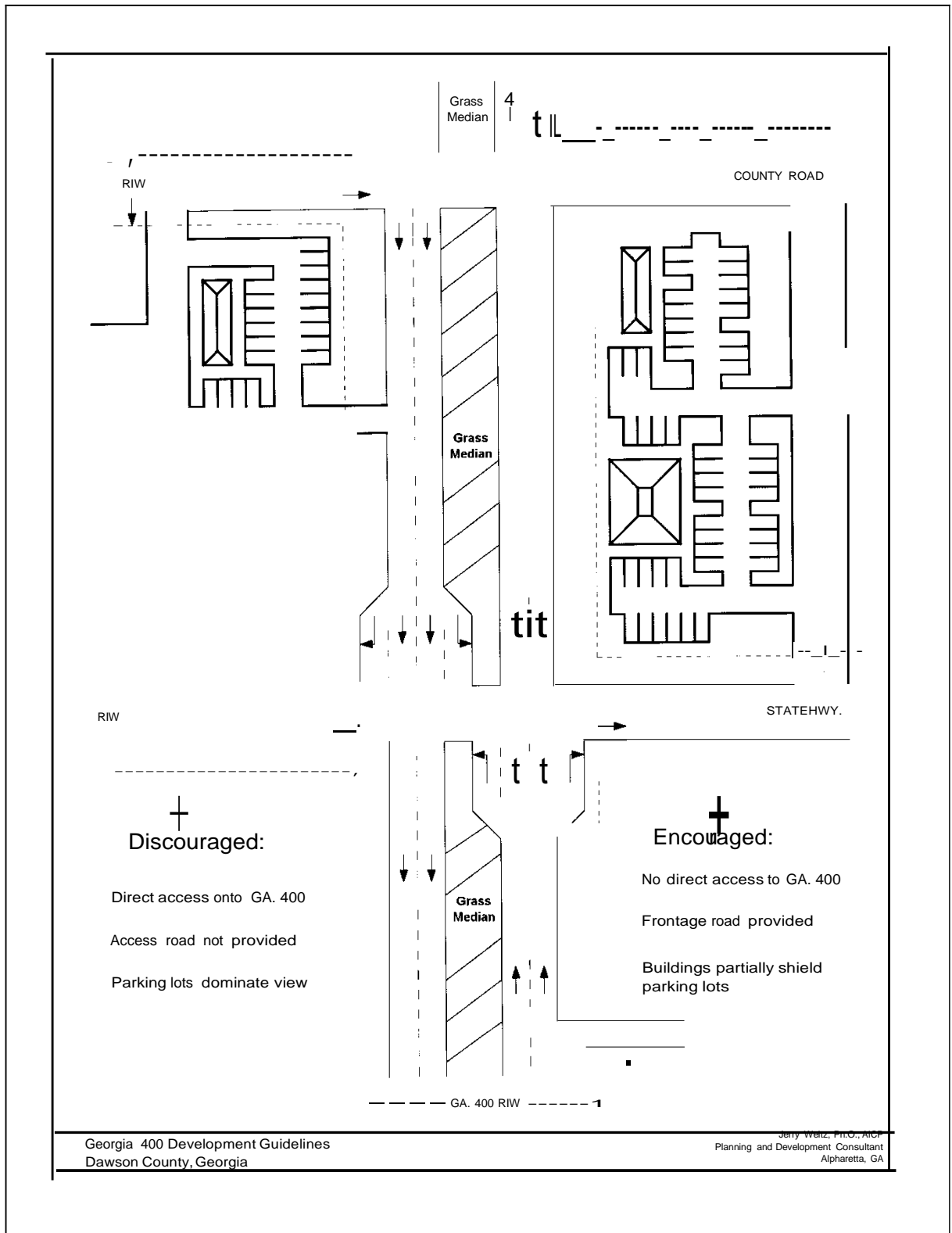
G. New driveways should be sited away from or immediately opposite street intersections.

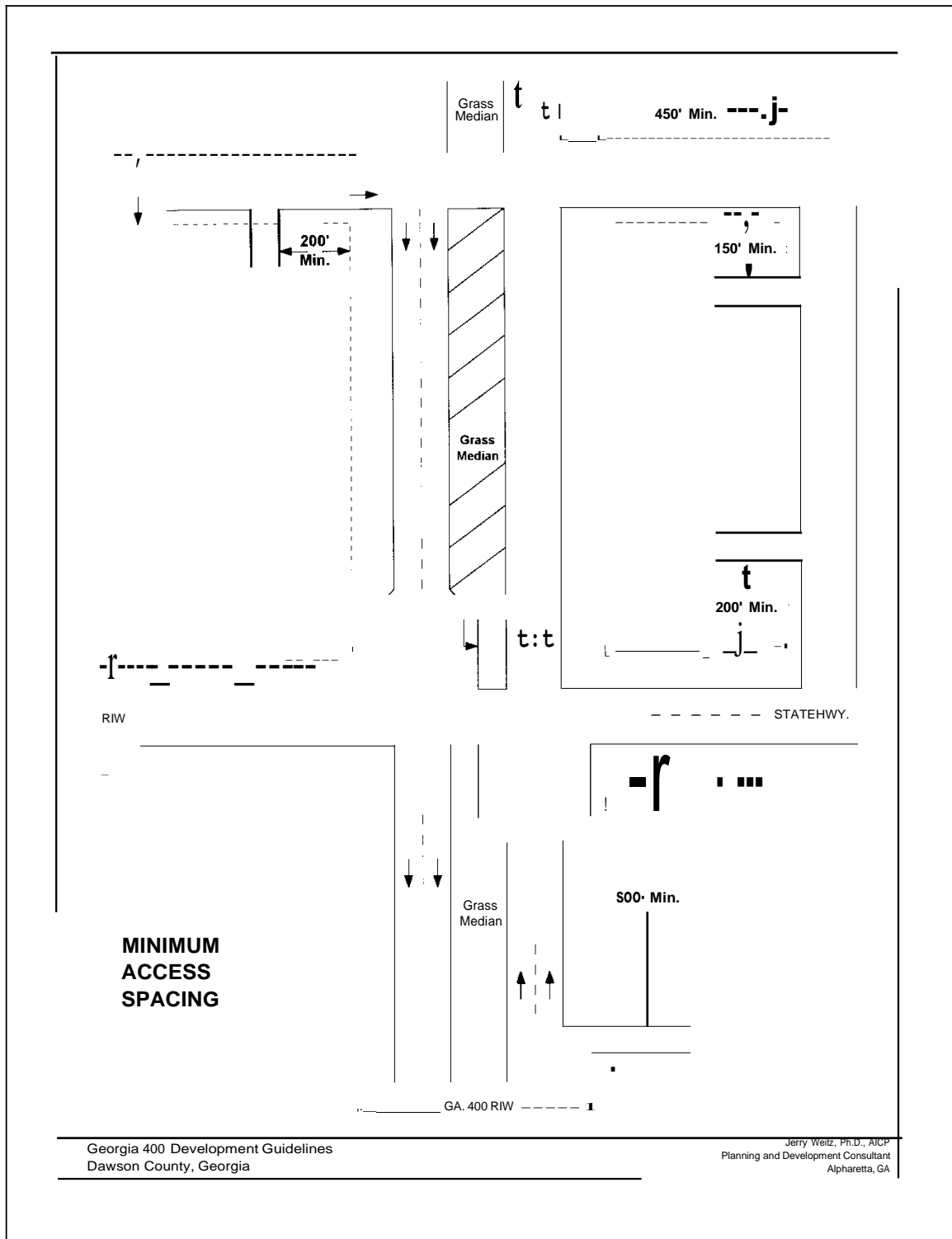
H. Provide adequate driveway length. Driveways should be long enough to allow adequate space for vehicles pulling off the road and stacking to enter the road.

I. The width of curb cuts shall be minimized, but shall always meet the requirements of emergency service vehicles. A wider curb cut may be required on a higher speed highway.

J. All elements of the site design shall accommodate access requirements of emergency vehicles and services.

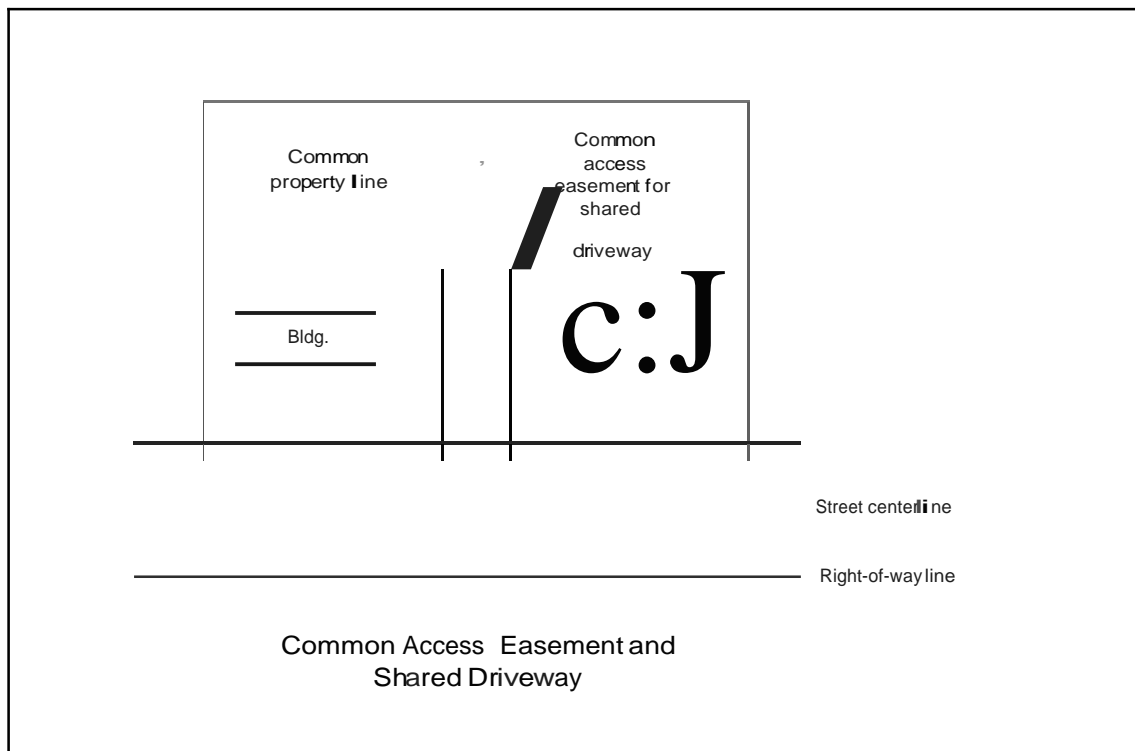
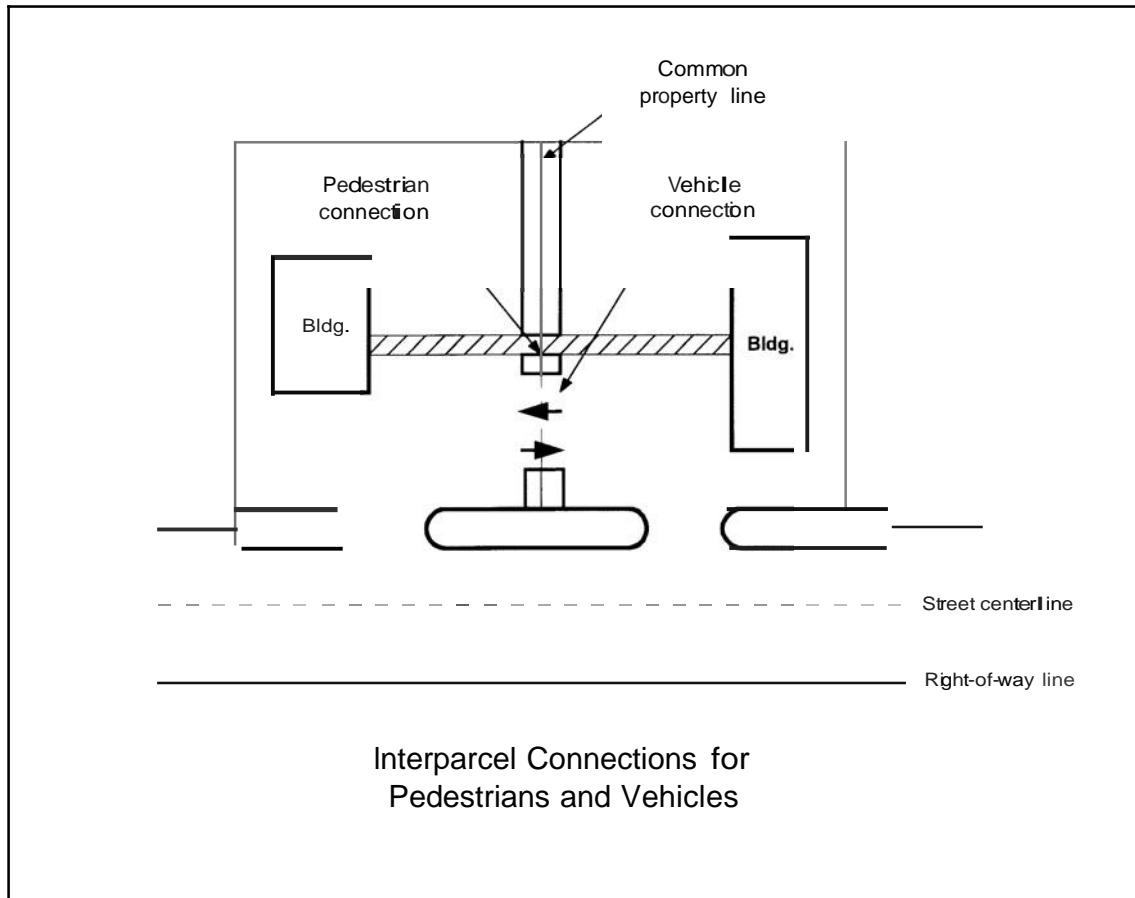
K. All access points and curb cuts shall meet minimum rules and regulations for driveway and encroachment control of the Georgia Department of Transportation, the Dawson County Engineer, and the specifications provided in these guidelines.



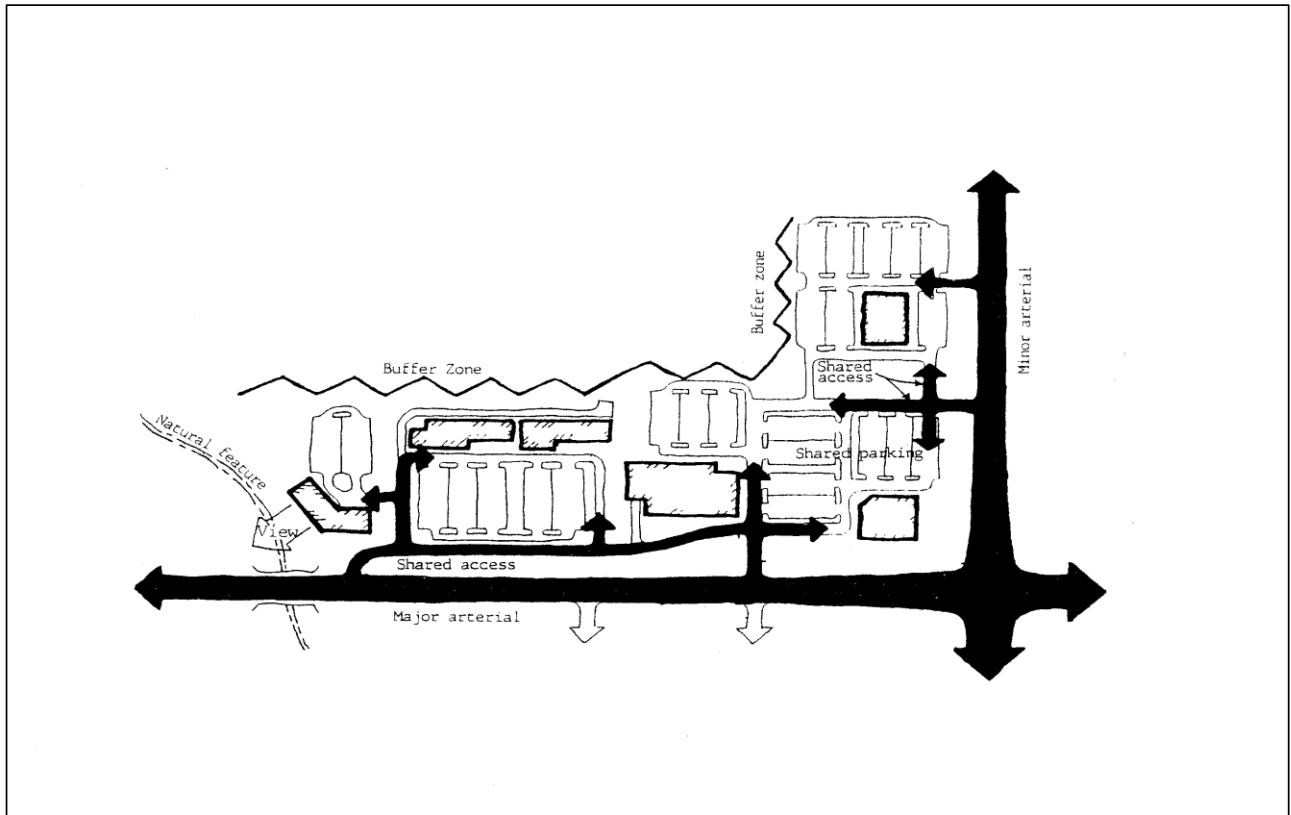


Georgia 400 Development Guidelines
 Dawson County, Georgia

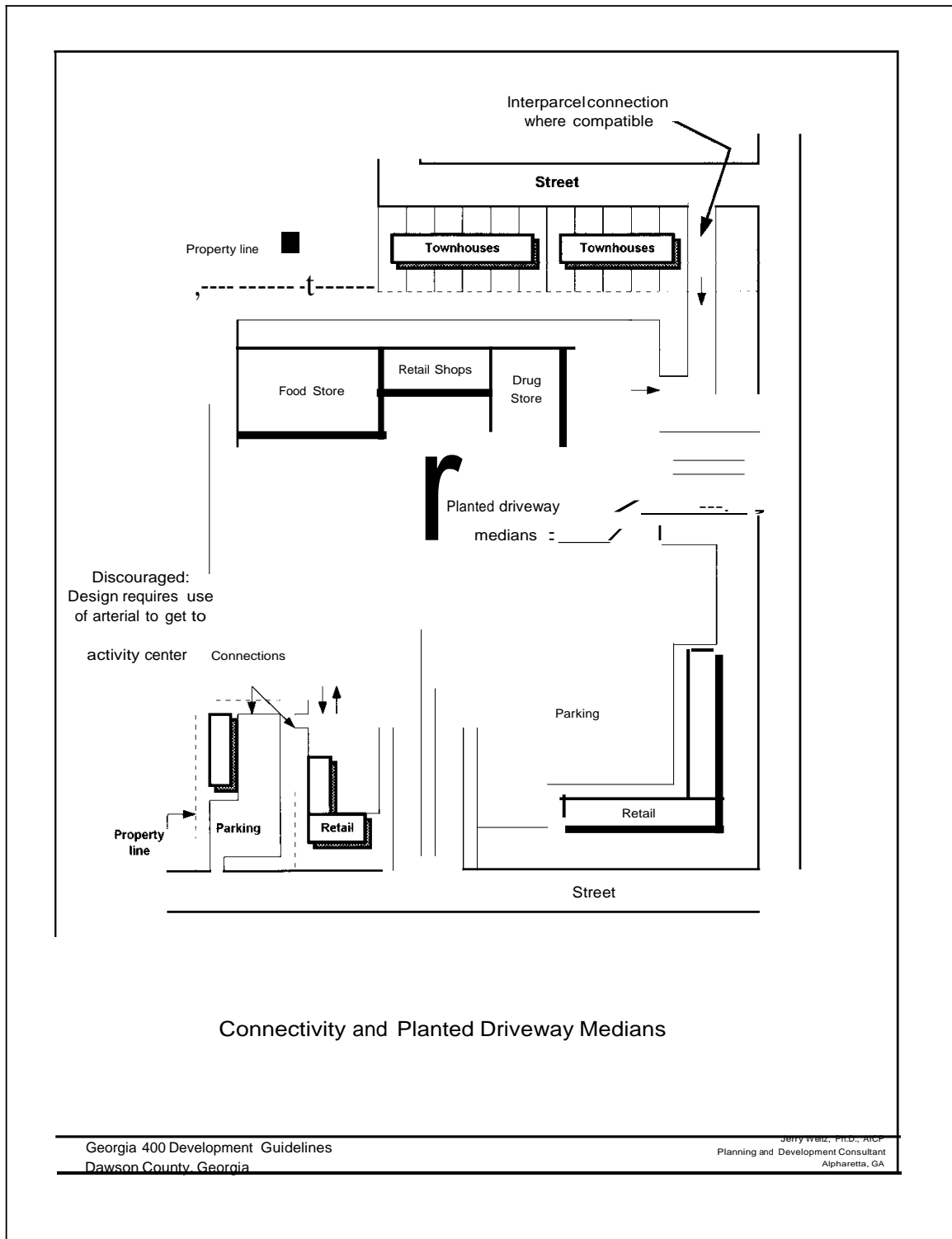
Jerry Weitz, Ph.D., AICP
 Planning and Development Consultant
 Alpharetta, GA



Interparcel Access. Properties within the district must provide shared access with adjoining properties to facilitate frontage roads and connections between parcels. Shared parking arrangements are also encouraged.



Source: Stover and Koepke 1988.





The Dawson 400 shopping center's frontage on the west side of Ga. 400

- This driveway entrance to Dawson 400 shopping center has a narrow but landscaped center median to separate traffic flows (recommended).
- Note that it stops shorter than it should-although a median break may be needed to cross between the outlots shown in this photo, the median should have been extended another 150-200 feet to add landscaping, reduce impervious surface, and provide better access control.
- The McDonalds uses low-lying groundcover at the entrance (acceptable).
- To the right side of the photo, the shrubs are growing to a height that may impair visibility (though that is a minor consideration in this case of one way traffic).
- Ideally, a pedestrian crossing would be striped on the pavement to alert drivers to the possibility of pedestrians crossing the driveway.

4.2. SERVICE FUNCTIONS

A. Service functions (e.g., deliveries, maintenance activities) should be integrated into the circulation pattern in a manner which minimizes conflicts with vehicles and pedestrians.

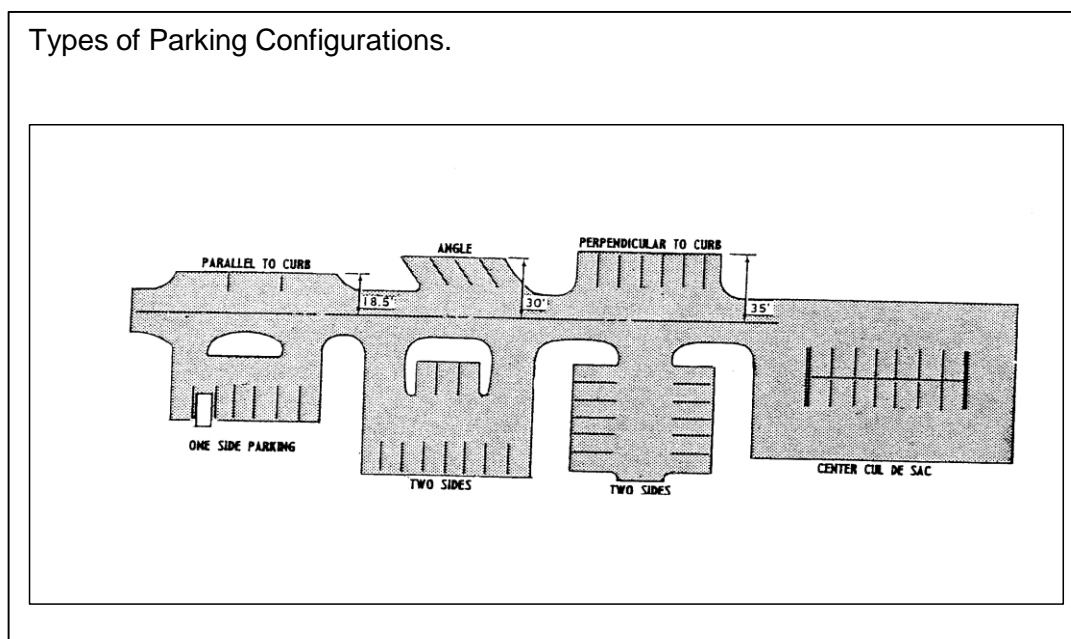


B. Access for service vehicles, trash collection and storage areas should be located on alleys where alleys exist. When no alley exists, access should be provided to the rear or sides of buildings being served.

C. Larger commercial developments should have service and loading areas separate from main circulation and parking areas.

4.3. OFF-STREET PARKING

A. Any type of off-street parking configuration may be appropriate in the district, depending on site-specific development circumstances and objectives.



Source: DeChiara and Koppelman 1984.

B. Driveway entrances should provide a 100 foot deep clear zone between the pavement of Georgia 400 and the first parking space. On any other state highway or county road, the clear zone should be at least 60 feet.

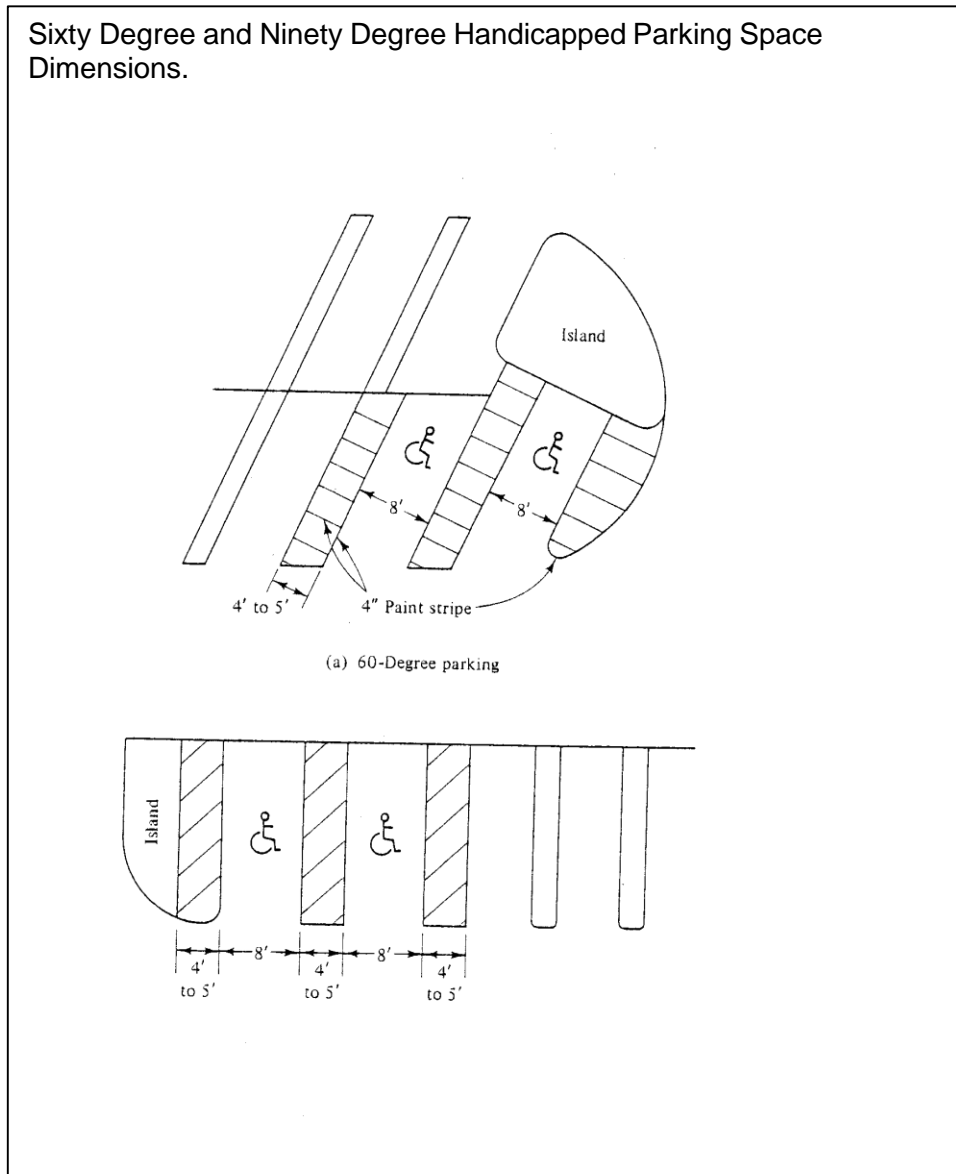
C. The driveway entry "throat" of large shopping center parking areas shall provide at least forty feet of clear zone before a turning movement occurs to provide sufficient queuing room for cars entering off the street.

D. The visual impact and presence of vehicles should be minimized, preferably by siting parking areas to the rear or side of the property rather than along the principal street

frontage, or if siting options are limited, screening parking areas with vegetation and berms from views exterior to the site.

E. Where a parking area fronts directly on a public street, a continuous opaque screen should be provided. Said screen should be a minimum height of two feet.

F. Parking for the handicapped shall be provided in accordance with applicable codes.



CHAPTER FIVE

LANDSCAPE

5.1. GENERALLY

A. Landscaped areas should be maximized within the viewshed of the highway and major streets.



B. All landscaping shall be continually maintained in a healthy and weed-free condition.

C. Tree and shrub planting should be grouped together to create strong accent points within the site plan unless circumstances dictate otherwise.

D. All plant materials should be sized so that the landscaping has an attractive appearance at the time of installation and a mature appearance within three years of planting.

E. Landscaping of the site upon completion of the development shall be consistent, in terms of plant location, species, and size, with the landscape plan for the development as approved by the Planning and Zoning Director.

F. In certain prominent public areas, trees larger than the minimum may be required to create a strong design element.

G. All proposed shrubs except accent, color or ground cover planting should be a minimum of three (3) gallon size. Shrubs and ground cover plants should be spaced close enough together to ensure an attractive and mature planting effect.

H. Landscaping should consider potential benefits of conserving energy in buildings. This can be done by recognizing the sun exposure on the site and providing appropriate tree species in advantageous locations: deciduous trees on the southern exposure, coniferous and broadleaf evergreen trees along the eastern and western exposures, and evergreens along the northern exposure.

I. Trees should be carefully selected and located where they will complement the building elevation and should not block all retail storefront signage from view.

J. Tree species should be selected with root growth habits that will not cause damage to sidewalks, or such tree species should be sited away from such hardscape areas.

K. Utility easements should be landscaped.

L. Dense landscaping and/or architectural treatments should be provided to screen unattractive views and features such as storage areas, trash enclosures, transformers, generators, and other similar appurtenances.

M. Standards for transplanting should be in keeping with those established in the International Society of Arboriculture publication, "Tree and Shrub Transplanting Manual" or similar publication. Reference the American Association of Nurserymen publication "American Standard for Nursery Stock" (ANSI Z60, 1973) for plant material quality specifications. Reference the "Manual for Woody Landscape Plants" (Michael Dirr, 1983, Castle Books) or similar publication for information on tree species site requirements.

N. Properties in the south portion of the Georgia 400 corridor shall require a minimum landscaped coverage ratio of twenty (20) percent. Properties in the north portion of the Georgia 400 corridor shall require a minimum landscaped coverage ratio of thirty (30) percent.



Chestatee State Bank, SR 53 east of Georgia 400

- Excellent landscaped area with variety of color and materials.
- Areas between the right-of-way and the parking area and/or building should be attractively landscaped.
- This is a very good example of a recommended practice for landscaping.

5.2. BUFFERS

5.2.1. Buffers Abutting Residential Districts

Where commercial, industrial, office, or institutional development abuts an existing residential zoning district along a side or rear property line, minimum building setbacks and buffers shall be established according to the following table:

Zoning District	Minimum Building Setback Along Side or Rear Yard Abutting a Residential Zoning District	Minimum Buffer Along Side or Rear Yard Abutting a Residential Zoning District
Office or institutional	40 feet	30 feet
Commercial	50 feet	40 feet
Industrial	60 feet	50 feet

Buffers required by this section shall be planted and maintained with sufficient density and vegetative material to effectively screen the adjacent residential use from the subject activities. Existing vegetation may be considered sufficient in meeting this requirement if the area is delineated on the landscape or development plan as a tree save area, is protected by the tree protection devices as prescribed by these guidelines, and provides sufficient screening. If an existing tree save area is proposed as a buffer but such area does not provide sufficient screening, said tree save area shall be supplemented with additional plantings until screening is achieved.

This buffer requirement shall not apply to residential development that is developed as a part of a mixed-use development.

5.2.2. Buffers Along Georgia 400 Right-Of-Way In North Portion of Corridor

Where a commercial, industrial, office, or institutional development abuts Georgia 400 in the north portion of the corridor, there shall be a minimum thirty (30) foot wide buffer (natural undisturbed, planted, or both) according to standards provided by these guidelines. The buffer shall provide a visual screen for at least sixty percent (60%) of the length of the property frontage.

5.2.3 Buffer Standards

Tree Type	Height	# of Rows & Spacing	Center to Center Spacing	Notes
Leyland Cypress	5-6 ft.	2 / 10-12' apart	10-12 ft.	Requires pruning after 2 years
Hemlock, White Pine	8-10 ft.	2 / 8-10' apart	8-10 ft.	Border line range
Virginia Pine	5-6 ft.	2 / 8-10' apart	8-10 ft.	
Eleagnus	42 in. min.	2 / 8' apart	8 ft.	Specify fruitland variety
Holly	6-8 ft. full	2 / 6-8' apart	6-8 ft.	Specify Standard Burford, Nellie R Stevens, American or Greenleaf variety
Magnolia	6-8 ft.	2 / 8-10' apart	10-12 ft.	

The above specifications are intended to be illustrative and not intended to be applied rigidly. Furthermore, the number of rows of landscaping needed depends on the required width of the buffer. Vegetative material used in meeting the requirements for buffering should be of a height and mass that meets or exceeds the vegetative material suggested in the buffer standards table above.

5.3. Right-Of-Way Frontage Planting Strips

This section applies to all properties fronting a public street, whether a county road, local public frontage road, or state highway, including Georgia 400; provided, however, that the buffer requirement in the north portion of the Georgia 400 corridor as specified in Section 5.2.2. of these guidelines shall supersede the requirement for a right-of-way frontage-planting strip specified in this section.

A. Provide a planting strip along the entire frontage of all road rights-of-ways with a minimum depth from the street right-of-way line into the interior of the property as follows.

Zoning District	Depth of Strip Adjoining Street Right-Of-Way (feet)
Multi Family Residential	20 Feet
Commercial	10 Feet
Industrial	10 Feet

B. Trees equivalent to at least one three inch caliper tree for every thirty (30) linear feet of length shall be saved or planted in such strips (trees may be planted in groups rather than in a single line). Any trees placed between the right-of-way line and the construction area (the buildings, accessory uses, and parking area) may be considered to be in the planting strips. (See Detail 1 – Frontage Planting Strips)



The Dawson 400 shopping center's frontage on the west side of Ga. 400

Some of the area shown is right-of-way. The grassed area is planted with a few trees, but the landscaping should be more dense and varied in high visibility areas of the corridor.

5.4. TREE PROTECTION

A. When a choice is available as to which existing trees to save, emphasis should be given to the preservation of significant trees, even isolated individual trees, over the retention of other trees. Non-significant trees, however, should be saved in stands rather than as individual trees scattered over a site.

B. All tree save areas must be delineated on the landscape plan.



Chestatee State Bank, SR 53 east of Georgia 400

- The developer of this site made a conscious effort to save two trees. Tree save areas should be identified for significant trees, and such areas should be integrated into the development (i.e., the parking lot and building are designed around the tree save area).
- The tree save area on this site is another very good example of a recommended practice.

C. All buffers with existing trees should be delineated on plans as tree save areas, unless the applicant clearly demonstrates the need for disturbance.

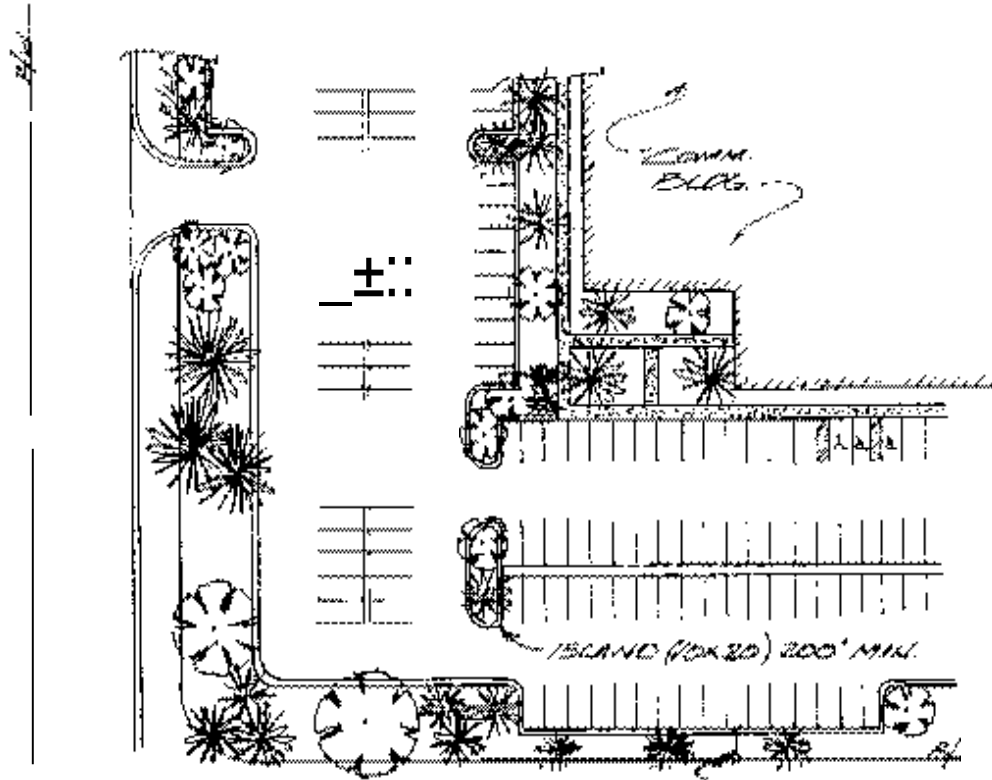
D. Tree protection devices are necessary to eliminate activities detrimental to trees and are strongly recommended to guard against: soil compaction in the critical root zone resulting from heavy equipment, vehicular or excessive pedestrian traffic, or storage of equipment or materials; root disturbance due to cuts, fills or trenching; wounds to exposed roots, trunks or limbs by mechanical equipment; and other activities such as chemical storage, etc. Tree protection devices should be installed as shown on the

landscape plan or otherwise completely surrounding the critical root zone of all trees to be preserved. The location and installation of all tree protection devices should be installed prior to or concurrent with the issuance of the construction permit for clearing and/or grading.

E. Active tree protection should consist of chain link, orange laminated plastic, wooden post and rail fencing or other equivalent restraining material (See Details 2 & 3-- Active Tree Protection & Active Tree Protection/CRZ). Passive protection should consist of heavy mil plastic flagging of a bright color or equivalent signage on a continuous, durable restraint sufficient to delineate the bounds of any tree protection or save areas.

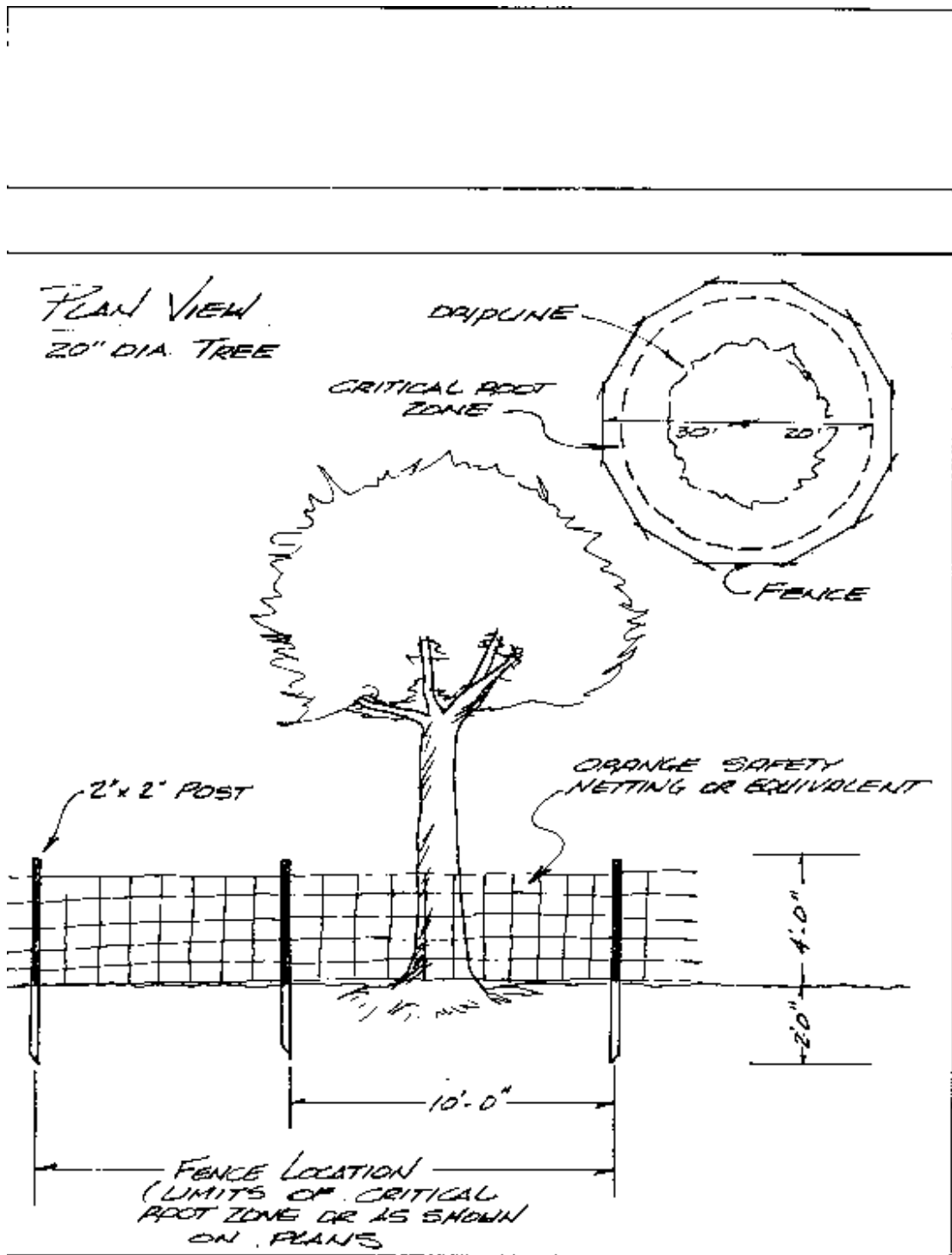
F. All tree protection devices should be installed prior to or concurrent with any clearing, grubbing or grading. Tree protection devices need to remain in functioning condition throughout all phases of development and may be subject to inspection by the county.

G. All tree protection zones should be designated as such with "Tree Protection Area" signs posted visibly on all sides of the fenced-in area. These signs are intended to inform subcontractors of the tree protection process. Signs requesting subcontractor cooperation and compliance with the tree protection standards are recommended for site entrances (See Detail 4, Tree Protection Area Signage).

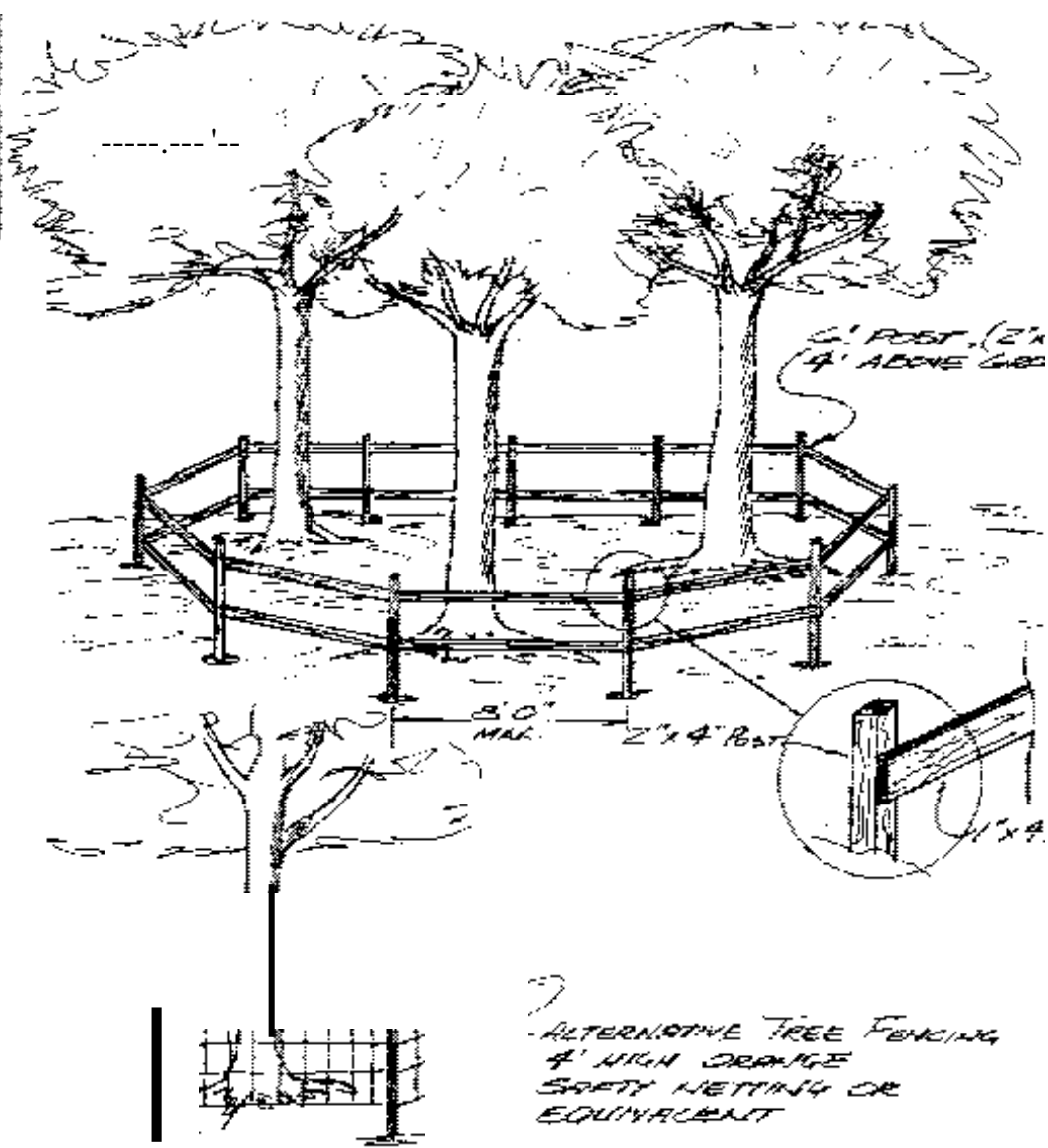


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Dawson County GA 400 Corridor Tree Preservation Standards Detail No. 3 Active Tree Protection



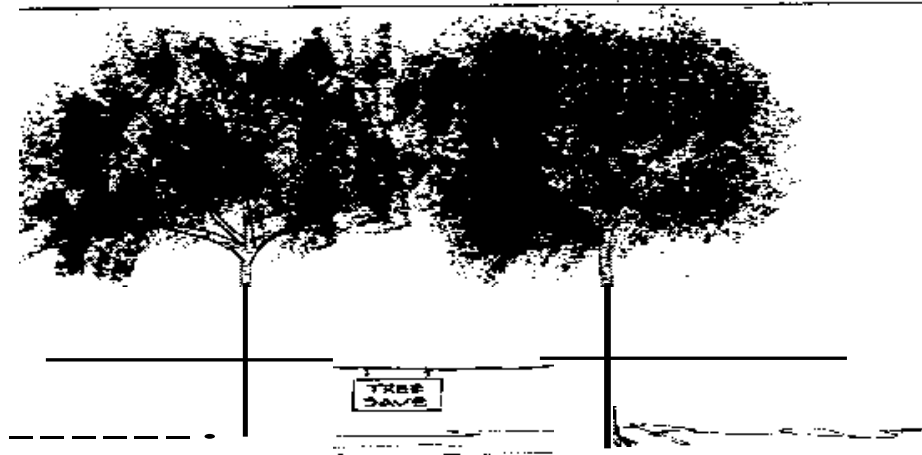
Dawson County GA 400 Corridor
Tree Preservation Standards Detail No. 4
Tree Protection Area Signage



CONTINUOUS

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TYPE 'A'



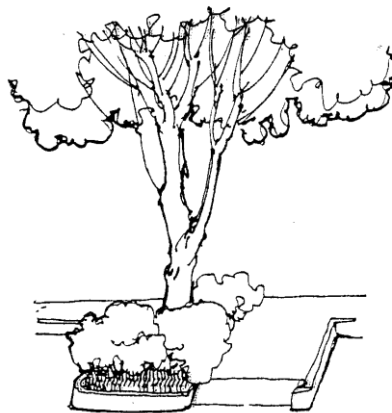
TYPE 'B'

5.5. PARKING LOT LANDSCAPING

A. Parking lots that face a street should be partially screened from the street by a low fence, wall, hedge, berm, or vegetated buffer. If a parking lot fronts an arterial or major collector street, and is of such a size that it dominates views from the fronting arterial/collector street and detracts from the overall streetscape and community appearance, then the parking lot should be screened or buffered with vegetation in its entirety from view along the fronting roadway(s) within the required right-of-way frontage planting strip (see section 5.3).

B. Landscape islands containing at least one overstory tree or two understory trees planted in each landscape island, shall be provided within parking areas with ten (10) or more spaces and located in such a manner so as to divide and break up the expanse of parking area. Where required, one landscape island shall be located at the end of each row of parking spaces in the interior of the parking lot. In addition, one parking lot landscape island shall also be provided for every 150 linear feet of parking spaces, whether at the periphery or in the interior of the parking lot. Each landscape island shall be of sufficient shape and size so that one overstory tree or two understory trees will fit within the island. No portion of an island shall be less than three feet in width.

Each landscaped parking lot end island should have at least one overstory shade tree (shown), or two understory trees.



Source: DeChiara and Koppelman 1984.

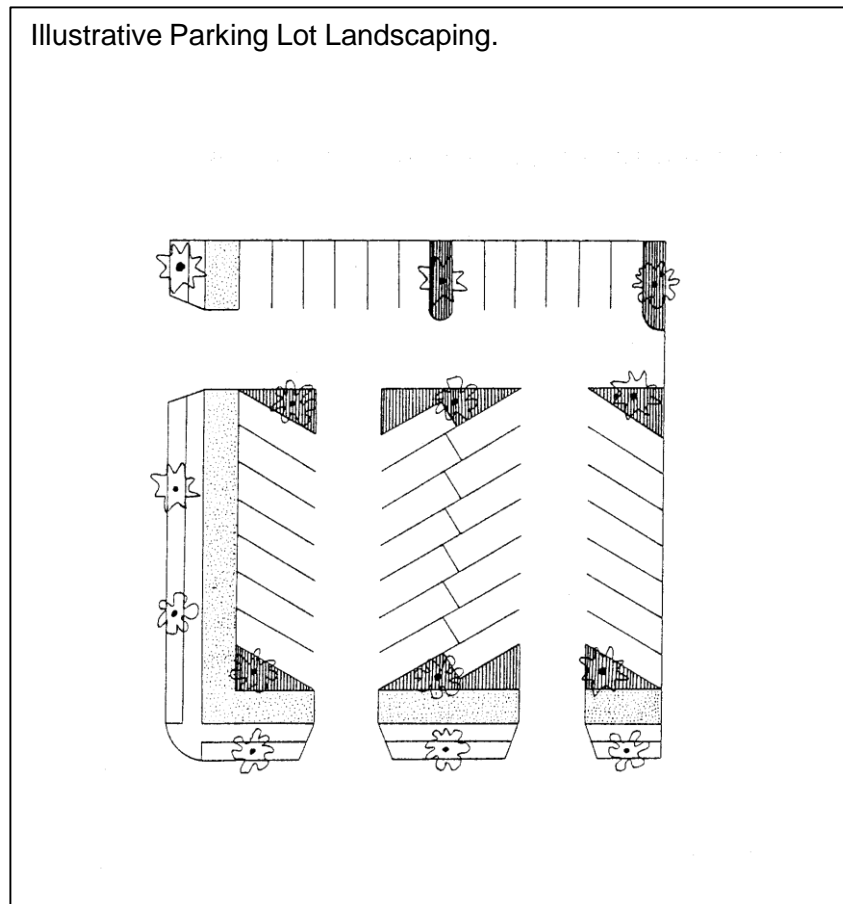


North Fulton Hospital, Roswell

An excellent example of a mature, evergreen screen between the highway and the front parking lot. Cars parked in this lot are not visible from the highway, a recommended practice.

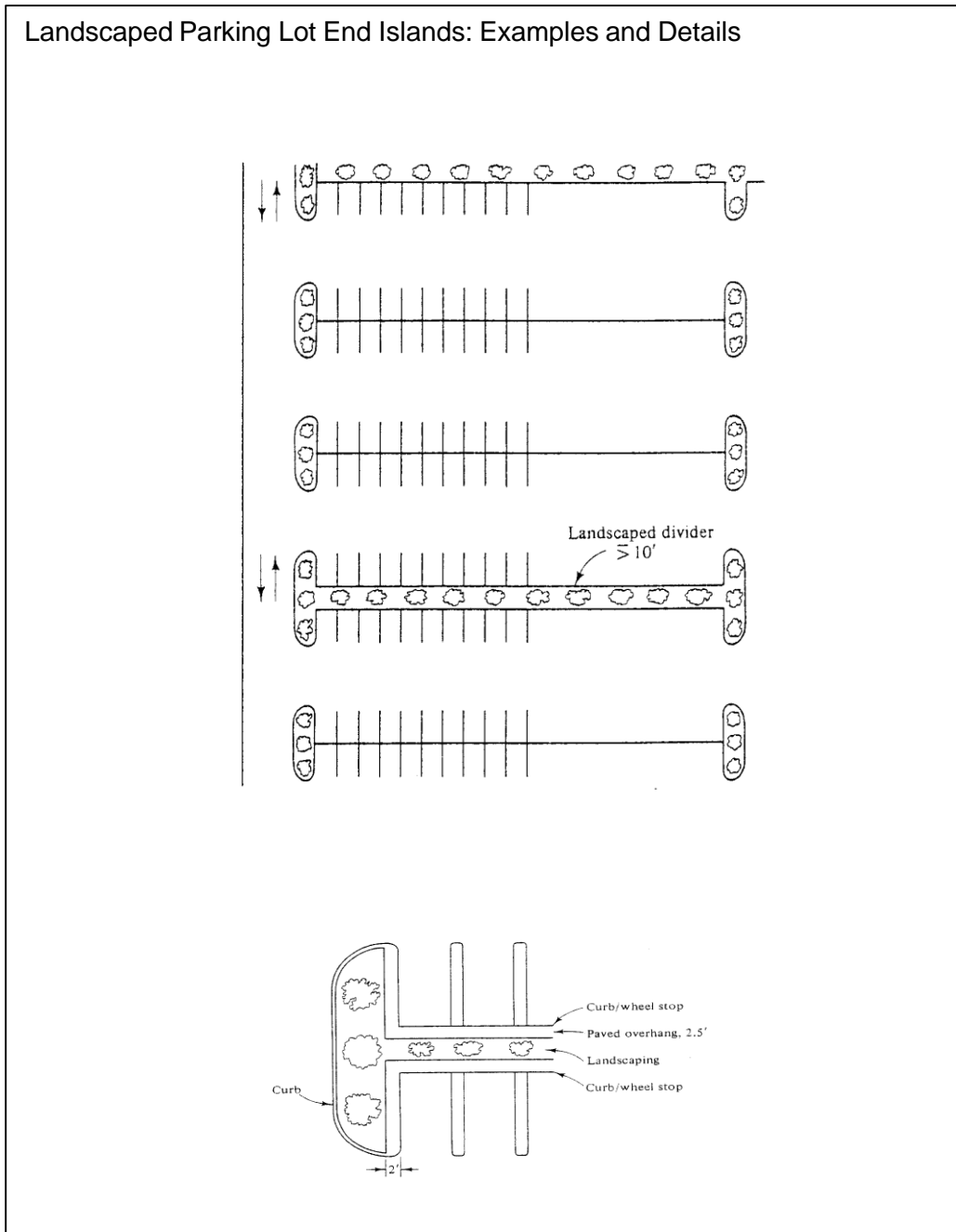


A second perspective on the mature, evergreen hedge that screens the front parking lot of the hospital.



C. Landscaping should permit adequate sight distance for motorists and pedestrians entering and exiting a site and should not interfere with circulation patterns.

D. Curbing should be used at the edges of all planters and paving surfaces adjacent to vehicle circulation or parking areas. Vehicle overhang above or into landscape areas should be avoided unless wider or larger planting areas are provided to accommodate such instances. Landscaping should not be installed in areas of potential vehicle overhang.



Source: Stover and Koepke 1988.



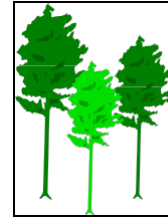
Kroger Shopping Center at GA 400 and SR 53

A close look at the stripe-painted parking stall end island. This area should have been curbed and planted with a street tree and shrubs to soften the impervious environment. Also note that a painted end island serves little if any purpose of access direction. Motorists will drive across painted end islands and also park in them if the lot is full, thereby restricting the vision of motorists.



Shopping center, Alpharetta Highway, Roswell

Contrast this shopping center parking lot with those typically found in Dawson County. Rather than being simply painted, the parking lot end islands are curbed, striped, and filled with low-lying shrubs and some shade trees (recommended practices).

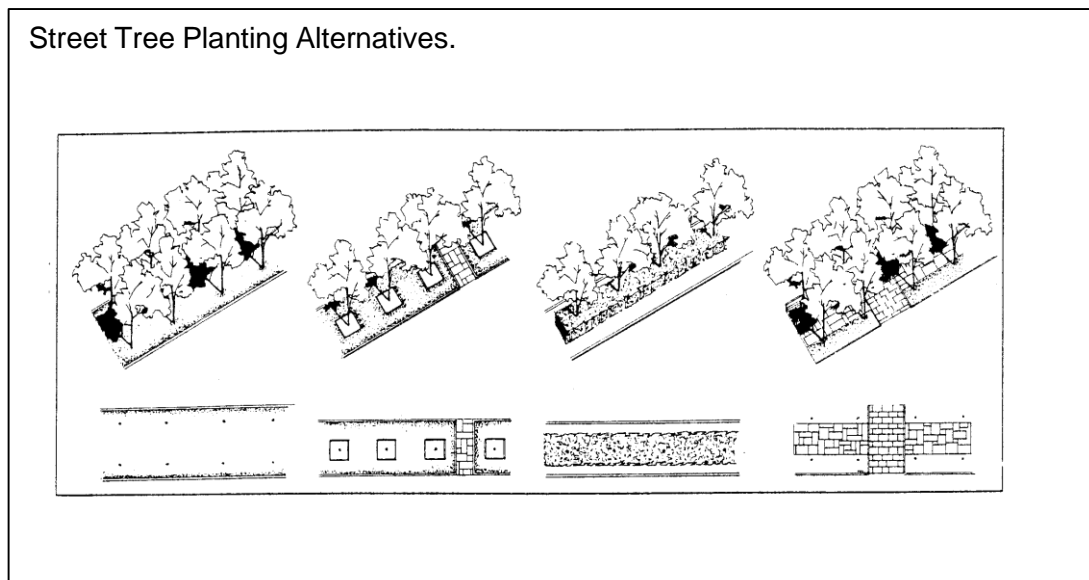


5.6. STREET TREES

A. In the north portion of the Georgia 400 corridor, street trees shall be installed in the public right-of-way of local streets for all development within non-residential districts, subject to the approval of the County Engineer.

B. Unless unusual circumstances prevail, all street trees or parking lot trees should be a minimum 15-gallon size. Street trees should normally be overstory, non-ornamental, with a minimum three-inch caliper planted at 75-foot intervals. Sugar maple is the preferred street tree. In the south portion of the Georgia 400 corridor, street tree planting should strive to achieve the look of a manicured landscape by planting; toward this end, street trees may be grouped rather than spaced at regular intervals.

C. In lieu of street trees in the south portion of the Georgia 400 corridor, a right-of-way planting strip as required by these regulations should contain landscaping with a minimum caliper of three inches planted thirty feet on center.



Source: Bishop 1989.

D. In commercial areas, street trees along driveways and other access roads should be provided in addition to any proposed on-site landscaping to provide shading, visual enhancement, and continuity for the streetscape.

E. Street tree placement should include consideration for vehicle line of sight, entrance and exit curb cuts, street light and traffic control devices, and other site specific conditions. Street trees should be planted in a manner so that when they reach maturity they will not conflict with the visibility of signs.

F. Street trees should be pruned from grade to a minimum height of seven feet, six inches to allow visibility of buildings and sufficient vertical clearance.



Northmeadow Office Park, Roswell

Recommended practices for business parks and access roads. An attractive, heavily landscaped road median in a business/industrial park. Trees planted some 15 years ago now have matured to provide an inviting canopy.

5.7. IRRIGATION

A. Water-intensive landscaping, such as turf grass, should be concentrated in areas of high visibility and use. The combined square footage of turf grass and decorative water (e.g. fountains, ponds, etc.) should be minimized to reduce water use and evapotranspiration.

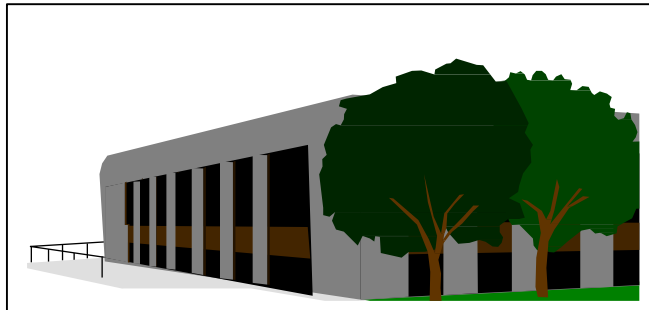
B. Plant materials should be chosen which grow well in the localized climate and the given soil conditions without requiring excessive irrigation.

C. A plan for an automatic irrigation system should be provided as appropriate to insure that all plants receive adequate water for healthy growth. Irrigation systems should be provided for all planted areas that are under roof overhangs.

5.8. Landscaping, Additional Requirements

See Dawson County Buffer, Landscape, and Tree Ordinance.

CHAPTER SIX ARCHITECTURE OF PRINCIPAL BUILDINGS



6.1. GENERALLY

A. Architectural design should be compatible with the developing character of the neighboring area. Design compatibility includes complementary building style, form, size, color, materials, and detailing.

B. The relationship of a building to its site, the public right-of-way and adjacent buildings is one of the most important components of successful urban design. The appearance of a building with respect to the street and other surroundings should be considered. If the building is much different in elevation from adjacent buildings and improvements, it will look out of place.

C. The designer should consider each of the following contexts as part of the design process:

1. Size (the relationship of the project to its site)
2. Scale (the relationship of the building to those around it)
3. Massing (the relationship of the building's various parts to each other)
4. Fenestration (the placement of windows and doors)
5. Rhythm (the relationship of fenestration, recesses and projections)
6. Setback (in relation to setback of immediate surroundings)
7. Materials (their compatibility with the historic district)
8. Context (the overall relationship of the project to its surroundings)

6.2. STYLE

A. Diversity of architectural design should be encouraged. "Theme" or stylized architecture which is characteristic of a particular historic period or trend is not encouraged, unless the existing building or site is historically important to the district or necessary for architectural harmony.

B. Multiple buildings on the same site should be designed to create a cohesive visual relationship between the buildings.

6.3. EXTERIOR MATERIALS

A. All sides of a building may impact on its surroundings and should be considered for treatment with an architectural finish of primary materials (i.e., brick and stone). As a ~~general rule~~ **requirement**, front facades ~~should~~ **shall** be at least **eighty (80)** percent brick and/or stone. Side facades ~~should~~ **shall** be at least **fifty (50)** percent brick and/or stone. **Unless clearly visible from a road way, Rear rear** facades do not have a minimum requirement for primary materials and can consist entirely of secondary materials (e.g., stucco). Tertiary materials (i.e., wood and metal) should be used for decorative elements and trim only. **If the rear façade is visible from the road, it shall be comprised of at least fifty (50) percent brick and/or stone.**

B. Exterior building materials on the primary structure ~~should~~ **shall** not include smooth-faced concrete block, tilt-up concrete panels, or prefabricated steel panels.

C. The following types of building materials are ~~highly discouraged~~ **prohibited**: highly reflective, shiny, or mirror-like materials; mill-finish (non-colored) aluminum metal windows or door frames; exposed, unfinished foundation walls; exposed plywood or particle board; and unplastered, exposed concrete masonry blocks.

D. All exterior facades of a structure located on an outparcel of a larger development ~~should~~ **shall** be considered ~~primary~~ **front and side** facades ~~only~~ and ~~should~~ **shall** employ architectural, site, and landscaping design elements which are integrated with and common to those used on the primary structure on the site. Common design elements should include colors and materials associated with the main structure or structures on the larger development.

E. ~~Buildings that are stylized in an attempt to use the building itself as advertising should generally be discouraged, particularly where the proposed architecture is the result of a "corporate" or franchise style.~~ **Buildings that are stylized as part of a required corporate or franchise look that cannot meet the requirements in 6.3.; may appeal to the Planning Director in writing and provide compelling documentation as to why relief to these requirements should be granted. Documentation required shall include but not be limited to: proposed exterior elevations of proposed building(s) with material(s) breakdown in percentages; images and documentation showing how the proposed deviation shall not undermine the policies and intent of this ordinance; and if approved, only the minimum amount of relief shall be granted.**

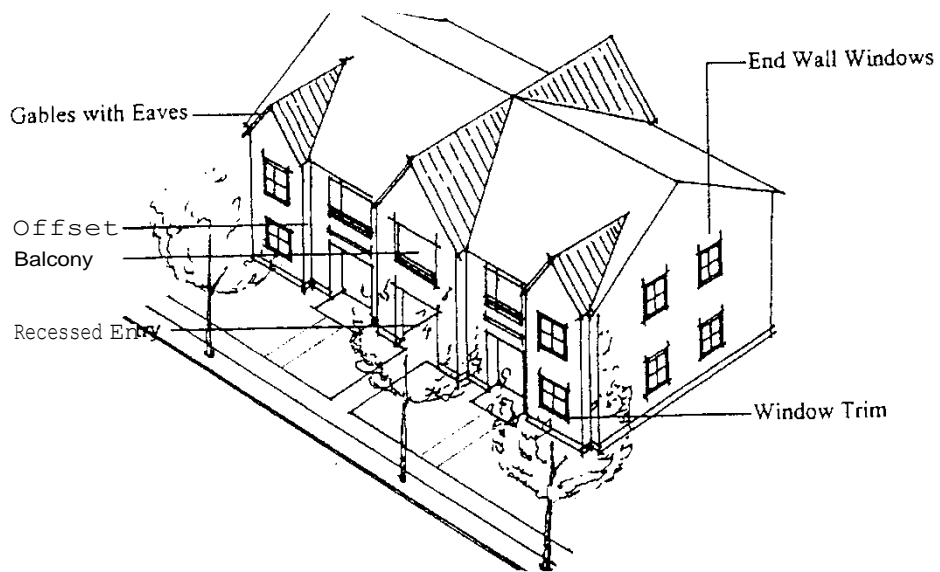
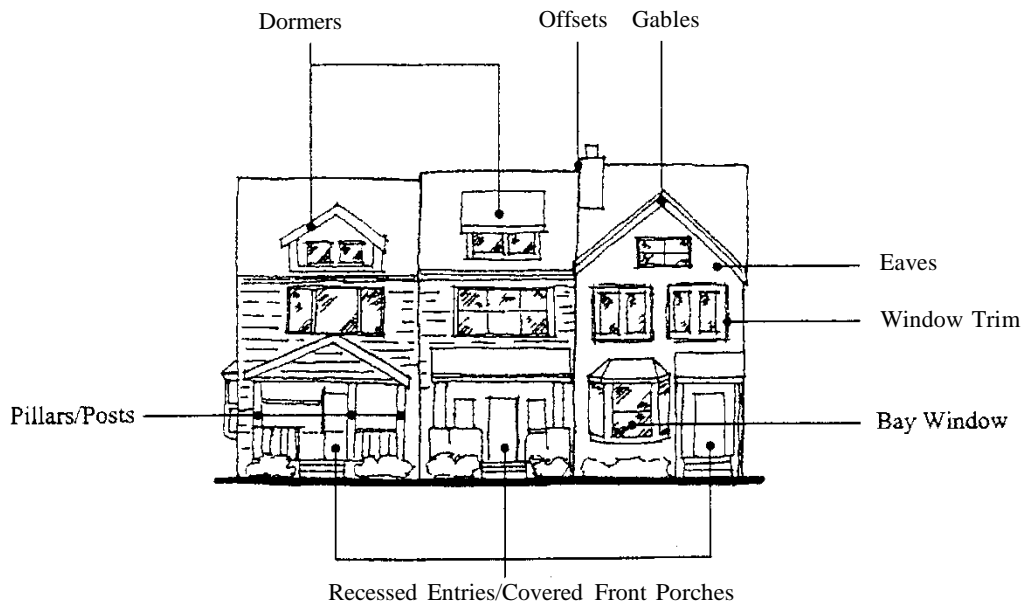
F. All vents, gutters, downspouts, flashing, electrical conduits, etc., should be painted to match the color of the adjacent surface, unless being used expressly as a trim or accent element.

G. Soffits and other architectural elements visible to the public but not detailed on the plans should be finished in a material compatible with other exterior materials.

H. Material or color changes generally should occur at a change of plane. Piecemeal embellishment and frequent changes in material should be avoided.

I. Approved address numbers should be provided so that they are legible to the public from the street fronting the property.

Illustration of Selected Architectural Details.



Source: Oregon Transportation and Growth management Program 1999b.



Kroger Shopping Center at GA 400 and SR 53

- The rear side of the shopping center consists of a finished but monotonous wall. Although not visible to the general public unless they drive around to the rear of the shopping center, because of the lack of visual screening, adjacent residents will be able to view this wall.
- A horizontal accent stripe (a 4-6 foot wide stripe of different color) could help to reduce the monotonous color and even give an appearance of breaking up the continuous nature of the building wall.



Former Sam's Club big box, Alpharetta Highway, Roswell

Recommended practice. An excellent example of a line of mature trees that almost entirely screen what would otherwise be a large, imposing side wall of a big box.



Chestatee State Bank, SR 53 east of Ga. 400

This building is well articulated. The façade varies in its setback and there are a variety of pitched rooflines. The columns help to define a welcoming entrance to the building.



Dawson 400 shopping center

Close up view of an attractive brick façade. Benches are strongly recommended to provide comfort to pedestrians. However, advertising on benches is strongly discouraged if not prohibited.

6.4. COLORS

A. Facade colors should be low reflectance, subtle, neutral, or earth tone colors. High-intensity colors, metallic colors, black, or fluorescent colors should not be used. Building trim and accent areas may feature brighter colors, including primary colors, provided that the width of the trim should not exceed four (4) feet.

B. Building colors should be carefully chosen so that each building complements that of its neighbors. Colors can be classified as the "base" color (used on the majority of the building surface), "trim" color (used on the window trim, fascia, balustrades, and posts), and "accent" color (used on signs, awnings, and doors). The base color should consist of more subdued earth tones or brick shades. Trim colors should have contrasting lighter or darker shade than the base color. If natural brick is used, it should not be painted.

6.5. AWNINGS AND CANOPIES

A. The use of awnings on buildings are recommend so as to provide much needed protection from sun, wind, and rain, and to improve aesthetics of the building exterior.

B. Awnings are recommended to be constructed with a durable frame covered by a canvas material. Awnings that are backlit through translucent materials may be acceptable but are not particularly encouraged. Aluminum and other metal canopies are acceptable in most instances, particularly when integrated into shopping center designs. Flameproof vinyl, canvas or metal awnings and canopies may be used.

C. Solid colors are preferred over striped awnings, but striping is permitted if colors compliment the character of the structure or group of buildings.

D. Awnings are encouraged for first floor retail uses to provide architectural interest and to encourage pedestrian activity. Where awnings are used, they should be designed to coordinate with the design of the building and any other awnings along the same block face.

6.6. PARAPETS

Parapets should not be unbroken on any given side of a building for more than one hundred feet. Parapets with greater distances should be articulated by indentations and modulations or by the additions of elements such as ballustrades or other exterior members.

6.7. CORNICES

Cornice lines should be provided at the appropriate story of multi-story buildings, with architectural detailing compatible with the building design.



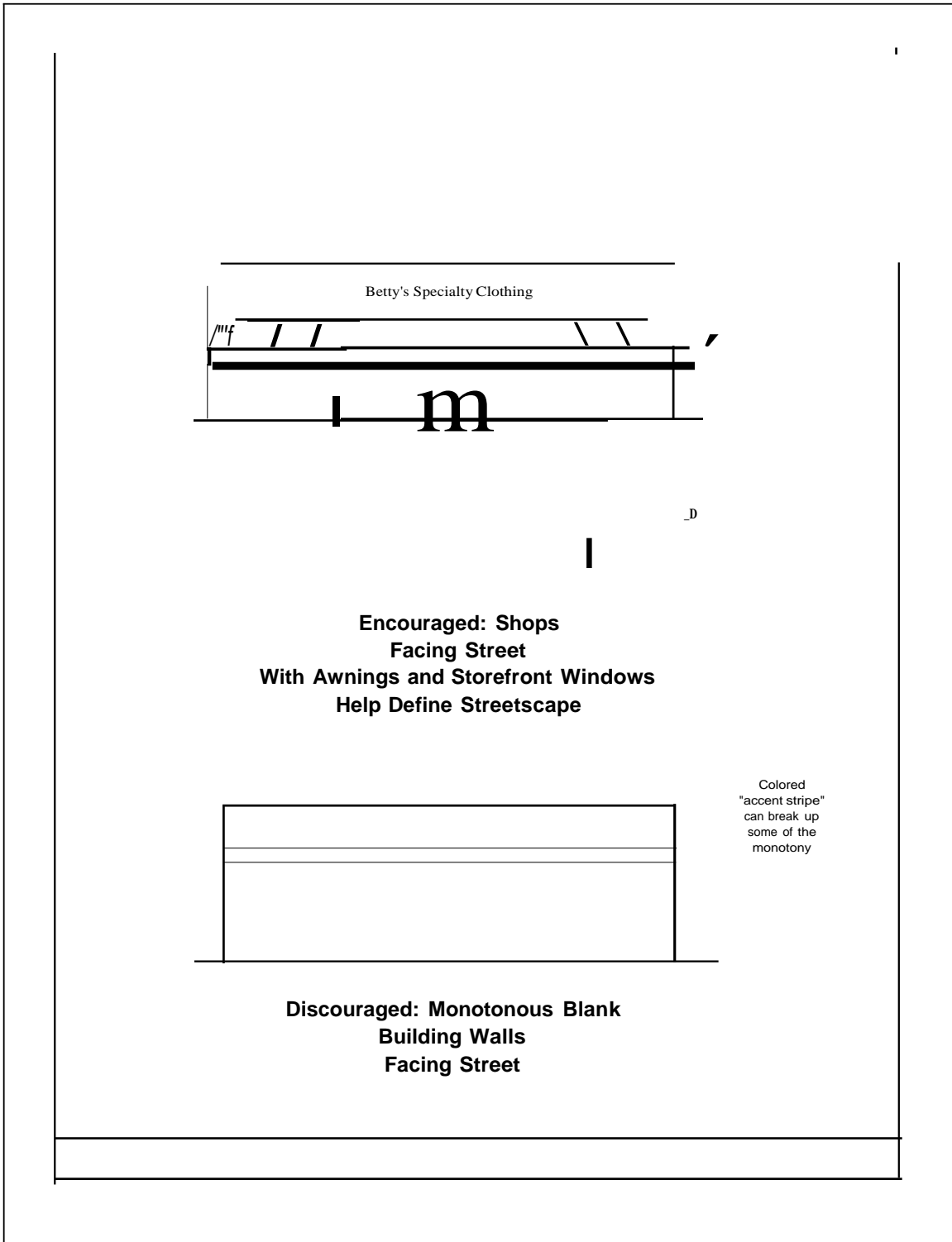
Dawson 400 shopping center at Ga. 400 and SR 53 (southwest quadrant)

- Attractive two story structure with an effective awning.
- Brick planter boxes in the front add attractiveness to the streetscape.
- Ground level windows in pedestrian retail districts should normally be larger than the windows for the second story use.



Shopping center northbound on Ga. 400 north of SR 136

- The gabled (pitched) roof of the canopy structure and the embellishment at the top of the structure add architectural interest, but the support beams are exposed.
- Canopy overlighting should be recessed into the roof structure rather than protruding below the plane of the canopy ceiling.





Kroger Shopping Center at GA 400 and SR 53

The continuous building façade is broken up by varying the façade setback. While the awning does not necessarily need to be continuous, the same type of awning found in the left side of the picture could have been extended along the portion of the façade that houses the shopping carts and coke machines (the section of building to the left of the Kroger sign).



An attractive and well articulated façade at the Dawson 400 shopping center

- The entrance to Dollar General is a distinct architectural feature.
- Pitched metal colored roof with cornice and brick façade are appropriate (recommended practices).
- Use of gables adds further architectural interest. However, the gabled façade on the Ace Hardware tenant space is "false" in the sense that it is not fully integrated into the pitched roof (note the exposed support pole, discouraged practice).

CHAPTER SEVEN

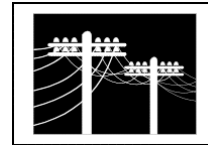
ACCESSORY STRUCTURES, USES, AND AREAS

7.1. GENERALLY

A. Unattractive project elements such as storage areas, transformers, generators and similar features ~~should~~ **shall** be sited in areas ~~which are generally~~ not visible from the street and must ~~also~~ be screened from view. **Any deviation shall be reviewed case by case and subject to the Director of Planning and Development.**

B. Electrical transformers which are installed as part of a new project shall be located to the rear of the site or other remote area, or placed underground. Existing transformers located at the front of the site shall be screened by substantial landscaping and/or an architectural barrier.

C. Utility lines are required to be undergrounded.



7.2. TRASH ENCLOSURES

A. Trash enclosures shall be **gated and** constructed of sturdy, durable, opaque materials (with trash receptacles screened from view) which are designed to be compatible with the project architecture ~~and should use similar materials.~~ **Chain link fencing is not allowed.**

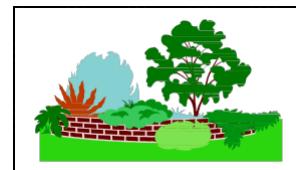
B. Trash enclosures should include adequate, accessible and convenient areas for collecting and loading recyclable materials.

7.3. MECHANICAL EQUIPMENT

Rooftop mechanical and electrical equipment shall be screened from public view by building elements that are designed as an integral part of the building architecture.

7.4. FENCES AND WALLS

A. All walls or fences fifty feet in length or longer, and four feet in height or taller, should be designed to minimize visual monotony through changes in plane, height, material or material texture or significant landscape massing.



B. Chain link fencing is discouraged. Use of special fencing design or materials should be discussed in cases where site security is paramount. If used, it should be vinyl coated (black or green colored vinyl encouraged).

C. Wooden fences should be painted or stained in an appropriate fashion and should not normally exceed a height of six feet.

D. The design of fences and walls should be compatible with the architecture of the main building(s) and should use similar materials.



Shopping center northbound on Ga. 400 north of SR 136

Dumpster is screened with a solid wooden fence. Although screening of dumpsters is a recommended practice, its disrepair has resulted in the trash enclosure becoming an eyesore. The mesh screen over the top adds to the unkempt appearance. Trash collection areas must be kept clean from debris.



Northmeadow Office Park, Roswell

Recommended practice for screening dumpsters. The dumpster is enclosed on three sides with a solid decorative block wall, approximately eight feet high, that matches the primary building on the site. Doors allow for the complete enclosure of the receptacle area. The dumpster area is kept free from debris.



CVS pharmacy on north side of SR 53 west of Ga. 400

- Dumpster area is screened with chain link fence containing inserts for partial screening. While it is well maintained, this type of enclosure does not provide 100 percent screening and is therefore not a recommended practice.
- The utility structure is not screened (discouraged practice) and should be located in a more remote portion of the site and screened.



Kroger Shopping Center at GA 400 and SR 53

Newspaper and magazine recycling collection boxes intrude on parking area. Recycling collection areas should be anticipated and better integrated into shopping center developments. Areas selected for recycling collection must have adequate truck access.



Dawson 400 shopping center

Utility structure is not screened (discouraged practice)



Shopping Center, Alpharetta Highway, Roswell

Recommended practice. The utility cabinet is barely visible, painted a dark green color to blend in with surroundings, and tucked into a remote location of a dense natural area.

CHAPTER EIGHT

COMMERCIAL DEVELOPMENT

8.1. GENERALLY

A. Commercial buildings should be compatible in scale, mass, and form with adjacent structures and the pattern of the surrounding area.

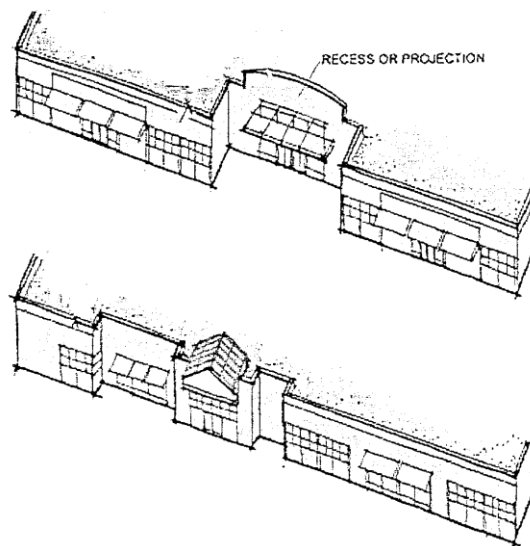
B. Efforts to coordinate the height of buildings and adjacent structures are encouraged. This is especially applicable where buildings are located very close to each other. It is often possible to adjust the height of a wall, cornice or parapet line to match that of an adjacent building. Similar design linkages such as window lines should be placed in a pattern that reflects the same elements on neighboring buildings.

C. Long or continuous wall planes should be avoided, particularly in the pedestrian activity areas, where buildings should exhibit more detail and elements appropriate for close range pedestrian view.

D. Outside of pedestrian retail districts, building surfaces over two stories high or fifty feet in length should be relieved with changes of wall plane that provide strong shadow or visual interest.



Recesses and Projections.



8.2. PEDESTRIAN RETAIL DISTRICTS

A. The urban design objective of pedestrian retail districts is to create a high quality, pedestrian scale, and walkable areas with a traditional downtown atmosphere. Site and building design should address pedestrian needs and develop creative approaches to improving pedestrian interest, access and enjoyment.



Residential uses when mixed with commercial shops provide for active neighborhoods.

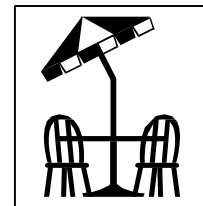


Source: Oregon Transportation and Growth Management Program 1999b.

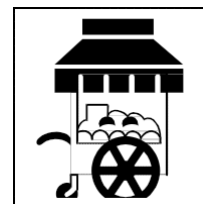
B. Frontage design and signage locations should be coordinated with streetscape landscaping and street trees.

C. Building frontages should be active, with large nonreflective minimally tinted window openings at ground level.

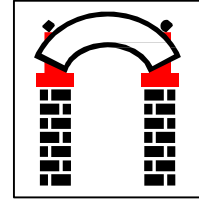
D. The ground level front elevation of the building, outdoor eating, and activity areas should be placed on or near the front property line to maintain the continuity of the street edge, or in alignment with adjacent property frontage. Outdoor seating and dining areas that face onto the street are encouraged.



E. Street vendors are encouraged to add activity and interest to pedestrian areas.



F. Pedestrian open spaces such as covered walkways, courtyards and plazas are encouraged, as well as the development of open and attractive passageways between buildings and blocks.

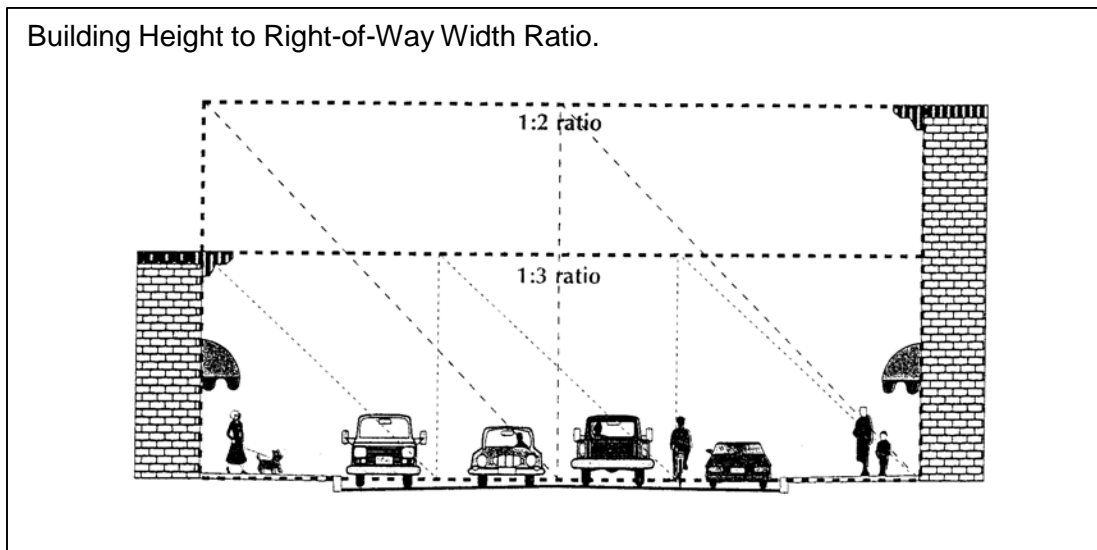


G. Gaps created in the street wall by parking or other breaks in buildings should be minimized or eliminated.

H. The sequence of continuous pedestrian activity should not be interrupted. Blank walls and other "dead" or dull spaces at the street level should be avoided. Visually interesting activities at the sidewalk edge should be maintained and/or established to engage pedestrian interest.

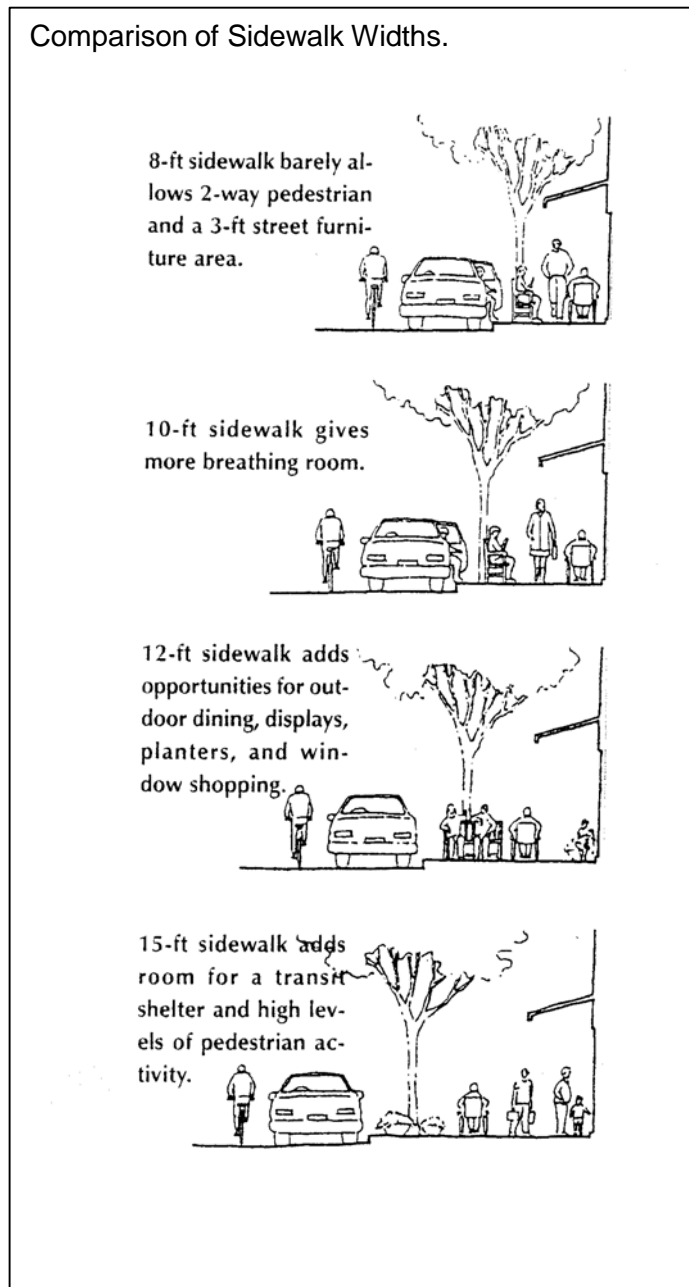
I. When alley access is not possible, driveway openings along public streets should be minimized and should be located on the street with the least traffic volume.

J. Large structures should be designed to reduce their perceived height and bulk by dividing the building mass into smaller-scale components. The ratio of building height to right-of-way width should not exceed 1:3.



Source: Oregon Transportation and Growth Management Program 1999a.

K. Sidewalk space should be at least ten feet in width, with street trees planted in a rhythmic pattern.



Source: Oregon Transportation and Growth Management Program 1999b.

L. All developed sites should provide at least one continuous, on-site intra-parcel walkway of at least five feet in width to connect sidewalks adjoining rights-of-way to the main entrance(s) of that property's building(s), in compliance with the Americans with Disabilities Act (ADA).

M. The rear of existing buildings should be enhanced, where appropriate, to improve public access from parking lots and service alleys.

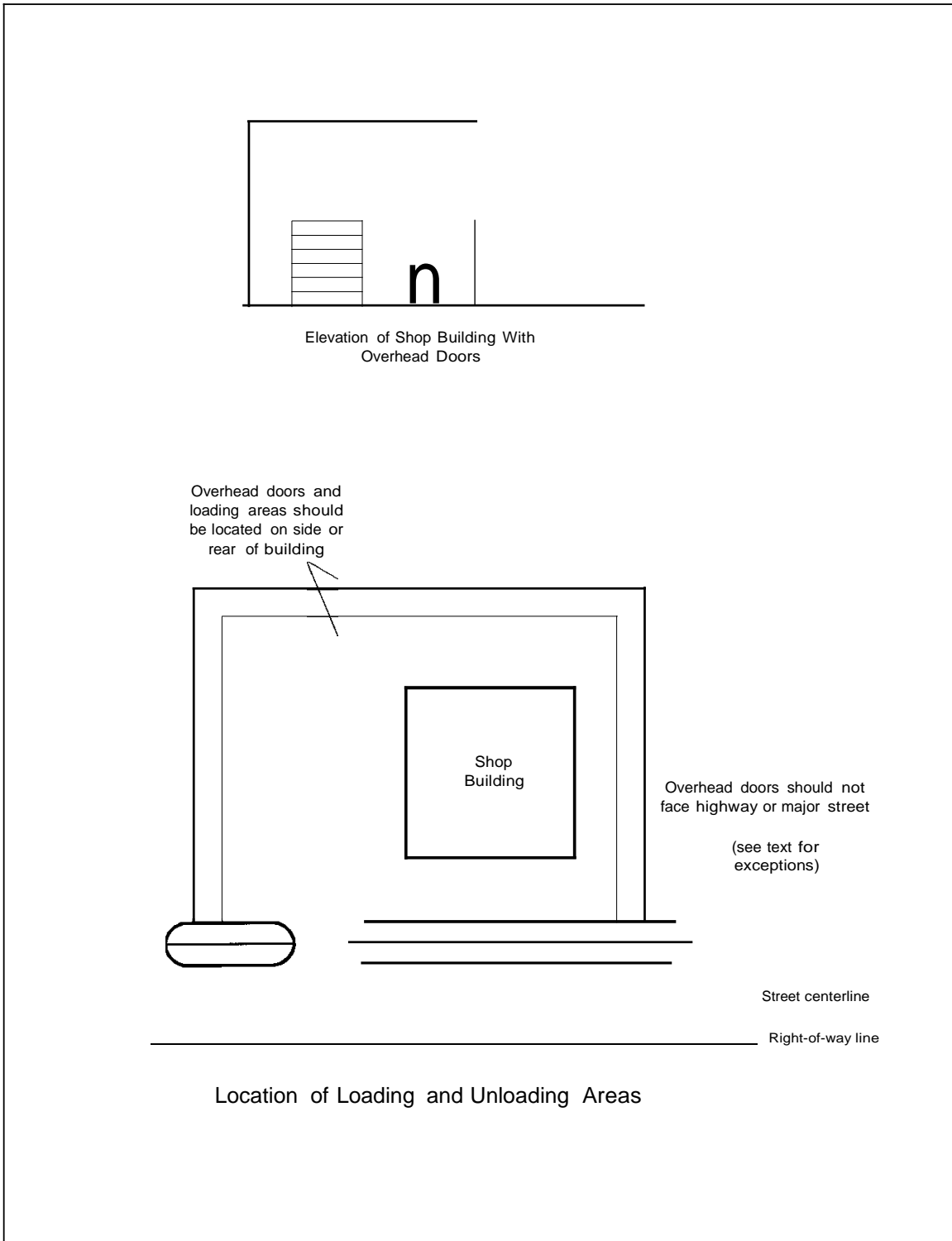
8.3. AUTOMOBILE SALES, PARTS, AND SERVICE ESTABLISHMENTS

- A. The service area and/or service bays ~~should~~ **shall** be screened or sited so they ~~are not visible~~ **as to limit visibility** from the street.
- B. Vehicles under repair shall be kept either inside a structure or in an area which is screened from views from the street.
- C. Service areas shall provide adequate queuing space that does not impede vehicle circulation through the site or result in vehicles stacking into the street.
- D. Perimeter fencing, security fencing, or gateways shall be constructed of attractive materials which are compatible with the design and materials used throughout the project. Razor wire or electric fencing should not be allowed and chain link fencing is strongly discouraged.



Express Lube, Alpharetta Highway, Roswell

Discouraged practice. Auto service facilities should not have their service bays facing street, and parking for all uses should be located to the side or rear of the building rather than in the front yard.





NAPA auto parts store on the south side of SR 53 east of Ga. 400

The architecture fits the company's logo and design specifications, but the small awning adds very little articulation and interest to the building facade. The all-metal building should be broken up and treated with some different materials, such as a partial brick base.



NAPA Auto Parts Store, Mansell Road, Alpharetta

This NAPA store's building exterior has a more finished appearance (textured block as opposed to metal siding), the sign is monument style rather than erected on a pole, and the front yard is landscaped with shrubs and street trees.

8.4. CONVENIENCE STORES

- A. The on-site circulation pattern should include adequate driving space to maneuver vehicles around cars parked at the pumps, with special attention to the circulation of vehicles not involved in the purchase of fuel.
- B. The amount of unrelieved pavement or asphalt area on the site should be limited through the use of landscaping, contrasting colors and banding or pathways of alternate paver material. Extensive expanses of single color concrete pavement should be avoided.
- C. Building architecture should be designed to provide an attractive appearance which is compatible with the surrounding area. All architectural details should be related to an overall architectural theme.
- D. Separate structures (canopy, carwash, cashiers booth, etc.) on the site should have consistent architectural detail and design elements to provide a cohesive project site. If a car wash is incorporated into the project, it should be well integrated into the design. The car wash opening should be sited so that it is not directly visible as the primary view from the street into the project site.



Exxon convenience store with gas pumps and
car wash, Alpharetta Highway, Roswell

Recommended practices for building character into a convenience stores. The canopy over the gas pumps has brick support columns, a pitched, shingled roof and architectural detailing at the top of the structure. The car wash, located in the right part of the picture, has a brick facade and a pitched, shingled roof. Note that the materials for the canopy and car wash match the primary building on the site (convenience store). The developers have further softened the car wash building with second story windows.

8.5. COMMERCIAL DISPLAY LOTS

A. Where permitted, the outside storage or display of vehicles, equipment, and merchandise to be rented, leased, or sold, including manufactured home sales, should be visible along no more than thirty percent (30%) of the frontage of the property abutting the highway or major street, excluding approved driveway entrances and exits. Screening may be accomplished by a natural vegetative buffer, by a building, by an earthen berm, by a 100 percent opaque, solid wooden fence or wall, or combination of these screening methods. The use of low-lying landscaping that does not screen the display areas from view from the public right-of-way would not comply with this guideline.

B. Outdoor sales for department stores should be limited to a small percentage of the total area of the site, and if extensive in area, should be partially screened from view.



Fleetwood Homes site on GA 400 North

The view to this site, which displays and sells manufactured homes, needs to be mostly screened. Recommended practice is to screen approximately 70 percent of the frontage with landscaping, leaving a significant view corridor on part of the frontage.

8.6. FAST FOOD RESTAURANTS

A. Franchise or corporate style architecture and/or highly contrasting color schemes are discouraged. If the restaurant will occupy a pad within a shopping center, the building should be designed to be consistent with the "theme" or design of the center.

B. Where drive-through elements are appropriate, they should be architecturally integrated into the building. Drive-through elements should not be located on the street side of the building or else should be heavily screened from view.

C. The site design should accommodate a logical and safe vehicle and pedestrian circulation pattern through the site. Circulation needs to allow for adequate length of queuing lines for drive-through elements which do not interfere with the on-site parking for patrons entering the restaurant, nor result in traffic queuing into the street.

D. Free-standing restaurant buildings should be designed and detailed consistently on all sides, including the rear and side elevations.

E. Outdoor seating areas, play equipment, and perimeter fencing should be of compatible and attractive design that is integrated with the main building architecture.



Waffle House under construction on the south side of SR 53 east of Georgia 400

The building façade is broken up with regard to color and is composed of attractive materials. However, a pitched roof would have helped this building avoid a look of "shoebox" architecture. It has now been completed with awnings.



Arby's at Dawson Forest Rd. and GA 400



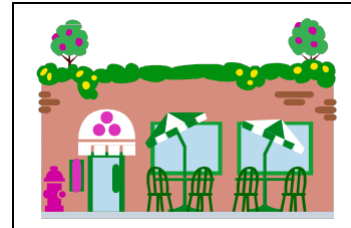
Arby's, Alpharetta Highway, Roswell

The shorter side of the building faces the street with all parking and the drive-through facility located in the side and rear yards. The front yard is landscaped with grass and shrubs (recommended practices). The neon banding is not recommended.

8.7. SHOPPING CENTERS

A. A unified architectural design should be incorporated into each commercial center, including freestanding pad buildings. However, this should not discourage variations in the facades of multi-tenant facilities to enhance the perception of individual places of business. Any such variations should be achieved without creating an uncoordinated appearance or disrupting the harmony of architecture created for the entire development.

B. Outdoor gathering areas and public eating areas are encouraged.



C. On larger commercial sites, a portion of the total building area should be located at the street perimeter, preferably on a corner location. Such siting, together with substantial landscape treatment, reinforces and strengthens the streetscape and helps to screen off-street parking areas.

D. Shopping cart storage areas should be incorporated into the building design to provide a visual screen of carts from the parking area.

E. Recycling collection boxes should be relocated in remote parts of the site and screened.



Kroger Shopping Center at GA 400 and SR 53

The parking lot lacks landscape islands. Box type lighting is appropriate and not too tall. No landscape strip exists along the side lot line. Most shopping centers are designed with parking to meet peak demands that rarely occur.



Kroger Shopping Center at GA 400 and SR 53

A grass strip separates the convenience store from the main shopping center. From the human scale, the signs oriented to capture the interests of motorists on Ga. 400 are tall and large. Note the Taco Bell restaurant in the left of the picture has multiple franchise flags flying from the roof. Flags used for advertising purposes add unnecessary visual clutter to the landscape. Notice the painted parking end island in the foreground; this area should have been curbed and landscaped with a street tree and shrubs to soften the impervious environment.



Shopping center northbound on Ga. 400 north of SR 136

Pitched roofs and use of brick in front building facades are recommended practices. However, architectural features lack harmony in the shopping center. Use of columns is appropriate. Note on the roof the metal protrusion that appears to have little if any practical function (it may be an extended fire wall) but unnecessarily introduces a distracting feature to the façade.

CHAPTER NINE

INDUSTRIAL USES

9.1. INDUSTRIAL DISTRICTS

Industrial districts are typically laid out in a gridiron of large blocks 1000 to 2000 feet long and 400 to 1000 feet deep. Road rights-of-ways should be 80-100 feet for major roads and 60 feet for secondary roads. Curves and radii must be large enough to accommodate large trailer trucks.

9.2 SCREENING OF INDUSTRIAL AND STORAGE YARDS

All areas devoted to the outside storage of vehicles, merchandise, and/or equipment not intended for display for public rent, lease, or sale, shall be screened from view from the right-of-way of the highway or county road along the entire property frontage, except in areas where access crossings have been approved. Screening may be accomplished by a natural vegetative buffer, by a building, by an earthen berm, by a 100 percent opaque, solid wooden fence or wall, or combination of these screening methods. The use of low-lying landscaping that does not screen the display areas from view from the public right-of-way shall not be deemed to comply with this requirement.



J & M Laboratories building

The rear side of J & M Laboratories provides a visible view of the loading and storage area (discouraged). This view should be at least partially screened with landscaping and/or a fence/wall.



J & M Laboratories building

The J & M Laboratories building is attractive architecture with appropriate use of columns and vertical articulation (generally good practice for business and industrial parks). However, the building is large enough that the building walls should also be broken vertically with recesses or projections to interrupt the continuous plan of the facade. Notice the reflection of the trees in the windows-while the windows are attractive they should not be too reflective.



Gainesville Welding and Maintenance, Henry Grady Highway

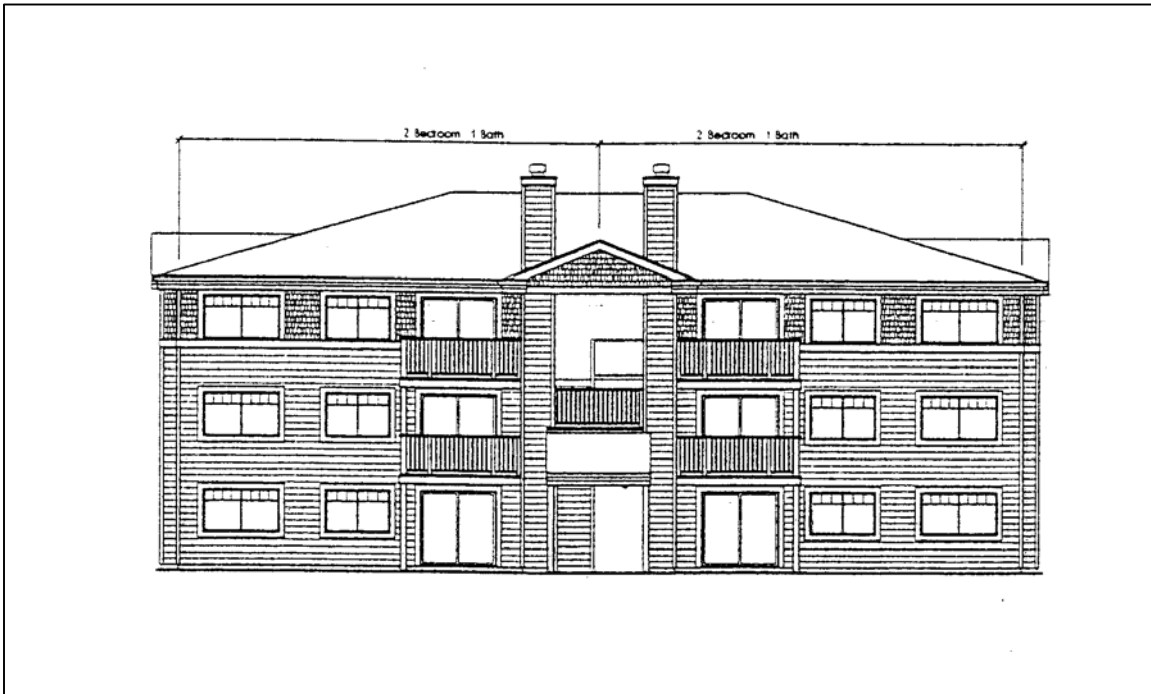
Chain link fencing with barbed wire top strands may be necessary for security purposes in light industrial zoning districts. If so, it should be coated with vinyl. The vehicle storage area is not screened (discouraged practice). Solid wooden fencing without barbed wire, with vegetated landscaping to soften the fencing, is a recommended practice. Inserting plastic or metal slats into the chain links for screening is not recommended because the inserts bend and break and are typically not very well maintained. The storage tank should be buried underground or at least screened.

CHAPTER TEN

MULTI-FAMILY RESIDENTIAL DEVELOPMENT

A. New multiple family residential developments should respect the scale and character of the adjacent residential neighborhood through attention to views, building scale and orientation, proximity to adjacent uses, location of driveways, noise, lighting and landscape.

B. Building facades should be articulated by using color, arrangement, or change in materials to emphasize the facade elements. The planes of the exterior walls may be varied in height, depth or direction. Long facades should be designed with sufficient building articulation and landscaping to avoid a monotonous or overpowering institutional appearance.



C. Exterior site design and landscaping should provide functional recreational spaces and/or community site amenities. Exterior spaces should be designed to enhance the overall appearance and compatibility of such development by providing privacy, buffering and daylight, and to provide a pleasant transition to the street.



Dawson Forest Apartments

Pitched roofs and good use of Recesses and Projections



Split rail fence is acceptable. Sidewalks and street trees would be a good addition.

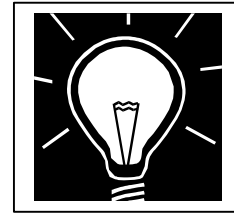
CHAPTER ELEVEN

EXTERIOR LIGHTING

11.1. GENERALLY

A. Exterior lighting should be architecturally compatible with the building style, material and colors.

B. Exterior lighting of the building and site should be designed so that light is not directed off the site and the light source is shielded from direct offsite viewing. All outdoor light fixtures shall be fully shielded or be designed or provided with light angle cut-offs, so as to eliminate uplighting, spill light, and glare.

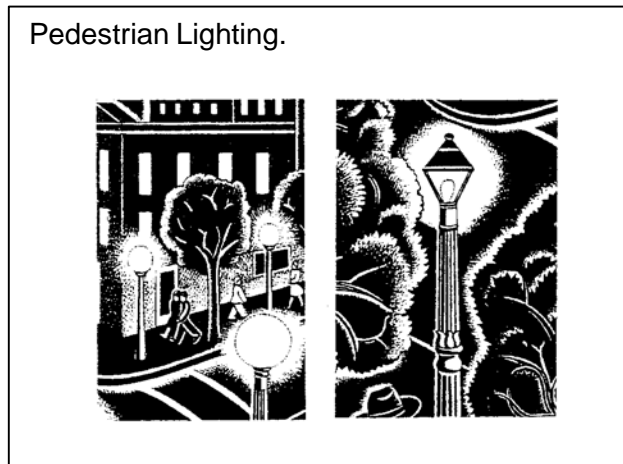


C. Excessive illumination of signage, building or site should be avoided. Roof lighting, down-lighting washing the building walls, and illuminated awnings are all strongly discouraged.

11.2. MOUNTING POLES AND HEIGHT

A. Fixture mounting height should be appropriate for the project and the setting. Use of low, bollard-type fixtures, 3-4 feet in height, are encouraged as pedestrian area lighting.

B. The mounting height of fixtures in smaller parking lots or service areas should not exceed twenty feet, with lower mounting heights encouraged, particularly where adjacent to residential areas or other sensitive land uses.



Source: Prouse 1992.

C. The placement of light poles within raised curb planter areas is encouraged, but conflicts with parking lot trees which can obscure the lighting should be avoided.



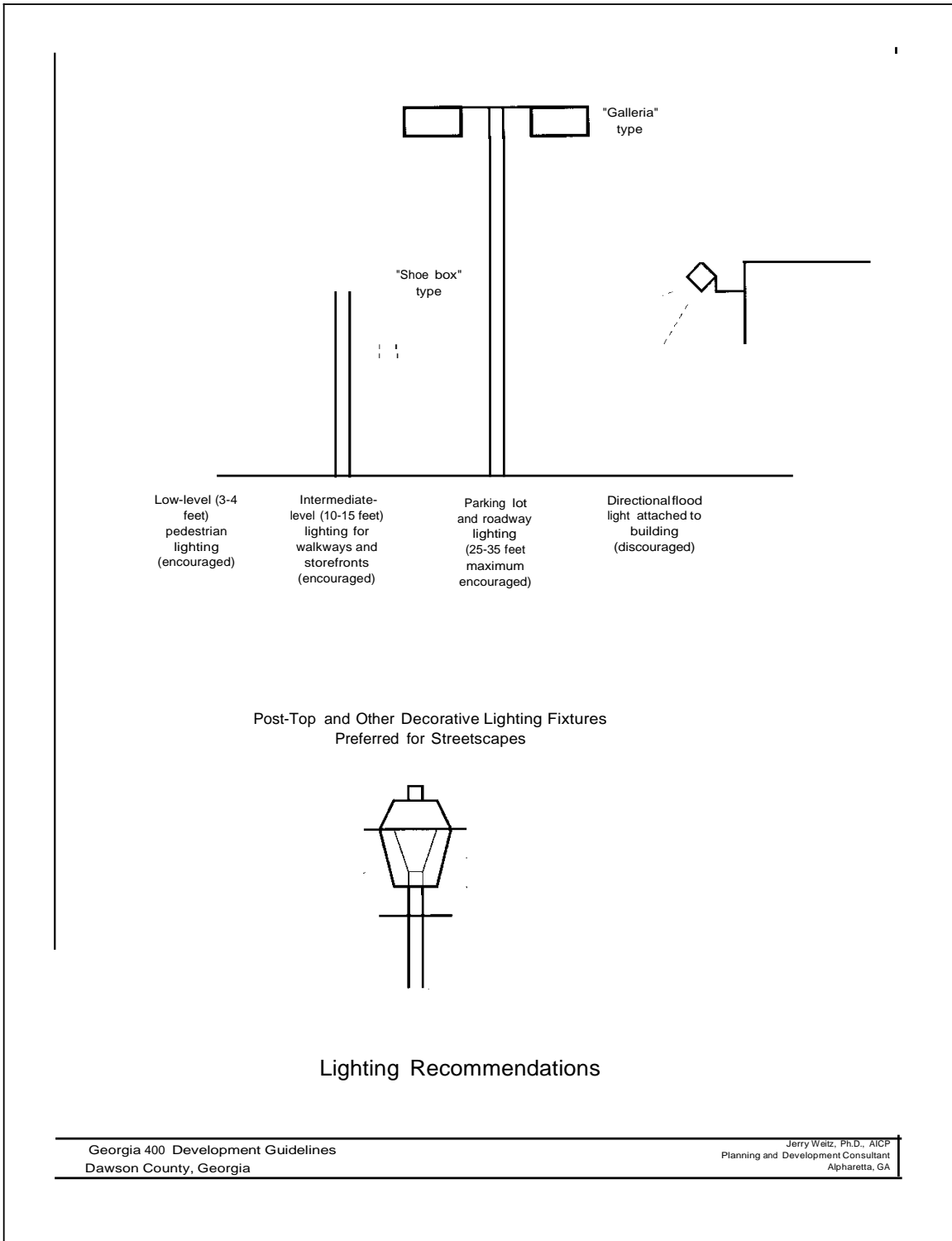
Dawson 400 shopping center

- The shoebox style lighting appears appropriate, although the light poles are of two different colors because the phased addition of the shopping center was not consistent with an earlier design theme.
- The Ingles in the background is an excellent example of architectural articulation with gables and pitched roofs, unique second story window treatments, and effective awnings along the façade. Note also the strong variation in the roof line (all recommended architectural practices for shopping centers).



Mattress King, Alpharetta Highway, Roswell

Discouraged lighting practice. Flood lights installed at the roof line on the building are pointed toward the highway. At nightfall, motorists are likely to experience glare from these lights.



D. Luminaries should be rugged for the application, adapted to the environment, and designed to give years of trouble-free service. Quality luminaries should be selected because, even though there is a higher initial cost, they will be paid back quickly in reduced maintenance costs and increased reliability. Pole mounted "lantern style" or post-top" luminaries are preferred.

11.3. TYPES OF LIGHTING

- A. Light fixtures that provide canopy overlighting should be recessed into the canopy.
- B. Yard lights shall be oriented downward; uplighting is not permitted.
- C. Roof top lighting is strongly discouraged.
- D. The use of excessive night-time security lighting is discouraged. Other security measures should instead be considered.
- E. The use of laser source light for outdoor advertising or entertainment is prohibited.
- F. High pressure sodium lighting is preferred over metal halide or other types of lighting for outdoor parking lots.

11.4. ARCHITECTURAL LIGHTING

- A. Well-designed and distinctive lighting of building facades is one of the best ways to attract attention and make a favorable impression with a minimal investment. Building façade lighting can help enhance the intrinsic charm, beauty, and utility of any given setting. Architectural lighting may include outlining, floodlighting, spotlighting, or any applicable combination of these techniques.
- B. The discrete lighting of a few key architectural features or details is preferred over uniform floodlighting of the entire building façade. Focal points can also be established through careful floodlighting of major buildings, with the lighting of secondary buildings keyed in turn to these focal points.
- C. Highly polished surfaces such as glass, marble, glazed tile, glazed brick, porcelain enamel, and various metals can reflect the image of the light source. Designers should avoid lighting these reflective surfaces directly. Glass buildings usually cannot be lighted for nighttime viewing.

11.5. ILLUMINANCE LEVELS

Illuminance levels for outdoor lighting fixtures should comply with the following standards, measured at three feet above the ground or finished grade.

At Property Lines Including Rights-of-Ways	Minimum Footcandles		Maximum Footcandles
At property line abutting a residential zoning district	None.		0.5
At property line abutting an office-professional zoning district	None		1.0
At property line abutting a commercial or light industrial zoning district	None		1.5
Off-Street Parking Lots	Minimum Footcandles	Average Footcandles	Maximum Footcandles
Residential districts	0.5	2	4
Office-professional districts	1.0	3	6
Commercial districts	2.0	6	12
Light industrial districts	1.0	4	8

Source: Derived from Illuminating Engineering Society of North America 1999.

CHAPTER TWELVE

SIGNAGE

12.1. GENERALLY

A. All signs should be architecturally integrated with their surroundings in terms of size, shape, color, texture, and lighting so that they are complementary to the overall design of the building and are not in visual competition with other signs in the area.

B. All signs should complement their surroundings without competing with each other, and shall convey their message clearly and legibly. If illuminated, signs should not be overly bright for their surroundings.

12.2. SIGN PLACEMENT

A. Signs should be proportionate to the dimensions of their location.

B. Wall-mounted signs should be framed to create a clearly defined edge, provide shadow relief and a substantial appearance.

12.3. SIGN TYPE

A. The use of roof signs is highly discouraged.

B. Rims of neon or use of neon in signs are highly discouraged.

C. Freestanding monument signs are appropriate for office, retail, and industrial uses. Freestanding signs should be a low height wherever site conditions allow for visibility. Monument sign materials should reflect the character of the use and the building(s) the sign identifies.

D. Freestanding sign bases should be made of permanent, durable materials such as concrete or brick. Bases made of texture-coated sheet metal are discouraged.

E. Pole-mounted freestanding signs are discouraged.



F. Driveway directional signs should only be used for projects where circulation is complex and traffic must proceed through the site along a specific path for service. Where the layout of the parking lot and driveways are obvious and clearly apparent to the driver entering from the street, directional signage is not appropriate. When not appropriate or needed, such signage can visually clutter the site and are discouraged.

12.4. SIGN DESIGN AND MATERIALS

- A. Dark colored backgrounds on signs are generally encouraged. Stark white or extremely bright background colors such as bright red, orange or yellow are discouraged.
- B. Where the design of the sign results in a large field of illuminated background, the use of white or off-white as a background color should be avoided in favor of a more suitable color.
- C. Exposed supports or guy wires to stabilize signs are strongly discouraged.
- D. Flat sheet signs (such as plywood) should have a trimmed edge or frame to improve the finished appearance of the sign.

12.5. SIGN LIGHTING

- A. External spot or flood lighting, if needed, shall be arranged so that the light source is screened from direct view by passersby, and so that the light is directed against the sign and does not shine into adjacent property or blind motorists and pedestrians.
- B. Illumination of individual letter signs by shining light upon them is discouraged for both skyline signs and signs placed high on building walls.

12.6. SIGN PROGRAMS

Sign programs that show how signs will complement the style, color and materials of the building are encouraged.

12.7. DIRECTIONAL SIGNS

Development applicants should provide, and the county may require, a program for off-premise directional signage to serve all businesses which do not directly access Georgia 400. These guidelines envision a system of "logo" directional signs, similar to the blue logo signs used on interstate highways, placed at corners of intersections, within or immediately outside public right-of-ways, to guide customers and patrons from the highway and along public frontage roads to their destinations.

12.8. FLAGS

The use of flags should be limited to the flying of one flag of the United States and one flag of the State of Georgia. Business logo flags or the use of multiple U.S. flags for purposes of advertising are strongly discouraged.



North Lanier Court, Ga. 400 northbound of SR 53

- This site has a uniquely shaped monument style identification sign that is appropriately sited and sized with regard to area and height.
- The size and height of the monument sign is a recommended practice. However, the real estate sign gives a billboard type of appearance to the site.
- The real estate sign does not need to be sized for Ga. 400 motorists, as appears to be the case here. Real estate signs should be considerably smaller in size.



Shopping center northbound on Ga. 400 north of SR 136

- Sign blight—a discouraged practice that sets a dangerous precedent and visually degrades the visual character of the corridor.
- Signs that pertain to businesses no longer operating in the shopping center must be removed.
- Portable signs are strongly discouraged if not prohibited.



Shopping center northbound on Ga. 400 north of SR 136

Another example of sign blight (discouraged practice) on the same site. Sign structures that used to provide signage for business that are no longer operating must be removed.



Shopping center northbound on Ga. 400 north of SR 136

Signs for the center should consist of one monument sign, not individual pole signs for multiple businesses as shown here (discouraged if not prohibited practice).



Dawson 400 shopping center at Ga. 400 and SR 53

The brick monument shopping center sign at Dawson 400, while massive in size, is attractive and landscaped around the base (a recommended practice). However, the top of the sign is not integrated into the masonry (a discouraged practice), and the changeable copy area is not appropriately scaled. The shopping center sign provides smaller areas for other retail tenants (e.g., Ace Hardware) (recommended practice). Notice the tall pole signs and billboards in the background contribute to the interchange's "strip" commercial appearance.



Dawson Forest Apartments

This monument entrance sign, with landscaping, is a recommended practice.

12.9. Signage, Additional Requirements

See Sign Ordinance of the Board of Commissioners of Dawson County, Georgia.

CHAPTER THIRTEEN

APPLICATION REQUIREMENTS

13.1. GENERALLY

A written design concept statement should be submitted as part of the design review application which identifies the significant site features, supports the reasoning behind the architecture and site plan proposed, and explains how important site features are incorporated into the project design. Among the elements that should be discussed include but are not limited to, the following: soils, vegetation, hydrology, climate, topography, aesthetics, historical significance, and existing land use.

13.2. SITE PLAN REQUIREMENTS AND SPECIFICATIONS

A site plan is required. It must be drawn to an engineering scale usually on a sheet or sheets no greater than 24 by 36 inches. It shall include surrounding streets (including rights-of-ways), driveways, parking, building locations, and surrounding property lines and uses within 100 feet of the subject site.

13.3. LANDSCAPING PLAN

Landscape plans shall be reviewed and approved by staff prior to the issuance of a building permit.

13.4. LIGHTING PLAN

Lighting plans shall be required for shopping centers, convenience stores, auto dealerships, and lighted commercial display lots of one acre or more in size. When required, lighting plans shall illustrate proposed lighting. The plan shall show areas of night illumination and the amount of light at various places measured in footcandles. When required, the lighting plan shall consist of either isofootcandles (connecting points of equal light illumination levels, similar to a topographic contour) or a photometric grid with individual spot readings. The lighting plan shall also indicate light pole height, type, and number of fixtures per pole, along with fixture type and style.

13.5. DEVELOPMENT AND CONSTRUCTION IN ACCORDANCE WITH APPROVED PLANS

All site development, landscaping, and improvements shall be carried out in accordance with approved plans. All building construction shall be carried out in accordance with approved elevations.

GLOSSARY

Amenity. Aesthetic or other characteristics that increase a development's desirability to a community or its marketability to the public. Amenities may differ from development to development but may include such things as recreational facilities, pedestrian plazas, views, streetscape improvements, special landscaping, or attractive site design.

Anchor tenant. The major store or stores within a shopping center.

Appearance. The outward aspect that is visible to the public.

Appropriate. Fitting to the context of a site, neighborhood or community.

Arcade, entry. An arcade that provides public access to a building entrance, retail space, and/or public space.

Architectural concept. The basic aesthetic idea of a structure, or group of structures, including the site, signs, buildings and landscape development that produces the architectural character.

Architectural features. Ornamental or decorative features attached to or protruding from an exterior wall, including cornices, eaves, gutters, belt courses, sills, lintels, bay windows, chimneys, and decorative ornaments.

Architectural recesses. Portions of a building wall at street level which are set back from the street line so as to create articulation of the building wall and/or to provide space for windows or doors.

Architecture. The art and science of designing and constructing buildings adapted to their purposes, one of which is beauty.

Attractive. Having qualities that arouse satisfaction and pleasure in numerous, but not necessarily all, observers.

Awning. A hood or cover that forms a roof-like structure, often of fabric, metal, or glass, designed and intended for the protection from the weather or as a decorative embellishment, and which projects from the wall or roof of a structure over a window, walk, door, or the like. Awnings may be retractable but are most often fixed with a rigid frame.

Awning, internally illuminated. A fixed awning covered with a translucent membrane that is, in whole or part, illuminated by light passing through the membrane from within the structure.

Balustrade. A railing consisting of a handrail or balusters.

Bollards. Luminaries having the appearance of a short, thick post, used for walkway and grounds lighting. The optical components are usually top mounted.

Brightness. The subjective sensation to measured luminance's. Brightness is affected by the environment in which the luminaire resides and is also a function of average luminance, luminous intensity, mounting height, beam angle, and background luminance. As the background luminance of a scene gets higher, the apparent brightness of a luminaire becomes lower. Brightness is difficult if not impossible to measure. However, higher luminous intensities generally mean higher brightness.

Buffer. A strip of land along a property, lease line, or other border, never less than 15 feet, between one use and another or between an environmentally sensitive area and another use, to screen, separate and shield one use area from another and obstruct noise, illumination, visual, and other incompatibilities or nuisances. A buffer may be a natural, undisturbed area of trees and undergrowth that provides opaque or near opaque screening. A buffer, where sparsely vegetated, is replanted with trees and shrubs to enhance its screening functions to opaque or near opaque conditions. A fence or wall can be included within a buffer but a fence or wall in itself does not constitute a buffer.

Build-to line. An alignment established a certain distance from the curb or right-of-way line to a line along which a building or buildings shall be built.

Building bulk. The visual and physical mass of a building.

Built environment. The elements of the environment that are generally built or made by people as contrasted with natural processes.

Caliper. A forest standard of tree trunk measurement for understory or replacement trees.

Canopy. A roof-like structure, supported by a building and/or columns, poles, or braces extending from the ground, including an awning, that projects from the wall of a building over a sidewalk, driveway, entry, window, or similar area, or which may be freestanding.

Character. The nature of a building.

Cohesiveness. Unity of composition among elements of a structure or among structures, and their landscape development.

Common area. Land within a development, not individually owned or dedicated to the public, and designed for the common usage of the development. These areas include green open spaces and yards and may include pedestrian walkways and complimentary structures and improvements for the enjoyment of residents of the development. Maintenance of such areas is the responsibility of a private association, not the public.

Compatibility. With regard to development, the characteristics of different land uses or activities that permit them to be located near each other in harmony and without conflict. With regard to buildings, harmony in appearance of architectural features in the same vicinity.

Continuity. The flow of elements or ideas in a non-interrupted manner.

Cornice. A horizontal element member, structural or nonstructural (i.e., molding), at the top of the exterior wall or projecting outward from an exterior wall at the roof line, including eaves and other roof overhang.

Curb cut. The providing of vehicular ingress and/or egress between property and an abutting street or road. Where a curb exists, curb cut means an opening along the road curb for an access driveway.

Design guideline. A standard of appropriate activity that will preserve or enhance the architectural character and site design and function of a building, structure, or development.

Detail. A small feature or element that gives character to a building.

Detention area. An area that is designed to capture specific quantities of stormwater and to gradually release the stormwater at a sufficiently slow rate to avert flooding or erosion.

Dormer. A window projecting from a roof.

Drainage. (1) the outflow of water from a site; and (2) the removal of surface water from land by drains, grading, or other means that include runoff controls to minimize erosion and sedimentation.

Driveway. A private roadway providing access for vehicles to a parking or loading area, dwelling, or other structure.

Driveway, common. A privately owned and maintained driveway shared by adjacent property owners.

Drip line. An imaginary vertical line of a tree's outermost branch tips down to the ground. The circular area of land surrounding the tree from the trunk to the outermost branches.

Earthen berm. A continuous mound of earth, normally landscaped, used to shield site objects from view and to provide visual interest.

Eave. The projecting lower edges of a roof overhanging the wall of a building.

Eave line. The extension of a roof line beyond the vertical wall of a building.

External design feature. The general arrangement of any portion of structures or landscaping, including the type, and texture of the materials, the type of roof, windows, doors, lights, signs, and fixtures of portions which are open to the public view.

Façade. Typically the front of a building; however, any building square on view is considered a façade (see definitions below).

Façade, front. Any façade with a main public entrance which faces one of the primary streets.

Facade, rear. Any facade without a public entry that does not face a public road.

Facade, side. Any facade without a public entry but facing a public street.

Fenestration. The organization of windows on a building wall.

Flag. Any fabric or other flexible material attached to or designed to be flown from a flagpole or similar device.

Flag, business. A flag displaying the name, insignia, emblem, or logo of a profit-making entity.

Footcandle. A unit of illuminance on a surface that is everywhere one foot from a uniform point source of light of one candle and equal to one lumen per square foot. One footcandle (FC) is the equivalent of 10.76 Lux (1 Lux = 0.0929 FC).

Footprint. The horizontal area as seen in plan, measured from the outside of all exterior walls and supporting columns. It includes garages, covered carports, and accessory structures.

Gable. The triangular upper portion of an end wall, underneath a peaked roof.

Glare. The sensation produced by luminance within the visual field that is sufficiently greater than the luminance to which the eyes are adapted to cause annoyance, discomfort, or loss in visual performance and visibility.

Grade, natural. The existing grade or elevation of the ground surface that exists or existed prior to man-made alterations, such as grading, grubbing, filling, or excavating.

Habitat. The physical location or type of environment in which an organism or biological population lives or occurs.

Harmony. A quality that represents an attractive arrangement and agreement of parts of a composition, as in architectural elements.

Hedge. A row of closely planted shrubs, bushes, or any kind of plant forming a boundary.

Illuminance. The area density of the luminous flux incident at a point on the surface. It is a measure of light incident on a surface, expressed in lux or footcandles.

Impervious surface. Any hard-surfaced, man-made area that does not readily absorb water, including but not limited to building roofs, parking and driveway areas, graveled areas, sidewalks, and paved recreation areas.

Irrigation. The methods of supply and application of water other than natural rainfall.

Irrigation system. A permanent, artificial watering system designed to transport and distribute water to plants.

Isofootcandle Plan: A site plan of a proposed development showing proposed outdoor illuminance with a series of isofootcandle lines that join points on a surface where the illuminance is the same.

Landscaped coverage ratio. The area of a property devoted to landscaping, including natural buffers, divided by the total area of the property.

Landscaping. The area within the boundaries of a given lot that consists of planting materials, including but not limited to, trees, shrubs, ground covers, grass, flowers, decorative rock, bark, mulch, and other similar materials.

Lighting, neon outline. Outline lighting formed in whole or part with neon.

Lighting, outline. An arrangement of lighting that outlines or calls attention to certain features of a building, such as its shape or the decoration of a window.

Lighting, pedestrian-scale. Light standards or placements no greater than 15 feet in height located along walkways.

Luminaire (light fixture). A complete lighting unit consisting of a lamp or lamps and ballasting (when applicable) together with the parts designed to distribute the light, to position and protect the lamps, and to connect the lamps to the power supply. This term shall be interpreted broadly as applying to all outdoor electrically powered illuminating devices, outdoor lighting or reflective surfaces, lamps and similar devices, permanently installed or portable, used for illumination or advertisement. Such devices shall include, but are not limited to, building façade and canopy lighting, recreational area lighting; parking lot lighting; landscape lighting; billboards and other sign (advertising or other) lighting; driveway and street lighting; and product display area lighting.

Luminaire, cutoff. A luminaire that provides a light distribution where the candela per 1000 lamp lumens does not numerically exceed 25 (2.5 percent) at an angle of 90 degrees above nadir, and 100 (10 percent) at a vertical angle of 80 degrees above nadir. This applies to all lateral angles around the luminaire.

Luminaire, full cutoff. A luminaire that provides a light distribution where zero candela intensity occurs at an angle of 90 degrees above nadir, and at all greater angles from nadir. Additionally, the candela per 1000 lamp lumens does not numerically exceed 100 (10 percent) at a vertical angle of 80 degrees above nadir. This applies to all lateral angles around the luminaire.

Luminance. Within the context of outdoor lighting, the quantity of light reflected or emitted toward an observer.

Massing. The overall visual impact of a structure's volume; a combination of height and width and the relationship of the heights and widths of the building's components.

Modularity. Design composition comprised of a rhythmic organization of parts.

Modulation. A measured setback or offset.

Natural drainage. Channels formed in the existing surface topography of the earth prior to changes made by unnatural causes.

Natural features. Components and processes present or produced by nature, including soil types, geology, slopes, vegetation, surface water, drainage patterns, aquifers, climate, floodplains, aquatic life, and wildlife.

Outdoor storage. The keeping of personal or business property or motor vehicles in an area outside of a building for a period of time greater than 24 hours, including items for sale, lease, processing, and repair.

Parapet. A low retaining wall at the edge of or along a roof.

Pedestrian-oriented development. Development designed with an emphasis primarily on the street sidewalk and on pedestrian access to the site and building, rather than auto access and parking areas. The building is generally placed close to the street and the main entrance is oriented to the street sidewalk. There are generally windows or display cases along building facades which face the street.

Portico. An exterior appendage to a building, normally at the entry, usually roofed.

Proportion. Balanced relationship of parts of a building, signs and other structures, and landscape to each other and to the whole.

Recessed Canopy Fixture. An outdoor lighting fixture recessed into a canopy ceiling so that the bottom of the fixture is flush with the ceiling.

Retaining wall. A wall or similar structure used at a grade change to hold soil on the up-hillside from slumping, sliding, or falling.

Retention pond. A basin to hold storm water runoff and to provide a gradual release of it through drainage facilities.

Ridge. The peak of a roof. Also, the horizontal member at the peak into which the rafters join.

Roof. The cover of a building, including the eaves and similar projections.

Roof, flat. A roof having no pitch or a pitch of not more than 2:12.

Roof, pitched. A shed, gabled, or hipped roof having a slope or pitch of at least one foot rise for each four feet of horizontal distance.

Safety lighting. Exterior lighting that involves ensuring proper levels of illumination to provide safe working conditions, safe passage, and the identification of outdoor hazards.

Scale. Proportional relationships of the size of parts to one another and to humans.

Scenic vista. A visual panorama with particular scenic value.

Security Lighting. Exterior lighting installed solely to enhance the security of people and property.

Sheet flow. Flow of liquid moving evenly over an area without being concentrated in swales.

Sign, abandoned. A sign or sign structure on a site where all buildings have been demolished or removed, or a sign or signs pertaining to a business or other use that has not operated on the site for a period of ninety days or more.

Sign, freestanding. Any sign supported wholly or in part by some structure other than the building or buildings housing the business to which the sign pertains, usually supported by a pole, mast, frame or other structure that is not itself an integral part of the sign.

Sign, monument. A freestanding sign supported primarily by an internal structural framework or integrated into landscaping or other solid structure features other than support poles.

Sign, pole. A sign that is mounted on a freestanding pole or other support that is not itself an integral part of the sign.

Sign, roof. A sign erected on a roof or any sign that projects above the highest point of the roof line, parapet, or fascia of the building.

Sign, wall. A sign mounted flat against and projecting no more than 12 inches from the wall of a building or structure.

Sign, window. A sign affixed to the interior or exterior of a window or placed immediately behind a window pane so as to attract the attention of persons outside the building.

Sky glow. Atmospheric or astronomical light pollution that deprives urban residents of the opportunity to stargaze and hampers astronomers' attempts to view the night sky through telescopes.

Spill light. Light emitted by an outdoor light fixture that falls outside the boundaries of the property on which the installation is sited.

Street furniture. Those features associated with a street that are intended to enhance the street's physical character and use by pedestrians, such as benches, trash receptacles, planting containers, pedestrian lighting, kiosks, etc.

Street hardware. Objects other than buildings or street furniture that are part of the streetscape. Examples are: non-pedestrian street light fixtures, utility poles, traffic lights and their fixtures, fire hydrants, etc.

Streetscape. The appearance and organization along a street of buildings, paving, plantings, street hardware, street furniture, and miscellaneous structures.

Trash enclosure. An accessory use of a site where trash and/or recyclable material containers, or any other type of waste or refuse container is stored.

Tree. Any self-supporting, woody perennial plant usually having a single trunk diameter of three inches or more which normally attains a mature height of at least fifteen feet.

Tree, overstory. A tree that composes the top layer or canopy of vegetation and that will generally reach a mature height of greater than forty (40) feet.

Tree, significant. Any tree deemed by a qualified arborist, registered forester or landscape architect to be of a rare or unusual species.

Tree cover. An area characterized by a dense vegetation canopy and limited views through woodlands.

Tree save area. An area composed of closely grouped trees designated for preservation.

Undergrounding. The placement of utility lines below ground, with the removal of above-ground poles, wires and structures as applicable.

Uplighting. Any light source that distributes illumination above a 90-degree horizontal plane of the light source.

View corridor. The line of sight identified as to height, width, and distance of an observer looking toward an object.

Viewshed. The area within view from a defined observation point.

Xeriscaping. Landscaping characterized by the use of vegetation that is drought-tolerant or a low water use in character.

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APPENDIX

APPLICATION REVIEW CHECKLIST

PROJECT NAME:

LOCATION:

NAME OF PERSON
 COMPLETING THIS FORM:

This checklist is intended for use by the designer as a summary of the development and design guidelines established in this document. It is not intended to serve as a substitute for a reading and application of these guidelines. This checklist will also be used by the county planning and zoning department as a means of determining compliance with specific guidelines. For more information, consult the actual text of these guidelines. The designer must demonstrate how the recommended guidelines are met or why they cannot be met.

GUIDELINE (reference)	YES	NO	COMMENTS
Does the proposed development relate to the site and its surroundings? (2.1.1)			
Does the project evaluate, retain, and incorporate natural features, where appropriate? (2.1.2)			
Are significant site features identified and incorporated into development plans? (2.1.2)			
Are riparian zones, wetlands, flood plains, etc. and other environmentally sensitive areas protected? (2.1.2, 2.1.3)			
Are amenity features incorporated into the development? (2.1.4)			
Does the grading plan avoid an unnatural site appearance, and are cuts and fills more or less balanced on the site? (2.2.1)			
Is grading prohibited underneath trees to be retained? (2.2.1)			
Does the plan avoid the filling of riparian areas? (2.2.1)			
Do plans reflect adherence to best erosion control practices? (2.2.2)			
Have permeable pavements been considered for parking lot overflow and employee parking areas? (2.2.2)			
Does the proposed development use the natural, on-site drainage system to the extent it is possible? (2.2.2)			

GUIDELINE	YES	NO	COMMENTS
Are stormwater ponds and lakes designed for maximum habitat value? (2.2.2)			
If retaining walls are visible from the public right-of-way, have they been faced with brick, stone, or some other architectural treatment, and/or screened with landscaping? (2.2.3)			
Are all utility installations serving the development installed underground? (2.2.4)			
Are utility easements combined where possible? (2.2.4)			
Are berms used to provide separation from vehicle traffic and incompatible land uses? (2.2.5)			
Has an analysis been made of the likely and necessary pedestrian routes, including linkages to individual buildings, neighboring properties, and access ways along public roads? (Chapter 3)			
Does the access plan meet state requirements and these guidelines, including interparcel access, driveway separation, and shared driveways? (4.1)			
Is a public frontage road incorporated into the site development plan and provided? (4.1)			
Is access provided only to the frontage road, or in cases where no other access is available, is access limited to one entrance/exit per development? (4.1)			
Is inter-parcel site access provided? (4.1)			
Do all driveway openings meet minimum access spacing requirements? (4.1)			
Are service functions separated from main circulation areas, or at least integrated into the circulation pattern in a manner that minimizes conflicts with vehicles and pedestrians? (4.2)			
Do off-street parking areas meet specifications? (4.3)			
Are clear zones and driveway entry throat distances sufficient to allow safe turning movements after exiting from the highway? (4.3)			
Is a continuous, opaque screen provided where parking areas directly front on a public street? (4.3)			
Does the plan provided for handicapped parking? (4.3)			
Is landscaping maximized within the viewshed of the highway and major streets? (5.1)			
Are all shrubs proposed to be at least three gallon size? (5.1)			
Are trees that are proposed to be planted located away from hardscape areas to avoid damage? (5.1)			
Are landscaping or architectural treatments used to screen unattractive views and features? (5.1)			

GUIDELINE (reference)	YES	NO	COMMENTS
Does the development provide for required buffers when abutting existing residential zoning districts? (5.2.1)			
In the north portion of the Georgia 400 corridor, does the plan provide for the required thirty-foot wide buffer along the highway right-of-way? (5.2.2)			
Are the right-of-way frontage planting strips provided according to specifications? (5.3)			
Are all significant trees protected as recommended, and are tree save areas delineated on plans? (5.4)			
Are tree protection devices provided? (5.4)			
Does the parking lot landscaping meet requirements? (5.5)			
Is curbing used at the edges of all paving surfaces to protect landscaped areas from vehicle encroachment? (5.5)			
Are street trees installed within the public right-of-way of local streets for all development within non-residential districts? (5.6)			
Is a plan for an irrigation system provided, where appropriate? (5.7)			
Does the landscaping plan integrate water conservation measures or reduce water use? (5.7)			
Does the application reflect and acknowledge the architecture of the neighboring area, as appropriate, and if so, is the architecture compatible? (6.1)			
Has the designer evaluated the proposed architecture with regard to size, scale, massing, fenestration, rhythm, setback, materials, and context? (6.1)			
Do the exterior materials of principal buildings include appropriate and recommended architectural finishes? (6.3)			
Are the following material types avoided: smooth-faced concrete block, tilt-up concrete panels, and prefabricated steel panels? (6.3)			
Do material and color changes occur at changes of plane? (6.3)			
Are address numbers provided and legible from the public street? (6.3)			
Do the building colors follow the recommendations with regard to base, trim, and accents part of the building? (6.4)			
Are awnings and canopies provided, as appropriate, and if so, do they meet the recommended guidelines? (6.5)			
Are parapets and cornices incorporated into the building design, as appropriate? (6.6, 6.7)			

GUIDELINE (reference)	YES	NO	COMMENTS
Are electric transformers located to the rear of the site or screened from view? (7.1)			
Do dumpsters/trash enclosures meet specifications for screening? (7.2)			
If located on the roof, is mechanical equipment screened from public view? (7.3)			
Do long fences or walls incorporate changes in plane, height, material, or texture to minimize visual monotony? (7.4)			
Do fences meet the recommended guidelines? (7.4)			
Are recesses and projections used appropriately to break up monotonous building facades? (8.1)			
If a shopping center or commercial development, does the site plan reflect consistency with guidelines established in Chapter 8?			
Are vehicle bays and service areas screened? (8.3)			
Are all loading areas and overhead doors on the side or rear of the building, or otherwise completely screened from view from the road? (8.4)			
Are accessory structures consistent in architectural detail and design elements to provide a cohesive architectural site design? (8.4)			
If a commercial display lot, does the site layout provide screening along the majority of the frontage abutting public rights-of-ways? (8.5)			
If a restaurant, does the plan meet all recommendations for architecture, color, drive-through circulation, etc.? (8.6)			
For shopping centers, is a unified architectural design provided? (8.7)			
For shopping centers, is a portion of the total building area located at the street perimeter, such as at a corner location? (8.7)			
For shopping centers, are cart storage areas an integrated part of the design? (8.7)			
For shopping centers, are recycling collection boxes located in remote areas and screened? (8.7)			
For industrial uses, are storage areas substantially screened from view of the right-of-way? (9.2)			
Is the location and type of lighting identified on plans, and does the lighting meet the guidelines for pole height, types of fixtures, and illuminance levels? (Chapter 11)			
Is architectural lighting, if provided, consistent with the recommended guidelines? (11.4)			
Is a lighting plan required? (13.4)			

GUIDELINE (reference)	YES	NO	COMMENTS
Are signs architecturally integrated with their surroundings in terms of size, shape, color, texture, and lighting? (12.1)			
Does the development proposal include a detailed sign program? (12.6)			
Are directional signs provided as may be required by the county? (12.7)			

Date Form Completed:

(For administrative use only)

Backup material for agenda item:

1. Consideration of Impact Fee Methodology Report Final Draft (*tabled from the February 15, 2018, Voting Session*)



Impact Fee Methodology Report



Dawson County Impact Fee Program

Including the following
public facility categories:

Library Services
Parks and Recreation
Fire Protection
Law Enforcement
Road Improvements

February 26, 2018

ROSS+associates

urban planning & plan implementation

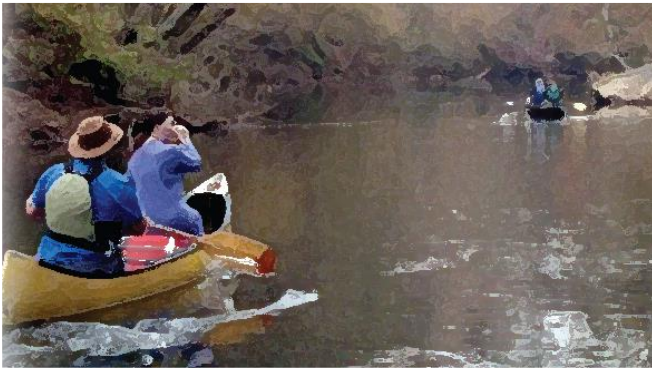
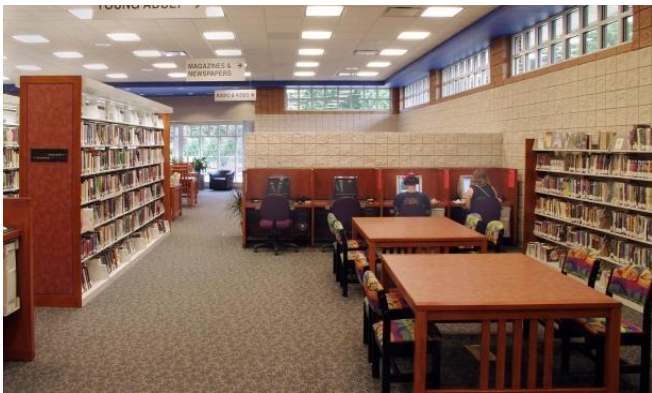


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Introduction

■ Looking Ahead

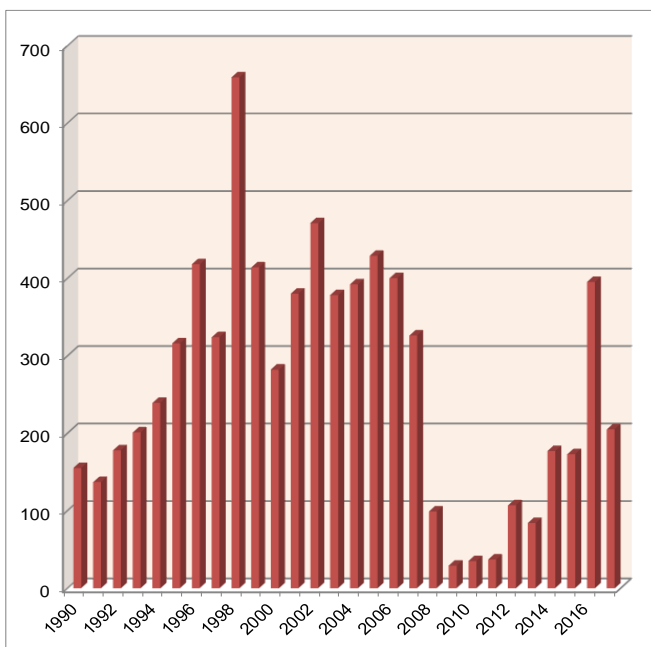
Forecasts indicate major growth ahead for Dawson County as people continue to move up the GA 400 corridor, propelled by growth in the Atlanta Metro Area, and attracted to favorable housing prices, a great school system, and avoiding the increasingly crowded, traffic congested Forsyth County. Over the 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, 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.

In the end, impact fees represent a potential funding source that must be balanced against other needs of the County. In this report the maximum allowable impact fee for each public facility category has been calculated; this is the most that could be charged. The impact fee amount ultimately charged will represent a shifting of the burden to fund these capital projects from the tax base as a whole, to the new growth and development actually demanding the services being added through these projects.

The goal is the essence and basis of impact fees: everyone pays their fair share of the capital improvements needed to serve them on an equal basis.

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.

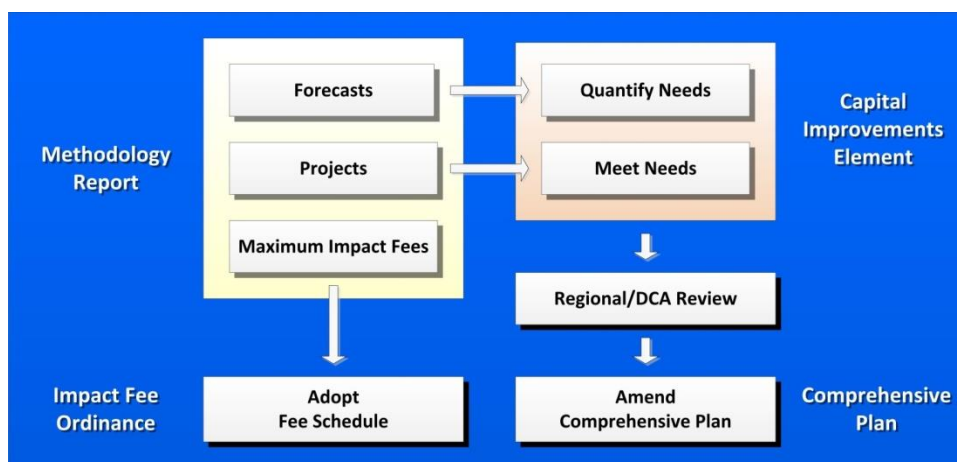
Impact Fee Documentation

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;
- The calculation of the gross impact of new development, credits, and **net impact cost**; and
- A schedule of **maximum impact fees** that could be adopted, by land use category.

The following diagram illustrates the documents and their interrelationship in an impact fee program.



This Methodology Report contains the growth forecasts for the county, identifies capital projects that would be needed to meet the County's Level of Service standards, and presents all of the calculations related to establishing the maximum impact fees that could be charged for each public facility category.

The forecasts and the identified capital improvement projects go into the Capital Improvements Element which, in turn, will be reviewed by the Georgia Mountains Regional Commission (GMRC) and DCA for compliance with the state's requirements. Once approved, the County would adopt the CIE as an amendment to its Comprehensive Plan.

The maximum impact fees established in this Methodology Report are intended to generate discussion and determination by the Board of Commissioners as to the appropriate fees to be charged. The state law provides that new growth and development may not be charged more than their 'fair share' of the cost of capital improvements that will serve them. The maximums establish that ceiling beyond which the County cannot go. Lower fees, however, are fully within the purview of the County Commission.

Once determined, the new fees are summarized in an Impact Fee Schedule and amended to the County's Impact Fee Ordinance to authorize their collection.

■ 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.

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 and fee schedule would therefore update the County’s program that has been in place for many years.

■ Eligible Facilities

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.

■ Maximum Impact Fee Schedule

The summary fee schedule presented here shows the **maximum impact fee** for the public facility categories included in this report that could be charged in Dawson County for each of the land use categories shown, based on the calculations carried out in this report. The total impact fee shown for each public facility category is drawn from that public facility category's chapter and reflects the reductions for any applicable credit based upon anticipated tax contributions from new development, as well as a 3% fee for administration of the Impact Fee Program and a charge for recoupment of the cost to prepare the CIE. The 'Total Maximum Fee' shown in the last column is a summary of all of the maximum fees allowed in each public facility category. As discussed below, the County could not charge more than the maximum in any given public facility category, only less.

To read the table, first find the land use you want to investigate. Land uses are listed on the left side of the table, and are grouped into categories. For example, industrial and warehouse uses are grouped together, as are all retail uses. Next, find the 'Total Maximum Fee' figure on the right of the row. This is the total impact fee per unit of measure. Finally, find the unit of measure—it is the last column of the land use category. The information can be read as follows: *this land use has a maximum impact fee of \$X per unit of measure.*

Adoption of Impact Fees

As noted, the fee schedule shows the **maximum** impact fee that could be adopted under State law. The County may adopt the maximum fee for any given public facility category, or could adopt a lower fee, as part of the Impact Fee Ordinance. In order to fulfill DIFA's requirement that new growth pay its fair, proportionate share, all fees in a particular public facility category could be reduced proportionally (that is, by the same percentage for all land uses in the category), but individual land use categories within the particular public facility category cannot be individually reduced or deleted as part of the Impact Fee Schedule. (For alternatives, see the Reductions in Impact Fee Assessments section later in this chapter.)

It must be remembered that any across-the-board reduction in the maximum allowable impact fee must be funded ultimately with other revenue—General Fund or SPLOST, for instance—to make up the shortfall in collections. An alternate approach is to determine that individual projects that are eligible to be funded with impact fees will, instead, be funded through other revenue sources (such as SPLOST, bonds, General Fund taxes, or other income sources).

Table 2: Summary Maximum Impact Fee Schedule

Land Use	Library Services	Parks & Recreation	Fire Protection	Road Projects	Total Maximum Fee	Unit of Measure
Residential						
Single-Family Detached Housing	\$ 550.46	\$ 1,748.43	\$ 743.51	\$ 310.05	\$ 3,352.45	per dwelling
Apartment	\$ 550.46	\$ 1,748.43	\$ 743.51	\$ 216.58	\$ 3,258.98	per dwelling
Residential Condominium/Townhouse	\$ 550.46	\$ 1,748.43	\$ 743.51	\$ 189.22	\$ 3,231.62	per dwelling
Port and Terminal						
Intermodal Truck Terminal	\$ -	\$ -	\$ 0.44	\$ 0.30	\$ 0.74	per square foot
Industrial/Agricultural						
General Light Industrial	\$ -	\$ -	\$ 0.72	\$ 0.21	\$ 0.93	per square foot
General Heavy Industrial	\$ -	\$ -	\$ 0.57	\$ 0.04	\$ 0.62	per square foot
Manufacturing	\$ -	\$ -	\$ 0.56	\$ 0.11	\$ 0.68	per square foot
Warehousing	\$ -	\$ -	\$ 0.29	\$ 0.11	\$ 0.39	per square foot
Mini-Warehouse	\$ -	\$ -	\$ 0.02	\$ 0.07	\$ 0.10	per square foot
High-Cube Warehouse	\$ -	\$ -	\$ 0.02	\$ 0.05	\$ 0.07	per square foot
Lodging						
Hotel or Conference Motel	\$ -	\$ -	\$ 178.18	\$ 266.09	\$ 444.27	per room
All Suites Hotel	\$ -	\$ -	\$ 156.37	\$ 159.59	\$ 315.96	per room
Motel	\$ -	\$ -	\$ 137.45	\$ 183.36	\$ 320.81	per room
Recreational						
Golf Course	\$ -	\$ -	\$ 76.81	\$ 139.53	\$ 216.34	per acre
Bowling Alley	\$ -	\$ -	\$ 0.31	\$ 0.92	\$ 1.23	per square foot
Movie Theater	\$ -	\$ -	\$ 0.46	\$ 2.16	\$ 2.62	per square foot
Arena	\$ -	\$ -	\$ 1,042.38	\$ 922.70	\$ 1,965.08	per acre
Amusement Park	\$ -	\$ -	\$ 2,844.37	\$ 2,097.30	\$ 4,941.68	per acre
Tennis Courts	\$ -	\$ -	\$ 76.27	\$ 450.13	\$ 526.41	per acre
Racquet/Tennis Club	\$ -	\$ -	\$ 0.10	\$ 0.39	\$ 0.48	per square foot
Health/Fitness Center	\$ -	\$ -	\$ 0.22	\$ 0.91	\$ 1.13	per square foot
Recreational Community Center	\$ -	\$ -	\$ 0.39	\$ 0.93	\$ 1.32	per square foot
Institutional						
Private Elementary School	\$ -	\$ -	\$ 0.31	\$ 0.40	\$ 0.71	per square foot
Private High School	\$ -	\$ -	\$ 0.20	\$ 0.36	\$ 0.56	per square foot
Church/Place of Worship	\$ -	\$ -	\$ 0.11	\$ 0.27	\$ 0.38	per square foot
Day Care Center	\$ -	\$ -	\$ 0.88	\$ 0.26	\$ 1.14	per square foot
Cemetery	\$ -	\$ -	\$ 25.47	\$ 138.64	\$ 164.11	per acre
Medical						
Hospital	\$ -	\$ -	\$ 0.92	\$ 0.33	\$ 1.25	per square foot
Nursing Home	\$ -	\$ -	\$ 0.73	\$ 0.19	\$ 0.91	per square foot
Clinic	\$ -	\$ -	\$ 1.23	\$ 0.79	\$ 2.02	per square foot

Updating the Impact Fee Program

Land Use	Library Services	Parks & Recreation	Fire Protection	Road Projects	Total Maximum Fee	Unit of Measure
Office						
General Office Building	\$ -	\$ -	\$ 1.04	\$ 0.33	\$ 1.37	per square foot
Corporate Headquarters Building	\$ -	\$ -	\$ 1.07	\$ 0.24	\$ 1.31	per square foot
Single-Tenant Office Building	\$ -	\$ -	\$ 0.98	\$ 0.35	\$ 1.33	per square foot
Medical-Dental Office Building	\$ -	\$ -	\$ 1.27	\$ 1.08	\$ 2.35	per square foot
Research and Development Center	\$ -	\$ -	\$ 0.92	\$ 0.24	\$ 1.16	per square foot
Business Park	\$ -	\$ -	\$ 0.96	\$ 0.37	\$ 1.34	per square foot
Retail						
Building Materials and Lumber Store	\$ -	\$ -	\$ 0.44	\$ 1.19	\$ 1.63	per square foot
Free-Standing Discount Superstore	\$ -	\$ -	\$ 0.30	\$ 1.24	\$ 1.54	per square foot
Variety Store	\$ -	\$ -	\$ 0.30	\$ 1.02	\$ 1.32	per square foot
Free-Standing Discount Store	\$ -	\$ -	\$ 0.62	\$ 1.14	\$ 1.76	per square foot
Hardware/Paint Store	\$ -	\$ -	\$ 0.30	\$ 0.67	\$ 0.97	per square foot
Nursery (Garden Center)	\$ -	\$ -	\$ 0.98	\$ 1.79	\$ 2.77	per square foot
Nursery (Wholesale)	\$ -	\$ -	\$ 0.52	\$ 1.03	\$ 1.55	per square foot
Shopping Center	\$ -	\$ -	\$ 0.52	\$ 1.05	\$ 1.57	per square foot
Factory Outlet Center	\$ -	\$ -	\$ 0.52	\$ 0.70	\$ 1.22	per square foot
Specialty Retail Center	\$ -	\$ -	\$ 0.62	\$ 1.17	\$ 1.79	per square foot
Automobile Sales	\$ -	\$ -	\$ 0.48	\$ 0.83	\$ 1.31	per square foot
Auto Parts Store	\$ -	\$ -	\$ 0.30	\$ 0.89	\$ 1.19	per square foot
Tire Store	\$ -	\$ -	\$ 0.40	\$ 0.54	\$ 0.94	per square foot
Tire Superstore	\$ -	\$ -	\$ 0.40	\$ 0.55	\$ 0.95	per square foot
Supermarket	\$ -	\$ -	\$ 0.36	\$ 1.43	\$ 1.79	per square foot
Convenience Market (Open 24 Hrs)	\$ -	\$ -	\$ 0.56	\$ 4.81	\$ 5.37	per square foot
Convenience Market w/Gas Pumps	\$ -	\$ -	\$ 0.56	\$ 4.41	\$ 4.97	per square foot
Discount Supermarket	\$ -	\$ -	\$ 0.70	\$ 1.54	\$ 2.24	per square foot
Wholesale Market	\$ -	\$ -	\$ 0.26	\$ 0.13	\$ 0.39	per square foot
Discount Club	\$ -	\$ -	\$ 0.41	\$ 0.83	\$ 1.23	per square foot
Home Improvement Superstore	\$ -	\$ -	\$ 0.30	\$ 0.31	\$ 0.61	per square foot
Electronics Superstore	\$ -	\$ -	\$ 0.30	\$ 0.40	\$ 0.70	per square foot
Apparel Store	\$ -	\$ -	\$ 0.52	\$ 1.06	\$ 1.58	per square foot
Department Store	\$ -	\$ -	\$ 0.62	\$ 0.36	\$ 0.98	per square foot
Pharmacy/Drugstore	\$ -	\$ -	\$ 0.52	\$ 1.17	\$ 1.69	per square foot
Furniture Store	\$ -	\$ -	\$ 0.13	\$ 0.03	\$ 0.16	per square foot
Services						
Drive-in Bank	\$ -	\$ -	\$ 1.50	\$ 1.06	\$ 2.56	per square foot
Quality Restaurant	\$ -	\$ -	\$ 2.33	\$ 1.11	\$ 3.44	per square foot
High-Turnover (Sit-Down) Restaurant	\$ -	\$ -	\$ 2.33	\$ 1.57	\$ 3.90	per square foot
Fast-Food Restaurant	\$ -	\$ -	\$ 3.41	\$ 4.36	\$ 7.77	per square foot
Quick Lubrication Vehicle Shop	\$ -	\$ -	\$ 656.77	\$ 1,081.29	\$ 1,738.05	per service bay
Gasoline/Service Station	\$ -	\$ -	\$ 50.04	\$ 1,097.96	\$ 1,148.00	per pump
Gasoline Station w/Convenience Mkt	\$ -	\$ -	\$ 0.07	\$ 742.22	\$ 742.29	per pump
Self-Service Car Wash	\$ -	\$ -	\$ 62.55	\$ 1,406.97	\$ 1,469.52	per stall

"Square foot" means square foot of gross building floor area.

All figures shown rounded to whole cents for readability; actual fees generally run to multiple decimal places.

Interpretation

Listed in the fee schedule are the most common land uses as identified in the *Trip Generation Manual*, 9th Edition, 2012, Institute of Transportation Engineers (ITE). Persons per land use for residential uses are determined based on average numbers of persons per household; for non-residential land uses the average number of employees per unit of measure is based on data provided in the ITE *Trip Generation Manual*. As it is impossible, and impractical, to list every possible land use type, following is the methodology that will be used to determine employment for land uses that are not on the actual fee table.

The nomenclature used in the fee schedules may be different from that used by developers. For example, a developer may be building a 35,000 square foot grocery store, but does not see a grocery store on the fee schedule. In this situation, the applicable fee would be found under 'supermarket.' Simply inquiring to the County should clarify any such uncertainty. However, reference to a source document, such as the *North American Industrial Classification System* (from the U.S. Office of Management and Budget; latest edition available on the U.S. Census Bureau website), may be helpful as an objective means of distinguishing among the types of land uses set out in the schedules.

For land uses not specified, a simple approach may be the most useful for most situations: an office type operation can be set at the same rate as a general office building, various retail uses not listed can be set at the same rate as for specialty retail uses, and industrial uses are assumed to be the same as general light industry. For example, a retail land use that does not appear on the impact fee schedule, such as a stained-glass shop, would be assessed the same fee as 'specialty retail'.

■ Reductions in Impact Fee Assessments

Because the state law provides that new growth and development cannot be charged more than their fair proportionate share of the costs of the capital improvements needed to serve it, this Methodology Report calculates the maximum that could be charged as an impact fee in order to establish the 'ceiling' above which the County cannot go. There are, however, several ways that a lower impact fee could be charged, either for a specific project, across the board for all projects, or for a group of specific that are of special benefit to the County. These are discussed below.

Individual Fee Assessment

A landowner or developer may request an individual assessment when the average figures used in this Methodology Report do not apply to the specific project being proposed. This individual assessment determination will be made preferentially on alternate data available regarding the number of housing units or employment characteristics of the specific project, as applicable. Under the appeal procedures of the Development Impact Fee Ordinance, special circumstances can be considered and approved in modifying the fee for a particular project demonstrably differing from the average values used in this methodology.

Adoption of Reduced Impact Fees

As noted, the fee schedule shows the maximum impact fee that could be adopted under State law. The County may adopt the maximum fee for any given public facility category, or could adopt a lower fee, as part of the Impact Fee Ordinance. In order to fulfill DIFA's requirement that new growth pay its fair, proportionate share, all fees in a particular public facility category could be reduced proportionally (that is, by the same percentage), but individual land use categories within the particular public facility category cannot be individually reduced or deleted.

Individual Appeals

The Impact Fee Ordinance provides for the appeal by anyone assessed an impact fee first to the Impact Fee Administrator and then, if not resolved, to the Board of Commissioners.

Credits

The County's Impact Fee Ordinance provides for credits against impact fee that can be applied for expenditures made by a development toward the construction or provision of facilities that are included for impact fee funding in the adopted Capital Improvements Element. These credits are often established through a private contractual agreement between the County and the developer or builder (as regulated by the Impact Fee Ordinance).

Exemptions

Exemptions from the established impact fee amounts on the adopted Impact Fee Schedule can be adopted by the Board of Commissioners for development that encourages affordable housing or represents 'extraordinary economic or employment growth'. The exemptions must be spelled out as part of the Impact Fee Ordinance and can be applied by the Board of Commissioners in whole or in part to specified uses based on standards included in the Ordinance. There are currently no exemptions in the Ordinance.

■ Limitations on Impact Fees

There are several requirements placed on impact fees by the Georgia Development Impact Fee Act and the rules and regulations of the Georgia Department of Community Affairs. These include:

- Impact fees must be spent in the same public facility category for which they were collected.
- Impact fees must be deposited into an interest bearing account.
- Impact fees not encumbered within six years must be refunded to the fee payer, with interest.
- The same Level of Service must be applied to both the existing population and to new growth.
- All calculations must be made in Net Present Value.
- Annual Financial Reporting and Community Work Program Update required.

■ Periodic Review Recommended

A number of the factors that form the base-line assumptions in this report's impact cost calculations may change over time. The impact fee methodologies for the service areas should be reviewed annually, and should reflect changes in the growth and development of the county. Also, the fiscal elements of the impact fee system should be brought up to current dollars each year.

- The "planning horizon" of this methodology report is 2040; this is intended to match the "horizon" of the County's *Comprehensive Plan* when it is updated in 2018. When the *Comprehensive Plan* is again updated, the methodology report (and impact fee methodologies) should be reviewed and updated as needed to meet any new "horizon".
- The amount of future tax revenue generated by future growth is directly related to the County's population and employment projections. These projections should be reviewed every year against other data, such as building permits and utility hook-ups, to confirm continuing validity or to modify the methodologies.
- Any changes to the employment, dwelling unit and population forecasts in this report (i.e., figures used in future updates to the County's *Comprehensive Plan*) should be reflected in the impact cost calculations.
- Costs should be maintained in present value terms. The land costs for libraries, public safety facilities, roads and parks, as well as the various facility construction costs, should be updated annually. In addition, the cost of collection materials should also be updated to reflect current dollars.

- The library collection material “weed rate” and state contribution towards collection materials purchases should both be reviewed annually, and updated as necessary.
- Projections in tax base growth should be updated each year to reflect actual growth, and to update the average new house values and value/employee then current in future years.
- Any changes in funding strategy for the facilities included in the impact fee program should be reflected in the impact fee calculation.
- New revenue sources, such as implementation of a new SPLOST program, should be reviewed for potential tax credits against impact fees.

Changes in the pace of development will affect the timing of service delivery but not, per se, the methodology used to calculate the impact costs. If more residential and business development is built than was projected, facilities will be needed sooner to meet the Level of Service standard. Tax revenues will increase faster than projected as growth accelerates and more impact fees will be collected. In this way, more funds are produced to provide the services demanded. If growth slows, the opposite occurs: reduced revenue and lowered demand for services.



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.

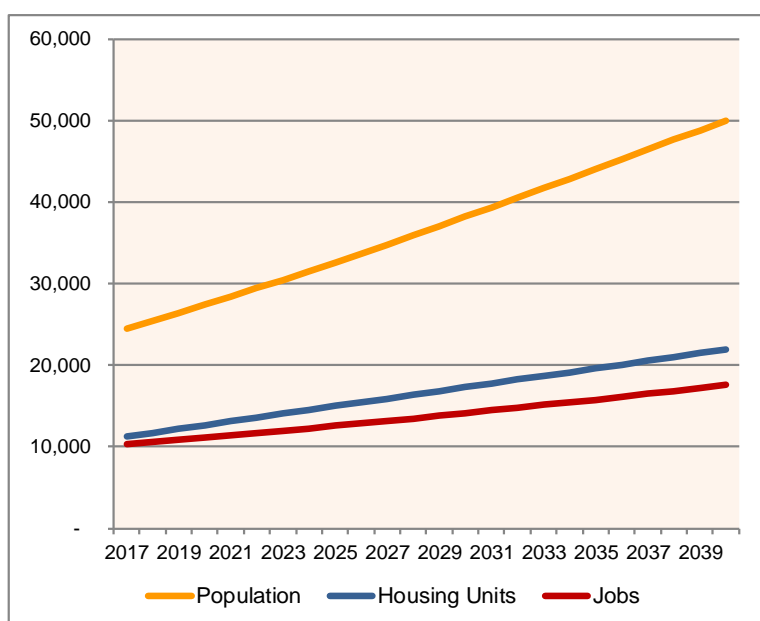


Population projections reflect this massive growth which is expected over the next 22 years. Based on the county’s rebound from the Great Recession and anticipated continuing growth in the housing market, the ultimate population forecast for 2040 is 50,000 people—a doubling of the number of people in 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 3: 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.

Cost Adjustments and Credits

■ Cost Adjustments

Calculations related to impact fees are made in terms of the 'present value' of past and future amounts of money, including project cost expenditures and credits for future revenue.

The Georgia Development Impact Fee Act defines 'present value' as "the current value of past, present, or future payments, contributions or dedications of goods, services, materials, construction, or money." This section describes the methodologies used to make appropriate adjustments to project cost figures, both past and future, to convert these costs into current dollars when such an adjustment is appropriate.

Calculations for present value (PV) differ when considering past expenditures versus future costs. In both cases, however, the concept is the same—the 'actual' expenditure made or to be made is adjusted to the current year using appropriate rates (an inflation rate for past expenditures and a deflator for future costs). In essence, the present value is considered in light of the value of money as it changes over time as the result of inflation.

Past Expenditures

Past expenditures are considered in impact fee calculations only for previous expenditures for projects that created excess capacity for new development and are being recouped. An expenditure that was made in the past is converted to PV using the inflation rate of money—in this case the Consumer Price Index (CPI). Although this approach ignores the value of technological innovation (i.e., better computers are available today for the same or lower historic prices) and evolving land prices (often accelerated beyond inflation by market pressures), the approach best captures the value of the money actually spent. For instance, it is not important that you can buy a better computer today for the same price that was paid five years ago; what is important is the money was spent five years ago and what that money would be worth today had it been saved instead of spent.

Future Project Costs

In order to determine the present value of a project expenditure that will be made in the future, the Net Present Value (NPV) of the expenditure is determined. To calculate the NPV of any project cost, two figures are needed—the future cost of the project anticipated in the year the expenditure will be made, and the Net Discount Rate. Given the current cost of a project, that cost is first inflated into the future to the target expenditure year to establish the estimated future cost. The future cost is then deflated to the present using the Net Discount Rate, which establishes the NPV for the project in current dollars. These two formulas are:

$$\text{Future Cost} = \text{Current Cost} \times (1 + \text{Inflation Rate})^{\text{Year of Expenditure} - \text{Current Year}}$$

$$\text{Net Present Value} = \text{Future Cost} \times (1 + \text{Net Discount Rate})^{\text{Current Year} - \text{Year of Expenditure}}$$

In this section two important adjustments are discussed that are required to convert current costs into future cost figures, and then back into current dollars. First, an appropriate cost inflator is identified. This adjustment factor is important in determining the future cost of a project, based on current cost estimates. The cost inflator may be based on anticipated inflation in construction or building costs, or on anticipated inflation in the value of money (for capital projects that do not include a construction component). In essence, costs increase over time. By identifying the appropriate inflation rate that is related to the type of project (building construction, project construction or non-construction), current 2017 estimates can be used to predict future costs in the year they are expected to occur.

The second cost adjustment is a deflator—the Net Discount Rate. Essentially, the Net Discount Rate is the interest rate that accrues to monies being held in escrow. That is, as impact fees are collected

and 'saved up' over the years for future expenditure, they increase at the rate that the account is accruing interest. Having determined the inflated cost of a project at some future date, the cost in today's dollars can be reduced to the extent that interest will increase the funds on hand as they build up. This calculation determines how much money needs to be added to the account so that, with interest, it will grow to the amount needed for that future expenditure at that time. This is the Net Present Value of that future expenditure. As will be seen below, the cost of project and building construction has been increasing faster than the CPI inflation rate over the past 10 years.

■ Cost Inflat

Three different cost inflators are used in the impact fee calculations, based on the type of project being considered. For infrastructure projects, such as roads or ball fields, a 'construction cost inflator' is used. For projects that require construction of a structure (such as a fire station), a 'building cost inflator' is used as the appropriate inflation rate. For all non-construction types of projects (such as a fire truck or park land), an inflation rate is used that is based on the Consumer Price Index. These different types of inflators are discussed below.

Engineering News Record's Cost Indexes

ENR publishes both a Construction Cost Index (CCI) and a Building Cost Index (BCI) that are widely used in the construction industry. The indexes are based on annual cost increases of various construction materials and applicable labor rates and calibrated regionally. For calculation of the CCI and the BCI, costs in 1913 are set at 100.

Construction Cost Inflator

Table 4 uses the example of a calculation of the annual average rate of increase reflected in construction costs. For this analysis, the 2006-2016 ten-year period is used as a base time period for an estimate of future construction cost increases due to inflation in labor and materials costs.

Table 4: Construction Cost Inflator – CCI

Year	Amount	CCI*		Effect of Inflation	
		1913=100	2006=1.0	CCI	Avg. Rate =
3.3593423%					
2006	\$ 100,000	4,854.43	1.000000	\$ 100,000.00	\$ 100,000.00
2007		5,136.09	1.058021	105,802.15	103,359.34
2008		5,488.43	1.130604	113,060.39	106,831.54
2009		5,737.82	1.181978	118,197.78	110,420.37
2010		5,742.83	1.183009	118,300.88	114,129.77
2011		5,829.65	1.200893	120,089.33	117,963.78
2012		5,892.64	1.213869	121,386.95	121,926.59
2013		5,983.23	1.232531	123,253.13	126,022.52
2014		6,147.52	1.266375	126,637.47	130,256.05
2015		6,245.74	1.286607	128,660.72	134,631.79
2016		6,277.14	1.293075	129,307.49	139,154.54
				\$ 1,304,696.29	\$ 1,304,696.29

* Construction Cost Index, Atlanta Region, Engineering News Record.

The table shows a construction project that cost \$100,000 in 2006, and how much the same project would cost in each subsequent year using the Construction Cost Index published by Engineering

News Record for the Atlanta area. Setting the 2005 Construction Cost Index (CCI) at '1.0,' the increase in the CCI as a multiple of 2006 is also shown on the table. The equivalent cost of the same project in each subsequent year is calculated by multiplying the CCI multiplier times \$100,000. When the total for all such projects is summed for the 2006-2016 period, the equivalent average annual rate of increase is calculated as the percentage that would produce the same total. This percentage is used in the text of this report as the applicable inflator for construction projects that will begin in future years.

Building Cost Inflator

The inflator for future construction costs for buildings is based on ENR’s Building Cost Index (BCI) for each year from 2006 through 2016, and is calculated in the same manner as described above for the Construction Cost Inflator. Table 5 shows the results.

Table 5: Building Cost Inflator – BCI

Year	Amount	BCI*		Effect of Inflation	
		1913=100	2006=1.0	BCI	Avg. Rate =
				1.3671770%	
2006	\$ 100,000	3,611.02	1.000000	\$ 100,000.00	\$ 100,000.00
2007		3,623.91	1.003568	100,356.82	101,367.18
2008		3,721.86	1.030695	103,069.49	102,753.05
2009		3,715.58	1.028954	102,895.44	104,157.86
2010		3,736.56	1.034764	103,476.44	105,581.88
2011		3,837.47	1.062710	106,271.03	107,025.38
2012		3,970.93	1.099670	109,967.01	108,488.60
2013		4,022.11	1.113842	111,384.22	109,971.83
2014		4,076.81	1.128991	112,899.07	111,475.34
2015		4,108.05	1.137641	113,764.09	112,999.41
2016		4,126.72	1.142812	114,281.23	114,544.31
				\$ 1,178,364.84	\$ 1,178,364.84

* Building Cost Index, Atlanta Region, Engineering News Record.

CPI Inflator

For projects that do not involve construction, only the future value of money needs to be considered (without regard to inflation in labor or materials costs). For this calculation, the Consumer Price Index (CPI) is used, assuming past experience will continue into the foreseeable future.

Table 6 shows the CPI figures for every year since 1982, with the 1982-84 index being 100.

Table 6: Non-Construction Cost Inflator – CPI

Year	Amount	CPI*		Present Value: CPI	Long Term Inflator =	10-Year Inflator =
		1982-84=100	2016=1.0			
				2.365497%		
1982	\$ 10,000.00	96.5	2.48712	\$ 24,871.21	\$ 22,142.28	
1983	\$ 10,000.00	99.6	2.40971	\$ 24,097.11	\$ 21,630.61	
1984	\$ 10,000.00	103.9	2.30998	\$ 23,099.82	\$ 21,130.76	
1985	\$ 10,000.00	107.6	2.23055	\$ 22,305.50	\$ 20,642.46	
1986	\$ 10,000.00	109.6	2.18985	\$ 21,898.46	\$ 20,165.45	
1987	\$ 10,000.00	113.6	2.11274	\$ 21,127.39	\$ 19,699.46	
1988	\$ 10,000.00	118.3	2.02880	\$ 20,288.01	\$ 19,244.24	
1989	\$ 10,000.00	124.0	1.93554	\$ 19,355.42	\$ 18,799.54	
1990	\$ 10,000.00	130.7	1.83632	\$ 18,363.21	\$ 18,365.11	
1991	\$ 10,000.00	136.2	1.76217	\$ 17,621.67	\$ 17,940.72	
1992	\$ 10,000.00	140.3	1.71067	\$ 17,106.71	\$ 17,526.14	
1993	\$ 10,000.00	144.5	1.66095	\$ 16,609.49	\$ 17,121.14	
1994	\$ 10,000.00	148.2	1.61948	\$ 16,194.82	\$ 16,725.50	
1995	\$ 10,000.00	152.4	1.57485	\$ 15,748.50	\$ 16,339.00	
1996	\$ 10,000.00	156.9	1.52968	\$ 15,296.82	\$ 15,961.44	
1997	\$ 10,000.00	160.5	1.49537	\$ 14,953.72	\$ 15,592.59	
1998	\$ 10,000.00	163.0	1.47244	\$ 14,724.37	\$ 15,232.28	
1999	\$ 10,000.00	166.6	1.44062	\$ 14,406.19	\$ 14,880.28	
2000	\$ 10,000.00	172.2	1.39377	\$ 13,937.70	\$ 14,536.42	
2001	\$ 10,000.00	177.1	1.35521	\$ 13,552.07	\$ 14,200.51	
2002	\$ 10,000.00	179.9	1.33411	\$ 13,341.14	\$ 13,872.36	
2003	\$ 10,000.00	184.0	1.30439	\$ 13,043.87	\$ 13,551.79	
2004	\$ 10,000.00	188.9	1.27055	\$ 12,705.51	\$ 13,238.63	
2005	\$ 10,000.00	195.3	1.22892	\$ 12,289.15	\$ 12,932.71	1.479985%
2006	\$ 10,000.00	201.6	1.19051	\$ 11,905.12	\$ 12,633.86	\$ 11,582.54
2007	\$ 10,000.00	207.3	1.15754	\$ 11,575.42	\$ 12,341.91	\$ 11,413.62
2008	\$ 10,000.00	215.3	1.11474	\$ 11,147.41	\$ 12,056.71	\$ 11,247.17
2009	\$ 10,000.00	214.5	1.11872	\$ 11,187.22	\$ 11,778.10	\$ 11,083.14
2010	\$ 10,000.00	218.1	1.10067	\$ 11,006.68	\$ 11,505.93	\$ 10,921.50
2011	\$ 10,000.00	224.9	1.06699	\$ 10,669.88	\$ 11,240.04	\$ 10,762.22
2012	\$ 10,000.00	229.6	1.04535	\$ 10,453.55	\$ 10,980.30	\$ 10,605.27
2013	\$ 10,000.00	233.0	1.03026	\$ 10,302.64	\$ 10,726.57	\$ 10,450.60
2014	\$ 10,000.00	236.7	1.01382	\$ 10,138.18	\$ 10,478.69	\$ 10,298.19
2015	\$ 10,000.00	237.0	1.01262	\$ 10,126.16	\$ 10,236.55	\$ 10,148.00
2016	\$ 10,000.00	240.0	1.00000	\$ 10,000.00	\$ 10,000.00	\$ 10,000.00
1982-16	\$350,000.00			\$ 535,450.12	\$ 535,450.12	
2006-16	\$110,000.00			\$ 118,512.25	←→	\$ 118,512.25

*Average annual Consumer Price Index data is from the U. S. Department of Labor, Bureau of Labor Statistics.

By 2016 the CPI had risen considerably over the 1982 CPI. The first column under the 'CPI' heading on the table shows the average annual CPI figures. Using 2016 as the base (2016=1.0), the second column under 'CPI' on the table shows the multipliers that would convert an amount of money spent in each year into current present value dollars.

Using an annual expenditure of \$10,000 as an example, the multipliers on Table 6 yield the figures shown for the CPI on the table under the 'present value' heading. Cumulatively, the \$350,000 spent

over the 1982-2016 period would have a total present value of \$535,450.12 in today's dollars. Considering the present value figures for the \$10,000 annual expenditures, an average annual inflation rate of over 2.365% yields the same total amount over the 1982-2016 period.

The 34-year average of annual CPI change (the period of 1982-2016) shown on Table 6 would be useful in estimating the present value (PV) of past expenditures, but would not be the best indicator of future change because of the long timeframe covered. While the historic CPI multipliers reflect the swings in inflation in the past, these rates have moderated somewhat in recent years as inflation has become a primary target of federal monetary policy. Looking only at the change in CPI for the ten years from 2006 to 2016, an average annual inflation rate of slightly under 1.48% best captures the change over that period. This lower inflation rate (compared to the 1982-2016 period) is assumed to be experienced 'on average' in future years, and is used for inflator calculations for future non-construction expenditures.

Calculating Net Present Value

Determining the NPV of future project expenditures depends on the type of 'project' being funded.

For a building construction project (such as a fire station), the current cost estimate for the project is inflated into the future using the average Building Cost Inflator (from Table 5) applied to the number of years until the year planned for its construction. This future cost is then deflated back to the present using the Net Discount Rate (currently 0.5%) since this reflects the present value of a future amount of money.

For other construction projects (such as recreation facilities and roads), the current cost estimate for the project is inflated into the future using the average Construction Cost Inflator (from Table 4) applied to the number of years until the year planned for its construction. Like building construction projects, this future cost is then deflated back to the present using the Net Discount Rate.

For non-construction capital projects (such as fire truck purchases or land acquisition), the 10-year average CPI inflator (from Table 6) is used to estimate the project expenditure in future dollars while the Net Discount Rate is applied to deflate that future cost to present value.

■ SPLOST Tax Credits

Given the County's past history with funding capital improvements through SPLOST sales taxes, bonds or a combination of both, it is assumed that similar funding approaches will be used in the future, instead of using property taxes through the General Fund.

Future SPLOST Financing

Some capital projects in the impact fee program have portions that are not impact fee eligible. These are situations in which a project serves both a future (impact fee eligible) need and a need to provide service to the current residents and businesses at the same Level of Service as new growth. These non-eligible portions are the responsibility of the current residents and businesses and are assumed to be financed by future SPLOST programs. However, both existing and future residents and businesses will be paying the SPLOST sales taxes.

To the extent that new growth will be contributing taxes for non-eligible portions of impact fee projects (for which they are not financially responsible), a credit must be applied against these fee collections in order to avoid new growth paying more than their 'fair share' of total costs.

As the county grows, new growth will be paying a larger proportion of the sales taxes each year.

Table 7: Future SPLOST Tax Generation - New Growth

Year	Day-Night Population			Residential Population		
	Total County	New Growth	% New Growth	Total County	New Growth	% New Growth
2017	34,807			24,517		
2018	36,031	1,224	3.40%	25,453	936	2.60%
2019	37,269	2,462	6.61%	26,412	1,895	5.08%
2020	38,530	3,723	9.66%	27,394	2,877	7.47%
2021	39,810	5,003	12.57%	28,396	3,879	9.74%
2022	41,115	6,308	15.34%	29,418	4,901	11.92%
2023	42,440	7,633	17.99%	30,459	5,942	14.00%
2024	43,789	8,982	20.51%	31,519	7,002	15.99%
2025	45,162	10,355	22.93%	32,595	8,078	17.89%
2026	46,555	11,748	25.23%	33,687	9,170	19.70%
2027	47,969	13,162	27.44%	34,794	10,277	21.42%
2028	49,400	14,593	29.54%	35,915	11,398	23.07%
2029	50,850	16,043	31.55%	37,048	12,531	24.64%
2030	52,312	17,505	33.46%	38,193	13,676	26.14%
2031	53,790	18,983	35.29%	39,348	14,831	27.57%
2032	55,286	20,479	37.04%	40,512	15,995	28.93%
2033	56,790	21,983	38.71%	41,684	17,167	30.23%
2034	58,304	23,497	40.30%	42,863	18,346	31.47%
2035	59,827	25,020	41.82%	44,047	19,530	32.64%
2036	61,363	26,556	43.28%	45,235	20,718	33.76%
2037	62,903	28,096	44.67%	46,425	21,908	34.83%
2038	64,448	29,641	45.99%	47,617	23,100	35.84%
2039	66,005	31,198	47.27%	48,809	24,292	36.80%
2040	67,560	32,753	48.48%	50,000	25,483	37.72%

Table 7 shows the percentage of the total that will be comprised of new growth for two scenarios:

On the left portion of the table, the countywide day-night population (i.e., resident population and employees combined; see Appendix: Future Growth for details) is shown and the proportion of the total that will be new growth. This would apply to credits for public facility categories that are countywide in nature and serve both residents and businesses—Fire Protection, Law Enforcement and Road Improvements.

The right-hand portion of the table shows only residential population growth on a countywide basis. These figures would apply to projects for which only residential land uses would be assessed impact fees—Library Services and Parks & Recreation.

■ Funds on Hand

The County has impact fee monies from previous collections in its various impact fee accounts. To the extent that the funds have not been retained for previous on-going impact fee projects, the amounts will be applied to new impact fee costs as a credit. The most recently reported fund balances are shown on Table 8.

Table 8: Impact Fee Fund Balances

Libraries	Fire Protection	Detention*	Roads	Parks & Recreation
\$ 5,631.83	\$ 3,237.41	\$ 45,715.05	\$ 1,215.49	\$ 68,292.70

As of end of last fiscal year (12/31/2016).

* To be retained and expended on previous impact fee project (the new jail).

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 9.

Table 9: 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 10 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 10: 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 11, 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 11: 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

Library Services

Table 12 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 12: 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 13 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 11) times the net new dwelling units each year (from Table 3). 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.

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 13: 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 12 is used to calculate the future cost to meet service demand, as shown in Table 14. 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 14: 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 13, are used to calculate the future cost to meet service demand, as shown in Table 16.

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 15 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 15: 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 15 is used in Table 16 to calculate the total cost each year to acquire the needed number of materials (from Table 13). 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 16, the number of books needed each year is taken from Table 13. 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 15. 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 16: 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

■ Credit Calculation

There is a credit calculation for this public facility category for SPLOST sales tax contributions generated from new growth and development.

Table 17 below shows the anticipated sales tax contribution from new residential growth towards the cost to replace discarded materials.

The sales tax information is taken from the Cost Adjustments and Credits chapter. The funding requirement for collection materials is the portion of the capital projects that are not impact fee eligible.

The 'Annual Funding Required (NPV)' column shows the cost (inflated to each year of purchase) of the discarded materials which have to be replaced, from the previous table. The 'SPLOST Percentage' is the percentage of the total countywide residential population that represents accumulated new growth for each designated year, taken from the Cost Adjustments and Credits chapter.

The 'Contribution from New Growth' column shows the cost of the replacement materials multiplied by the SPLOST percentage each year. (Residential population is used because the impact fee for library services will only be levied against residential growth.)

Table 17: New Growth Contribution from SPLOST Taxes

Year	Annual Funding Required (NPV)	SPLOST Percentage	Contribution from New Growth
2018	\$ 197.19	2.60%	\$ 5.12
2019	\$ 197.19	5.08%	\$ 10.03
2020	\$ 197.19	7.47%	\$ 14.72
2021	\$ 197.19	9.74%	\$ 19.21
2022	\$ 197.19	11.92%	\$ 23.51
2023	\$ 197.19	14.00%	\$ 27.61
2024	\$ 197.19	15.99%	\$ 31.53
2025	\$ 197.19	17.89%	\$ 35.27
2026	\$ 197.19	19.70%	\$ 38.84
2027	\$ 197.19	21.42%	\$ 42.25
2028	\$ 197.19	23.07%	\$ 45.50
2029	\$ 197.19	24.64%	\$ 48.59
2030	\$ 197.19	26.14%	\$ 51.55
2031	\$ 197.19	27.57%	\$ 54.37
2032	\$ 197.19	28.93%	\$ 57.05
2033	\$ 197.19	30.23%	\$ 59.61
2034	\$ 197.19	31.47%	\$ 62.05
2035	\$ 197.19	32.64%	\$ 64.37
2036	\$ 197.19	33.76%	\$ 66.58
2037	\$ 197.19	34.83%	\$ 68.68
2038	\$ 219.10	35.84%	\$ 78.53
2039	\$ 219.10	36.80%	\$ 80.64
2040	\$ 219.10	37.72%	\$ 82.64
Total New Residential Contribution			\$ 1,068.24

■ Net Impact Cost Calculation

Table 18: Net Cost to Serve New Growth

Description	Total
Eligible Cost of Library Construction	\$ 4,716,121.25
+ Eligible Cost of New Materials	\$ 1,007,818.63
minus Credit for SPLOST Contributions	\$ (1,068.24)
minus Impact Fee Fund Balance	\$ (5,631.83)
= Net Eligible Library Project Costs	\$ 5,717,239.80
÷ Housing Unit Increase (2017-2040)	10,719
= Net Impact Cost per Housing Unit	\$ 533.37

Note that an administration fee and a fee for preparation of the CIE is added to the net cost figure to produce the gross fee, which is shown on the Maximum Impact Fee Schedule.

As noted, Library impact fees are collected from residential development only.

In calculating the net impact cost, the credit for future sales tax contributions (from Table 17) is subtracted from the total impact fee eligible cost, as discussed above. This figure is further reduced to the extent that previously collected Library impact fees are on hand, to produce a net impact-fee-eligible cost amount. This is shown on Table 18. Using the net eligible cost figure, the net impact cost per housing unit is calculated, based on the increase in dwelling units between 2017 and 2040.

■ Impact Fee Schedule

Table 18, therefore, presents the maximum net impact fee that could be charged in Dawson County for the library service category, based on the calculations carried out in this chapter.

The net impact fee per housing unit is transferred to Table 19: Maximum Impact Fee Schedule - Library Services below. The following are added to the net fee to produce the total maximum impact fee:

- An administrative fee (not to exceed 3%); and,
- A share of the cost of preparing the Capital Improvements Element (CIE).

The total impact fees on Table 19 are transferred to Table 2: Summary Maximum Impact Fee Schedule on page 7 of this report.

Table 19: Maximum Impact Fee Schedule - Library Services

ITE Code	Land Use	Employees	Unit of Measure	Net Fee per Unit	Adminis- tration (3%)	CIE Preparation	Total Impact Fee
Net Fee per Housing Unit:				\$ 533.37			
<i>Residential (200-299)</i>							
210	Single-Family Detached Housing	n/a	per dwelling	\$ 533.37	\$ 16.00	\$ 1.09	\$ 550.46
220	Apartment	n/a	per dwelling	\$ 533.37	\$ 16.00	\$ 1.09	\$ 550.46
230	Residential Condominium/Townhouse	n/a	per dwelling	\$ 533.37	\$ 16.00	\$ 1.09	\$ 550.46

Notes: ITE Code means the land use code assigned in the *Trip Generation* manual, by the Institute of Transportation Engineers, 9th Edition.
n/a - not applicable. Fee applies only to residential land uses.

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 20: 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 21 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.

Parks and Recreation Facilities

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 21 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 21: 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 22. 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 22: 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 2371 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 23.

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 23: 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

the LOS standards, some of the existing demand figures on Table 23 are the same as the 'current inventory' figures on Table 20; these facilities are those shown on Table 23 in italics.

The increase in housing units between 2017 and 2040 (10,719 - see Table 3) 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 24 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 23).

Table 24: 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 24, labeled 'New Growth Demand', shows the total demand for recreation components specifically to meet future growth needs (from Table 23), 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 25 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 24. 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 24).

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 25: 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.

■ Credit Calculation

There is a credit calculation for this public facility category for future SPLOST sales tax contributions from new residents. As indicated previously, financing through future SPLOST programs is assumed for the non-eligible impact fee project costs.

Table 26 shows the anticipated sales tax contribution from new residential growth towards the non-eligible costs for the new recreation components. The sales tax information is taken from the Cost

Adjustments and Credits chapter. The funding requirement for the recreation components is the portion of those capital projects that are not impact fee eligible.

Table 26: New Growth Contribution from SPLOST Taxes

Year	Annual Funding Required (NPV)	SPLOST Percentage	Contribution from New Growth
2018		2.60%	\$ -
2019		5.08%	\$ -
2020		7.47%	\$ -
2021		9.74%	\$ -
2022		11.92%	\$ -
2023		14.00%	\$ -
2024		15.99%	\$ -
2025		17.89%	\$ -
2026		19.70%	\$ -
2027		21.42%	\$ -
2028		23.07%	\$ -
2029		24.64%	\$ -
2030	\$ 3,764,808.04	26.14%	\$ 984,239.08
2031		27.57%	\$ -
2032		28.93%	\$ -
2033		30.23%	\$ -
2034		31.47%	\$ -
2035		32.64%	\$ -
2036		33.76%	\$ -
2037		34.83%	\$ -
2038		35.84%	\$ -
2039		36.80%	\$ -
2040		37.72%	\$ -
Total New Residential Contribution			\$ 984,239.08

The 'Annual Funding Required (NPV)' column shows the cost (inflated to 2030) of the non-eligible capital improvements, determined from Table 25. The 'SPLOST percentage' is the percentage of the total countywide residential population that represents accumulated new growth for each designated year, taken from the Cost Adjustments and Credits chapter.

The amount of the non-eligible portion of the new recreation components multiplied by the SPLOST percentage for that year produces the figures in the 'Contribution from New Growth' column. (Residential population is used because the Parks & Recreation impact fee will only be levied against residential growth.)

■ **Net Impact Cost Calculation**

In calculating the net impact cost, the credit for future sales tax contributions (from Table 26) is subtracted from the total impact fee eligible cost, as discussed above.

Table 27: Net Cost to Serve New Growth

Description	Total
Eligible Cost of Parks & Rec Projects	\$ 19,212,135.65
minus Credit for SPLOST Contributions	\$ (984,239.08)
minus Impact Fee Fund Balance	\$ (68,292.70)
= Net Eligible Parks & Rec Project Costs	\$ 18,159,603.87
÷ Housing Unit Increase (2017-2040)	10,719
= Net Impact Cost per Housing Unit	\$ 1,694.15

This figure is further reduced to the extent that previously collected Parks & Recreation impact fees are on hand, to produce a net impact fee eligible cost amount. This is shown on Table 27.

Using the net eligible cost figure, the net impact cost per housing unit is calculated, based on the increase in housing units between 2017 and 2040.

Note that an administration fee and a fee for preparation of the CIE is added to the net cost figure to produce the gross fee, which is shown on the Maximum Impact Fee Schedule.

■ Impact Fee Schedule—Parks & Recreation

The maximum net impact fee that could be charged in Dawson County for the Parks & Recreation facility category, based on the calculations carried out in this chapter, is shown on Table 27.

The 'net impact cost per housing unit' is transferred to Table 28: Maximum Impact Fee Schedule - Parks & Recreation.

The following are added to the net fee to produce the total maximum impact fee:

- An administrative fee (not to exceed 3%); and,
- A share of the cost of preparing the Capital Improvements Element (CIE).

The total impact fees on the following table are transferred to Table 2: Summary Maximum Impact Fee Schedule on page 7 of this report.

Table 28: Maximum Impact Fee Schedule - Parks & Recreation

ITE Code	Land Use	Employees	Unit of Measure	Net Fee per Unit	Adminis- tration (3%)	CIE Preparation	Total Impact Fee
Net Fee per Housing Unit:				\$ 1,694.15			
<i>Residential (200-299)</i>							
210	Single-Family Detached Housing	n/a	per dwelling	\$ 1,694.15	\$ 50.82	\$ 3.46	\$ 1,748.43
220	Apartment	n/a	per dwelling	\$ 1,694.15	\$ 50.82	\$ 3.46	\$ 1,748.43
230	Residential Condominium/Townhouse	n/a	per dwelling	\$ 1,694.15	\$ 50.82	\$ 3.46	\$ 1,748.43

Notes: ITE Code means the land use code assigned in the *Trip Generation* manual, by the Institute of Transportation Engineers, 9th Edition.
 n/a - not applicable. Fee applies only to residential land uses.

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 29 presents the 2017 inventory of facilities and impact fee eligible apparatus in the county.

Table 29: 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 29 are translated into the current Level of Service (LOS) for fire protection and emergency medical services in Dawson County on Table 30.

Table 30: Level of Service Calculations - 2017

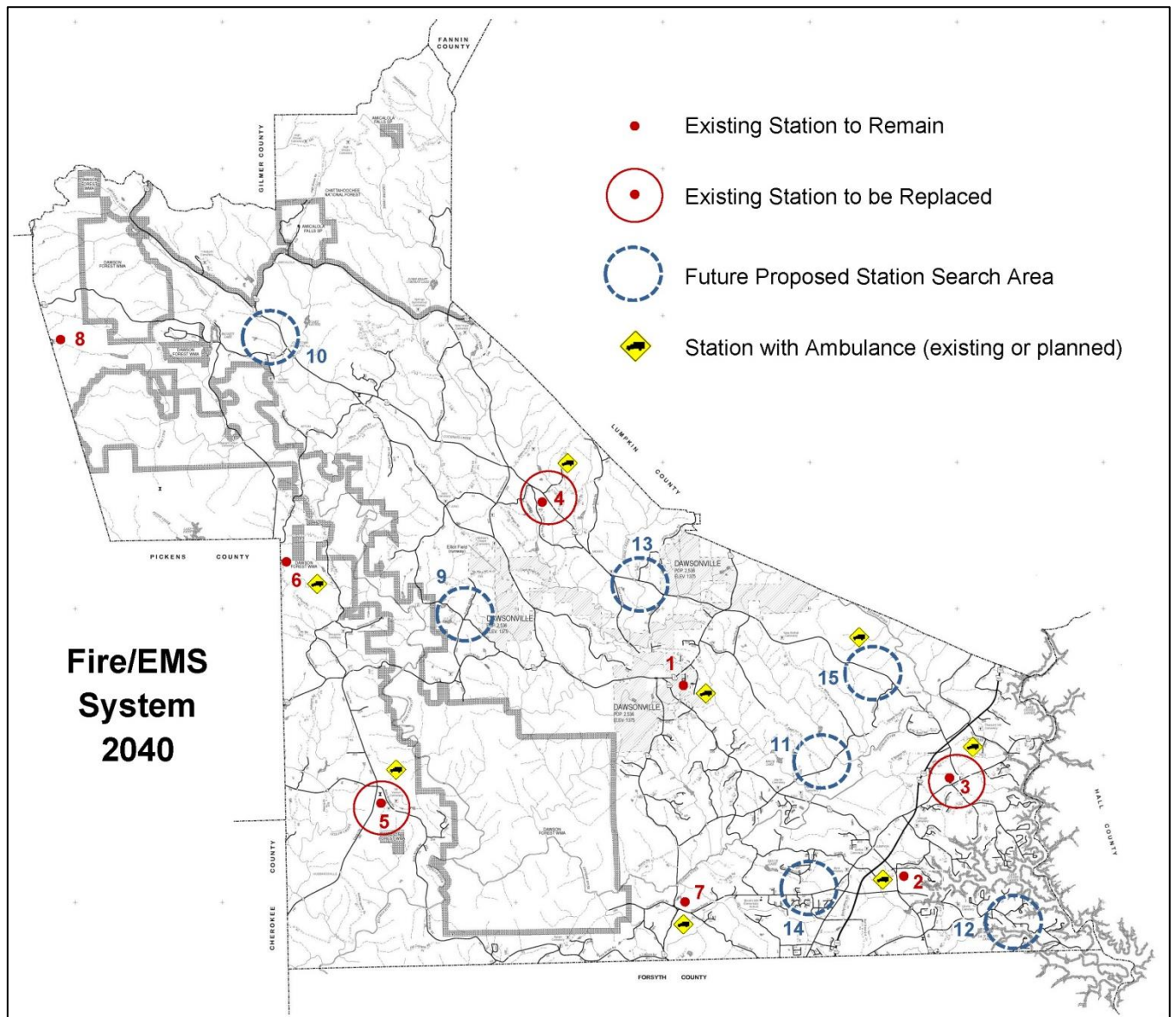
Facility	Current Service Population	Level of Service
Total Existing Floor Area	2017 Day-Night Population	Square Feet per 2017 Day-Night Population
26,016	34,807	0.747436
Total Existing Station Bays	2017 Day-Night Population	Bays per 2017 Day-Night Population
25	34,807	0.000718
Total Existing Vehicles	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 31: 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 31 for both the existing facilities and planned improvements, Table 32 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 30 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 32: 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 33: 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 33 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 33 for the stations are shown on Table 34. 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 34 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 34: 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 35: 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 36 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 36: 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

■ Credit Calculation

There is a credit calculation for this public facility category for future SPLOST sales tax contributions from new residents and employees. As indicated previously, financing through future SPLOST programs is assumed for the non-eligible impact fee project costs for the purpose of credit calculations. For projects that are 100% impact fee eligible but will be funded through a SPLOST program, there is no credit because new growth and development will be paying their 'fair share' of the facilities through their SPLOST taxes instead of impact fee revenue. In the case of fire protection facilities, new growth will receive a credit for SPLOST taxes it generates that will be applied to the non-eligible costs of the Station 3 replacement.

Table 37 shows the anticipated sales tax contribution from new residential and employment growth towards the non-eligible costs for the new Fire/EMS facility components. The 'Annual Funding Required (NPV)' column shows the cost (inflated to the appropriate year of expenditure) of the portion of Stations 3 that is not impact fee eligible (in this case, the gross cost of three of the four new bays to be constructed).

Table 37: New Growth Contribution from SPLOST Taxes

Year	Annual Funding Required (NPV)	SPLOST Percentage	Contribution from New Growth
2018		3.40%	\$ -
2019		6.61%	\$ -
2020		9.66%	\$ -
2021		12.57%	\$ -
2022		15.34%	\$ -
2023	\$ 1,453,003.74	17.99%	\$ 261,328.41
2024		20.51%	\$ -
2025		22.93%	\$ -
2026		25.23%	\$ -
2027		27.44%	\$ -
2028		29.54%	\$ -
2029		31.55%	\$ -
2030		33.46%	\$ -
2031		35.29%	\$ -
2032		37.04%	\$ -
2033		38.71%	\$ -
2034		40.30%	\$ -
2035		41.82%	\$ -
2036		43.28%	\$ -
2037		44.67%	\$ -
2038		45.99%	\$ -
2039		47.27%	\$ -
2040		48.48%	\$ -
Total New Growth Contribution			\$ 261,328.41

There are no credits for expenditures for the additional vehicles or the new fire hydrants because these system improvements are 100% impact fee eligible.

The sales tax information in the 'SPLOST Percentage' column is taken from the Cost Adjustments and Credits chapter. It is the projected percentage of the SPLOST collections each year that is expected to be generated specifically from new growth and development.

The amount of the non-eligible portion of the new Fire/EMS facility components multiplied by the SPLOST percentage for that year produces the figure in the 'Contribution from New Growth' column.

■ Net Impact Cost Calculation

The net impact cost per day-night population is calculated in Table 38.

The total cost figures are reduced by the credit for SPLOST contributions (from Table 37) and to the extent that previously collected Fire Protection impact fees are on hand (from Table 8), to produce a 'net eligible project cost' amount. This figure, divided by the future increase in day-night population, results in a 'net impact cost per person', which will be used to calculate impact fees for all nonresidential land uses.

Table 38: Net Cost to Serve New Growth

Description	Total
Eligible Cost of Fire/EMS Facilities	\$ 3,815,226.00
Eligible Cost of Fire/EMS Vehicles	\$ 5,341,547.86
Eligible Cost of Fire Hydrant Program	\$ 1,033,136.91
minus Credit for SPLOST Contributions	\$ (261,328.41)
minus Impact Fee Fund Balance	\$ (3,237.41)
= Total Net Eligible Emergency Mgt Project Costs	\$ 9,925,344.96
÷ Day/Night Population Increase (2017-2040)	32,753
= Net Impact Cost per Person	\$ 303.04

Note that an administration fee and a fee for preparation of the CIE is added to the net cost figure to produce the gross fee, which is shown on the Maximum Impact Fee Schedule.

A final calculation is necessary in order to fairly distribute the portion of project costs that are attributable to residential growth. Impact fees for residential land uses are assessed not on the basis of family sizes but when building permits are issued. The per-person cost therefore does not apply.

Under the methodology followed here, this is only required in public facility categories that serve both residential and non-residential populations. (Dwelling units alone are already the Level of Service unit of measure for the Library Services and Parks & Recreation categories.)

Table 39: Calculation of Net Housing Unit Fee

Factor	Data
Residential Population Increase (2017-2040)	25,483
÷ Day/Night Population Increase (2017-2040)	32,753
= Residential Increase as % of Total Increase	77.804%
Total Net Eligible Emergency Mgt Project Costs	\$ 9,925,344.96
× % Cost Attributable to New Residential Growth =	\$ 7,722,271.72
÷ New Housing Units in Service Area (2017-2040)	10,719
= Net Impact Cost per Housing Unit	\$ 720.43

The portion of project costs that is attributable to new residential growth is calculated based on the percentage of the total day-night population increase that is comprised of new residents. This percentage is then applied to the 'total net eligible project costs' figure to produce a 'cost attributable to new

Fire Protection

residential growth' figure. Finally, the 'cost attributable to new residential growth' is divided by the number of new housing units projected to 2040 to produce a 'net impact cost per housing unit'.

■ Impact Fee Schedule—Fire Protection

The maximum net impact fees that could be charged in Dawson County for the Fire Protection category, based on the calculations carried out in this chapter, are shown on Table 38 and Table 39.

The net impact fees per person and per housing unit are transferred to Table 40.

The following are added to the net fee to produce the total maximum impact fee:

- An administrative fee (not to exceed 3%); and,
- A share of the cost of preparing the Capital Improvements Element (CIE).

The total impact fees on the following table are transferred to Table 2: Summary Maximum Impact Fee Schedule on page 7 of this report.



Table 40: Maximum Impact Fee Schedule - Fire Protection

ITE Code	Land Use	Employees	Unit of Measure	Net Fee per Unit	Adminis-tration (3%)	CIE Preparation	Total Impact Fee
Net Fee per Day/Night Person (Employee):				\$ 303.0362			
Residential (200-299)							
210	Single-Family Detached Housing	n/a	per dwelling	\$ 720.43	\$ 21.61	\$ 1.47	\$ 743.51
220	Apartment	n/a	per dwelling	\$ 720.43	\$ 21.61	\$ 1.47	\$ 743.51
230	Residential Condominium/Townhouse	n/a	per dwelling	\$ 720.43	\$ 21.61	\$ 1.47	\$ 743.51
Port and Terminal (000-099)							
030	Intermodal Truck Terminal	0.001415	per square foot	\$ 0.4288	\$ 0.0129	\$ 0.0009	\$ 0.4426
Industrial/Agricultural (100-199)							
110	General Light Industrial	0.002308	per square foot	\$ 0.6994	\$ 0.0210	\$ 0.0014	\$ 0.7218
120	General Heavy Industrial	0.001829	per square foot	\$ 0.5543	\$ 0.0166	\$ 0.0011	\$ 0.5720
140	Manufacturing	0.001793	per square foot	\$ 0.5435	\$ 0.0163	\$ 0.0011	\$ 0.5609
150	Warehousing	0.000915	per square foot	\$ 0.2773	\$ 0.0083	\$ 0.0006	\$ 0.2862
151	Mini-Warehouse	0.000077	per square foot	\$ 0.0233	\$ 0.0007	\$ -	\$ 0.0240
152	High-Cube Warehouse	0.000076	per square foot	\$ 0.0230	\$ 0.0007	\$ -	\$ 0.0237
Lodging (300-399)							
310	Hotel or Conference Motel	0.569735	per room	\$ 172.6503	\$ 5.1795	\$ 0.3525	\$ 178.1823
311	All Suites Hotel	0.500000	per room	\$ 151.5181	\$ 4.5455	\$ 0.3093	\$ 156.3729
320	Motel	0.439500	per room	\$ 133.1845	\$ 3.9955	\$ 0.2719	\$ 137.4519
Recreational (400-499)							
430	Golf Course	0.245614	per acre	\$ 74.4299	\$ 2.2329	\$ 0.1520	\$ 76.8148
437	Bowling Alley	0.001000	per square foot	\$ 0.3030	\$ 0.0091	\$ 0.0006	\$ 0.3127
443	Movie Theater	0.001470	per square foot	\$ 0.4453	\$ 0.0134	\$ 0.0009	\$ 0.4596
460	Arena	3.333000	per acre	\$ 1,010.0197	\$ 30.3006	\$ 2.0620	\$ 1,042.3823
480	Amusement Park	9.094838	per acre	\$ 2,756.0652	\$ 82.6820	\$ 5.6267	\$ 2,844.3739
490	Tennis Courts	0.243888	per acre	\$ 73.9068	\$ 2.2172	\$ 0.1509	\$ 76.2749
491	Racquet/Tennis Club	0.000307	per square foot	\$ 0.0930	\$ 0.0028	\$ 0.0002	\$ 0.0960
492	Health/Fitness Center	0.000705	per square foot	\$ 0.2136	\$ 0.0064	\$ 0.0004	\$ 0.2204
495	Recreational Community Center	0.001241	per square foot	\$ 0.3761	\$ 0.0113	\$ 0.0008	\$ 0.3882

Fire Protection

Maximum Impact Fee Schedule - Fire Protection continued

ITE Code	Land Use	Employees	Unit of Measure	Net Fee per Unit	Adminis- tration (3%)	CIE Preparation	Total Impact Fee
<i>Institutional (500-599)</i>							
520	Private Elementary School	0.000982	per square foot	\$ 0.2976	\$ 0.0089	\$ 0.0006	\$ 0.3071
530	Private High School	0.000653	per square foot	\$ 0.1979	\$ 0.0059	\$ 0.0004	\$ 0.2042
560	Church/Place of Worship	0.000347	per square foot	\$ 0.1052	\$ 0.0032	\$ 0.0002	\$ 0.1086
565	Day Care Center	0.002818	per square foot	\$ 0.8538	\$ 0.0256	\$ 0.0017	\$ 0.8811
566	Cemetery	0.081425	per acre	\$ 24.6748	\$ 0.7402	\$ 0.0504	\$ 25.4654
<i>Medical (600-699)</i>							
610	Hospital	0.002938	per square foot	\$ 0.8903	\$ 0.0267	\$ 0.0018	\$ 0.9188
620	Nursing Home	0.002331	per square foot	\$ 0.7065	\$ 0.0212	\$ 0.0014	\$ 0.7291
630	Clinic	0.003926	per square foot	\$ 1.1898	\$ 0.0357	\$ 0.0024	\$ 1.2279
<i>Office (700-799)</i>							
710	General Office Building	0.003322	per square foot	\$ 1.0068	\$ 0.0302	\$ 0.0021	\$ 1.0391
714	Corporate Headquarters Building	0.003425	per square foot	\$ 1.0379	\$ 0.0311	\$ 0.0021	\$ 1.0711
715	Single-Tenant Office Building	0.003149	per square foot	\$ 0.9542	\$ 0.0286	\$ 0.0019	\$ 0.9847
720	Medical-Dental Office Building	0.004055	per square foot	\$ 1.2288	\$ 0.0369	\$ 0.0025	\$ 1.2682
760	Research and Development Center	0.002928	per square foot	\$ 0.8872	\$ 0.0266	\$ 0.0018	\$ 0.9156
770	Business Park	0.003079	per square foot	\$ 0.9331	\$ 0.0280	\$ 0.0019	\$ 0.9630
<i>Retail (800-899)</i>							
812	Building Materials and Lumber Store	0.001406	per square foot	\$ 0.4261	\$ 0.0128	\$ 0.0009	\$ 0.4398
813	Free-Standing Discount Superstore	0.000960	per square foot	\$ 0.2909	\$ 0.0087	\$ 0.0006	\$ 0.3002
814	Variety Store	0.000960	per square foot	\$ 0.2909	\$ 0.0087	\$ 0.0006	\$ 0.3002
815	Free-Standing Discount Store	0.001985	per square foot	\$ 0.6014	\$ 0.0180	\$ 0.0012	\$ 0.6206
816	Hardware/Paint Store	0.000964	per square foot	\$ 0.2921	\$ 0.0088	\$ 0.0006	\$ 0.3015
817	Nursery (Garden Center)	0.003120	per square foot	\$ 0.9453	\$ 0.0284	\$ 0.0019	\$ 0.9756
818	Nursery (Wholesale)	0.001667	per square foot	\$ 0.5051	\$ 0.0152	\$ 0.0010	\$ 0.5213
820	Shopping Center	0.001670	per square foot	\$ 0.5061	\$ 0.0152	\$ 0.0010	\$ 0.5223
823	Factory Outlet Center	0.001670	per square foot	\$ 0.5061	\$ 0.0152	\$ 0.0010	\$ 0.5223
826	Specialty Retail Center	0.001982	per square foot	\$ 0.6007	\$ 0.0180	\$ 0.0012	\$ 0.6199
841	Automobile Sales	0.001528	per square foot	\$ 0.4630	\$ 0.0139	\$ 0.0009	\$ 0.4778

Maximum Impact Fee Schedule - Fire Protection continued

ITE Code	Land Use	Employees	Unit of Measure	Net Fee per Unit	Adminis-tration (3%)	CIE Preparation	Total Impact Fee
Retail Continued							
843	Auto Parts Store	0.000960	per square foot	\$ 0.2909	\$ 0.0087	\$ 0.0006	\$ 0.3002
848	Tire Store	0.001280	per square foot	\$ 0.3879	\$ 0.0116	\$ 0.0008	\$ 0.4003
849	Tire Superstore	0.001280	per square foot	\$ 0.3879	\$ 0.0116	\$ 0.0008	\$ 0.4003
850	Supermarket	0.001164	per square foot	\$ 0.3528	\$ 0.0106	\$ 0.0007	\$ 0.3641
851	Convenience Market (Open 24 Hours)	0.001800	per square foot	\$ 0.5455	\$ 0.0164	\$ 0.0011	\$ 0.5630
853	Convenience Market w/Gasoline Pumps	0.001800	per square foot	\$ 0.5455	\$ 0.0164	\$ 0.0011	\$ 0.5630
854	Discount Supermarket	0.002251	per square foot	\$ 0.6822	\$ 0.0205	\$ 0.0014	\$ 0.7041
860	Wholesale Market	0.000820	per square foot	\$ 0.2484	\$ 0.0075	\$ 0.0005	\$ 0.2564
857	Discount Club	0.001298	per square foot	\$ 0.3933	\$ 0.0118	\$ 0.0008	\$ 0.4059
862	Home Improvement Superstore	0.000960	per square foot	\$ 0.2909	\$ 0.0087	\$ 0.0006	\$ 0.3002
863	Electronics Superstore	0.000960	per square foot	\$ 0.2909	\$ 0.0087	\$ 0.0006	\$ 0.3002
876	Apparel Store	0.001670	per square foot	\$ 0.5061	\$ 0.0152	\$ 0.0010	\$ 0.5223
875	Department Store	0.001980	per square foot	\$ 0.6000	\$ 0.0180	\$ 0.0012	\$ 0.6192
880	Pharmacy/Drugstore	0.001670	per square foot	\$ 0.5061	\$ 0.0152	\$ 0.0010	\$ 0.5223
890	Furniture Store	0.000415	per square foot	\$ 0.1258	\$ 0.0038	\$ 0.0003	\$ 0.1299
Services (900-999)							
912	Drive-in Bank	0.004788	per square foot	\$ 1.4510	\$ 0.0435	\$ 0.0030	\$ 1.4975
931	Quality Restaurant	0.007460	per square foot	\$ 2.2607	\$ 0.0678	\$ 0.0046	\$ 2.3331
932	High-Turnover (Sit-Down) Restauant	0.007460	per square foot	\$ 2.2607	\$ 0.0678	\$ 0.0046	\$ 2.3331
934	Fast-Food Restaurant	0.010900	per square foot	\$ 3.3031	\$ 0.0991	\$ 0.0067	\$ 3.4089
941	Quick Lubrication Vehicle Shop	2.100000	per service bay	\$ 636.3760	\$ 19.0913	\$ 1.2992	\$ 656.7665
944	Gasoline/Service Station	0.160000	per pump	\$ 48.4858	\$ 1.4546	\$ 0.0990	\$ 50.0394
945	Gasoline Station w/Convenience Market	0.000216	per pump	\$ 0.0655	\$ 0.0020	\$ 0.0001	\$ 0.0676
947	Self-Service Car Wash	0.200000	per stall	\$ 60.6072	\$ 1.8182	\$ 0.1237	\$ 62.5491

Notes: ITE Code means the land use code assigned in the *Trip Generation* manual, by the Institute of Transportation Engineers, 9th Edition.
n/a - not applicable. Fee taken from the *Calculation of Housing Unit Fee* table.

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 41.

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 41.

Table 41: 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 42: 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 42 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 43 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 42 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 43, 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 43: 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

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 unencumbered travel; Level of Service F is the worst rating, representing 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 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.

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

■ Level of Service

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.

Road Improvements

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 and businesses.

The basis for the road impact fee would therefore be Dawson County's cost for the improvements 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.

■ Forecasts for Service Area

Projects that provide road capacity that will serve new growth have been identified by the County and are shown on Table 44. 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.

Table 44: Road Projects and Estimated Costs

Project Description	Total County Cost*	Year of Completion	Net Present Value**
Kelly Bridge Road	\$ 2,200,000.00	2018	\$ 2,262,592.57
Lumpkin Campground Road	\$ 4,000,000.00	2019	\$ 4,230,847.21
Red Rider Road	\$ 1,200,000.00	2019	\$ 1,269,254.16
Sweetwater Juno Road	\$ 1,300,000.00	2019	\$ 1,375,025.34
Couch Road	\$ 3,500,000.00	2020	\$ 3,807,317.28
Grant Road East	\$ 800,000.00	2020	\$ 870,243.95
Shoal Creek - Shoal Creek Road Bridge	\$ 2,500,000.00	2020	\$ 2,719,512.35
Amicalola River - Goshen Church Bridge	\$ 1,500,000.00	2021	\$ 1,678,131.39
Whitmire Drive West	\$ 800,000.00	2021	\$ 895,003.41
Total	\$ 17,000,000.00		\$ 18,212,924.26

* 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 44 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.

Table 45: Eligible Cost Calculations

Project*	Net Present Value	% Impact Fee Eligible*	New Growth Cost (NPV)
Kelly Bridge Road	\$ 2,262,592.57	44.67786%	\$ 1,010,877.84
Lumpkin Campground Road	\$ 4,230,847.21	44.67786%	\$ 1,890,251.81
Red Rider Road	\$ 1,269,254.16	44.67786%	\$ 567,075.54
Sweetwater Juno Road	\$ 1,375,025.34	44.67786%	\$ 614,331.84
Couch Road	\$ 3,807,317.28	44.67786%	\$ 1,701,027.72
Grant Road East	\$ 870,243.95	44.67786%	\$ 388,806.34
Shoal Creek - Shoal Creek Road Bridge	\$ 2,719,512.35	44.67786%	\$ 1,215,019.80
Amicalola River - Goshen Church Bridge	\$ 1,678,131.39	44.67786%	\$ 749,753.12
Whitmire Drive West	\$ 895,003.41	44.67786%	\$ 399,868.33
Total	\$ 18,212,924.26		\$ 8,137,144.01

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

■ Credit Calculation

A credit is available for this public facility category for future SPLOST sales tax contributions from new residents and employees in the future. As indicated previously, financing through SPLOST programs is assumed for the non-eligible impact fee project costs.

Table 46 shows the anticipated sales tax contribution from new residential and employment growth towards the non-eligible costs for the road projects. The sales tax information is taken from the Cost Adjustments and Credits chapter. The funding requirement for the road projects is the portion of the construction cost that is not impact fee eligible, discussed above.

The 'Annual Funding Required (NPV)' column shows the cost (inflated to the construction year) of the non-eligible capital improvement costs. These figures include both projects that are included in the current SPLOST VI, as well as other projects that are not yet SPLOST funded.

The projects that are in the current SPLOST VI program are included on Table 45. The first three years of this six-year program have already passed, and all of the SPLOST taxes have been derived from the current population and businesses so far. In the remaining three years, new growth and development will begin generating SPLOST taxes, for which a credit must be determined. Of the SPLOST VI projects, it is assumed that one-half of the average annual project costs have been funded during the three of six years that have passed, leaving the last three years to complete the funding of the projects.

Table 46: New Growth Contribution from SPLOST Taxes

Year	Annual Funding Required (NPV)	SPLOST Percentage	Contribution from New Growth
2018	\$ 208,619.12	3.40%	\$ 7,086.95
2019	\$ 4,012,086.65	6.61%	\$ 265,039.51
2020	\$ 4,300,838.84	9.66%	\$ 415,572.88
2021	\$ 1,423,513.35	12.57%	\$ 178,895.69
2022		15.34%	
2023		17.99%	
2024		20.51%	
2025		22.93%	
2026		25.23%	
2027		27.44%	
2028		29.54%	
2029		31.55%	
2030		33.46%	
2031		35.29%	
2032		37.04%	
2033		38.71%	
2034		40.30%	
2035		41.82%	
2036		43.28%	
2037		44.67%	
2038		45.99%	
2039		47.27%	
2040		48.48%	
Total New Growth Contribution			\$ 866,595.02

The 'SPLOST percentage' on Table 46 is the percentage of the total countywide day-night population that represents accumulated new growth for each designated year, taken from the Cost Adjustments and Credits chapter. The amount of the non-eligible portion of the new facility multiplied by the SPLOST percentage for that year produces the figures in the 'Contribution from New Growth' column.

■ Net Impact Cost Calculation

The net impact cost per primary trip end is calculated in Table 47.

The total cost figure is reduced by the credit for SPLOST contributions (from Table 46) and by the amount of previously collected Road Improvement impact fees that are on hand (from Table 8), to produce a 'net eligible project cost' amount. This figure, divided by the future increase in primary trip ends generated by new growth and development, results in a 'net impact cost per trip end', which will be used to calculate impact fees for all nonresidential land uses.

Table 47: Net Cost to Serve New Growth

Description	Total
Eligible Cost of Road Projects	\$ 8,137,144.01
minus Credit for Tax Contributions	\$ (866,595.02)
minus Impact Fee Fund Balance	\$ (1,215.49)
= Net Eligible Road Project Cost	\$ 7,269,333.50
÷ New Growth Primary Trip Ends*	230,351
= Net Impact Cost per Trip End	\$ 31.5577

* Primary trip ends attributed to new growth. See the *Trip Generation* section in the Appendix.

■ Fee Schedule

The maximum net impact fees that could be charged in Dawson County for the Road Improvements category, based on the calculations carried out in this chapter, are shown on Table 47. The net impact fees per trip end are transferred to Table 48: Maximum Impact Fee Schedule - Road Improvements.

The following are added to the net fee to produce the total maximum impact fee:

- An administrative fee (not to exceed 3%); and,
- A share of the cost of preparing the Capital Improvements Element (CIE).

The total impact fees on the following table are transferred to Table 2: Summary Maximum Impact Fee Schedule on page 7 of this report.

Road Improvements

Table 48: Maximum Impact Fee Schedule - Road Improvements

ITE Code	Land Use	Trip Ends*	% New Trips	Unit of Measure	Net Fee per Unit	Administration (3%)	CIE Preparation	Total Impact Fee
Net Cost per Trip End:					\$ 31.5577			
Residential (200-299)								
210	Single-Family Detached Housing	9.52	100%	per dwelling	\$ 300.4291	\$ 9.0129	\$ 0.61	\$ 310.0520
220	Apartment	6.65	100%	per dwelling	\$ 209.8586	\$ 6.2958	\$ 0.43	\$ 216.5844
230	Residential Condominium/Townhouse	5.81	100%	per dwelling	\$ 183.3501	\$ 5.5005	\$ 0.37	\$ 189.2206
Port and Terminal (000-099)								
030	Intermodal Truck Terminal	9.89	92%	per square foot	\$ 0.2871	\$ 0.0086	\$ -	\$ 0.2957
Industrial/Agricultural (100-199)								
110	General Light Industrial	6.97	92%	per square foot	\$ 0.2024	\$ 0.0061	\$ -	\$ 0.2085
120	General Heavy Industrial	1.50	92%	per square foot	\$ 0.0435	\$ 0.0013	\$ -	\$ 0.0448
140	Manufacturing	3.82	92%	per square foot	\$ 0.1109	\$ 0.0033	\$ -	\$ 0.1142
150	Warehousing	3.56	92%	per square foot	\$ 0.1034	\$ 0.0031	\$ -	\$ 0.1065
151	Mini-Warehouse	2.50	92%	per square foot	\$ 0.0726	\$ 0.0022	\$ -	\$ 0.0748
152	High-Cube Warehouse	1.68	92%	per square foot	\$ 0.0488	\$ 0.0015	\$ -	\$ 0.0503
Lodging (300-399)								
310	Hotel or Conference Motel	8.17	100%	per room	\$ 257.8262	\$ 7.7348	\$ 0.53	\$ 266.0910
311	All Suites Hotel	4.90	100%	per room	\$ 154.6326	\$ 4.6390	\$ 0.32	\$ 159.5916
320	Motel	5.63	100%	per room	\$ 177.6697	\$ 5.3301	\$ 0.36	\$ 183.3598
Recreational (400-499)								
430	Golf Course	5.04	85%	per acre	\$ 135.1931	\$ 4.0558	\$ 0.28	\$ 139.5289
437	Bowling Alley	33.33	85%	per square foot	\$ 0.8940	\$ 0.0268	\$ -	\$ 0.9208
443	Movie Theater	78.06	85%	per square foot	\$ 2.0939	\$ 0.0628	\$ -	\$ 2.1567
460	Arena	33.33	85%	per acre	\$ 894.0449	\$ 26.8213	\$ 1.83	\$ 922.6962
480	Amusement Park	75.76	85%	per acre	\$ 2,032.1884	\$ 60.9657	\$ 4.15	\$ 2,097.3041
490	Tennis Courts	16.26	85%	per acre	\$ 436.1587	\$ 13.0848	\$ 0.89	\$ 450.1335
491	Racquet/Tennis Club	14.03	85%	per square foot	\$ 0.3763	\$ 0.0113	\$ -	\$ 0.3876
492	Health/Fitness Center	32.93	85%	per square foot	\$ 0.8833	\$ 0.0265	\$ -	\$ 0.9098
495	Recreational Community Center	33.82	85%	per square foot	\$ 0.9072	\$ 0.0272	\$ -	\$ 0.9344

Maximum Impact Fee Schedule - Road Improvements continued

ITE Code	Land Use	Trip Ends*	% New Trips	Unit of Measure	Net Fee per Unit	Adminis-tration (3%)	CIE Preparation	Total Impact Fee
Institutional (500-599)								
520	Private Elementary School	15.43	80%	per square foot	\$ 0.3895	\$ 0.0117	\$ -	\$ 0.4012
530	Private High School	12.89	85%	per square foot	\$ 0.3458	\$ 0.0104	\$ -	\$ 0.3562
560	Church/Place of Worship	9.11	90%	per square foot	\$ 0.2587	\$ 0.0078	\$ -	\$ 0.2665
565	Day Care Center	79.26	10%	per square foot	\$ 0.2501	\$ 0.0075	\$ -	\$ 0.2576
566	Cemetery	4.73	90%	per acre	\$ 134.3410	\$ 4.0302	\$ 0.27	\$ 138.6412
Medical (600-699)								
610	Hospital	13.22	77%	per square foot	\$ 0.3212	\$ 0.0096	\$ -	\$ 0.3308
620	Nursing Home	7.60	75%	per square foot	\$ 0.1799	\$ 0.0054	\$ -	\$ 0.1853
630	Clinic	31.45	77%	per square foot	\$ 0.7642	\$ 0.0229	\$ -	\$ 0.7871
Office (700-799)								
710	General Office Building	11.03	92%	per square foot	\$ 0.3202	\$ 0.0096	\$ -	\$ 0.3298
714	Corporate Headquarters Building	7.98	92%	per square foot	\$ 0.2317	\$ 0.0070	\$ -	\$ 0.2387
715	Single-Tenant Office Building	11.65	92%	per square foot	\$ 0.3382	\$ 0.0101	\$ -	\$ 0.3483
720	Medical-Dental Office Building	36.13	92%	per square foot	\$ 1.0490	\$ 0.0315	\$ -	\$ 1.0805
760	Research and Development Center	8.11	92%	per square foot	\$ 0.2355	\$ 0.0071	\$ -	\$ 0.2426
770	Business Park	12.44	92%	per square foot	\$ 0.3612	\$ 0.0108	\$ -	\$ 0.3720
Retail (800-899)								
812	Building Materials and Lumber Store	45.16	81%	per square foot	\$ 1.1544	\$ 0.0346	\$ -	\$ 1.1890
813	Free-Standing Discount Superstore	50.75	75%	per square foot	\$ 1.2012	\$ 0.0360	\$ -	\$ 1.2372
814	Variety Store	64.03	49%	per square foot	\$ 0.9901	\$ 0.0297	\$ -	\$ 1.0198
815	Free-Standing Discount Store	57.24	61%	per square foot	\$ 1.1019	\$ 0.0331	\$ -	\$ 1.1350
816	Hardware/Paint Store	51.29	40%	per square foot	\$ 0.6474	\$ 0.0194	\$ -	\$ 0.6668
817	Nursery (Garden Center)	68.10	81%	per square foot	\$ 1.7408	\$ 0.0522	\$ -	\$ 1.7930
818	Nursery (Wholesale)	39.00	81%	per square foot	\$ 0.9969	\$ 0.0299	\$ -	\$ 1.0268
820	Shopping Center	42.94	75%	per square foot	\$ 1.0163	\$ 0.0305	\$ -	\$ 1.0468
823	Factory Outlet Center	26.59	81%	per square foot	\$ 0.6797	\$ 0.0204	\$ -	\$ 0.7001
826	Specialty Retail Center	44.32	81%	per square foot	\$ 1.1329	\$ 0.0340	\$ -	\$ 1.1669
841	Automobile Sales	32.30	79%	per square foot	\$ 0.8053	\$ 0.0242	\$ -	\$ 0.8295

Road Improvements

Maximum Impact Fee Schedule - Road Improvements continued

ITE Code	Land Use	Trip Ends*	% New Trips	Unit of Measure	Net Fee per Unit	Adminis- tration (3%)	CIE Preparation	Total Impact Fee
Retail Continued								
843	Auto Parts Store	61.91	44%	per square foot	\$ 0.8596	\$ 0.0258	\$ -	\$ 0.8854
848	Tire Store	24.87	67%	per square foot	\$ 0.5258	\$ 0.0158	\$ -	\$ 0.5416
849	Tire Superstore	20.36	83%	per square foot	\$ 0.5333	\$ 0.0160	\$ -	\$ 0.5493
850	Supermarket	102.24	43%	per square foot	\$ 1.3874	\$ 0.0416	\$ -	\$ 1.4290
851	Convenience Market (Open 24 Hours)	737.99	20%	per square foot	\$ 4.6579	\$ 0.1397	\$ 0.01	\$ 4.8076
853	Convenience Market w/Gasoline Pumps	845.60	16%	per square foot	\$ 4.2696	\$ 0.1281	\$ 0.01	\$ 4.4077
854	Discount Supermarket	90.86	52%	per square foot	\$ 1.4910	\$ 0.0447	\$ -	\$ 1.5357
860	Wholesale Market	6.73	61%	per square foot	\$ 0.1296	\$ 0.0039	\$ -	\$ 0.1335
857	Discount Club	41.80	61%	per square foot	\$ 0.8047	\$ 0.0241	\$ -	\$ 0.8288
862	Home Improvement Superstore	29.80	32%	per square foot	\$ 0.3009	\$ 0.0090	\$ -	\$ 0.3099
863	Electronics Superstore	45.04	27%	per square foot	\$ 0.3838	\$ 0.0115	\$ -	\$ 0.3953
876	Apparel Store	66.40	49%	per square foot	\$ 1.0268	\$ 0.0308	\$ -	\$ 1.0576
875	Department Store	22.88	49%	per square foot	\$ 0.3538	\$ 0.0106	\$ -	\$ 0.3644
880	Pharmacy/Drugstore	90.06	40%	per square foot	\$ 1.1368	\$ 0.0341	\$ -	\$ 1.1709
890	Furniture Store	5.06	20%	per square foot	\$ 0.0319	\$ 0.0010	\$ -	\$ 0.0329
Services (900-999)								
912	Drive-in Bank	148.15	22%	per square foot	\$ 1.0286	\$ 0.0309	\$ -	\$ 1.0595
931	Quality Restaurant	89.95	38%	per square foot	\$ 1.0787	\$ 0.0324	\$ -	\$ 1.1111
932	High-Turnover (Sit-Down) Restauant	127.15	38%	per square foot	\$ 1.5248	\$ 0.0457	\$ -	\$ 1.5705
934	Fast-Food Restaurant	496.12	27%	per square foot	\$ 4.2272	\$ 0.1268	\$ 0.01	\$ 4.3640
941	Quick Lubrication Vehicle Shop	40.00	83%	per service bay	\$ 1,047.7150	\$ 31.4315	\$ 2.14	\$ 1,081.2865
944	Gasoline/Service Station	168.56	20%	per pump	\$ 1,063.8725	\$ 31.9162	\$ 2.17	\$ 1,097.9587
945	Gasoline Station w/Convenience Market	162.78	14%	per pump	\$ 719.1743	\$ 21.5752	\$ 1.47	\$ 742.2195
947	Self-Service Car Wash	108.00	40%	per stall	\$ 1,363.2918	\$ 40.8988	\$ 2.78	\$ 1,406.9706

*Trip Ends are total trip ends per 1,000 square feet of floor area or other unit of measure as noted, per ITE *Trip Generation* manual.

Notes: ITE Code means the land use code assigned in the *Trip Generation* manual published by the Institute of Transportation Engineers, 9th Edition.

n/a - not applicable. Fee taken from the Calculation of Housing Unit Fee table.

"Square foot" means square foot of gross building floor area.

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	25.31
<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			
	495	Recreational Community Center	27.25			
<i>Institutional (500-599)</i>	520	Private Elementary School	15.71	}	29.58	
	530	Private High School	19.74			
	560	Church/Place of Worship	26.24			
	565	Day Care Center	28.13			
	566	Cemetery	58.09			
<i>Medical (600-699)</i>	610	Hospital	4.50	}	5.26	
	620	Nursing Home	3.26			
	630	Clinic	8.01			
<i>Office (700-799)</i>	710	General Office Building	3.32	}	4.18	
	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			
	770	Business Park	4.04			
<i>Retail (800-899)</i>	812	Building Materials and Lumber Store	32.12	}	32.86	
	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			
	890	Furniture Store	12.19			
<i>Services (900-999)</i>	912	Drive-in Bank	30.94			

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	

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.

Memorandum

TO: David Headley, County Manager

cc: Danielle Yarbrough, County Clerk
Leslie Clark, Library
Lisa Henson, Parks & Recreation
David McKee, Public Works
Vickie Neikirk, Chief Financial Officer
Dawn Pruett, Senior Services
Greg Rowan, Sheriff's Office
Jason Streetman, Planning & Development
Lanier Swafford, Emergency Services

FROM: Bill Ross

DATE: January 16, 2018

RE: Impact Fees

Fee Comparison to Others

A question came up during the Work Session as to impact fees being charged by other jurisdictions. I have prepared the table on the next page showing a comparison of impact fees currently being charged in jurisdictions north of Atlanta and near Dawson County. I have included single-family homes and typical development projects for an apartment complex, a supermarket and a general office building.

Some jurisdictions set out their administrative fees, others include it as part of the facility categories themselves. As a general rule, they all charge 3% of each fee.

I could not include a hotel example because some do not list it as a specific land use, others charge by the room and still others by the floor area.

Amended Fee Schedule

Behind the comparison table, you will find the full impact fee schedule for Dawson County, revised in accordance with the discussion at the Work Session regarding deleting or unfunding certain projects (as proposed by the Chairman). Due to the more rigorous calculations contained in the Methodology Report spreadsheets, the final fee for a single-family home is \$3,580.34, instead of the estimated \$3,559.84 presented at the Work Session. The difference is primarily due to Net Present Value calculations related to the future land acquisitions for the three deferred fire stations.

As we indicated, only the changes to be made to the projects as presented at the Work Session need to be adopted, not the whole Methodology Report itself.

Comparison to Other Adopted Impact Fees

	Parks & Recreation	Library	Public Safety*	Roads	Administration	Total
Single-Family House						
Roswell	\$ 713.00	\$ -	\$ 1,169.00	\$ 2,159.00	\$ 94.00	\$ 4,135.00
Sandy Springs	\$ 4,543.67	\$ -	\$ 444.80	\$ 1,666.69	\$ 199.65	\$ 6,854.82
Alpharetta	\$ 4,962.92	\$ -	\$ 129.13	\$ 1,402.64	\$ 194.84	\$ 6,689.53
Milton	\$ 6,215.10	\$ -	\$ 638.43	\$ 678.36	\$ 225.96	\$ 7,757.85
Cherokee County	\$ 283.74	\$ 281.06	\$ 799.21	\$ 58.97	\$ 42.69	\$ 1,465.67
Forsyth County	\$ 1,178.00	\$ 148.00	\$ 510.00	\$ 1,968.00	included	\$ 3,804.00
Hall County	\$ 815.47	\$ 261.27	\$ 127.98	\$ -	\$ 37.21	\$ 1,241.93
Dawson County	\$ 1,745.97	\$ 343.95	\$ 1,062.17	\$ 428.25	included	\$ 3,580.34
200-Unit Apartment						
Roswell	\$ 100,200.00	\$ -	\$ 164,200.00	\$ 302,800.00	\$ 13,200.00	\$ 580,400.00
Sandy Springs	\$ 908,734.35	\$ -	\$ 88,960.00	\$ 270,207.17	\$ 38,037.05	\$ 1,305,938.56
Alpharetta	\$ 992,584.44	\$ -	\$ 25,826.00	\$ 280,528.00	\$ 38,968.15	\$ 1,337,906.60
Milton	\$ 1,243,020.32	\$ -	\$ 127,686.00	\$ 135,672.00	\$ 45,191.35	\$ 1,551,569.67
Cherokee County	\$ 56,748.20	\$ -	\$ 159,842.40	\$ 8,257.00	\$ 8,431.80	\$ 233,279.40
Forsyth County	\$ 149,600.00	\$ 18,800.00	\$ 64,800.00	\$ 249,400.00	included	\$ 482,600.00
Hall County	\$ 163,094.00	\$ 52,254.00	\$ 25,596.00	\$ -	\$ 7,442.00	\$ 248,386.00
Dawson County	\$ 349,194.00	\$ 68,790.00	\$ 212,434.00	\$ 85,650.90	included	\$ 716,068.90
60,000 sf Supermarket						
Roswell	\$ -	\$ -	\$ 15,600.00	\$ 163,080.00	\$ 3,300.00	\$ 181,980.00
Sandy Springs	\$ 19,500.00	\$ -	\$ 16,524.00	\$ 584,622.00	\$ 18,619.38	\$ 639,265.38
Alpharetta	\$ 5,448.00	\$ -	\$ 4,032.00	\$ 110,478.00	\$ 3,598.74	\$ 123,556.74
Milton	\$ -	\$ -	\$ 16,830.00	\$ 163,374.00	\$ 5,406.12	\$ 185,610.12
Cherokee County	\$ -	\$ -	\$ 22,500.00	\$ 26,220.00	\$ 1,440.00	\$ 50,160.00
Forsyth County	\$ -	\$ -	\$ 31,920.00	\$ -	included	\$ 31,920.00
Hall County	\$ -	\$ -	\$ 3,822.00	\$ -	\$ 118.20	\$ 3,940.20
Dawson County	\$ -	\$ -	\$ 31,824.00	\$ 118,428.00	included	\$ 150,252.00
40,000 sf Office Building						
Roswell	\$ -	\$ -	\$ 12,800.00	\$ 47,040.00	\$ 1,200.00	\$ 61,040.00
Sandy Springs	\$ 37,104.00	\$ -	\$ 31,440.00	\$ 89,964.00	\$ 4,755.24	\$ 163,263.24
Alpharetta	\$ 10,372.00	\$ -	\$ 7,664.00	\$ 17,000.00	\$ 1,051.08	\$ 36,087.08
Milton	\$ -	\$ -	\$ 32,020.00	\$ 25,140.00	\$ 1,714.80	\$ 58,874.80
Cherokee County	\$ -	\$ -	\$ 39,600.00	\$ 2,520.00	\$ 1,240.00	\$ 43,360.00
Forsyth County	\$ -	\$ -	\$ 9,080.00	\$ -	included	\$ 9,080.00
Hall County	\$ -	\$ -	\$ 6,654.80	\$ -	\$ 205.60	\$ 6,860.40
Dawson County	\$ -	\$ -	\$ 60,552.00	\$ 18,224.00	included	\$ 78,776.00

* Fire protection, emergency services/E911 and law enforcement.

Note: Cherokee County and Hall County have not updated their fees since the mid-2000s.

Summary Maximum Impact Fee Schedule (as revised per Work Session)

Land Use	Library Services	Parks & Recreation	Fire Protection	Emergency/ 911	Law Enforcement	Road Projects	Total Maximum Fee	Unit of Measure
Residential (200-299)								
Single-Family Detached Housing	\$ 343.95	\$ 1,745.97	\$ 677.68	\$ 22.79	\$ 361.70	\$ 428.25	\$ 3,580.34	per dwelling
Apartment	\$ 343.95	\$ 1,745.97	\$ 677.68	\$ 22.79	\$ 361.70	\$ 299.14	\$ 3,451.23	per dwelling
Residential Condominium/Townhouse	\$ 343.95	\$ 1,745.97	\$ 677.68	\$ 22.79	\$ 361.70	\$ 261.36	\$ 3,413.45	per dwelling
Port and Terminal (000-099)								
Intermodal Truck Terminal	\$ -	\$ -	\$ 0.41	\$ 0.01	\$ 0.22	\$ 0.41	\$ 1.05	per square foot
Industrial/Agricultural (100-199)								
General Light Industrial	\$ -	\$ -	\$ 0.67	\$ 0.02	\$ 0.36	\$ 0.29	\$ 1.34	per square foot
General Heavy Industrial	\$ -	\$ -	\$ 0.53	\$ 0.02	\$ 0.28	\$ 0.06	\$ 0.90	per square foot
Manufacturing	\$ -	\$ -	\$ 0.52	\$ 0.02	\$ 0.28	\$ 0.16	\$ 0.97	per square foot
Warehousing	\$ -	\$ -	\$ 0.27	\$ 0.01	\$ 0.14	\$ 0.15	\$ 0.56	per square foot
Mini-Warehouse	\$ -	\$ -	\$ 0.02	\$ 0.00	\$ 0.01	\$ 0.10	\$ 0.14	per square foot
High-Cube Warehouse	\$ -	\$ -	\$ 0.02	\$ 0.00	\$ 0.01	\$ 0.07	\$ 0.10	per square foot
Lodging (300-399)								
Hotel or Conference Motel	\$ -	\$ -	\$ 165.62	\$ 5.57	\$ 88.39	\$ 367.53	\$ 627.11	per room
All Suites Hotel	\$ -	\$ -	\$ 145.35	\$ 4.89	\$ 77.58	\$ 220.43	\$ 448.24	per room
Motel	\$ -	\$ -	\$ 127.76	\$ 4.30	\$ 68.19	\$ 253.26	\$ 453.51	per room
Recreational (400-499)								
Golf Course	\$ -	\$ -	\$ 71.40	\$ 2.40	\$ 38.11	\$ 192.71	\$ 304.62	per acre
Bowling Alley	\$ -	\$ -	\$ 0.29	\$ 0.01	\$ 0.16	\$ 1.27	\$ 1.73	per square foot
Movie Theater	\$ -	\$ -	\$ 0.43	\$ 0.01	\$ 0.23	\$ 2.99	\$ 3.66	per square foot
Arena	\$ -	\$ -	\$ 968.87	\$ 32.58	\$ 517.12	\$ 1,274.43	\$ 2,793.01	per acre
Amusement Park	\$ -	\$ -	\$ 2,643.79	\$ 88.91	\$ 1,411.07	\$ 2,896.82	\$ 7,040.59	per acre
Tennis Courts	\$ -	\$ -	\$ 70.90	\$ 2.38	\$ 37.84	\$ 621.73	\$ 732.85	per acre
Racquet/Tennis Club	\$ -	\$ -	\$ 0.09	\$ 0.00	\$ 0.05	\$ 0.54	\$ 0.68	per square foot
Health/Fitness Center	\$ -	\$ -	\$ 0.21	\$ 0.01	\$ 0.11	\$ 1.26	\$ 1.58	per square foot
Recreational Community Center	\$ -	\$ -	\$ 0.36	\$ 0.01	\$ 0.19	\$ 1.29	\$ 1.86	per square foot

Summary Maximum Impact Fee Schedule continued

Land Use	Library Services	Parks & Recreation	Fire Protection	Emergency/ 911	Law Enforcement	Road Projects	Total Maximum Fee	Unit of Measure
Institutional (500-599)								
Private Elementary School	\$ -	\$ -	\$ 0.29	\$ 0.01	\$ 0.15	\$ 0.55	\$ 1.00	per square foot
Private High School	\$ -	\$ -	\$ 0.19	\$ 0.01	\$ 0.10	\$ 0.49	\$ 0.79	per square foot
Church/Place of Worship	\$ -	\$ -	\$ 0.10	\$ 0.00	\$ 0.05	\$ 0.37	\$ 0.53	per square foot
Day Care Center	\$ -	\$ -	\$ 0.82	\$ 0.03	\$ 0.44	\$ 0.36	\$ 1.64	per square foot
Cemetery	\$ -	\$ -	\$ 23.67	\$ 0.80	\$ 12.63	\$ 191.50	\$ 228.60	per acre
Medical (600-699)								
Hospital	\$ -	\$ -	\$ 0.85	\$ 0.03	\$ 0.46	\$ 0.46	\$ 1.80	per square foot
Nursing Home	\$ -	\$ -	\$ 0.68	\$ 0.02	\$ 0.36	\$ 0.26	\$ 1.32	per square foot
Clinic	\$ -	\$ -	\$ 1.14	\$ 0.04	\$ 0.61	\$ 1.09	\$ 2.88	per square foot
Office (700-799)								
General Office Building	\$ -	\$ -	\$ 0.97	\$ 0.03	\$ 0.52	\$ 0.46	\$ 1.97	per square foot
Corporate Headquarters Building	\$ -	\$ -	\$ 1.00	\$ 0.03	\$ 0.53	\$ 0.33	\$ 1.89	per square foot
Single-Tenant Office Building	\$ -	\$ -	\$ 0.92	\$ 0.03	\$ 0.49	\$ 0.48	\$ 1.92	per square foot
Medical-Dental Office Building	\$ -	\$ -	\$ 1.18	\$ 0.04	\$ 0.63	\$ 1.49	\$ 3.34	per square foot
Research and Development Center	\$ -	\$ -	\$ 0.85	\$ 0.03	\$ 0.45	\$ 0.34	\$ 1.67	per square foot
Business Park	\$ -	\$ -	\$ 0.90	\$ 0.03	\$ 0.48	\$ 0.51	\$ 1.92	per square foot
Retail (800-899)								
Building Materials and Lumber Store	\$ -	\$ -	\$ 0.41	\$ 0.01	\$ 0.22	\$ 1.64	\$ 2.28	per square foot
Free-Standing Discount Superstore	\$ -	\$ -	\$ 0.28	\$ 0.01	\$ 0.15	\$ 1.71	\$ 2.15	per square foot
Variety Store	\$ -	\$ -	\$ 0.28	\$ 0.01	\$ 0.15	\$ 1.41	\$ 1.85	per square foot
Free-Standing Discount Store	\$ -	\$ -	\$ 0.58	\$ 0.02	\$ 0.31	\$ 1.57	\$ 2.47	per square foot
Hardware/Paint Store	\$ -	\$ -	\$ 0.28	\$ 0.01	\$ 0.15	\$ 0.92	\$ 1.36	per square foot
Nursery (Garden Center)	\$ -	\$ -	\$ 0.91	\$ 0.03	\$ 0.48	\$ 2.48	\$ 3.90	per square foot
Nursery (Wholesale)	\$ -	\$ -	\$ 0.48	\$ 0.02	\$ 0.26	\$ 1.42	\$ 2.18	per square foot
Shopping Center	\$ -	\$ -	\$ 0.49	\$ 0.02	\$ 0.26	\$ 1.45	\$ 2.21	per square foot
Factory Outlet Center	\$ -	\$ -	\$ 0.49	\$ 0.02	\$ 0.26	\$ 0.97	\$ 1.73	per square foot
Specialty Retail Center	\$ -	\$ -	\$ 0.58	\$ 0.02	\$ 0.31	\$ 1.61	\$ 2.51	per square foot
Automobile Sales	\$ -	\$ -	\$ 0.44	\$ 0.01	\$ 0.24	\$ 1.15	\$ 1.84	per square foot

Summary Maximum Impact Fee Schedule continued

Land Use	Library Services	Parks & Recreation	Fire Protection	Emergency/ 911	Law Enforcement	Road Projects	Total Maximum Fee	Unit of Measure
Retail Continued								
Auto Parts Store	\$ -	\$ -	\$ 0.28	\$ 0.01	\$ 0.15	\$ 1.22	\$ 1.66	per square foot
Tire Store	\$ -	\$ -	\$ 0.37	\$ 0.01	\$ 0.20	\$ 0.75	\$ 1.33	per square foot
Tire Superstore	\$ -	\$ -	\$ 0.37	\$ 0.01	\$ 0.20	\$ 0.76	\$ 1.34	per square foot
Supermarket	\$ -	\$ -	\$ 0.34	\$ 0.01	\$ 0.18	\$ 1.97	\$ 2.50	per square foot
Convenience Market (Open 24 Hrs)	\$ -	\$ -	\$ 0.52	\$ 0.02	\$ 0.28	\$ 6.64	\$ 7.46	per square foot
Convenience Market w/Gas Pumps	\$ -	\$ -	\$ 0.52	\$ 0.02	\$ 0.28	\$ 6.08	\$ 6.90	per square foot
Discount Supermarket	\$ -	\$ -	\$ 0.65	\$ 0.02	\$ 0.35	\$ 2.12	\$ 3.15	per square foot
Wholesale Market	\$ -	\$ -	\$ 0.24	\$ 0.01	\$ 0.13	\$ 0.18	\$ 0.56	per square foot
Discount Club	\$ -	\$ -	\$ 0.38	\$ 0.01	\$ 0.20	\$ 1.14	\$ 1.74	per square foot
Home Improvement Superstore	\$ -	\$ -	\$ 0.28	\$ 0.01	\$ 0.15	\$ 0.43	\$ 0.87	per square foot
Electronics Superstore	\$ -	\$ -	\$ 0.28	\$ 0.01	\$ 0.15	\$ 0.55	\$ 0.98	per square foot
Apparel Store	\$ -	\$ -	\$ 0.49	\$ 0.02	\$ 0.26	\$ 1.46	\$ 2.22	per square foot
Department Store	\$ -	\$ -	\$ 0.58	\$ 0.02	\$ 0.31	\$ 0.50	\$ 1.41	per square foot
Pharmacy/Drugstore	\$ -	\$ -	\$ 0.49	\$ 0.02	\$ 0.26	\$ 1.62	\$ 2.38	per square foot
Furniture Store	\$ -	\$ -	\$ 0.12	\$ 0.00	\$ 0.06	\$ 0.05	\$ 0.23	per square foot
Services (900-999)								
Drive-in Bank	\$ -	\$ -	\$ 1.39	\$ 0.05	\$ 0.74	\$ 1.46	\$ 3.65	per square foot
Quality Restaurant	\$ -	\$ -	\$ 2.17	\$ 0.07	\$ 1.16	\$ 1.53	\$ 4.93	per square foot
High-Turnover (Sit-Down) Restaurant	\$ -	\$ -	\$ 2.17	\$ 0.07	\$ 1.16	\$ 2.17	\$ 5.57	per square foot
Fast-Food Restaurant	\$ -	\$ -	\$ 3.17	\$ 0.11	\$ 1.69	\$ 6.02	\$ 10.99	per square foot
Quick Lubrication Vehicle Shop	\$ -	\$ -	\$ 610.45	\$ 20.53	\$ 325.82	\$ 1,493.48	\$ 2,450.28	per service bay
Gasoline/Service Station	\$ -	\$ -	\$ 46.51	\$ 1.56	\$ 24.82	\$ 1,516.51	\$ 1,589.41	per pump
Gasoline Station w/Convenience Mkt	\$ -	\$ -	\$ 0.06	\$ 0.00	\$ 0.03	\$ 1,025.16	\$ 1,025.26	per pump
Self-Service Car Wash	\$ -	\$ -	\$ 58.14	\$ 1.96	\$ 31.03	\$ 1,943.32	\$ 2,034.45	per stall

"Square foot" means square foot of gross building floor area.

All figures shown rounded to whole cents for readability; actual fees generally run to multiple decimal places.

Backup material for agenda item:

1. Consideration of Supplemental Grant Application for Emergency Funds for Treatment Court



DAWSON COUNTY BOARD OF COMMISSIONERS AGENDA FORM

Department: Treatment Services

Work Session: March 8, 2018

Prepared By: Debbie Mott

Voting Session: March 15, 2018

Presenter: Debbie Mott

Public Hearing: Yes No

Agenda Item Title: Treatment Services' supplemental grant application to the Criminal Justice Coordinating Council for emergency funds to be added to the existing FY2018 Dawson County Treatment Court grant

Background Information:

The Georgia Accountability Court Funding Committee was created in 2012 by the Georgia Legislature and by Governor Deal to provide courts with critical funding necessary to support the growth of accountability courts in Georgia to reduce the prison population. For Treatment Court, we received \$274,754 for FY 2018 in order to continue three full-time counselor positions, to send team members to the annual state conference, to employ surveillance officers for home visits and drug screen collection, to purchase drug testing services and supplies, and for a desktop computer and iPad to be used by staff.

Current Information:

For FY 2018, we brought the HELP Program under Treatment Court as a mental health court track of the existing drug and DUI court hybrid program. We are requesting \$1,474.90 in supplemental funds to add to the existing grant. There is no match. The Council of Accountability Court Judges has some extra money for FY 2018, and they are allowing existing courts to apply for "emergency funds" due to program growth. If awarded for fourth quarter FY 2018, these funds would be used for office furniture.

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

Fund	Dept.	Acct No.	Budget	Balance	Requested	Remaining
250	2900		\$1,474.90			

Recommendation/Motion: Approval of Request

Department Head Authorization: Debbie Mott

Date: 2/28/18

Finance Dept. Authorization: Vickie Neikirk

Date: 2/28/18

County Manager Authorization: _____

Date: _____

County Attorney Authorization: _____

Date: _____

Comments/Attachments:

Backup material for agenda item:

2. Consideration of Grant Application for FY 2019 Enhancement Funding for Treatment Court



DAWSON COUNTY BOARD OF COMMISSIONERS AGENDA FORM

Department: Treatment Services

Work Session: March 8, 2018

Prepared By: Debbie Mott

Voting Session: March 15, 2018

Presenter: Debbie Mott

Public Hearing: Yes No

Agenda Item Title: Treatment Services' grant application to the Criminal Justice Coordinating Council for FY2019 enhancement funding for Dawson County Treatment Court

Background Information:

The Georgia Accountability Court Funding Committee was created in 2012 by the Georgia Legislature and by Governor Deal to provide courts with critical funding necessary to support the growth of accountability courts in Georgia to reduce the prison population. For Treatment Court, we've received state money for more than a decade. For FY2018, we were awarded \$274,754 to support the three tracks of Treatment Court: Drug Court, DUI Court, and Mental Health Court.

Current Information:

For FY 2019, we are requesting \$279,148 for Treatment Court in grant funds from the Criminal Justice Coordinating Council, the fiscal agent for money designated by the Council of Accountability Court Judges. The 10% match requirement totals \$31,016 and will be fulfilled with current staff salaries budgeted in the General Fund. If awarded, we will use the funds to continue the three full-time counselor positions, to attend the state conference, to employ surveillance officers for home visits and drug screen collection, and to purchase drug testing services and supplies.

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

Fund	Dept.	Acct No.	Budget	Balance	Requested	Remaining
250	2900		\$31,016			

Recommendation/Motion: Approval of Request

Department Head Authorization: Debbie Mott

Date: 02/27/2018

Finance Dept. Authorization: Vickie Neikirk

Date: 2/28/18

County Manager Authorization: _____

Date: _____

County Attorney Authorization: _____

Date: _____

Comments/Attachments:

487

Backup material for agenda item:

3. Consideration of Application for Parade and Assembly - *4-H Rabies Clinic*

The Dawson County Extension Office is asking permission to hold a 4-H Rabies Clinic in the parking lot of the Dawson County Courthouse from 10 a.m.-1 p.m. Saturday, April 21, 2018.



DAWSON COUNTY BOARD OF COMMISSIONERS AGENDA FORM

Department: Planning & Development

Work Session: 3/8/18

Prepared By: Niki M. McCall

Voting Session: 3/15/18

Presenter: Jason Streetman

Public Hearing: Yes No

Agenda Item Title: Parade & Assembly – 4-H Rabies Clinic

Background Information:

The Dawson County Extension Office has made previous requests to sponsor a Rabies Clinic for 4-H. These clinics are held on a Saturday in the Dawson County Courthouse parking lot.

Current Information:

The Dawson County Extension Office has made a request to allow for a 4-H Rabies Clinic, to be held on Saturday, April 21, 2018, from 10 a.m.-1p.m. in the Dawson County Courthouse parking lot.

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: Vickie Neikirk

Date: 2/27/18

County Manager Authorization: _____

Date: _____

County Attorney Authorization: _____

Date: _____

Comments/Attachments:



Planning and Development

25 Justice Way Suite 2322
 Dawsonville, GA 30534-3450
 Phone: (706)344-3604 Fax: (706)344-3652

Parade/Assembly Permit

Permit Status: Active
 Permit Number: PAR-2-18-11747

Issue Date: 4/21/2018

Expires: 04/21/2018

Issued By: Niki McCall

Owner's Name: Dawson County

Phone: (706)344-3604

Permit Type: Parade/Assembly

Parcel #: 092B 019

Work Classification: New

Zoning: City

Job Address: 215 Shoal Creek Road
Dawsonville, GA 30534

Subdivision: _____

Lot: _____

Contractor(s)	Phone	Primary Contractor
Dawson County Extension Service	(706)265-2442	Yes
Address: 298 Academy Avenue , Dawsonville GA 30534-		

Total Square Feet: 0

Total Valuation: 0

4-H Rabies Clinic

Directions:

Fees Due	Amount
Parade Fee	\$0.00
Total:	\$0.00

Invoice Number	Amt Due	Amt Paid
PAR-2-18-36145	\$0.00	
Total:		

NOTICE: In addition to the requirements of this permit, there may be additional restrictions applicable to this property that may be found in the public records of this county.

Building Department File Copy

AND THERE MAY BE ADDITIONAL PERMITS REQUIRED FROM OTHER GOVERNMENTAL ENTITIES SUCH AS WATER MANAGEMENT DISTRICTS, STATE AGENCIES, OR FEDERAL AGENCIES.



**Dawson County
Planning & Development**
25 Justice Way, Suite 2322
Dawsonville, GA 30534
(706) 344-3500

**Permit for
Parades, Public Assemblies,
Demonstrations, and Rallies
In Public Places**

Date Received: _____

Applicant answers all questions on pages 1-4; attach separate sheet(s) if necessary.

Application must be received a minimum of 30 days prior to event and must be complete and legible.

PARADE RALLY PUBLIC DEMONSTRATION PUBLIC ASSEMBLY ROAD CLOSING OTHER

- Name of Event: 4-H Rabies Clinic
- Location of Event: Dawson County Courthouse parking lot TMP # 092B 019
- Date(s) of Event: April 21, 2018
Time of Event: Start: 10:00am a.m. / p.m. End: 1:00pm a.m. / p.m.
- Provide information listed below for the **main contact person** responsible for the organization of this event:

Name: <u>Clark MacAllister</u>	Title: <u>County Extension Coordinator</u>
Organization: <u>Extension office</u>	Telephone #: <u>706-265-2442</u>
Email Address: <u>clarkmac@uga.edu</u>	Cell Phone #: <u>706-429-7673</u>
Address: <u>298 Academy Ave.</u> City: <u>Dawsonville</u> State: <u>GA</u> Zip Code: <u>30534</u>	

- Provide information listed below for any **key personnel involved in coordinating this event**. Also, provide information listed below on each officer of the club, organization, corporation or partnership requesting this event. Attach a separate sheet if necessary.

Name:	Title:
Organization:	Telephone #:
Address: City: State: Zip Code:	

Name:	Title:
Organization:	Telephone #:
Address: City: State: Zip Code:	

Name:	Title:
Organization:	Telephone #:
Address: City: State: Zip Code:	

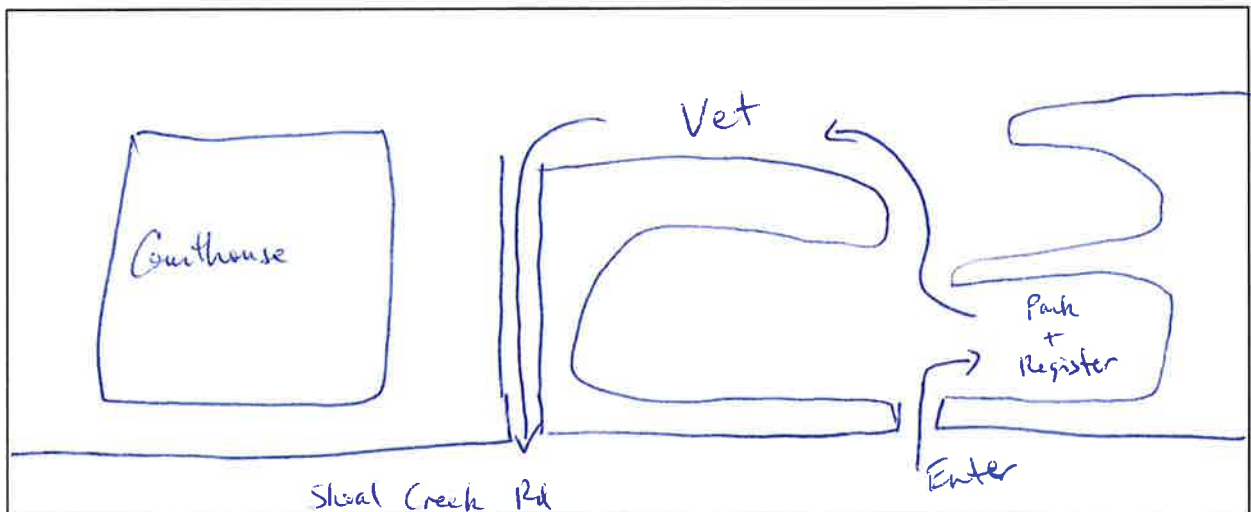
Name:	Title:
Organization:	Telephone #:
Address: City: State: Zip Code:	

6. Expected number of participants: 300
7. Physical description of materials to be distributed: Rabies vaccines
8. How do participants expect to interact with public? Administering pet vaccines
9. Route of event: (attach a detailed map of the route) Courthouse parking lot entry/exit
- 9.a. Number and type of units in parade: _____
- 9.b. Size of the parade: _____
10. Will any part of this Event take place **within** the City Limits of Dawsonville? yes
If YES, do you have a permit for the event from the City? no Date Issued: _____ *** Attach Copy**
11. Do you anticipate any unusual problems concerning either police protection or traffic congestion as a consequence of the event? _____ Yes X No If YES, please explain in detail: _____
12. List all **prior** parades or public assemblies, demonstrations or rallies in a public place within Dawson County for which you obtained a permit: (Also include dates – attach separate sheet, if necessary). Annually since 2014

Details: Please outline what your event will involve: (number of people / life safety issues / vendors / cooking / tents / rides / handicap parking / egress) – *attach separate sheet if necessary.*

Participants will drive into parking lot on Shoal Creek Rd., park, register, return to vehicles and drive to vet location in upper parking lot. They will then exit back onto Shoal Creek Rd.

Route or Lay Out: (attach a detailed site plan)



What participation, if any, do you expect from **Dawson County Emergency Services**? None

What participation, if any, do you expect from the **Dawson County Sheriff Department**? None

Insurance Requirements:

In compliance with Ordinance Section VII (C), an applicant for a permit shall obtain liability insurance from an insurer licensed in the State of Georgia for the parade, public assembly, demonstration or rally in a public place, if one or more of the following criteria exists:

1. The use, participation, exhibition, or showing of live animals;
2. The use, participation, exhibition, or showing of automobiles of any size or description, motorcycles, tractors, bicycles, or similar conveyances;
3. The use of a stage, platform, bleachers, or grandstands that will be erected for the event;
4. The use of inflatable apparatus used for jumping, bouncing, or similar activities;
5. The use of roller coasters, bungee jumping, or similar activities; or
6. Vendors or concessions.

Does your parade, non-spontaneous private assembly, demonstration, or rally in a public place meet any of the criteria above? Yes No If yes, which one(s)? Vendor

Any applicant required to provide insurance shall provide Dawson County with a copy of the Certificate of Insurance from an insurer authorized and **licensed by the State of Georgia**. Dawson County shall be added as an additional named insured for the event on the Certificate of Insurance by the carrier. The minimum policy limits shall be **\$1,000,000.00 per incident** and **\$2,000,000.00 aggregate** for the entire event. All costs for insurance and naming Dawson County as an additional named insured shall be borne solely by the applicant. Such insurance shall protect Dawson County from any and all claims for damages to property and/or bodily injury or death.

Is the Certificate of Liability Insurance attached? Yes No Not applicable to this event

Additional information/comments about liability insurance: _____

Additional information/comments about this application: _____

**APPLICANT'S SIGNATURE FOR THE PERMIT APPLICATION; RELEASE & WAIVER OF LIABILITY;
AND AGREEMENT FOR FINANCIAL RESPONSIBILITY.**

APPLICATION:

OATH: I hereby swear and affirm that the information provided with this application for parade, public assembly, demonstration, or rally is true and correct to the best of my knowledge. In addition, I agree to abide by all regulations of the ordinance and to advise all participants of the conditions of the permit.

RELEASE & WAIVER OF LIABILITY:

The permit holder shall indemnify and hold Dawson County harmless from any claim, demand, or cause of action that may arise from activities associated with the event. I acknowledge that I understand this Release, and I hereby agree for myself and on behalf of the Applicant to indemnify and hold harmless Dawson County, Georgia and its agents, officers, and employees, individually and jointly, from and against any claim for injury (including, but not limited to, personal injury and property damage), loss, inconvenience, or damage suffered or sustained by any individual, including but not limited to, business owners, patrons, participants of the parade, public assembly, demonstration, or rally, and spectators participating in and/or occurring during the event, unless the claim for injury is caused by intentional misconduct of an individual, agent, officer, or employee of Dawson County.

AGREEMENT FOR FINANCIAL RESPONSIBILITY:

The undersigned agrees to be solely responsible for cleaning affected areas littered during the activity, providing sufficient parking and storage areas for motor vehicles, providing temporary toilet facilities, and providing other similar special and extraordinary items deemed necessary for the permitted activity by Dawson County to keep the area of the event safe and sanitary. However, Dawson County shall not require individuals, organizations, or groups of persons to provide personnel for normal governmental functions such as traffic control, police protection, or other activities or expenses associated with the maintenance of public order. If additional requirements are placed upon an applicant and if such requirements are not met, then Dawson County may revoke the issued permit and/or deny any subsequent permit requested by the applicant. Dawson County shall be entitled to recover from the applicant any sum expended by Dawson County for extraordinary expenses not provided by the applicant. The additional expense may include, but not be limited to, Dawson County utilizing off-duty personnel or providing equipment or resources from other areas of the county to supplement equipment or resources already present.

Clark MacAllister

Applicant's Printed Name

Sworn to and subscribed before me
this 9 day of February 2018.

[Signature]

Applicant's Signature

Marjean Miller

Notary Public, State of Georgia

My Commission Expires: 11-18-2021

Marjean Miller
Notary Public
State of Georgia
Dawson County

Note to Applicant: Once your permit is processed, Planning & Development will notify you of the meeting dates for the Board of Commissioner's work session and voting session. You are required to attend both meetings.



Dawson County
Planning & Development
25 Justice Way, Suite 2322
(706) 344-3500

Permit for
Parades, Public Assemblies,
Demonstrations, and Rallies
In Public Places
(EMERGENCY SERVICES)

EMERGENCY SERVICES: Please complete this sheet and return it to Dawson County Planning and Development. (Please attach additional sheet, if necessary.)

Name of Event: 4-H Rabies Clinic Date(s) of Event: 4/21/2018

Any anticipated problems with proposed route? None

Any anticipated problems with the designated location for participants to assemble? None

How many personnel will be required for this event? 0

Estimated cost for personnel: 0

Number and type of vehicles required: 0

Type of procedures or equipment needed for the health and safety needs of the participants and the viewing public: 0

Estimated cost for equipment: 0

Additional comments/concerns: _____

Emergency Services: APPROVED: YES NO (Please also sign off on page 8 of application.)

By: [Signature] Date: 02-21-18



**Dawson County
Planning & Development**
25 Justice Way, Suite 2322
Dawsonville, GA 30534
(706) 344-3500

**Permit for
Parades, Public Assemblies,
Demonstrations, and Rallies
In Public Places**
(SHERIFF DEPARTMENT)

SHERIFF DEPARTMENT: Please complete this sheet and return it to Dawson County Planning and Development. (Please attach additional sheet, if necessary.)

Name of Event: 4-14 Rabies Clinic Date(s) of Event: 4/21/2018

Any anticipated problems with proposed route? N/A

Any anticipated problems with the designated location for participants to assemble? NONE

How many officers will be required for this event? NONE

Estimated cost for officers: 0

Number of vehicles required: 0

Type of procedures and equipment needed for the health and safety needs of the participants and the viewing public: NONE

Estimated cost for equipment: 0

Additional comments/concerns/recommendations: _____

Sheriff Department: APPROVED: YES NO (Please also sign off on page 8 of application.)
By: [Signature] Date: 2/20/18



**Dawson County
Planning & Development**
25 Justice Way, Suite 2322
Dawsonville, GA 30534
(706) 344-3500

**Permit for
Parades, Public Assemblies,
Demonstrations, and Rallies
In Public Places**
*(Marshal / Public Works / Environmental
Health / Parks & Recreation)*

**PLEASE PROVIDE COMMENTS AND APPROVALS BELOW (Attach additional sheet if necessary)
(Please also sign off on page 8 of the application.)**

MARSHAL: _____

APPROVED: YES NO By: _____ Date: _____

PUBLIC WORKS: _____

APPROVED: YES NO By: _____ Date: _____

ENVIRONMENTAL HEALTH: _____

APPROVED: YES NO By: _____ Date: _____

PARKS & RECREATION: _____

APPROVED: YES NO By: _____ Date: _____



**Dawson County
Planning & Development**
25 Justice Way, Suite 2322
Dawsonville, GA 30534
(706) 344-3500

**Permit for
Parades, Public Assemblies,
Demonstrations, and Rallies
In Public Places**
(APPROVALS)

Office Use Only:

If applicable to the event, the following departments have reviewed and approved this event:

Department	Printed Name	Signature for Approval	Date
Sheriff Dept.			
Emergency Services			
Marshal's Office			
Public Works Dept.			
Environmental Health			
Parks and Recreation			
State Park Office			
Georgia Dept. of Transportation			

Dawson County Board of Commissioners:

Work Session Date: 3-8-18

Voting Session Date: 3-15-18

Approved:

Attest:

Billy Thurmond, Chairman
Dawson County Board of Commissioners

Danielle Yarbrough, County Clerk
Kristen Cloud

cc: (as applicable)

Applicant
County Attorney
Sheriff Dept.
Emergency Services

Marshal Dept.
Environmental Health
Public Works
Parks and Recreation

GA DOT (Brent Cook)
GA State Parks

PERMIT #

PAR 2-18-11747

DATE ISSUED:

4-21-18

STATE OF GEORGIA
DEPARTMENT OF ADMINISTRATIVE SERVICES
CERTIFICATE OF INSURANCE

Name and Address of Agency Department of Administrative Services Risk Management Services P.O. Box 38198, Capitol Hill Station Atlanta, Georgia 30334	Coverages Afforded By: Company Letter A State of Ga. Risk Management Services <hr/> Company Letter B Great American Insurance Company <hr/> Company Letter C <hr/> Company Letter D <hr/> Company Letter E
Name and Address of Insured Board of Regents University of Georgia 4435 Atlanta Highway Bogart, Georgia 30622	

This certificate is given as a matter of information only and confers no rights upon the certificate holder. Notwithstanding any requirement, term or condition of any contract or other document with respect to which this certificate may be issued or may pertain, the insurance afforded by the policy(ies) described herein is subject to all the terms, exclusions and conditions of such policy(ies). This certificate does not amend, extend or otherwise alter the coverages afforded by the policy(ies) described herein.

COMPANY LETTER	TYPES OF INSURANCE	POLICY NUMBER	POLICY EXPIRES	LIMITS APPLY SEPARATELY PER POLICY
A	COV. LIABILITY (GL, MEDICAL MALPRACTICE) A TORT CLAIMS LIABILITY POLICY. State agency or Authority is insured when sued in state courts.	TCP 401-14-18	6/30/2018	BODILY INJURY & PROPERTY DAMAGE & PERSONAL INJURY COMBINED PER PERSON \$1,000,000 AGGREGATE \$3,000,000 OCCURRENCE POLICIES (X)
A	B EMPLOYEE LIABILITY POLICY. Employee is insured when sued individually.	CGL 401-14-18	6/30/2018	
	C STATE AUTHORITY POLICY. Coverage applies when Authority is sued in federal court			
Contractual and/or Additional Insured Coverage applies to Certificate Holder if policy A <input type="checkbox"/> B <input type="checkbox"/> C <input type="checkbox"/> is checked.				
A	COV. AUTOMOBILE LIABILITY COVERAGE D Owned, rented, and non-owned automobiles when Agency or Authority is sued in state court or employee is sued in federal court	TCP 401-14-18	6/30/2018	C.S.L. PER PERSON \$1,000,000 AGGREGATE \$3,000,000
	E Physical Damage Coverage			Other than Coll. 500 Ded. Coll. 500 Ded.
	F Excess Authority Coverage when Authority is sued in federal court G Excess Contractual and /or additional insured coverage when certificate holder is sued in federal or state court yes <input type="checkbox"/> no <input type="checkbox"/>			LIMITS SHOWN INCLUDE THE LIMITS OF LIABILITY SHOWN UNDER COVERAGES C-D FOR AUTHORITIES ONLY SINGLE LIMIT LIABILITY:
A	H WORKER'S COMP. COVERAGE	SELF-INSURED	NONE	STATUTE
B	COV. MISC. COVERAGE I Property J Other (Fidelity Bond)	GVT 554-39-95-17	6/30/2018	\$50,000,000

DESCRIPTION OF OPERATIONS/LOCATIONS/VEHICLES

Contractual Liability is NOT provided and the Certificate Holder is NOT an additional insured. Coverage applies to state employees while performing state assigned duties.

CANCELLATION:

In the event of cancellation of the policy(ies) described herein, Risk Management Services will endeavor to provide _____ 30 _____ days written notice to the certificate holder, however Risk Management Services assumes no legal responsibility for failure to do so.

NAME AND ADDRESS OF CERTIFICATE HOLDER

To Whom It May Concern

DATE ISSUED: 6/16/2017

Wade E. J.

AUTHORIZED REPRESENTATIVE



Nathan Deal
Governor

G. Christopher Nunn
Commissioner

June 16, 2017

Re: State of Georgia Self-Insurance Programs

To Whom It May Concern:

Please be advised, the Georgia Tort Claims Act (O.C.G.A. 50-21-20 *et seq.*) provides a limited waiver of sovereign immunity for claims against the State of Georgia arising from certain negligent acts or omissions of 'state officers or employees' up to a maximum damage amount of \$1,000,000 per person, \$3,000,000 per occurrence. The Georgia Tort Claims Act mandates that the Department of Administrative Services insures or self-insures and administers all claims brought against a state agency or agencies under this Act.

If a claim brought under the Georgia Tort Claims Act goes into litigation, the State Attorney General's Office has primary control over the case and constitutionally is only able to provide counsel for state agencies and their employees.

Accordingly, as a general rule, the State of Georgia will not add a private, non-state entity or individual as an additional insured and/or loss payee under the state's self-insurance programs administered by the Department of Administrative Services.

Should you have any further questions, please do not hesitate to contact me.

Sincerely,

Wade E. Damron
Director
DOAS, Risk Management Services Division

Backup material for agenda item:

4. Consideration of IFB #309-18- 2018 Vehicles for Sheriff's Office



DAWSON COUNTY BOARD OF COMMISSIONERS AGENDA FORM

Department: Sheriff

Work Session: 03/08/18

Prepared By: Melissa Hawk

Voting Session: 03/15/18

Presenter: Greg Rowan/Melissa Hawk

Public Hearing: Yes No

Agenda Item Title: IFB #309-18 2018 Vehicles for Sheriff's Office Presentation

Background Information:

The SPLOST VI Resolution stipulates that 11% of the SPLOST VI collections are dedicated to procure vehicles and equipment for the Sheriff's Office. An estimated \$650,000 is projected for 2018.

Current Information:

IFB was released for six (6) Ford Police Interceptor Utilities for Patrol, one (1) Ford Police Interceptor Utility for CID, one (1) Ford Police Interceptor for OPS and one (1) Ford F250, 4x4, Crew Cab for the Inmate Work Detail. Lowest, responsive bid is \$349,022. SPLOST Administrator approved purchase concurrently.

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

Fund	Dept.	Acct No.	Budget	Balance	Requested	Remaining
324	3300	542200	542200	\$650,000.00	\$349,022.00	\$300,978.00

Recommendation/Motion: To accept bids submitted and issue a Purchase Order to Wade Ford for the acquisition of vehicles as described herein in the amount of \$349,022.

Department Head Authorization: Greg Rowan

Date: 2/14/2018

Finance Dept. Authorization: Vickie Neikirk

Date: 2/27/18

County Manager Authorization: _____

Date: _____

County Attorney Authorization: _____

Date: _____

Comments/Attachments:

Presentation

IFB #309-18 2018 VEHICLES FOR THE SHERIFF'S OFFICE

WORK SESSION MARCH 8, 2018



Background

- ▶ 11% of SPLOST VI collections are dedicated to the Sheriff's Office for procurement of vehicles and equipment
- ▶ Estimated to be \$650,000.00
- ▶ SPLOST Administrator approved purchase of 9 vehicles concurrently

List of Items Bid

- ▶ Vehicle Count and Usage
 - ▶ 6 Ford Police Interceptor Utility - Patrol
 - ▶ 1 Ford Police Interceptor Utility – OPS
 - ▶ 1 Ford Police Interceptor Utility – CID
 - ▶ 1 Ford F250 4x4 Crew Cab – Inmate Work Detail
 - ▶ Each vehicle will be upfitted with equipment specific to task of unit.
 - ▶ Laptops will be furnished by the Sheriff's Office inventory

Acquisition Strategy & Methodology

- ▶ Advertised in Legal Organ
- ▶ Posted on County Website
- ▶ Posted on GLGA Marketplace
- ▶ Posted on Georgia Procurement Registry
- ▶ Emailed notification through vendor registry
- ▶ Notification through County's Facebook and Twitter accounts
- ▶ Notification through Chamber of Commerce
- ▶ Notified previous vendors
- ▶ **2 bids received**

Pricing

COMPANY	2018 FORD POLICE INTERCEPTOR (PATROL)	2018 FORD POLICE INTERCEPTOR (CID)	2018 FORD POLICE INTERCEPTOR (OPS)	2018 FORD F250 (INMATE WORK DETAIL)	ESTIMATED DELIVERY TIME	TOTAL COST
JACKY JONES	\$43,925.00	\$30,675.00	\$35,375.00	\$27,975.00	8-10 WEEKS	\$357,575.00
WADE FORD	\$42,781.00	\$29,933.00	\$34,894.00	\$27,509.00	12-16 WEEKS	\$349,022.00

Recommendation

Staff respectfully requests the Board to accept bids received for IFB #309-18 2018 Vehicles for the Sheriff's Office and to issue a Purchase Order to Wade Ford for the acquisition of vehicles as described herein in the amount of \$349,022.00. Total funds to come from SPLOST VI in accordance with SPLOST VI Resolution.

Backup material for agenda item:

5. Ratification of Veterans Memorial Park and Senior Services Revitalization Concept



DAWSON COUNTY BOARD OF COMMISSIONERS AGENDA FORM

Department: Senior Services/Park and Recreation

Work Session: 03/08/2018

Prepared By: Dawn Pruett

Voting Session: 03/15/2018

Presenter: Dawn Pruett

Public Hearing: Yes _____ No X

Agenda Item Title: Presentation of Veterans Memorial Park and Senior Services Revitalization Concept

Background Information:

The Margie Weaver Senior Center was built over 25 years ago in Veterans Memorial Park. Recent growth to Dawson County has created a need for additional space for senior clients to participate in daily activities. A revitalization concept is needed at Veterans Memorial Park to create a design for a new Senior Center as well as a design for improvements to the park.

Current Information:

Dawson County Senior Services has received a donation to build a new Senior Center. Dawson County also is applying for funding to assist with the construction through a Community Development Block Grant. A concept plan is needed to submit with the grant application.

Budget Information: Applicable: Not Applicable: Budgeted: Yes_No__

Fund	Dept.	Acct No.	Budget	Balance	Requested	Remaining

Recommendation/Motion: Approve Revitalization Concept

Department Head Authorization: Dawn Pruett

Date: 03/07/2018

Finance Dept. Authorization: Vickie Neikirk

Date: 3/7/18

County Manager Authorization: DH

Date: 03/07/18

County Attorney Authorization: _____

Date: _____

Comments/Attachments:

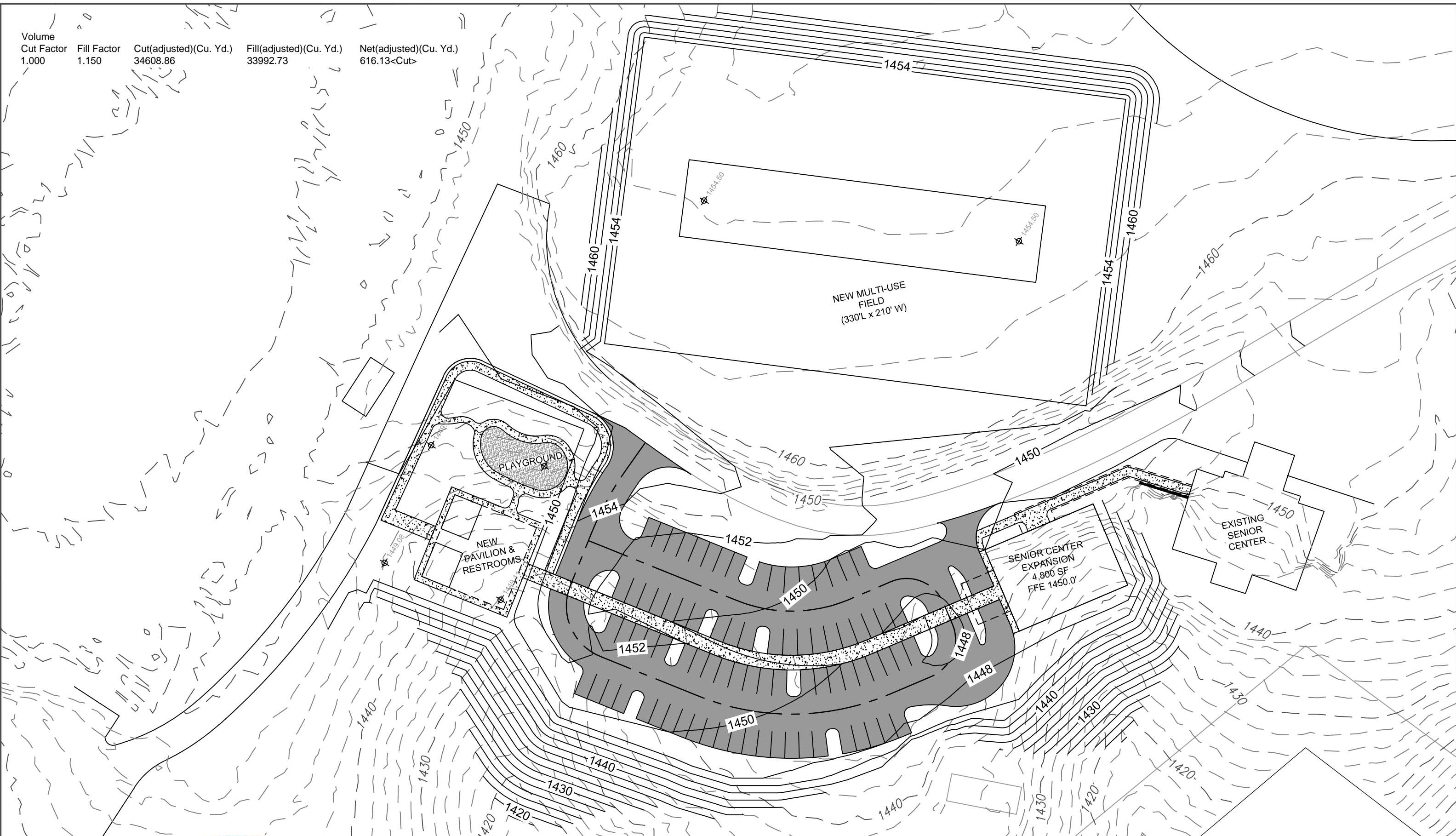


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EXPANSION CONCEPT PLAN
VETERANS MEMORIAL PARK AND SENIOR CENTER
 MAY 18, 2017

POND
 3500 Parkway Lane Suite 600
 Peachtree Corners, GA 30092
 Ph 678.336.7740 www.pondco.com

Volume
 Cut Factor 1.000 Fill Factor 1.150 Cut(adjusted)(Cu. Yd.) 34608.86 Fill(adjusted)(Cu. Yd.) 33992.73 Net(adjusted)(Cu. Yd.) 616.13<Cut>



512

EXPANSION CONCEPT GRADING PLAN
VETERANS MEMORIAL PARK AND SENIOR CENTER
 MAY 18, 2017



3500 Parkway Lane Suite 500
 Peachtree Corners, GA 30092
 Ph 678.336.7740 www.pondco.com

Backup material for agenda item:

6. Ratification of RFP #306-18- Architectural and Engineering Services for the Senior Services Center Award Recommendation



DAWSON COUNTY BOARD OF COMMISSIONERS AGENDA FORM

Department: Senior Services

Work Session: 03/08/2018

Prepared By: Melissa Hawk

Voting Session: 03/15/2018

Presenter: Dawn Pruett/Melissa Hawk

Public Hearing: Yes No

Agenda Item Title: RFP #306-18 A & E Services for the Senior Services Center Presentation

Background Information:

On May 18, 2017, Dawson County entered into an agreement with the Georgia Mountains Regional Commission to prepare a full grant application (due in April 2018) in connection with the Community Development Block Grant program to compete for funding to construct an additional building for Senior Services. Part of the information needed for the application is the cost of the A & E services for the project.

Current Information:

To fulfill the need of CDBG Grant requirements and construction drawings and specifications, the Purchasing Department released a Request for Proposals for same. The technical proposal was evaluated and scored by four (4) Dawson County staff.

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

Fund	Dept.	Acct No.	Budget	Balance	Requested	Remaining

Recommendation/Motion: To approve a contract with Wakefield Beasley & Associates to develop drawings and specifications for the construction of the expansion for the Senior Services not to exceed \$204,000.

Department Head Authorization: Dawn Pruett

Date: 02/27/2018

Finance Dept. Authorization: Vickie Neikirk

Date: 2/28/17

County Manager Authorization: _____

Date: _____

County Attorney Authorization: _____

Date: _____

Comments/Attachments:

Presentation

RPF #306-18 A & E SERVICES FOR THE SENIOR SERVICES CENTER

WORK SESSION MARCH 8, 2018



Background

- ▶ On May 18, 2017, Dawson county entered into an agreement with the Georgia Mountains Regional Commission to prepare a full grant application in connection with the Community Development Block Grant program to compete for funding to construct an additional building for Senior Services. Dawson County has a potential of being awarded \$750,000.00 for the Senior Services Center expansion project.
- ▶ A Request for Proposal was released on January 12, 2018 for proposals to complete the scope of services.
- ▶ Bid according to policy.
- ▶ Standard Professional Services Contract
 - ▶ Term – Award date until final acceptance of the project by the County

Acquisition Strategy & Methodology

- ▶ Advertised in Legal Organ
- ▶ Posted on County Website
- ▶ Posted on GLGA Marketplace
- ▶ Posted on Georgia Procurement Registry (GPR)
- ▶ Emailed notification through Vendor Registry (VR)
- ▶ Notification through County's Facebook and Twitter accounts
- ▶ Followed the additional posting requires of CDBG, Section 3 regulations.
- ▶ Polled all vendors on the Georgia Procurement Registry (GPR) 40 replied with interest

- ▶ 1450 vendors notified through GPR and VR
- ▶ **1 proposal received**

Scope of Services

- ▶ Services are divided into phases of completion.
- ▶ Some of the contracted scope of services include:
 - ▶ During the Pre-Design Phase, the Contractor shall present acceptable conceptual drawing of the facility and site.
 - ▶ During the Schematic/Preliminary Design and Engineering Phase, the Contractor shall preliminary design, engineering and site drawings and specifications and prepare the construction budget.
 - ▶ During the Design and Engineering Development Phase, the Contractor shall prepare the final design and engineering documents.
 - ▶ During the Construction Documents Phase, the Contractor shall prepare working drawings and specifications to be used by the Purchasing Department to solicit bids for the construction of the project.
 - ▶ The documents shall include all civil and site, landscape architecture, architectural, structural, plumbing, mechanical and electrical engineering required for the facility.
 - ▶ During the Interior Design Phase, the Contractor will coordinate with staff for space planning, furnishings and equipment layout and interior finishes for the construction IFB.
 - ▶ During the Construction Phase, the Contractor will manage the construction and certify the construction payments.

Evaluation Committee

- ▶ Dawn Pruett, Senior Services Director
- ▶ Lisa Henson, Parks and Recreation Director
- ▶ James Tolbert, Facilities Director
- ▶ Tammy Loggins, Finance Liaison
- ▶ Melissa Hawk, Purchasing Manager (Facilitator)

Evaluation Criteria and Proposer Scores

COMPANY	COMPANY BACKGROUND AND STRUCTURE	EXPERIENCE & QUALIFICATIONS OF DEDICATED STAFF	PROJECT UNDERSTANDING/APPROACH TO SCOPE OF WORK	REFERENCES	MANAGEMENT PLAN	TECHNICAL SCORE	Cost/FINANCIAL	Total SCORE
WAKEFIELD BEASLEY	48	56	60	28	45	59	10	77

Evaluators and Purchasing verified references. All were pleased with Wakefield Beasley. Most projects finished on time and within budget. Those that did not were due to the construction Contractor or Owner requesting changes during the A & E phases. Some projects verified: Forsyth County Courthouse and Jail, Paulding County Sheriff's Office and Training Facility and Clayton County Intergenerational Center. 520

Scores are rounded up to nearest whole number

Cost Proposals

WAKEFIELD BEASLEY & ASSOCIATES		
Tasks	RFP Price Proposal	After Negotiations
Site Survey	\$25,000.00	PROVIDED BY OWNER
Soils Evaluation	\$12,000.00	PROVIDED BY OWNER
Document Existing Facility	\$9,600.00	\$4,000.00
Base Fee	\$115,000.00	\$124,000.00
CDBG Compliance	\$28,000.00	\$28,000.00
Planning	\$20,000.00	\$18,000.00
FFE	\$30,000.00	\$30,000.00
Total	\$239,600.00	\$204,000.00

521

All work will be invoiced in a very detailed, hourly format to verify costs. This method will ensure that a lump sum fee is not paid but instead for work completed.

Challenges for RFP Proposers

Due to the deadlines of the CDBG grant application, timing is of essence to complete the phases of the Scope of Services. This necessitated a bid bond ,to ensure the chosen Proposer enters into a contract, as A & E services costs must be included in the package submitted by April 2, 2018. Liquidated damages were incorporated to ensure that each phase is completed on time.

Leverage points can be received to have complete IFB construction documents prepared to be submitted for approval by GA Department of Community Affairs by early July, 2018.

Recommendation

Staff respectfully requests the Board to accept the proposal submitted for the RFP #306-18 A & E Services for the Senior Services Center; and approve a contract to Wakefield Beasley & Associates not to exceed \$204,000.00 to complete the scope of services within the RFP.

Backup material for agenda item:

7. Consideration of 2018 Surplus Sales List



DAWSON COUNTY BOARD OF COMMISSIONERS AGENDA FORM

Department: Fleet

Work Session: 03.08.18

Prepared By: Kara Wilkins

Voting Session: 03.15.18

Presenter: Shannon Harben

Public Hearing: Yes No

Agenda Item Title: 2018 Surplus Sales List

Background Information:

The vehicles have exceeded their life and/or will cost too much money to repair, and they need to be sold on GovDeals.

Current Information:

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: Vickie Neikirk

Date: 2/27/18

County Manager Authorization: _____

Date: _____

County Attorney Authorization: _____

Date: _____

Comments/Attachments:

Please refer to the attachment

2018 Dawson County Surplus List

Year	Vehicle	VIN	Miles/Hours	Surplus Reason
2001	Ford Crown Victoria	2FAFP71W91X124052	198,385	Exceeded Life
2003	Ford F250	1FTNW21L43EA37973	230,000	Engine Blown
1998	Ford F700	1FDNF80C3WVA13152	152,654 IN	Exceeded Life/ Transmission Failure
2006	New Holland TN70DA	H1E053200	2,600	Transmission Failure
	John Deere 6310 side arm	L06310H309537	6,000	Exceeded Life/Boom Float
	Alamo Buzz Bar BB90	1668	N/A	Do Not Need
	Atlas 4 post 14lb drive on lift	00A08D0089	N/A	Exceeded Life
	Blaw-Knox PF3200 Paver	175178	6,000	Exceeded Life
	Case 580M Series 2 backhoe	N7C424295	4,000	Exceeded Life
	John Deere zero turn mower(2)		N/A	Exceeded Life
	Bush Hog 2710 Right Hand Bat-wing	12-04083	N/A	Exceeded Life
	Use 2710 bush hog until replaced			
	Hi-Way E2020XT Spreader body	125607	N/A	Exceeded Life
	Misc filters and obsolete parts		N/A	Do Not Need
2000	Mack RD688S dump truck	1M2P267CXYM048164	352,000	Exceeded Life
2001	Spartan Quality Custom Engine 7	4S7HT22971CO39751	67,905	Pump Failure
	Golf Cart-Fire Department			Exceeded Life
2002	Ford Expedition	1FMPU16L22LA87617	152,501	Exceeded Life
2003	Ford Explorer	1FMZU73K63UC65337	182,414	Transmission Failure/Exceeded Life
2006	Ford Crown Victoria	2FAFP71W46X118943	182,629	Exceeded Life

Backup material for agenda item:

8. Consideration of Proposed Salary Increases for County Employees



DAWSON COUNTY BOARD OF COMMISSIONERS AGENDA FORM

Department: Board of Commissioners

Work Session: 3/8/18

Prepared By: Vickie Neikirk

Voting Session: 3/15/18

Presenter: Chairman Billy Thurmond

Public Hearing: Yes No

Agenda Item Title: Proposed Salary Increases for County Employees

Background Information:

In 2016 the county contracted to have a compensation update. In April 2017, the county approved salary increases based on the results of that salary study. No increases were included in the 2018 adopted budget. The BOC stated during the budget process if 2017 ended in a positive financial position, the BOC would consider implementing a 2% pay increase during 2018.

Estimated cost of implementing 2% pay increase (including benefits) \$232,985. To be effective Pay period ending 4/6/18. Would appear on 4/13/18 pay. Increases would not be retroactive to Jan 1.

Current numbers (prior to audit) provide a net increase to General Fund fund balance for 2017 of \$991,986. General Fund revenues and expenditures were less than budgeted, but revenue exceeded expense by that amount.

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

Fund	Dept.	Acct No.	Budget	Balance	Requested	Remaining
					\$300,000	

Recommendation/Motion: To recommend and approve 2% salary increases for County employees at a cost not to exceed \$300,000. This will cover increases for overtime costs as well as budgeted salary and benefits.

Department Head Authorization: _____

Date: _____

Finance Dept. Authorization: Vickie Neikirk

Date: 3/1/18

County Manager Authorization: _____

Date: _____

County Attorney Authorization: _____

Date: _____

Comments/Attachments:

1. Preliminary 2017 General Fund Revenue/Expense Report
2. Cost of proposed salary increase per department

BUDGET REPORT BY FUNCTION - ALL

Comm Of Roads & Revenue Dawson Co

Current Period: 12/01/2017 To 12/31/2017

FY 2017

Ideal Remaining Percent: 0 %

Account	Budgeted (\$)	Orig Budget (\$)	Year To Date (\$)	Encumbrance (\$)	Remaining Balance (\$)	PCT (%)
Report Total Revenue	25,496,976.00	24,227,413.00	23,920,655.81	0.00	1,576,320.19	6
Report Total Expenditure	25,496,976.00	24,227,413.00	22,928,669.74	31,231.26	2,537,075.00	10
Report Totals Net	0.00	0.00	991,986.07	-31,231.26	-960,754.81	0

Preliminary
Prior to Audit
Subject to change

BUDGET REPORT BY FUNCTION - EXPENDITURE

Pay period number 8 would be first payroll in April(Paydate of 4/13 ending 4/6)

	Budgeted (\$)	Per pay Period	19 payrolls	add 2%	Fica	Ret.	Total
Function: 1310 Board Of Commissioners							
100-00-1310-51100-000 Salary	78,992.00	3,038.15	57,724.92	1,154.50	88.32	46.18	1,289.00
Function: 1320 County Administration							
100-00-1320-51100-000 Salary	173,858.00	6,686.85	127,050.08	2,541.00	194.39	101.64	2,837.03
Function: 1400 Elections/Registrar							
100-00-1400-51100-000 Salary	161,267.00	6,202.58	117,848.96	2,356.98	180.31	94.28	2,631.57
Function: 1610 Finance							
100-00-1610-51100-000 Salary	339,717.00	13,068.04	248,254.73	4,965.09	379.83	198.60	5,543.53
Function: 1530 County Attorney							
100-00-1530-51100-000 Salary	90,000.00	3,461.54	65,769.23	1,315.38	100.63	52.62	1,468.63
Function: 1535 Information Technology							
100-00-1535-51100-000 Salary	143,913.00	5,535.12	105,167.19	2,103.34	160.91	84.13	2,348.38
Function: 1540 Human Resources							
100-00-1540-51100-000 Salary	111,755.00	4,298.27	81,607.12	1,633.34	124.95	65.33	1,823.63
Function: 1545 Tax Commissioner							
100-00-1545-51100-000 Salary	276,068.00	10,618.00	201,742.00	4,034.84	309.67	161.39	4,504.80
Function: 1550 Tax Assessor							
100-00-1550-51100-000 Salary	344,599.00	13,253.81	251,822.35	5,036.45	395.29	201.46	5,623.19
Function: 1565 Facility Management							
100-00-1565-51100-000 Salary	356,143.00	14,082.42	267,566.04	5,351.32	408.38	214.05	5,974.75
Function: 1576 Engineering GIs							
565-00-1576-51100-000 Salary	46,659.00	1,794.58	34,096.96	681.94	52.17	27.28	761.39
Function: 2150 Superior Court							
100-00-2150-51100-000 Salary	102,102.00	3,930.46	74,678.77	1,493.58	114.26	59.74	1,667.58
Function: 2180 Clerk Of Court							
100-00-2180-51100-000 Salary	391,027.00	15,039.50	285,750.50	5,715.01	437.20	228.80	6,380.81
Function: 2200 District Attorney							
100-00-2200-51100-000 Salary	465,724.00	17,527.85	333,029.08	6,660.58	509.53	266.42	7,436.54
Function: 2400 Magistrate Court							
100-00-2400-51100-000 Salary	276,197.00	10,584.50	201,105.50	4,022.11	307.89	160.88	4,490.88
Function: 2450 Probate Court							
100-00-2450-51100-000 Salary	185,817.00	7,146.81	135,789.35	2,715.79	207.76	108.63	3,032.18
Function: 2900 Drug Court							
250-00-2900-51100-000 Salary	129,151.00	4,967.35	94,379.58	1,887.59	144.40	75.50	2,107.50
250-00-2900-51100-018 Salary	152,476.00	5,864.48	111,424.77	2,228.50	170.48	89.14	2,488.12
250-00-2900-51100-019 Salary	152,841.00	5,870.81	111,545.35	2,230.91	170.66	89.24	2,490.81
Function: 3300 Sheriff							
100-00-3300-51100-000 Salary	1,905,995.00	73,307.50	1,392,842.50	27,856.85	2,131.05	1,114.27	31,102.17
Function: 3322 K9							
250-00-3322-51100-018 Salary	112,204.00	4,315.54	81,895.23	1,639.90	125.45	65.60	1,830.95
Function: 3326 Jail							
100-00-3326-51100-000 Salary	1,334,118.00	51,312.23	974,932.38	19,498.65	1,491.65	779.95	21,770.24
Function: 3350 School Resource Officers							
100-00-3350-51100-000 Salary	211,014.00	8,115.92	154,202.54	3,084.05	235.83	123.36	3,443.34
Function: 3351 Marshal							
100-00-3351-51100-000 Salary	79,754.00	3,067.46	58,281.77	1,165.64	89.17	46.83	1,301.43
Function: 3380 Sheriff Services							
100-00-3380-51100-000 Salary	533,133.00	20,505.12	388,597.19	7,791.94	596.08	311.88	8,699.71
Function: 3391 Vawa							
250-00-3391-51100-018 Salary	52,785.00	2,030.19	38,573.65	771.47	69.02	30.86	861.35
Function: 3500 Fire							
100-00-3500-51100-000 Salary	879,958.00	33,844.46	643,044.77	12,850.90	983.86	514.44	14,359.19
250-00-3500-51100-000 Salary	533,682.00	20,526.23	388,996.38	7,799.97	596.70	312.00	8,708.68
Function: 3630 Ems							
100-00-3630-51100-000 Salary	1,591,346.00	61,205.62	1,182,906.89	23,258.13	1,779.25	930.33	25,897.71
Function: 3700 Coroner							

100-00-3700-511100-000 Salary	56,800.00	2,261.54	42,989.23	859.38	65.74	34.38	959.50
Function: 3800 E-911							
215-00-3800-511100-000 Salary	452,645.00	17,409.42	330,779.04	6,615.56	506.09	264.82	7,386.30
Function: 3920 Ema							
100-00-3920-511100-000 Salary	84,298.00	3,242.23	61,602.38	1,232.05	94.25	49.28	1,375.58
Function: 4100 Public Works Admin							
100-00-4100-511100-000 Salary	91,617.00	3,523.73	66,950.88	1,339.02	102.43	53.96	1,495.01
Function: 4220 Roads Deet							
100-00-4220-511100-000 Salary	458,835.00	19,185.96	354,533.27	7,290.67	557.74	291.83	8,140.03
Function: 4520 Transfer Station							
540-00-4520-511100-000 Salary	130,551.00	5,021.19	85,402.65	1,908.05	145.97	76.32	2,130.34
Function: 4580 Pub Ed-Keop Dc Beautiful							
540-00-4580-511100-000 Salary	5,000.00	182.31	3,853.85	73.08	5.59	2.92	81.59
Function: 4910 Fleet Maintenance							
615-00-4910-511100-000 Salary	98,521.00	3,789.27	71,996.12	1,439.92	110.15	57.50	1,607.67
Function: 5510 Leocav Link							
250-00-5510-511100-018 Salary	220,664.00	8,487.08	161,254.46	3,225.09	246.72	129.00	3,600.81
250-00-5510-511100-019 Salary	220,664.00	8,487.08	161,254.46	3,225.09	246.72	129.00	3,600.81
Function: 5540 Dot Translt							
250-00-5540-511100-018 Salary	111,537.00	4,289.88	81,507.81	1,630.16	124.71	65.21	1,820.07
250-00-5540-511100-019 Salary	112,301.00	4,315.42	81,993.04	1,639.66	126.45	65.59	1,830.90
Function: 6120 Park							
100-00-6120-511100-000 Salary	476,385.00	18,399.42	349,589.04	6,991.78	534.87	279.67	7,806.32
Function: 7130 County Extension							
100-00-7130-511100-000 Salary	57,713.00	2,219.73	42,174.88	843.50	64.53	33.74	941.77
Function: 7410 Planning & Development							
100-00-7410-511100-000 Salary	339,837.00	13,070.65	248,342.42	4,966.85	379.96	198.67	5,545.49
Function: 7630 Familv Conn Operatino							
207-00-7630-511100-018 Salary	15,916.00	612.15	11,630.92	232.62	17.80	9.30	269.72
207-00-7630-511100-019 Salary	12,968.00	498.77	9,476.62	189.53	14.50	7.56	211.61
Function: 7636 Oos (Off Prevent Serv)							
207-00-7636-511100-018 Salary	36,727.00	1,489.50	28,300.50	566.01	43.30	22.64	631.95
207-00-7636-511100-019 Salary	12,909.00	496.50	9,433.50	188.67	14.43	7.65	210.65
Function: 7637 United Way							
207-00-7637-511100-000 Salary	1,465.00	56.35	1,070.58	21.41	1.64	0.86	23.91
Function: 7680 Familv Connection							
207-00-7680-511100-000 Salary	2,500.00	96.15	1,826.62	36.54	2.80	1.46	40.80
Function: 7682 Familv Connection Admin							
207-00-7682-511100-000 Salary	20,792.00	799.69	15,194.15	303.88	23.25	12.16	339.29
	14,277,728.00	549,143.38	10,433,724.31	208,674.49	15,963.60	8,346.98	232,985.06
				Salary Cost	FICA Cost	Rat Cost	Total Cost

Backup material for agenda item:

9. Consideration of Board Appointments:

a. Development Authority of Dawson County

i. Joel Hanner- *replacing Brian Sticker* (Term: March 2018 through December 2019)

b. Tax Assessors Board

i. Andrea McKenzie- *replacing Joe Bosworth* (Term: March 2018 through December 2021)

DAWSON COUNTY BOARD OF COMMISSIONERS
APPLICATION FOR APPOINTMENT TO COUNTY
BOARDS AND AUTHORITIES



The Dawson County Board of Commissioners accepts applications for appointments. Interested parties should submit this form and supporting documentation to the County Clerk.

Board or Authority Applied for: The Dawson County Development Authority

Name Joel Hanner

Home Address 40 Alden Ct., Apt 5C

City, State, Zip Dawsonville, GA 30534

Mailing Address (if different) Same as above

City, State, Zip Same as above

Telephone Number _____ **Alternate Number** 770-535-4433

Fax Telephone Number No fax

E-Mail Address jphanner@southernco.com

Additional information you would like to provide:

My experiences and involvement in other communities have allowed me to see different perspectives on community and economic development. With Georgia Power Company being a leader in community and economic development, I would leverage all my experiences and resources to work with the Dawson County Development Board and local leaders for the enrichment of the Dawson County area. See attachment.

Signature

Date February 21, 2018

Please note: Submission of this application does not guarantee an appointment.

Return to: Dawson County Board of Commissioners
Attn: County Clerk
25 Justice Way, Suite 2335
Dawsonville, GA 30534
(706) 344-3501 FAX: (706) 344-3504

February 19th, 2018

Dawson County Commissioners
25 Justice Way
Suite 2313
Dawsonville, GA 30534

Dear Dawson County Commissioners,

I would like to express my interest in being appointed to the Dawson County Development Authority. I currently reside at 40 Alden Trace, Apt 5-C in the City of Dawsonville.

I have been employed at Georgia Power Company for 19 years, where our motto is “A Citizen Wherever We Serve”. During that time, I have been active in several communities which included other economic development boards and organizations. Before relocating to the Dawsonville area, I served on boards of directors including the *Camden County Joint Development Authority*, *Coastal Pines Technical College Board of Directors*, and Chair of the *Camden County Chamber of Commerce*. In addition, I am a leadership graduate from the Camden County, Thomas County, and Liberty County Leadership programs, as well as Leadership Southeast Georgia. My formal economic development training includes completion of the *Regional Economic and Leadership Development* program from the Georgia Academy, and the *Development Authority Board Member Basic Training* course from the University of Georgia’s Fanning Institute. As a Dawson County Development Authority board member, I would leverage all my experiences and resources for the betterment of our community and growth.

My involvement in other communities has allowed me to see different perspectives on community development and I will use that to our advantage in Dawson County. With Georgia Power Company being a leader in community and economic development, I will utilize all resources at my disposal to work with community leaders for the enrichment of Dawson County. Collaboration achieves greater results!

Thank you for your consideration.

Sincerely,

Joel Hanner
Local Manager
Georgia Power Company

jphanner@southernco.com



Joel P. Hanner

Georgia Power Company
426 Spring St. Bin 72210
Gainesville, GA 30501
Email: jphanner@southernco.com

I am from Camden County, Georgia, and hold a bachelor's degree in Electrical Engineering from the University of Florida. Since joining Georgia Power Company in 1999, I have held various roles of increasing responsibility in engineering, customer service, external relations, and management all over south Georgia. While working in these communities, I served on numerous boards of directors in various organizations and completed several local and regional leadership programs including Leadership Liberty, Thomas, Camden, and Southeast Georgia. I am currently the Georgia Power Local Manager for Dawson, Lumpkin, and White Counties.

In my previous role, I was directly responsible for customer service, engineering, operations, and community/external relations for Camden County. In addition, I chaired the *Camden County Chamber of Commerce*, *The Camden Partnership*, and the *United Way of Camden County*. Other boards I have served on are the *Coastal Pines Technical College*, *Altamaha Technical College*, the *Camden County Joint Development Authority*, and the *Kingsland Development Authority*. I have also served as President of the *Camden County Rotary Club*.

Since moving to the Dawsonville area in October 2017, I was appointed to the *Dawson County Chamber of Commerce* where I chair the *Workforce Development Committee*. I also serve on the *Governmental Affairs Committee* for the *Dahlonega-Lumpkin County Chamber of Commerce*, and am a member of the *White County Rotary Club* in Cleveland.

I currently reside in Dawsonville and enjoy spending time with my wife Salina, and our daughter Julia.

Joel P. Hanner

Georgia Power Company
426 Spring St. Bin 72210
Gainesville, GA 30501
Email: jphanner@southernco.com

Experience

Georgia Power Company [Jan. 11, 1999 – Present]

- Local Manager
 - Dawson/Lumpkin/White Counties [October 16, 2017 - Present]
 - Management of external and community relations for Dawson, Lumpkin, & White Counties, which include the cities of Dawsonville, Dahlonega, Cleveland, and Helen.
 - Camden County [July 12, 2008 – October 15, 2017]
 - Management of all customer service, engineering/line operations, and external/community relations for Camden County, which include the cities of Kingsland, St. Marys, & Woodbine
 - Budget and performance management of direct report employees
 - Doubled as Engineering Supervisor for Glynn/Camden/McIntosh Counties
 - [2/13/2017-10/15/2017].
 - Mitchell/Thomas Counties [May 20, 2006 – July 11, 2008]
 - Management of all customer service, meter reading, line operations, and external relations for Mitchell/Thomas Counties, which include the cities of Pelham, Thomasville, Boston, Coolidge, Pavo, and Sale City.
- Distribution Engineer
 - Hinesville [Nov. 6, 2004 – May 19, 2006]
 - Tifton [Jan. 11, 1999 – Nov. 5, 2004]
 - Responsible for engineering overhead and underground distribution facilities for industrial, commercial, and residential customers.
- Customer Service Supervisor (developmental rotation)
 - [Sept. 16, 2002 – Feb. 27, 2004]
 - Management of all customer service and meter reading in the Tifton Area
 - Performance management of direct report employees

Clay Electric Cooperative, Gainesville, FL [May 12, 1997 – Jan. 12, 1999]

- Field Engineer
 - Responsible for engineering, staking, and drafting jobs for placement of overhead and underground distribution facilities for commercial and residential customers.

Experience (cont.) **BellSouth Telecommunications**, Ft. Lauderdale, FL [Sept 9, 1996 – May 12, 1997]

- Outside Plant Engineer
 - Responsible for engineering overhead and underground communication facilities for industrial, commercial, and residential customers.

Gilman Paper Company, St. Marys, GA [June 1990 – Dec. 1993]

- Electrician's Helper in the Electrical Dept. (12 months)
 - Responsible for assisting journeyman electrician in various duties.

Education

University of Florida, Gainesville, FL

- Bachelor of Science in Electrical Engineering [Aug. 10, 1996]

Georgia Southern University, Statesboro, GA

**Certifications
& Achievements**

Leadership Southeast Georgia graduate [May 18, 2012]

Georgia Power Leading Others Program [Dec. 12, 2011]

Development Authority Board Member Basic Training Course [Aug. 17, 2011]

Georgia Power Leadership Development Program

Technical College Board Certification

Leadership Camden graduate [May 15, 2010]

Leadership Thomas graduate [June 28, 2007]

First Line Supervisor Development Program [April 12, 2007]

Georgia Academy for Regional Economic & Leadership Development [November 21, 2006]

Leadership Liberty graduate [July 13, 2006]

Southern Company Level Two Power Delivery Certification [Dec. 12, 2001]

Southern Company Level One Power Delivery Certification [May 26, 2000]

Fundamentals of Engineering Examination (F.E.) [April 25, 1998]

**Community
Activities**

Camden County Joint Development Authority Board of Directors

Kingsland Development Authority Board of Directors

Coastal Pines Technical College Board of Directors

Altamaha Technical College Board of Directors

Past-Chair – Camden County Chamber of Commerce Board of Directors

Past-Chair – The Camden Partnership Board of Directors

Past-President – Camden Rotary Club

Past-Chair – Camden Chamber Leadership Development Committee

Past-Chair – United Way of Camden County Board of Directors

Management Sponsor of Citizens of Georgia Power Kingsland Chapter

Management Sponsor of Coastal Region Employee Council

Pelham Chamber of Commerce Board of Directors

Pelham Economic Development Board of Directors

Pelham Train Depot Renovation Committee

Pelham Rotary Club

Southwest Georgia Technical College Advisory Board of Directors

Thomasville-Thomas County Chamber of Commerce Existing Industry Committee

Thomasville-Thomas County Chamber of Commerce Entrepreneur-Friendly Committee

President of the Citizens of Georgia Power in Hinesville

Distribution Partnership Initiative Committee

Treasurer of the South Region Safety Leadership Team

Treasurer of the Citizens of Georgia Power in Tifton

Corporate Board Secretary of Big Brothers Big Sisters of South Georgia

Tifton Kiwanis Club

The University of Georgia

Fanning Institute

hereby certifies that

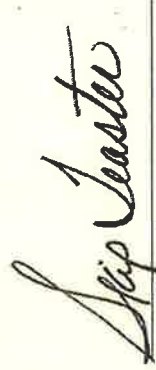
Joel Hanner


completed the


Development Authority Board Member Basic Training Course
held in Moultrie, Georgia, on August 17, 2011

and this certificate is awarded in recognition of participation in this
8 hour Instructional Program

I 7 8 5


Skip Teaster, CEEd, PCED
Fanning Institute
The University of Georgia


Joseph Whorton, Ph. D.
Director, Fanning Institute
The University of Georgia


Greg Wright, Chairman
Development Authority Executives Committee
Georgia Economic Developers Association

DAWSON COUNTY BOARD OF COMMISSIONERS
APPLICATION FOR APPOINTMENT TO COUNTY
BOARDS AND AUTHORITIES



The Dawson County Board of Commissioners accepts applications for appointments. Interested parties should submit this form and supporting documentation to the County Clerk.

Board or Authority Applied for TAX ASSESSOR BOARD

Name ANDREA MCKENZIE

Home Address 305 JULIAN CREEK RD

City, State, Zip DAWSONVILLE, GA 30534

Mailing Address (if different) _____

City, State, Zip _____

Telephone Number _____ Alternate Number 706-265-4000

Fax Telephone Number 706-216-8458

E-Mail Address amckenzie@amckenziecpa.com

Additional information you would like to provide:

I AM HAPPY TO SERVE MY COMMUNITY.

Signature Andrea McKenzie Date 2/19/2018

Please note: Submission of this application does not guarantee an appointment.

Return to: Dawson County Board of Commissioners
Attn: County Clerk
25 Justice Way, Suite 2313
Dawsonville, GA 30534
(706) 344-3501 FAX: (706) 344-3889

ANDREA ALMAN MCKENZIE, CPA

305 Julian Creek Rd.

Dawsonville, GA 30534

amckenzie@amckenziecpa.com • 1

Extensively experienced and goal-oriented accountant with a demonstrated track record of leading the preparation and analysis of financial reports to summarize financial position. Proven expertise in providing process improvements utilizing new and existing technology. Talented leader supervising and teaching others to support achievement of overall financial reporting objectives. Trusted advisor for preparation of individual and business tax returns.

Core competencies include:

- Accounting Management
- Financial Analysis
- Internal Control Evaluation
- Tax Preparation
- Financial Statement Audit
- Cash Management
- Budgeting
- Cost Reductions
- Tax Planning
- Forensic Accounting
- Technology Integration
- Regulatory Compliance
- Efficiency Improvements
- Bookkeeping
- New Business Setup

CAREER EXPERIENCE

McKenzie & Company, LLC, December 2014 – Present

Owner

Set up CPA firm to provide tax and accounting services to individual and small business clients.

K.C. Fuller & Associates, LLC, December 2013 – December 2014

Associate

Responsibilities included income tax preparation, attest services, bookkeeping services, client relations, new business proposals, training and supervising staff. Industries include real estate, construction, not for profit and governmental entities.

Key Achievements:

- Provided tax preparation, planning and advice to individuals and small businesses in the North Georgia area.
- Successfully helped clients implement new accounting standards as needed.

Donner Weiser & Associates, PC, December 2006 – July 2010

Merged into Aarons Grant & Habif, LLC (aka AGH, LLC), July 2010 – December 2013

Audit Manager

Responsibilities included managing audit and attestation engagements, client relations, new business proposals, training new staff and supervising staff. Industries include real estate, construction,

Continued...

CAREER EXPERIENCE CONTINUED

distribution, technology, finance, employee benefits, fraud and forensics, not for profit and governmental entities including OMB-133.

Key Achievements:

- Provided guidance and successfully implemented a paperless engagement environment.
- Helped clients implement new accounting standards as needed.
- Consulted with clients on their internal control structure and industry risks that affect the organizations.
- Successfully lead engagement teams in all aspects of the audit work, including planning, fieldwork and financial statement presentation and disclosures.
- Developed new practice area focused on providing SOX 404 support to public entities.

Accounting Resource Consultants, Inc. September 2006 – July 2011

Owner

Set up consulting company to provide support in audit and attest services to Public Accounting Firms in the Atlanta area. Provided tax services to a limited number of individual and S-Corp clients.

Capital Lighting Fixture Company, Inc., Distribution, July 2004 – July 2006

Controller

Responsibilities included oversight of accounting function, coordination of information technology outsourcing, performing a variety of tasks and managing special projects as needed. Helped develop and direct the company's accounting practices and procedures. Prepared financial reports and presented findings and recommendations to company owners. Compiled information provided to Certified Public Accountant which prepared annual financial statements and required tax forms. Lead and directed employees in utilizing software to streamline tasks and operations. Reported directly to company owners.

Key Achievements:

- Proven ability to learn new technologies through use of ERP, WMS, and CRM software systems.
- Ability to lead and maintain accounting function for a company which grew 150% between 2004 and 2006.
- Proven ability to direct employees in streamlining procedures and tasks.
- Successfully implemented new information technology including four new servers that housed a new database system, new CRM software system, and two upgraded software systems.

Habif, Arogeti & Wynne, LLP, Certified Public Accountants, July 2003 – June 2004

Senior

Responsibilities included supervising audit engagements, training new staff and supervising staff. Industries include manufacturing, distribution, healthcare and technology. Primary focus is on audit engagements.

Key Achievements:

- Proven ability to learn new technologies through use of paperless audit environment.
- Ability to handle challenging new industries.
- Proven empathetic listener and persuasive speaker with clients and coworkers.

Mauldin & Jenkins, LLC, Certified Public Accountants, August 2001 – June 2003

Senior

Responsibilities included in-charging engagements, training new staff and supervising staff. Industries include banking, not-for-profits, and other service industries. Engagement types included audit, internal audit, attestation, and regulatory reporting. Audit emphasis was in employee benefit audits and financial statement audits.

Key Achievement:

- Strategically restructured audit processes in accordance with new paperless audit software.
- Prepared work based on new audit guidance.

Jackson Thornton & Co., P.C., Certified Public Accountants, July 1998 - July 2001

Staff to Senior

Responsibilities included in-charging engagements, training new staff and supervising staff. Industries included banking, not-for-profits, cotton, and HUD mortgaged properties. Engagement types include audit, internal audit, attestation, and regulatory reporting. Audit emphasis was in employee benefit audits and financial statement audits. Other areas included individual and partnership tax preparation.

Key Achievement:

- Demonstrated strong analytical and problem-solving skills to achieve audit objectives.
- Achieved audit senior level position.

Regions Financial Corporation, March 1994 - July 1998

Jr. Accountant

Responsibilities included monthly billing for information systems, preparing monthly Product Performance Report, preparing monthly assets & liabilities management report, preparing monthly benchmark performance report, entering transactions for Regions Mortgage into the general ledger, entering transactions for origination fees in general ledger, tracking monthly occupancy expense, assisting with monthly uploading of acquired banks general ledger to Regions general ledger, preparing annual Summary of Deposits for submission to the FDIC, and preparing the quarterly ABADEX report for submission to the Alabama Banking Association.

Key Achievement:

- Consistently met deadlines while performing special projects.
- Helped develop management performance report based on strategic plan's goal to meet specific benchmarks.

CAREER EXPERIENCE CONTINUED

EDUCATION

Bachelor of Science, Accounting (1997)

AUBURN UNIVERSITY AT MONTGOMERY

PROFESSIONAL CERTIFICATIONS

Certified Public Accountant

-ALABAMA STATE BOARD OF ACCOUNTANCY

January 29, 2001

Certificate Number 8709

-GEORGIA STATE BOARD OF ACCOUNTANCY

Reciprocity in 2001

License Number 22325

PROFESSIONAL ASSOCIATIONS

AICPA, GSCPA

COMPUTER EXPERIENCE

Windows, Microsoft Office, Caseware/Caseview, GoSystems Audit, IDEA Audit, Monarch, Creative Solutions Depreciation, Prosystems FX Practice, Prosystems Engagement, Prosystems Fixed Assets, Lotus Notes, TValue for Windows, CCH Perform Plus, WinZip, and PKZip, Sage Pro ERP, Sage CRM, Sage Accpac WMS, Intuit QuickBooks, Intuit Lacerte, Intuit Turbo Tax, Thomson Reuters Ultra Tax CS, Thomson Reuters Accounting CS, Thomson Reuters Fixed Assets CS, Thomson Reuters File Cabinet CS, Thomson Reuters Planner CS, Checkpoint Tools, Taxwise, Apple OS, MacBook Pro, Logmein, Gotomypc, Logmein Hamchi VPN



DAWSON COUNTY BOARD OF COMMISSIONERS

Billy Thurmond
Chairman

Sharon Fausett
Commissioner
District One

Chris Gaines
Commissioner
District Two

Jimmy Hamby
Commissioner
District Three

Julie Hughes Nix
Commissioner
District Four

David Headley
County Manager

Kristen Cloud
County Clerk

March 15, 2018

State of Georgia
Department of Revenue
Local Government Services Division

To Whom It May Concern:

This is to certify that Andrea McKenzie resides in Dawson County, is at least 21 years of age and holds a high school diploma or equivalent.

Thank you,

Billy Thurmond, Chairman
Dawson County Board of Commissioners

Dawson County
Government Center
25 Justice Way
Suite 2313
Dawsonville, GA 30534
Phone 706-344-3501
Fax 706-344-3504

RESOLUTION FOR THE APPOINTMENT TO THE
Dawson COUNTY BOARD OF TAX ASSESSORS

WHEREAS, there is a vacancy on the Board of Assessors; and

WHEREAS, the law requires the County Commission must appoint a successor when a vacancy occurs; and

WHEREAS, the person appointed will serve a term of 4 years;

NOW THEREFORE BE IT RESOLVED, the Dawson County Board of Commissioners appoints Andrea McKenzie to the Dawson County Board of Tax Assessors with this term of office to begin on March 15, 2018 and expire on December 31, 2021.

ADOPTED this 15th day of March.

Dawson COUNTY BOARD OF COMMISSIONERS

Chairman

ATTEST:

County Clerk

Backup material for agenda item:

10. Consideration of Annexations #C8-00017, #C8-00078 through C8-00081 and #C8-00071 through #C8-00074

LIST OF ANNEXATIONS FOR CERTIFIED MAILING TO DC ON 2/23/18

ANX #C8-00017	TRIBBLE	718 GOLD CREEK DRIVE
ANX #C8-00078	KERR	224 GOLD LEAF TERRACE
ANX #C8-00079	GRAY	14 MINERS WAY
ANX #C8-00080	HENDRIX	128 GOLD LEAF TERRACE
ANX #C8-00081	BUCKNER	369 GOLD BULLION DRIVE W

415 Highway 53 E. Suite 100
Dawsonville, Georgia 30534



(706) 265-3256
Fax (706) 265-4214
www.dawsonville-ga.gov

March 1, 2018

CERTIFIED MAIL

Mr. Billy Thurmond
Board of Commissioners
Dawson County
25 Justice Way, Suite 2313
Dawsonville, GA 30534

Re: Annexation of Property of William Carl Tribble Sr: ANX# C8-00017

Dear Mr. Thurmond,

Please be advised that the City of Dawsonville, Georgia, pursuant to authority vested in the Mayor and Council of the City of Dawsonville by Article 2, Chapter 36, Title 36 of the Official Code of Georgia Annotated, received a petition to annex the property referenced above. This annexation petition will be heard during the public hearing segment of the following City Council meetings; April 23, 2018 and May 7, 2018.

This letter has been sent to you by certified mail, return receipt requested, upon receipt of the Annexation Petition of William Carl Tribble Sr. Said notice is in compliance with O.C.G.A. §§ 36-36-6, and 36-36-111. Please see the attached copy of the annexation petition and map of the site proposed to be annexed, which are included to allow you to identify the subject area, as well as the intended use of the property.

Pursuant to O.C.G.A. § 36-36-113, upon receipt of this notice Dawson County has thirty (30) calendar days to raise an objection to the proposed use of the above referenced land, and to specify the basis therefore.

Finally, in accord with O.C.G.A. § 36-36-7, Dawson County has five (5) business days from the receipt of this notice to notify the City that there are County-owned public facilities within the area proposed for annexation.

Thank you for your time and attention to this matter, and I look forward to hearing from you regarding this issue. If I may be of assistance in this regard or any other, please do not hesitate to contact me.

Sincerely,


Casey Majewski, P.E.
Planning Director

Enclosures

cc: David Headley, County Manager
M. Lynn Frey III, County Attorney
Bob Bolz, City Manager



City of Dawsonville
 P.O. Box 6
 415 Highway 53 East, Suite 100
 Dawsonville, GA 30534
 Phone: (706) 265-3256

**Annexation Petition
 into the
 City of Dawsonville, GA**

Annexation # 08-00017

Fee waived by
 CL 11818

Please Print Clearly

Applicant Name(s): William Carl Tribble Sr.

Applicant Mailing Address: 718 Gold Creek Drive

City: Dawsonville State: Georgia Zip: 30534

Applicant Telephone Number(s): 678-662-8414

Property Owner's Name(s): William Carl Tribble Sr.

Property Owner's Mailing Address: 718 Gold Creek Drive

City: Dawsonville State: Georgia Zip: 30534

Property Owner's Telephone Number(s): 678-662-8414

Address of Property to be Annexed: 718 Gold Creek Drive VACANT LOT

Tax Map & Parcel # 090 053 Property Size in Acres: 0.60 Survey Recorded in Plat Book # 37 Page # 171

Land Lot # 168 66 + 69 District # 69 Section # 107 Legal Recorded in Deed Book # 1149 Page # 8

Current Use of Property: Residential

County Zoning Classification: RPC City Zoning Classification: PUD/R-2

Land Use & Zoning Ordinance, Article VII. General Provisions Sec. 708. Annexation:

Any land area subsequently added to the incorporated area of Dawsonville shall automatically be classified R-1 (single-family residential district) until or unless otherwise classified by amendment to the official zoning map.

Petition **MUST** include a completed application with signatures and **ALL** attachments.

- An 8 1/2 x 11 copy of the current **RECORDED BOUNDARY SURVEY** of said property showing the contiguity of said property to the existing corporate limits of the City of Dawsonville, GA.
- A copy of the current metes and bounds **LEGAL DESCRIPTION** that matches the boundary survey of the property being annexed.
- Survey **must** be signed and sealed by a Registered Land Surveyor.
- Survey **must** be signed, stamped recorded by the Clerk's Office, Superior Court at the Court House.



City of Dawsonville
 P.O. Box 6
 415 Highway 53 East, Suite 100
 Dawsonville, GA 30534
 Phone: (706) 265-3256

**Annexation Petition
 into the
 City of Dawsonville, GA**

Please answer the following questions to meet and comply with the United States Department of Justice, Civil Rights Division, Voting Section, Section 5 of the Voting Rights Act.

1. Intended Use of Land: Residential Commercial
 Existing Structure(s) Vacant
 Other (specify) _____
2. Number of persons currently residing on the property: 2; VACANT
 Number of persons 18 years or older: 2; Number of persons registered to vote: 1
3. The number of all residents occupying the property:

<input type="checkbox"/> American Indian	<input type="checkbox"/> Alaskan Native
<input type="checkbox"/> Asian	<input type="checkbox"/> Pacific Islander
<input type="checkbox"/> Black, not of Hispanic Origin	<input type="checkbox"/> Hispanic
<u>2</u> <input type="checkbox"/> White, not of Hispanic Origin	<input type="checkbox"/> VACANT

Please answer the following questions to meet and comply with the U. S. Department of Commerce, which requires this information to provide Population Estimates.

ARC Population Estimate Information

- A. Number of existing housing units: 1
- B. List of Addresses for each housing unit in the annexed area at the time of the annexation:
718 Gold Creek DR.
- C. Disposition of existing structures (e.g. to stay the same, be demolished, moved or converted):
Stay the same
- D. Names of affected Subdivision: Gold Creek
- E. Name of affected Multi-Family Complex: _____
- F. Names of Group Quarters (dormitories, nursing homes, jails, etc.):

- G. Names of affected Duplexes: _____
- H. Names of Mobile Home Parks: _____



City of Dawsonville
 P.O. Box 6
 415 Highway 53 East, Suite 100
 Dawsonville, GA 30534
 Phone: (706) 265-3256

**Annexation Petition
 into the
 City of Dawsonville, GA**

Property Owner(s) Authorization

I / We the undersigned, being the owner(s) of real property of the territory described herein as 718 Gold Creek Dr. (Address/Tax Map Parcel), respectfully request that the Mayor and City Council of the City of Dawsonville, Georgia annex this property into the City and extend the City boundaries to include the same.

Upon signature of this document, I / We the undersigned certify that all the information provided is true and accurate to the best of our knowledge.

(1)	<u>William Carl Tribble Sr.</u> Property Owner Signature	<u>William Carl Tribble Sr.</u> Property Owner Printed Name
(2)	_____ Property Owner Signature	_____ Property Owner Printed Name
(1)	_____ Applicant Signature	_____ Applicant Printed Name
(2)	_____ Applicant Signature	_____ Applicant Printed Name

Sworn to and subscribed before me
 this 19th day of December 2016.
Sara W. Beacham
 Notary Public, State of Georgia
 My Commission Expires: 1-12-19



Annexation Application Received Date Stamp:	Rec'd <u>2/26/18</u>	Completed Application with Signatures
	Rec'd <u>11 4</u>	Current Boundary Survey
	Rec'd <u>11 11</u>	Legal Description
	Rec'd <u>11 4</u>	ARC Population Estimate Information
Planning Commission Meeting Date (if rezone):	<u>4/9/18</u>	
Dates Advertised:	<u>3/21/18</u> <u>3/28/18</u>	
1 st City Council Reading Date:	<u>4/23/18</u>	
2 nd City Council Reading Date:	<u>5/7/18</u>	Approved: YES NO
Date Certified Mail to:	<u>3/2/18</u> County Board of Commissioners & Chairman	<u>3/2/18</u> County Manager
	<u>3/2/18</u> County Attorney	
<input type="checkbox"/>	Letter Received from Dawson County	Date: _____

TOTAL AREA: 18 AC
(51,300 S/F)

Magnolia North

BILLY TODD HASBROUCK
TRACY JOE HASBROUCK
ZONED: RPC
TWP: 080-054

B AND K FAMILY LLP
ZONED: RPC
TWP: 050-056

THIS SURVEY IS SUBJECT TO ANY AND ALL
EXISTING EASEMENTS, RIGHTS OF WAY,
NOT OF RECORD, ABOVE OR BELOW GROUND.
THIS PLAT WAS PREPARED WITHOUT THE ASSISTANCE
OF A TITLE SEARCH AND IS SUBJECT TO ANY AND
ALL DISCLOSURES THAT A TITLE SEARCH MAY PRODUCE.

Plot In Office: 07/21/2016 09:00AM
PLOT: Date: PLAT
EA: 000022 Pg: 0071
Justin Power Clerk of Court
Dawson County

THIS SURVEY WAS PREPARED IN CONFORMANCE WITH THE TECHNICAL STANDARDS FOR
PROPERTY SURVEYS IN GEORGIA AS SET FORTH IN CHAPTER 180-7 OF THE RULES OF
THE GEORGIA BOARD OF SURVEYING AND LAND SURVEYING AND LAND SURVEYING
AND LAND SURVEYING ACT AS AMENDED BY CHAPTERS 14-15-10 AND 14-15-11-10
SECS 18-2-61, 14-15-11, 14-15-10 AND 14-15-11-10.

PROJ. LBK64/13814A.DWG

J.A. PAGE AND ASSOCIATES
5570 CROW ROAD
CUMMING, GEORGIA 30081
(770) 889-0281
FAX: (770) 305-0763

BOUNDARY SURVEY FOR
STEPHEN L SAMI AND MARILYN SAMI
L.L. 66, 68 AND 69, 4th DIST., 1st SEC.
DAWSON COUNTY, GEORGIA

SURVEYOR'S CERTIFICATE
I, J.A. PAGE, Surveyor, do hereby certify that this plat is true and correct as
the same was prepared from an actual survey of the property by me
or under my direct supervision and that the same complies with the
requirements of the Georgia Board of Surveying and Land Surveying and
that the location, size, type and material are correctly shown.

J.A. PAGE
Surveyor

L1
15.15' S40°40'24"W
CHORD PA.35
CI MUSTY 41'E
ARC SECT - RADIUS 200.00'

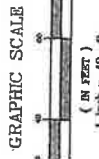
GOLD CREEK CT.



THE CL INTX "A" TO CORNER "B"
MEASUREMENT IS 147.96'

Planning approval is not
approved from the Health
Department. Contact that
agency for approval.

Dawson County
APPROVED
JUL 14 2016
FOR RECORDING



SURVEY	JAP	NO.	DATE	DESCRIPTION	BY
DRAWN	JAP				
CHECKED	JAP	1	8/06/16	COUNTY COMMENTS	BY
JOB NO.	PROJ. 13914				BY

THIS PLAT REPRESENTS LOT 18 AND A PORTION OF LOT 17
OF THE 1800 AC TRACT OF LAND, BLOCK 9
FOR PAR. 49, PG. 14 DAWSON COUNTY RECORDS.

EXISTING ZONING: RPC
DRAINAGE SETBACKS: 20 FEET
SETBACK: 20 FEET
CURRENT OWNER: STEPHEN L. SAMI
MARILYN SAMI
694 GOLD CREEK DR.
DUMMYSVILLE, GA 30534
TWP: 080-051 AND PORTION OF 080-052
NO STATE INTEREST ON PROPERTY;
INDIVIDUAL SETBACKS: DAWSON COUNTY WHITE;
INDIVIDUAL SETBACKS: 20 FEET
NOTE: 1" = 40' SCALE, SET AT ALL CORNERS
UNLESS OTHERWISE SHOWN.

ACCORDING TO CURRENT FLORIDA MAP RECONSTRUCTIONS
DATED 9/25/09 THIS PROPERTY IS NOT IN A FLOOD
HAZARD ZONE.

BOUNDARY TRVERSE BY TOPCON TOTAL STATION
POSITION COURSE: 1742.000'
ANGLE: 100.000'
CORRECTION: 0.000'
PLAT CLOSURE EXCEEDS 1/20,000'

AL INDICATES ANGLE FROM
RB INDICATES REAR SIGHT
CI INDICATES CURVE CENTER
CM INDICATES CURVE MIDDLE
CR INDICATES CURVE RADIUS
PA INDICATES PROPERTY ANGLE
PL INDICATES PROPERTY LINE
BL INDICATES BOUNDARY LINE
CB INDICATES CURVE BACKSIGHT
RM INDICATES REAR MIDDLE SIGHT
EM INDICATES END OF PLANNING
EP INDICATES END OF PLANNING
50C INDICATES BACK OF CURB
LL INDICATES LAND LOT LINE

SEED DATE: APRIL 08, 2014
PLAT DATE: APRIL 11, 2014

Filed in Office: 02/26/2018 10:20AM
Deed Doc: GCD
Bk 01282 Pg 0255-0256
Georgia Transfer Tax Paid : \$0.00
Justin Power Clerk of Court
Dawson County
0422018000234

RETURN RECORDED DEED TO:

Sean R. Kasper
Dickason Law Group
1801 Peachtree Street, Suite 155
Atlanta, GA 30309
File 1412G0024

QUITCLAIM DEED

STATE OF GEORGIA
COUNTY OF DEKALB

This INDENTURE, made this 23rd day of February, 2018, between **STEPHEN SANVI and MARILYN SANVI**, as parties of the first part, hereinafter called "Grantor", and **WILLIAM C. TRIBBLE, SR.**, as party of the second part, hereinafter called "Grantee" (the words "Grantor" and "Grantee" to include their respective heirs, successors, and assigns where the context requires or permits).

WITNESSETH that: Grantor, for and in consideration of the sum of Ten Dollars (\$10.00) and other valuable consideration in hand paid at and before the sealing and delivery of these present, the receipt whereof is hereby acknowledged, by these presents do hereby remise, convey, and forever QUITCLAIM unto the said Grantee all of Grantor's interest in and to the following described real property, to-wit:

All that tract or parcel of land lying and being in Land Lots 66 and 69 of the 4th District, 1st Section of Dawson County, Georgia, containing 0.70 acres, more or less, according to a plat of survey for Herbert F. Burnsed and Karen H. Burnsed prepared by J.A. Page and Associates, GRLS, dated April 8, 2014, and being more particularly described as follows:

To find the true point of beginning, begin at a point located at the centerline intersection of Gold Creek Court and Gold Creek Drive (having a 24 foot right of way), run thence

North 31 degrees 31 minutes 21 seconds East a distance of 147.96 feet to a point on the northeasterly right of way of Gold Creek Drive and the TRUE POINT OF BEGINNING; run thence continuing along said right of way North 30 degrees 58 minutes 18 seconds East a distance of 136.69 feet to an iron pin set; run thence leaving said right of way South 58 degrees 59 minutes 30 seconds East a distance of 223.82 feet to a rebar; run thence South 32 degrees 28 minutes 24 seconds West a distance of 79.23 feet to a rebar; run thence South 41 degrees 55 minutes 34 seconds West for a distance of 45.88 feet to a rebar; run thence South 40 degrees 40 minutes 24 seconds West for a distance of 15.19 feet to a point; run thence North 58 degrees 18 minutes 07 seconds West for a distance of 210.48 feet to the TRUE POINT OF BEGINNING.

With all the rights, members, and appurtenances to the said described premises in anywise appertaining or belonging.

Subject to all outstanding liens of record.

TO HAVE AND TO HOLD in fee simple the said described premises unto the Grantor, so that neither said Grantor, nor any person or persons claiming under Grantor shall at any time, by any means or ways, have, claim, or demand any right or title to said premises or appurtenances, or any rights thereof.

IN WITNESS WHEREOF, Grantor has signed and sealed this deed, the day and year first above written.

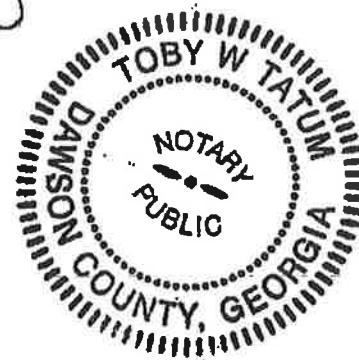

Stephen Sanvi

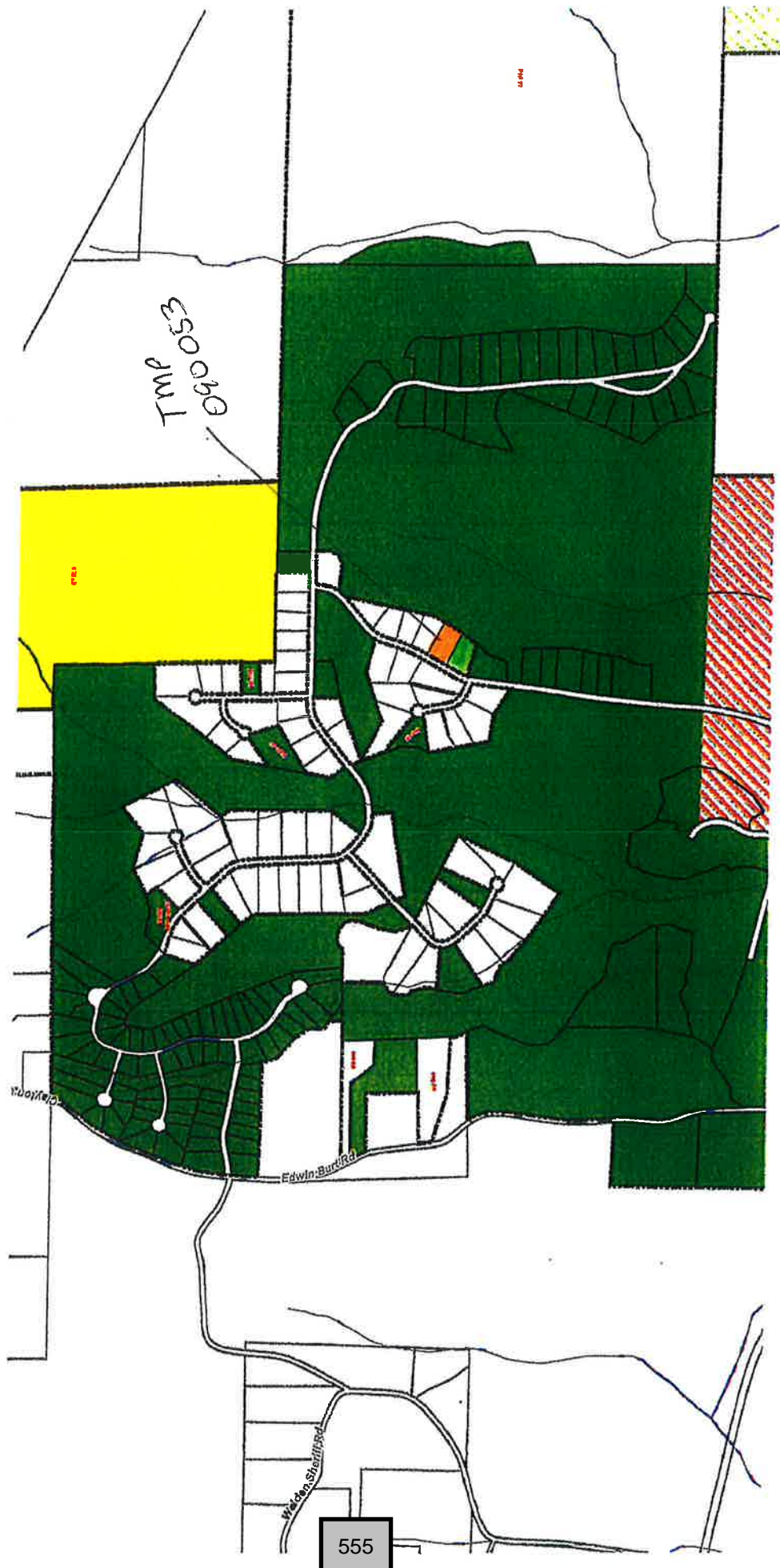
Signed, sealed, and delivered.
In the presence of:

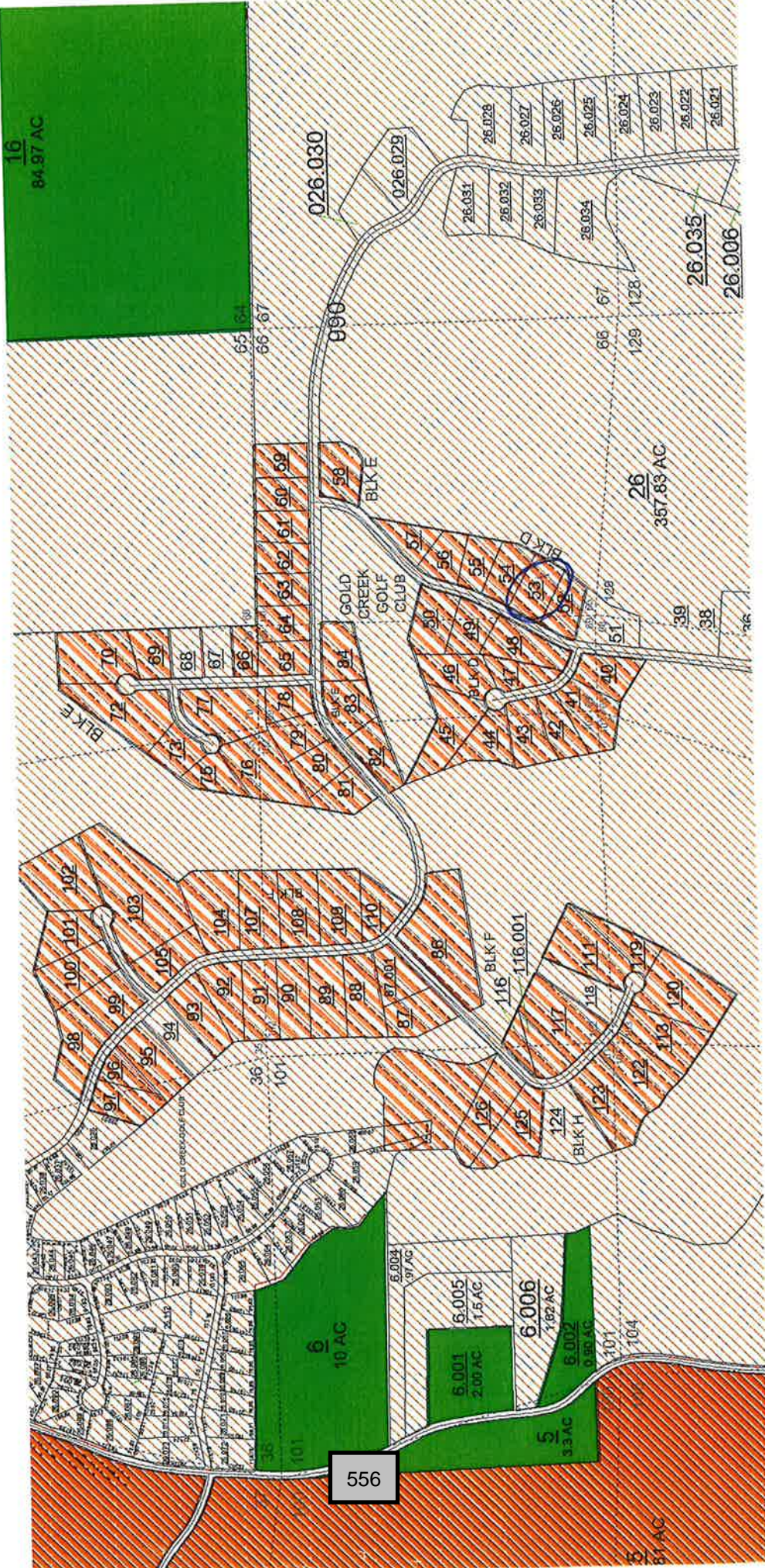

Marilyn Sanvi


Unofficial Witness


Notary Public







16
84.97 AC

026.030

026.029

26.035

26.006

26

357.83 AC

556

5
51 AC

26.031 26.032 26.033 26.034 26.028 26.027 26.026 26.025 26.024 26.023 26.022 26.021

65.64 66.67 67 68 69 70 71 72 73 74 75 76 77 78 79 80 81 82 83 84 85 86 87 88 89 90 91 92 93 94 95 96 97 98 99 100 101 102 103 104 105 106 107 108 109 110 111 112 113 114 115 116 117 118 119 120 121 122 123 124 125 126

BLK E BLK D BLK F BLK H

GOLD CREEK GOLF CLUB

6 10 AC 6.001 2.00 AC 6.002 0.99 AC 6.004 0.97 AC 6.005 1.5 AC 6.006 7.82 AC

415 Highway 53 E. Suite 100
Dawsonville, Georgia 30534



(706) 265-3256
Fax (706) 265-4214
www.dawsonville-ga.gov

March 1, 2018

CERTIFIED MAIL

Mr. Billy Thurmond
Board of Commissioners
Dawson County
25 Justice Way, Suite 2313
Dawsonville, GA 30534

Re: Annexation of Property of John and Teresa Kerr: ANX# C8-00078

Dear Mr. Thurmond,

Please be advised that the City of Dawsonville, Georgia, pursuant to authority vested in the Mayor and Council of the City of Dawsonville by Article 2, Chapter 36, Title 36 of the Official Code of Georgia Annotated, received a petition to annex the property referenced above. This annexation petition will be heard during the public hearing segment of the following City Council meetings; April 23, 2018 and May 7, 2018.

This letter has been sent to you by certified mail, return receipt requested, upon receipt of the Annexation Petition of John and Teresa Kerr. Said notice is in compliance with O.C.G.A. §§ 36-36-6, and 36-36-111. Please see the attached copy of the annexation petition and map of the site proposed to be annexed, which are included to allow you to identify the subject area, as well as the intended use of the property.

Pursuant to O.C.G.A. § 36-36-113, upon receipt of this notice Dawson County has thirty (30) calendar days to raise an objection to the proposed use of the above referenced land, and to specify the basis therefore.

Finally, in accord with O.C.G.A. § 36-36-7, Dawson County has five (5) business days from the receipt of this notice to notify the City that there are County-owned public facilities within the area proposed for annexation.

Thank you for your time and attention to this matter, and I look forward to hearing from you regarding this issue. If I may be of assistance in this regard or any other, please do not hesitate to contact me.

Sincerely,


Casey Majewski, P.E.
Planning Director

Enclosures

cc: David Headley, County Manager
M. Lynn Frey III, County Attorney
Bob Bolz, City Manager



City of Dawsonville
 P.O. Box 6
 415 Highway 53 East, Suite 100
 Dawsonville, GA 30534
 Phone: (706) 265-3256

**Annexation Petition
 into the
 City of Dawsonville, GA**

Annexation # 18-00078

FEE \$250.00 (NONREFUNDABLE) Date Paid _____ Cash /Ck # _____

Fee Waived by CC 11818

Please Print Clearly **ZONING AMENDMENT APPLICATION AND FEES RECEIVED?** YES NO

Applicant Name(s): JOHN E. KERR TERESA CUNNER KERR

Mailing Address 224 GOLD LEAF TERRACE City DAWSONVILLE State GA Zip 30534

E-Mail NCPT1@YAHOO.COM NCLHEMIST@YAHOO.COM

Applicant Telephone Number(s): 336-263-7132 336-263-7130

Property Owner's Name(s): JOHN E. KERR TERESA CUNNER KERR

Mailing Address 224 GOLD LEAF TERRACE City DAWSONVILLE State GA Zip 30534

E-Mail SEE ABOVE

Property Owner's Telephone Number(s): SEE ABOVE SEE ABOVE

Address of Property to be Annexed: 224 GOLD LEAF TERRACE VACANT LOT

Tax Map & Parcel # 090 113 Property Size in Acres: - 1 Survey Recorded in Plat Book # 35 Page # 207

Land Lot # _____ District # _____ Section # _____ Legal Recorded in Deed Book # 1140 Page # 513

Current Use of Property: _____

County Zoning Classification: RPC City Zoning Classification: PUD/R2

Land Use & Zoning Ordinance, Article VII. General Provisions Sec. 708. Annexation:

Any land area subsequently added to the incorporated area of Dawsonville shall automatically be classified R-1 (single-family residential district) until or unless otherwise classified by amendment to the official zoning map.

Petition **MUST** include a completed application with signatures and **ALL** attachments.

- An 8 1/2 x 11 copy of the current **RECORDED BOUNDARY SURVEY** of said property showing the contiguity of said property to the existing corporate limits of the City of Dawsonville, GA.
- A copy of the current metes and bounds **LEGAL DESCRIPTION** that matches the boundary survey of the property being annexed.
- Survey **must** be signed and sealed by a Registered Land Surveyor.
- Survey **must** be signed, stamped recorded by Dawson County Clerk's Office, Superior Court



City of Dawsonville
 P.O. Box 6
 415 Highway 53 East, Suite 100
 Dawsonville, GA 30534
 Phone: (706) 265-3256

**Annexation Petition
 into the
 City of Dawsonville, GA**

Please answer the following questions to meet and comply with the United States Department of Justice, Civil Rights Division, Voting Section, Section 5 of the Voting Rights Act.

- Intended Use of Land: Residential Commercial
 Existing Structure(s) Vacant
 Other (specify) _____
- Number of persons currently residing on the property: 2; VACANT
 Number of persons 18 years or older: 2; Number of persons registered to vote: 1
- The number of all residents occupying the property:

_____ American Indian	_____ Alaskan Native
_____ Asian	_____ Pacific Islander
_____ Black, not of Hispanic Origin	_____ Hispanic
<u>2</u> White, not of Hispanic Origin	_____ VACANT

Please answer the following questions to meet and comply with the U. S. Department of Commerce, which requires this information to provide Population Estimates.

ARC Population Estimate Information

- Number of existing housing units: 1
- List of Addresses for each housing unit in the annexed area at the time of the annexation:
224 Gold Leaf Terrace
- Disposition of existing structures (e.g. to stay the same, be demolished, moved or converted):
Same
- Names of affected Subdivision: Gold Creek
- Name of affected Multi-Family Complex: N/A
- Names of Group Quarters (dormitories, nursing homes, jails, etc.):
N/A
- Names of affected Duplexes: N/A
- Names of Mobile Home Parks: N/A



City of Dawsonville
 P.O. Box 6
 415 Highway 53 East, Suite 100
 Dawsonville, GA 30534
 Phone: (706) 265-3256

**Annexation Petition
 into the
 City of Dawsonville, GA**

Property Owner(s) Authorization

I / We the undersigned, being the owner(s) of real property of the territory described herein as 224 GOLD CREST TERRACE (Address/Tax Map Parcel), respectfully request that the Mayor and City Council of the City of Dawsonville, Georgia annex this property into the City and extend the City boundaries to include the same.

Upon signature of this document, I / We the undersigned certify that all the information provided is true and accurate to the best of our knowledge.

(1) John E. Kerr
 Property Owner Signature

JOHN E. KERR
 Property Owner Printed Name

(2) [Signature]
 Property Owner Signature

Teresa Cowden-Kerr
 Property Owner Printed Name

(1) John E. Kerr
 Applicant Signature

JOHN E. KERR
 Applicant Printed Name

(2) [Signature]
 Applicant Signature

Teresa Cowden-Kerr
 Applicant Printed Name

Sworn to and subscribed before me
 this 26 day of February 2018.



**Nalita Y. Copeland
 NOTARY PUBLIC
 Dawson County, Georgia
 My Commission Expires
 May 15, 2019**

Nalita Y. Copeland
 Notary Public, State of Georgia

My Commission Expires: May 15, 2019

Notary Seal

Annexation Application Received Date Stamp: Rec'd 2/26/18 Completed Application with Signatures
 Rec'd 11/11/17 Current Boundary Survey
 Rec'd 11/11/17 Legal Description
 Rec'd 11/11/17 ARC Population Estimate Information

Planning Commission Meeting Date (if rezone): 4/9/18

Dates Advertised: 3/21/18 3/28/18

1st City Council Reading Date: 4/23/18

2nd City Council Reading Date: 5/7/18

Approved: YES NO

Date Certified Mail to: 3/2/18 County Board of Commissioners & Chairman 3/2/18 County Manager 3/2/18 County Attorney

Letter Received from Dawson County Date: _____

Filed in Office: 02/09/2015 12:26PM
Deed Doc: WD
Bk 01140 Pg 0513-0514
Georgia Transfer Tax Paid : \$325.00
Justin Power Clerk of Court
Dawson County
0422015000103

Upon Recording Return to:
Linda May & Associates, LLC
202 Canton Road, Suite 202
Cumming, GA 30040
File # KERR, J 1214-14

Limited Warranty Deed

STATE OF GEORGIA
COUNTY OF FORSYTH

THIS INDENTURE, Made the 3rd day of February, 2015, between RICHARD J. LEBLANC, JR. AND ELAINE P. LEBLANC, Seller, as party or parties of the first part, hereinafter called Grantor, and JOHN E. KERR AND TERESA A. CONNER-KERR, AS JOINT TENANTS WITH RIGHTS OF SURVIVORSHIP, as party or parties of the second part, hereinafter called Grantee (the words "Grantor" and "Grantee" to include their respective heirs, successors and assigns where the context requires or permits).

WITNESSETH that: Grantor for and in consideration of the sum of Ten (\$10.00) DOLLARS and other good and valuable consideration, in hand paid at and before the sealing and delivery of these presents, the receipt whereof is hereby acknowledged, has granted, bargained, sold, aliened, conveyed and confirmed, and by these presents does grant, bargain, sell, alien, convey and confirm unto the said Grantee, all that tract of land described as

"See Exhibit A" for legal description attached here to and made a part hereof.

TO HAVE AND TO HOLD the said tract or parcel of land with all and singular the rights, members and appurtenances thereof, to the same being, belonging, or in anywise appertaining, to the only proper use, benefit and behoof of the said Grantee forever in FEE SIMPLE.

AND THE SAID Grantor, it's assigns and administrators, warrant that the property was lawfully seized and possessed by the Grantors herein and does not extend warranty to any previous time thereto.

(The words "Grantor" and "Grantee" include all genders, plural and singular, and their respective heirs, successors and assigns where the contract requires or permits.)

IN WITNESS WHEREOF, the Grantor has signed and sealed this deed, the day and year above written.

Signed, sealed and delivered in the presence of:

Branda Niles
Unofficial witness
Richard J. LeBlanc, Jr.
RICHARD J. LEBLANC, JR.
Elaine P. LeBlanc
ELAINE P. LEBLANC

Pamela D. Curtin
Notary Public
Pamela D. Curtin



2
WD 12.00krc
325.00TT
x

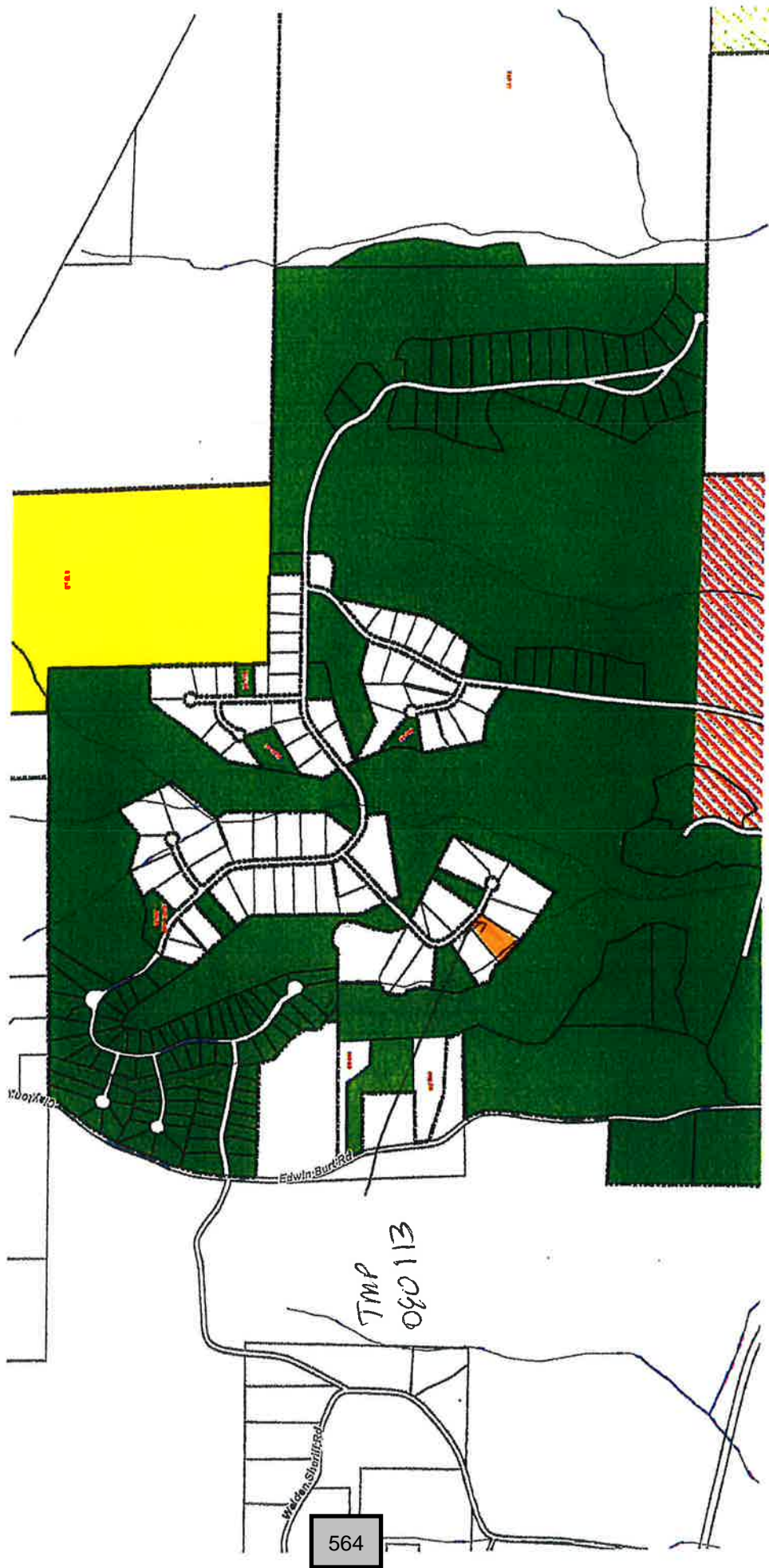
EXHIBIT A

All that tract or parcel of land lying and being in Land Lots 102, 103 and 104 of the 4th District and 1st Section of Dawson County, Georgia, being designated as Lot 8, Block H, Unit 4 of Gold Creek Golf Club Subdivision, according to a Plat of same as recorded in Plat Book 35, Page 207, Dawson County, Georgia Records, which plat is incorporated herein by reference for a more complete metes and bounds description of subject property.

Subject Property Address: 224 GOLD LEAF TERRACE, Dawsonville, GA 30534

Parcel ID: 090 113

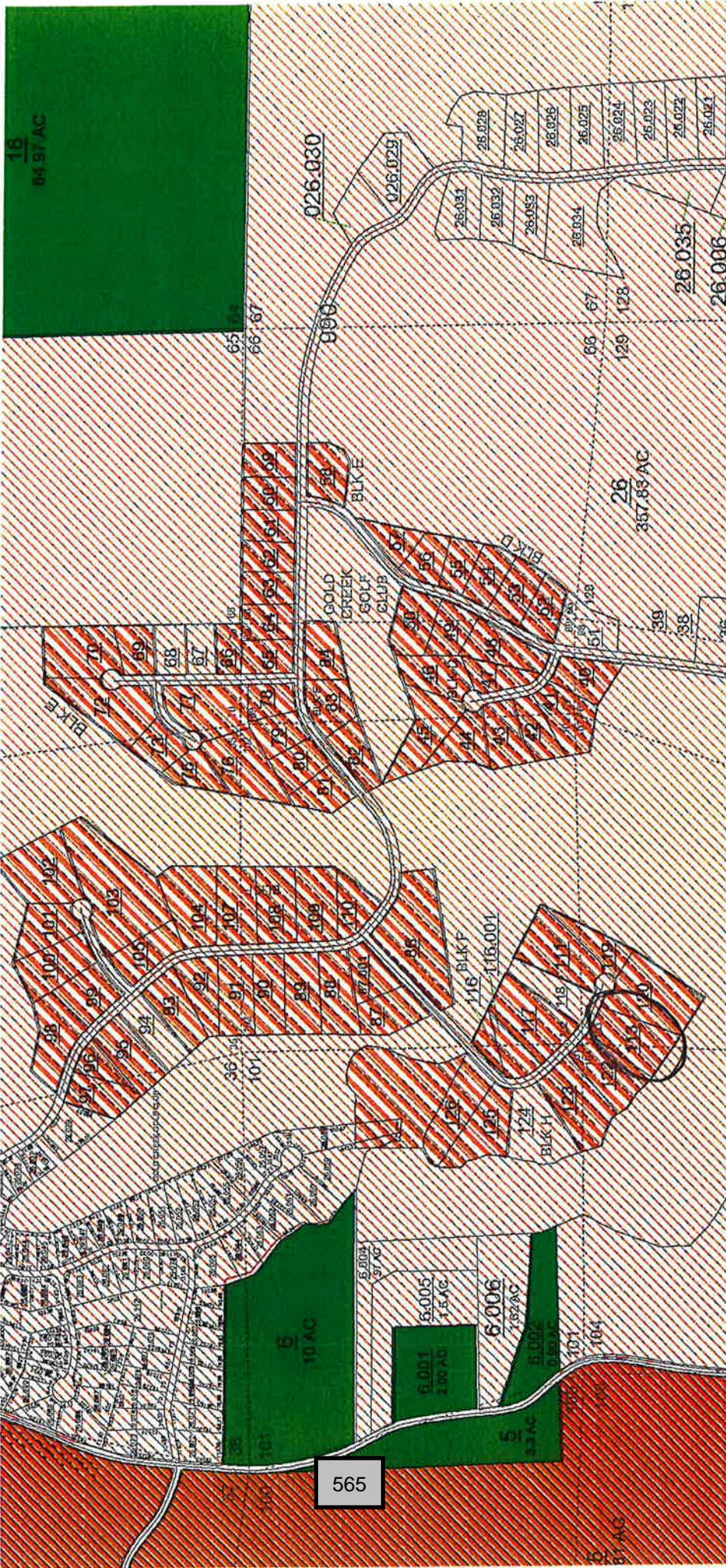
(KERR, J 1214-14.PFD/KERR, J 1214-14/26)



564

TMP
090113

Kerr



16
84.97 AC

026.030

026.029

26
357.83 AC

26.035

26.006

565

415 Highway 53 E. Suite 100
Dawsonville, Georgia 30534



(706) 265-3256
Fax (706) 265-4214
www.dawsonville-ga.gov

March 1, 2018

CERTIFIED MAIL

Mr. Billy Thurmond
Board of Commissioners
Dawson County
25 Justice Way, Suite 2313
Dawsonville, GA 30534

Re: Annexation of Property of James H. Gray: ANX# C8-00079

Dear Mr. Thurmond,

Please be advised that the City of Dawsonville, Georgia, pursuant to authority vested in the Mayor and Council of the City of Dawsonville by Article 2, Chapter 36, Title 36 of the Official Code of Georgia Annotated, received a petition to annex the property referenced above. This annexation petition will be heard during the public hearing segment of the following City Council meetings; April 23, 2018 and May 7, 2018.

This letter has been sent to you by certified mail, return receipt requested, upon receipt of the Annexation Petition of James H. Gray. Said notice is in compliance with O.C.G.A. §§ 36-36-6, and 36-36-111. Please see the attached copy of the annexation petition and map of the site proposed to be annexed, which are included to allow you to identify the subject area, as well as the intended use of the property.

Pursuant to O.C.G.A. § 36-36-113, upon receipt of this notice Dawson County has thirty (30) calendar days to raise an objection to the proposed use of the above referenced land, and to specify the basis therefore.

Finally, in accord with O.C.G.A. § 36-36-7, Dawson County has five (5) business days from the receipt of this notice to notify the City that there are County-owned public facilities within the area proposed for annexation.

Thank you for your time and attention to this matter, and I look forward to hearing from you regarding this issue. If I may be of assistance in this regard or any other, please do not hesitate to contact me.

Sincerely,

Casey Majewski, P.E.
Planning Director

Enclosures

cc: David Headley, County Manager
M. Lynn Frey III, County Attorney
Bob Bolz, City Manager



City of Dawsonville
 P.O. Box 6
 415 Highway 53 East, Suite 100
 Dawsonville, GA 30534
 Phone: (706) 265-3256

**Annexation Petition
 into the
 City of Dawsonville, GA**

Annexation # CR-00079

FEE \$250.00 (NONREFUNDABLE) Date Paid _____ Cash /Ck # _____

Fee Waived by CC 118118

Please Print Clearly **ZONING AMENDMENT APPLICATION AND FEES RECEIVED?** YES NO

Applicant Name(s): JAMES H. GRAY

Mailing Address 14 MINERS WAY City DAWSONVILLE State GA Zip 30534

E-Mail NONE

Applicant Telephone Number(s): 706-265-4439

Property Owner's Name(s): JAMES H. GRAY

Mailing Address 14 MINERS WAY City DAWSONVILLE State GA Zip 30534

E-Mail NONE

Property Owner's Telephone Number(s): 706-265-4439

Address of Property to be Annexed: 14 MINERS WAY VACANT LOT

Tax Map & Parcel # 090-105 Property Size in Acres: -1 Survey Recorded in Plat Book # 37 Page # 173

Land Lot # 21 District # _____ Section # _____ Legal Recorded in Deed Book # 250 Page # 211

Current Use of Property: Residential

County Zoning Classification: RPC City Zoning Classification: PUD/R-2

Land Use & Zoning Ordinance, Article VII. General Provisions Sec. 708. Annexation:

Any land area subsequently added to the incorporated area of Dawsonville shall automatically be classified R-1 (single-family residential district) until or unless otherwise classified by amendment to the official zoning map.

Petition **MUST** include a completed application with signatures and **ALL** attachments.

- An 8 ½ x 11 copy of the current **RECORDED BOUNDARY SURVEY** of said property showing the contiguity of said property to the existing corporate limits of the City of Dawsonville, GA.
- A copy of the current metes and bounds **LEGAL DESCRIPTION** that matches the boundary survey of the property being annexed.
- Survey **must** be signed and sealed by a Registered Land Surveyor.
- Survey **must** be signed, stamped recorded by Dawson County Clerk's Office, Superior Court



City of Dawsonville
 P.O. Box 6
 415 Highway 53 East, Suite 100
 Dawsonville, GA 30534
 Phone: (706) 265-3256

**Annexation Petition
 into the
 City of Dawsonville, GA**

Please answer the following questions to meet and comply with the United States Department of Justice, Civil Rights Division, Voting Section, Section 5 of the Voting Rights Act.

1. Intended Use of Land: Residential Commercial
 Existing Structure(s) Vacant
 Other (specify) _____

2. Number of persons currently residing on the property: 1; VACANT
 Number of persons 18 years or older: 1; Number of persons registered to vote: _____

3. The number of all residents occupying the property:
 American Indian Alaskan Native
 Asian Pacific Islander
 Black, not of Hispanic Origin Hispanic
 White, not of Hispanic Origin VACANT

Please answer the following questions to meet and comply with the U. S. Department of Commerce, which requires this information to provide Population Estimates.

ARC Population Estimate Information

A. Number of existing housing units: 1

B. List of Addresses for each housing unit in the annexed area at the time of the annexation:
14 MINERS WAY

C. Disposition of existing structures (e.g. to stay the same, be demolished, moved or converted):
Stay the same

D. Names of affected Subdivision: Gold Creek

E. Name of affected Multi-Family Complex: _____

F. Names of Group Quarters (dormitories, nursing homes, jails, etc.):

G. Names of affected Duplexes: _____

H. Names of Mobile Home Parks: _____



City of Dawsonville
 P.O. Box 6
 415 Highway 53 East, Suite 100
 Dawsonville, GA 30534
 Phone: (706) 265-3256

**Annexation Petition
 into the
 City of Dawsonville, GA**

Property Owner(s) Authorization

I / We the undersigned, being the owner(s) of real property of the territory described herein as 14 MINERS WAY (Address/Tax Map Parcel), respectfully request that the Mayor and City Council of the City of Dawsonville, Georgia annex this property into the City and extend the City boundaries to include the same.

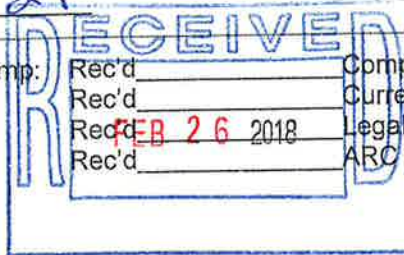
Upon signature of this document, I / We the undersigned certify that all the information provided is true and accurate to the best of our knowledge.

(1)	<u><i>James H. Gray</i></u> Property Owner Signature	<u>JAMES H. GRAY</u> Property Owner Printed Name
(2)	_____ Property Owner Signature	_____ Property Owner Printed Name
(1)	<u><i>James H. Gray</i></u> Applicant Signature	<u>JAMES H. GRAY</u> Applicant Printed Name
(2)	_____ Applicant Signature	_____ Applicant Printed Name

Sworn to and subscribed before me
 this 18 day of February 2018.
Christy Lewis
 Notary Public, State of Georgia

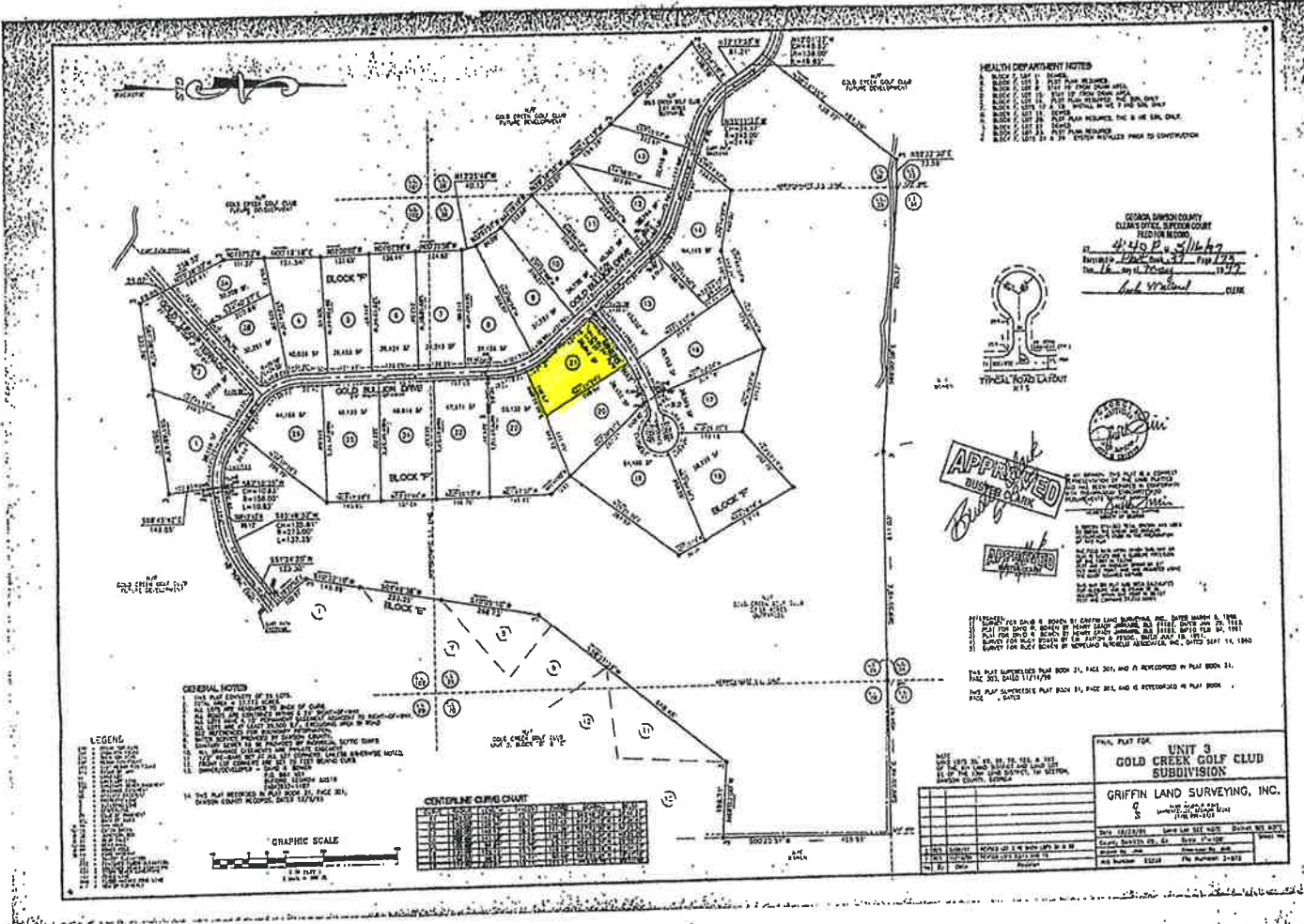
My Commission Expires: 10-25-21 Notary Seal

Annexation Application Received Date Stamp:	Rec'd _____	Completed Application with Signatures
	Rec'd _____	Current Boundary Survey
	Rec'd <u>FEB 26 2018</u>	Legal Description
	Rec'd _____	ARC Population Estimate Information



Planning Commission Meeting Date (if rezone): 4/9/18
 Dates Advertised: 3/21/18 3/28/18
 1st City Council Reading Date: 4/23/18
 2nd City Council Reading Date: 5/7/18 Approved: YES NO
 Date Certified Mail to: 3/2/18 County Board of Commissioners & Chairman 3/2/18 County Manager 3/2/18 County Attorney

Letter Received from Dawson County Date: _____



HEALTH DEPARTMENT NOTES

- 1. BLOCK 1, LOT 1 - 2' FROM REAR
- 2. BLOCK 1, LOT 2 - 2' FROM REAR
- 3. BLOCK 1, LOT 3 - 2' FROM REAR
- 4. BLOCK 1, LOT 4 - 2' FROM REAR
- 5. BLOCK 1, LOT 5 - 2' FROM REAR
- 6. BLOCK 1, LOT 6 - 2' FROM REAR
- 7. BLOCK 1, LOT 7 - 2' FROM REAR
- 8. BLOCK 1, LOT 8 - 2' FROM REAR
- 9. BLOCK 1, LOT 9 - 2' FROM REAR
- 10. BLOCK 1, LOT 10 - 2' FROM REAR
- 11. BLOCK 1, LOT 11 - 2' FROM REAR
- 12. BLOCK 1, LOT 12 - 2' FROM REAR
- 13. BLOCK 1, LOT 13 - 2' FROM REAR
- 14. BLOCK 1, LOT 14 - 2' FROM REAR
- 15. BLOCK 1, LOT 15 - 2' FROM REAR
- 16. BLOCK 1, LOT 16 - 2' FROM REAR
- 17. BLOCK 1, LOT 17 - 2' FROM REAR
- 18. BLOCK 1, LOT 18 - 2' FROM REAR
- 19. BLOCK 1, LOT 19 - 2' FROM REAR
- 20. BLOCK 1, LOT 20 - 2' FROM REAR

SEANEA DAWSON COUNTY
CLERK OF SUPERIOR COURT
SUBDIVISION
440 E. 11th St.
MONTICELLO, IDAHO 83402
DATE: 11/17/99
BY: [Signature]



APPROVED
SUBDIVISION
[Signature]



APPROVED
[Signature]

THIS PLAN IS SUBJECT TO THE APPROVAL OF THE HEALTH DEPARTMENT AND THE PLANNING COMMISSION. THE HEALTH DEPARTMENT'S APPROVAL IS LIMITED TO THE HEALTH ASPECTS OF THE PLAN AND DOES NOT CONSTITUTE AN ENDORSEMENT OF THE PLAN OR THE SURVEYOR'S LIABILITY. THE PLANNING COMMISSION'S APPROVAL IS LIMITED TO THE PLANNING ASPECTS OF THE PLAN AND DOES NOT CONSTITUTE AN ENDORSEMENT OF THE PLAN OR THE SURVEYOR'S LIABILITY.

GENERAL NOTES

1. ALL LOTS ARE 33.00' WIDE.
2. ALL LOTS ARE 111.00' DEEP.
3. ALL LOTS ARE TO BE PLANNED AS SINGLE-FAMILY RESIDENCES.
4. ALL LOTS ARE TO BE PLANNED WITH SEWER SERVICE.
5. ALL LOTS ARE TO BE PLANNED WITH WATER SERVICE.
6. ALL LOTS ARE TO BE PLANNED WITH GAS SERVICE.
7. ALL LOTS ARE TO BE PLANNED WITH CABLE SERVICE.
8. ALL LOTS ARE TO BE PLANNED WITH TELEPHONE SERVICE.
9. ALL LOTS ARE TO BE PLANNED WITH FIBER OPTIC SERVICE.
10. ALL LOTS ARE TO BE PLANNED WITH SATELLITE SERVICE.
11. ALL LOTS ARE TO BE PLANNED WITH SOLAR SERVICE.
12. ALL LOTS ARE TO BE PLANNED WITH WIND SERVICE.
13. ALL LOTS ARE TO BE PLANNED WITH BIOMASS SERVICE.
14. ALL LOTS ARE TO BE PLANNED WITH GEOTHERMAL SERVICE.
15. ALL LOTS ARE TO BE PLANNED WITH HYDRO-PNEUMATIC SERVICE.
16. ALL LOTS ARE TO BE PLANNED WITH RAINWATER SERVICE.
17. ALL LOTS ARE TO BE PLANNED WITH GREYWATER SERVICE.
18. ALL LOTS ARE TO BE PLANNED WITH COMPOSTING SERVICE.
19. ALL LOTS ARE TO BE PLANNED WITH VERMICOMPOSTING SERVICE.
20. ALL LOTS ARE TO BE PLANNED WITH BIODEGRADABLE SERVICE.

LEGEND

- 1. 1" = 100'
- 2. 1" = 200'
- 3. 1" = 300'
- 4. 1" = 400'
- 5. 1" = 500'
- 6. 1" = 600'
- 7. 1" = 700'
- 8. 1" = 800'
- 9. 1" = 900'
- 10. 1" = 1000'

CENTRAL CURVE CHART

Curve No.	Stationing	Radius (ft)	Chord (ft)	Central Angle (deg)	Area (sq ft)
1	1+00 to 1+100	100	100	90	7854
2	1+100 to 1+200	100	100	90	7854
3	1+200 to 1+300	100	100	90	7854
4	1+300 to 1+400	100	100	90	7854
5	1+400 to 1+500	100	100	90	7854
6	1+500 to 1+600	100	100	90	7854
7	1+600 to 1+700	100	100	90	7854
8	1+700 to 1+800	100	100	90	7854
9	1+800 to 1+900	100	100	90	7854
10	1+900 to 2+000	100	100	90	7854



FINAL PLAN FOR
**UNIT 3
GOLD CREEK GOLF CLUB
SUBDIVISION**
GRIFFIN LAND SURVEYING, INC.
C
S
DATE: 11/17/99
BY: [Signature]

Block	Lot	Area (sq ft)	Volume
1	1	7854	1.00
1	2	7854	1.00
1	3	7854	1.00
1	4	7854	1.00
1	5	7854	1.00
1	6	7854	1.00
1	7	7854	1.00
1	8	7854	1.00
1	9	7854	1.00
1	10	7854	1.00
1	11	7854	1.00
1	12	7854	1.00
1	13	7854	1.00
1	14	7854	1.00
1	15	7854	1.00
1	16	7854	1.00
1	17	7854	1.00
1	18	7854	1.00
1	19	7854	1.00
1	20	7854	1.00

Gray

WARRANTY DEED

STATE OF GEORGIA, COUNTY OF DAWSON

THIS INDENTURE, made as of the 19TH day of August In the year one thousand nine hundred ninety-seven, between GOLD CREEK DEVELOPMENT, INC.

as party or parties of the first part, hereinafter called Grantor, and

JAMES HERBERT GRAY and BARBARA M. B. GRAY, joint tenants with right of survivorship

as party or parties of the second part, hereinafter called Grantee (the words "Grantor" and "Grantee" to include their respective heirs, successors and assigns where the context requires or permits).

WITNESSETH that: Grantor, for and in consideration of other good and valuable considerations and the sum of Ten and no/100 (\$10.00) DOLLARS in hand paid at and before the sealing and delivery of these presents, the receipt whereof is hereby acknowledged, has granted, bargained, sold, aliened, conveyed and confirmed, and by these presents does grant, bargain, sell, alien, convey and confirm unto the said Grantee,

ALL THAT TRACT OR PARCEL OF LAND lying and being in Land Lot 35 of the 4th District, 1st Section of Dawson County, Georgia, and being Lot 21, Block F, Unit 3 of GOLD CREEK GOLF CLUB SUBDIVISION, as per plat recorded in Plat Book 37, Page 173, Dawson County, Georgia Records, said plat being incorporated herein by reference for a more complete description.

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

AT 4:00 P.M. 9/22/97
Recorded in Deed Book 250 Page 211
This 23 day of September 19 97

Becky McLeod, CLERK

DAWSON COUNTY, GEORGIA
REAL ESTATE TRANSFER TAX
PAID \$ 55.00
DATE 9/23/97
Becky McLeod
BECKY McLEOD, CLERK
SUPERIOR COURT

TO HAVE AND HOLD the said tract or parcel of land, with all and singular the rights, members and appurtenances, thereof, to the same being, belonging, or in anywise appertaining, to the only proper use, benefit and behoof of the said Grantee forever in **FEE SIMPLE**.

AND THE SAID Grantor will warrant and forever defend the right and title to the above described property unto the said Grantee against the claims of all persons whomsoever.

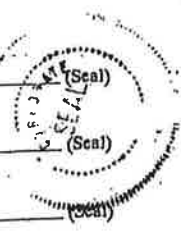
IN WITNESS WHEREOF, the Grantor has signed and sealed this deed, the day and year written below.

GOLD CREEK DEVELOPMENT, INC.

Signed, sealed and delivered in our presence and executed by us this 19th day of August 19 97.

Debra L. Drake
Unofficial Witness

BY: [Signature] P.T.C.
TITLE:

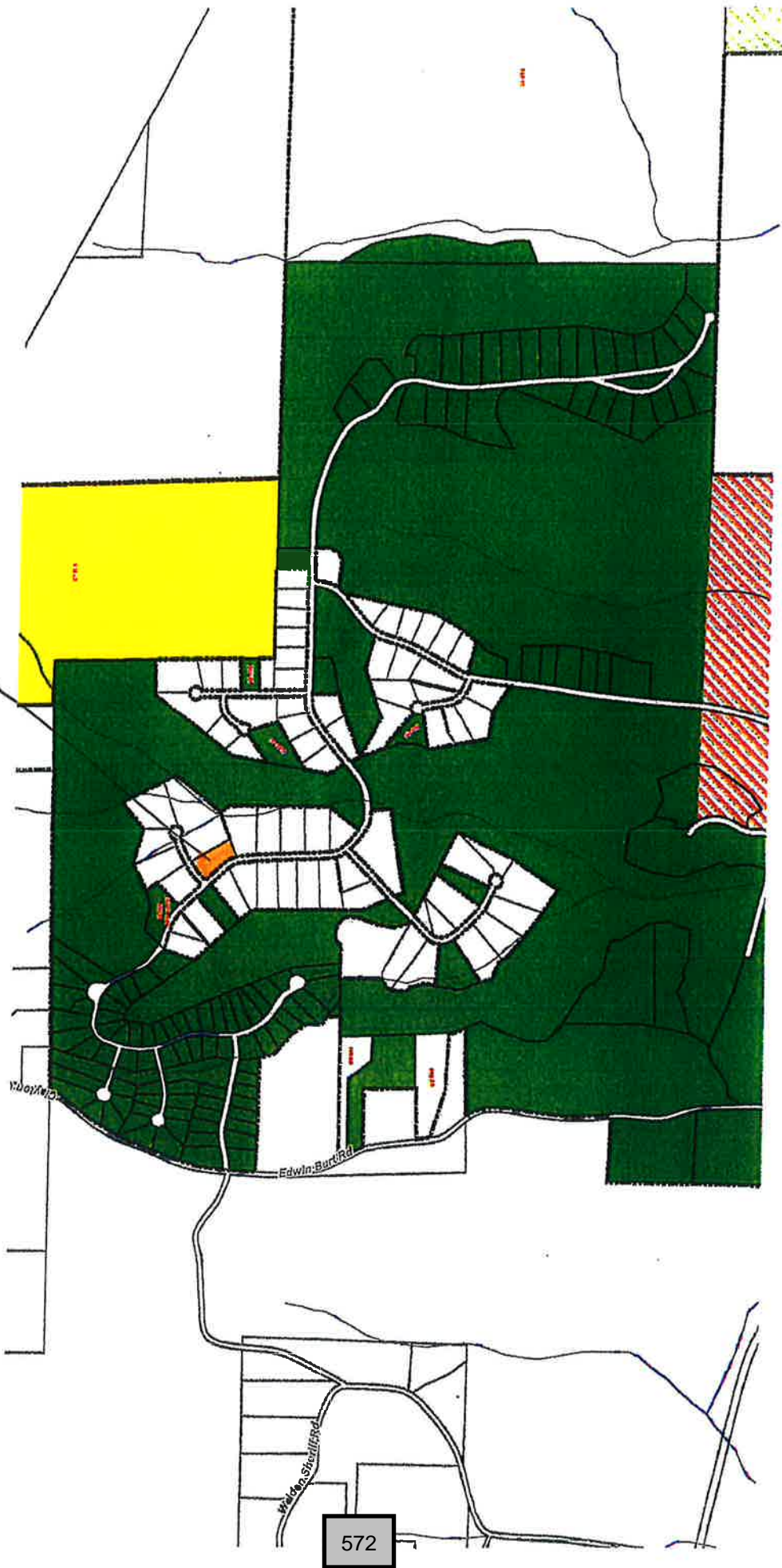


[Signature]
Notary Public
My Commission Expires:

NOTARY SEAL
Michael R. Funderburk
Notary Public, Georgia
Commission Expires 8/16/98

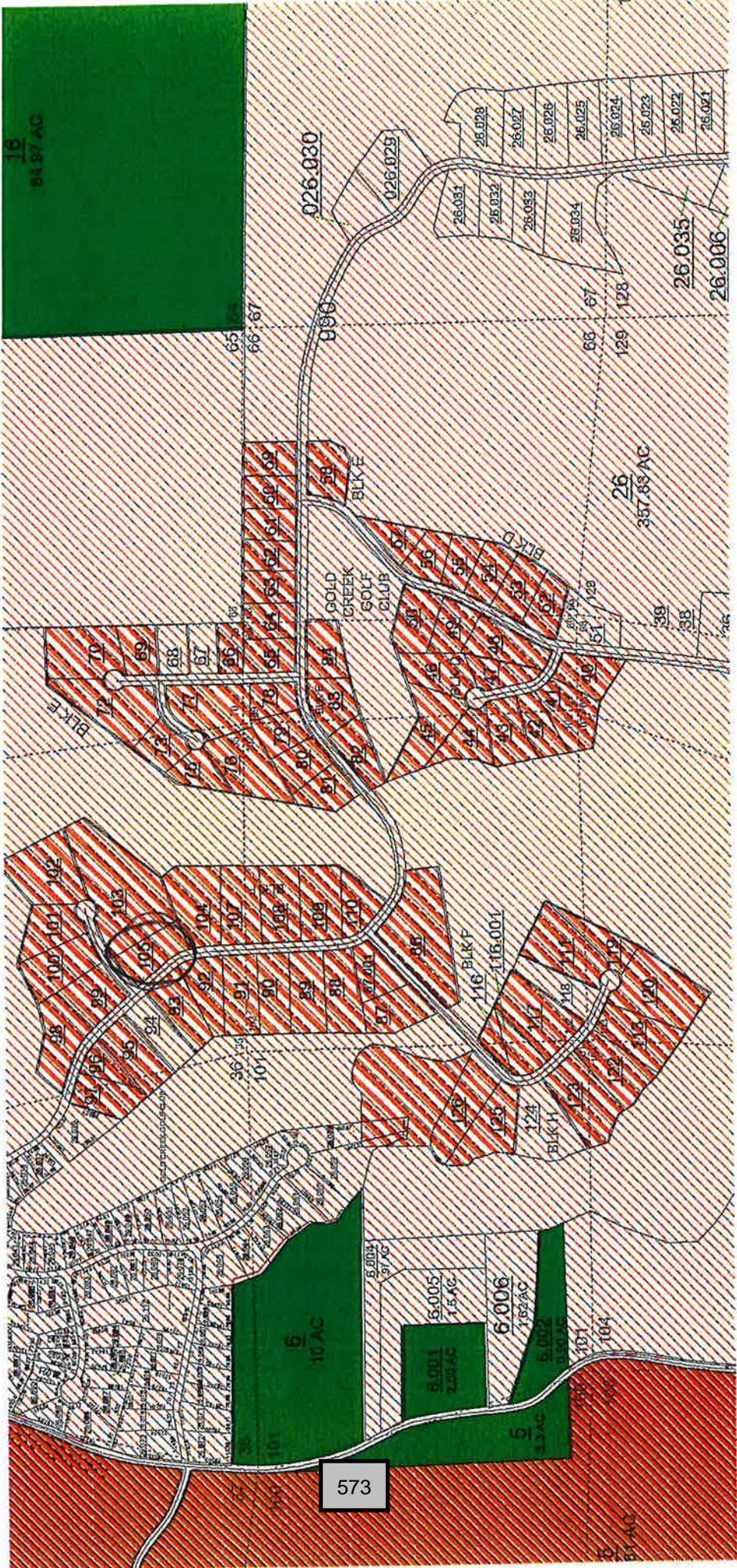
[NOTARIAL SEAL]

TMP 090105



Grady

572



10
84.97 AC

026.030

026.029

26.031
26.032
26.033
26.034
26.026
26.025
26.024
26.023
26.022
26.021

26.035

26.006

65
66
67

66
67

26
357.83 AC

BLK E

GOLD CREEK GOLF CLUB

BLK D

116 BLK F

116.001

BLK H

6
16 AC

5.001
2.01 AC

5.005
1.5 AC

6.006
1.92 AC

5.007
0.81 AC

573

5
1.5 AC

415 Highway 53 E. Suite 100
Dawsonville, Georgia 30534



(706) 265-3256
Fax (706) 265-4214
www.dawsonville-ga.gov

March 1, 2018

CERTIFIED MAIL

Mr. Billy Thurmond
Board of Commissioners
Dawson County
25 Justice Way, Suite 2313
Dawsonville, GA 30534

Re: Annexation of Property of Michael Hendrix: ANX# C8-00080

Dear Mr. Thurmond,

Please be advised that the City of Dawsonville, Georgia, pursuant to authority vested in the Mayor and Council of the City of Dawsonville by Article 2, Chapter 36, Title 36 of the Official Code of Georgia Annotated, received a petition to annex the property referenced above. This annexation petition will be heard during the public hearing segment of the following City Council meetings; April 23, 2018 and May 7, 2018.

This letter has been sent to you by certified mail, return receipt requested, upon receipt of the Annexation Petition of Michael Hendrix. Said notice is in compliance with O.C.G.A. §§ 36-36-6, and 36-36-111. Please see the attached copy of the annexation petition and map of the site proposed to be annexed, which are included to allow you to identify the subject area, as well as the intended use of the property.

Pursuant to O.C.G.A. § 36-36-113, upon receipt of this notice Dawson County has thirty (30) calendar days to raise an objection to the proposed use of the above referenced land, and to specify the basis therefore.

Finally, in accord with O.C.G.A. § 36-36-7, Dawson County has five (5) business days from the receipt of this notice to notify the City that there are County-owned public facilities within the area proposed for annexation.

Thank you for your time and attention to this matter, and I look forward to hearing from you regarding this issue. If I may be of assistance in this regard or any other, please do not hesitate to contact me.

Sincerely,

A handwritten signature in blue ink that reads "Casey Majewski".

Casey Majewski, P.E.
Planning Director

Enclosures

cc: David Headley, County Manager
M. Lynn Frey III, County Attorney
Bob Bolz, City Manager



City of Dawsonville
 P.O. Box 6
 415 Highway 53 East, Suite 100
 Dawsonville, GA 30534
 Phone: (706) 265-3256

**Annexation Petition
 into the
 City of Dawsonville, GA**

Annexation # 08-00080

FEE \$250.00 (NONREFUNDABLE) Date Paid _____ Cash /Ck # _____

Fees waived by cc 11818

Please Print Clearly **ZONING AMENDMENT APPLICATION AND FEES RECEIVED ? YES NO**

Applicant Name(s): Michael Hendrix

Mailing Address 128 Gold Leaf Ter City Dawsonville State GA Zip 30534

E-Mail Mike 30041 @ bellsouth.net

Applicant Telephone Number(s): 770 377-2421

Property Owner's Name(s): Michael Hendrix

Mailing Address 128 Gold Leaf Ter City Dawsonville State GA Zip 30534

E-Mail Mike 30041 @ bellsouth.net

Property Owner's Telephone Number(s): (770) 377-2421

Address of Property to be Annexed: 128 Gold Leaf Terrace VACANT LOT

Tax Map & Parcel # 090 126 Property Size in Acres: 1.38 Survey Recorded in Plat Book # 37 Page # 181

Land Lot # 13 BL-H Gold Creek District # 001 Section # _____ Legal Recorded in Deed Book # 01125 Page # 0013

Current Use of Property: Residential Single Family

County Zoning Classification: Residential Single Family City Zoning Classification: Residential Single Family
RPL PUD/R2

Land Use & Zoning Ordinance, Article VII. General Provisions Sec. 708. Annexation:
 Any land area subsequently added to the incorporated area of Dawsonville shall automatically be classified R-1 (single-family residential district) until or unless otherwise classified by amendment to the official zoning map.

Petition **MUST** include a completed application with signatures and **ALL** attachments.

- An 8 1/2 x 11 copy of the current **RECORDED BOUNDARY SURVEY** of said property showing the contiguity of said property to the existing corporate limits of the City of Dawsonville, GA.
- A copy of the current metes and bounds **LEGAL DESCRIPTION** that matches the boundary survey of the property being annexed.
- Survey **must** be signed and sealed by a Registered Land Surveyor.
- Survey **must** be signed, stamped recorded by Dawson County Clerk's Office, Superior Court



City of Dawsonville
 P.O. Box 6
 415 Highway 53 East, Suite 100
 Dawsonville, GA 30534
 Phone: (706) 265-3256

**Annexation Petition
 into the
 City of Dawsonville, GA**

Please answer the following questions to meet and comply with the United States Department of Justice, Civil Rights Division, Voting Section, Section 5 of the Voting Rights Act.

1. Intended Use of Land: Residential Commercial
 Existing Structure(s) Vacant
 Other (specify) _____
2. Number of persons currently residing on the property: 2; VACANT
 Number of persons 18 years or older: 2; Number of persons registered to vote: 2
3. The number of all residents occupying the property:
- | | |
|---|---|
| <input type="checkbox"/> American Indian | <input type="checkbox"/> Alaskan Native |
| <input type="checkbox"/> Asian | <input type="checkbox"/> Pacific Islander |
| <input type="checkbox"/> Black, not of Hispanic Origin | <input type="checkbox"/> Hispanic |
| <input checked="" type="checkbox"/> White, not of Hispanic Origin | <input type="checkbox"/> VACANT |

Please answer the following questions to meet and comply with the U. S. Department of Commerce, which requires this information to provide Population Estimates.

ARC Population Estimate Information

- A. Number of existing housing units: 1
- B. List of Addresses for each housing unit in the annexed area at the time of the annexation:
128 Gold Leaf Ter Dawsonville, GA
- C. Disposition of existing structures (e.g. to stay the same, be demolished, moved or converted):
Same
- D. Names of affected Subdivision: Gold Creek
- E. Name of affected Multi-Family Complex: N/A
- F. Names of Group Quarters (dormitories, nursing homes, jails, etc.):
N/A
- G. Names of affected Duplexes: N/A
- H. Names of Mobile Home Parks: N/A



City of Dawsonville
 P.O. Box 6
 415 Highway 53 East, Suite 100
 Dawsonville, GA 30534
 Phone: (706) 265-3256

**Annexation Petition
 into the
 City of Dawsonville, GA**

Property Owner(s) Authorization

I / We the undersigned, being the owner(s) of real property of the territory described herein as 128 Gold Leaf Ter Dawsonville, GA (Address/Tax Map Parcel) , respectfully request that the Mayor and City Council of the City of Dawsonville, Georgia annex this property into the City and extend the City boundaries to include the same.

Upon signature of this document, I / We the undersigned certify that all the information provided is true and accurate to the best of our knowledge.

(1) Michael Hendrix
 Property Owner Signature

Michael Hendrix
 Property Owner Printed Name

(2) _____
 Property Owner Signature

 Property Owner Printed Name

(1) Michael Hendrix
 Applicant Signature

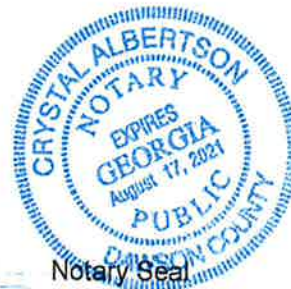
Michael Hendrix
 Applicant Printed Name

(2) _____
 Applicant Signature

 Applicant Printed Name

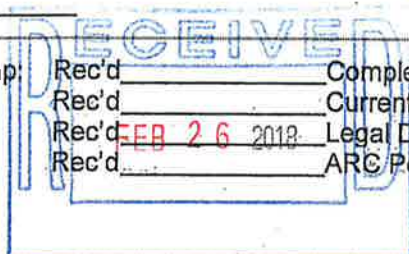
Sworn to and subscribed before me
 this 23 day of February, 2018.

Crystal Albertson
 Notary Public, State of Georgia



My Commission Expires: 8-17-21

Annexation Application Received Date Stamp:



Rec'd _____ Completed Application with Signatures
 Rec'd _____ Current Boundary Survey
 Rec'd FEB 26 2018 Legal Description
 Rec'd _____ ARC Population Estimate Information

Planning Commission Meeting Date (if rezone): 4/9/18

Dates Advertised: 3/21/18 3/28/18

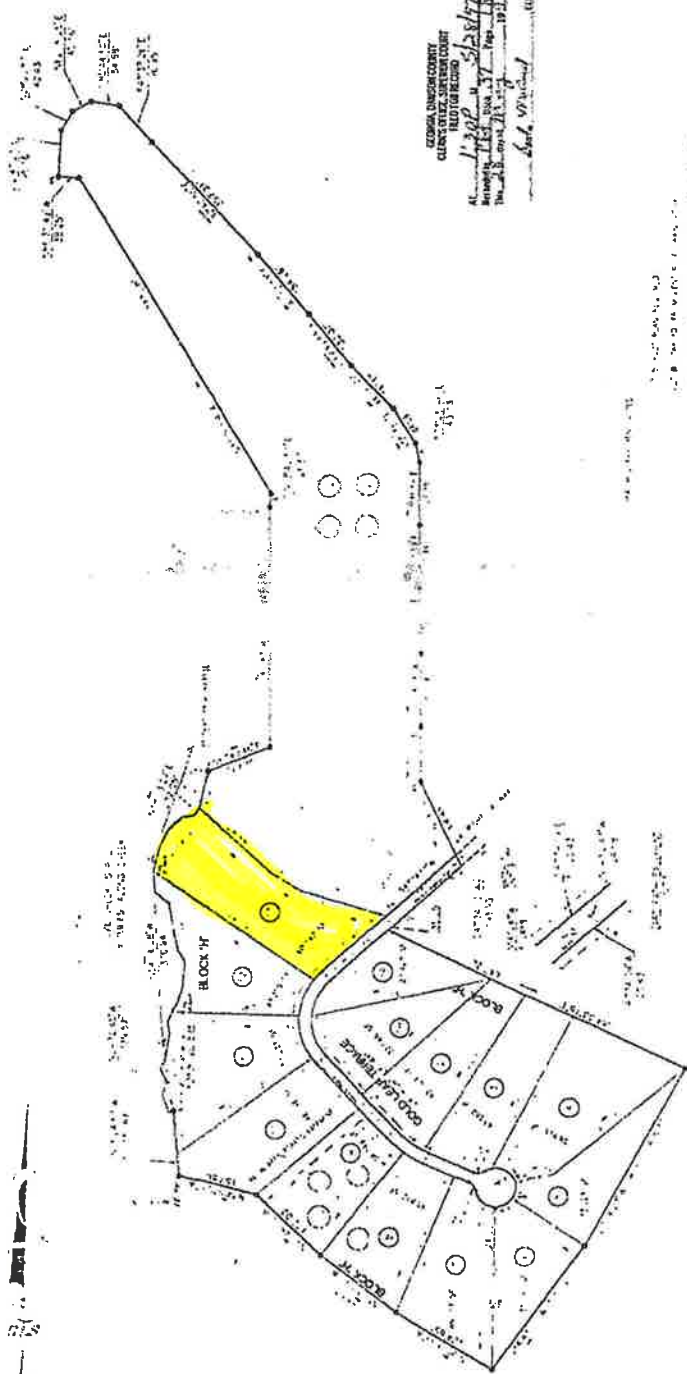
1st City Council Reading Date: 4/23/18

2nd City Council Reading Date: 5/7/18

Approved: YES NO

Date Certified Mail to: 3/21/18 County Board of Commissioners & Chairman 3/21/18 County Manager 3/21/18 County Attorney

Letter Received from Dawson County Date: _____

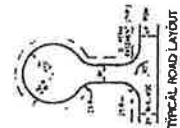


GEORGE S. SHERWOOD
 CIVIL ENGINEER
 1188 N. 5th St.
 Phoenix, Arizona 85004
 1987

GENERAL NOTES

1. ALL DIMENSIONS ARE IN FEET AND INCHES.
 2. THE CENTERLINE OF THE ROAD IS SHOWN BY A DOTTED LINE.
 3. THE RIGHT-OF-WAY IS SHOWN BY A SOLID LINE.
 4. THE EXISTING ROAD CENTERLINE IS SHOWN BY A DOTTED LINE WITH A CROSS-HATCHED AREA.
 5. THE EXISTING ROAD RIGHT-OF-WAY IS SHOWN BY A SOLID LINE WITH A CROSS-HATCHED AREA.
 6. THE EXISTING ROAD CENTERLINE IS SHOWN BY A DOTTED LINE WITH A CROSS-HATCHED AREA.
 7. THE EXISTING ROAD RIGHT-OF-WAY IS SHOWN BY A SOLID LINE WITH A CROSS-HATCHED AREA.
 8. THE EXISTING ROAD CENTERLINE IS SHOWN BY A DOTTED LINE WITH A CROSS-HATCHED AREA.
 9. THE EXISTING ROAD RIGHT-OF-WAY IS SHOWN BY A SOLID LINE WITH A CROSS-HATCHED AREA.
 10. THE EXISTING ROAD CENTERLINE IS SHOWN BY A DOTTED LINE WITH A CROSS-HATCHED AREA.
 11. THE EXISTING ROAD RIGHT-OF-WAY IS SHOWN BY A SOLID LINE WITH A CROSS-HATCHED AREA.
 12. THE EXISTING ROAD CENTERLINE IS SHOWN BY A DOTTED LINE WITH A CROSS-HATCHED AREA.
 13. THE EXISTING ROAD RIGHT-OF-WAY IS SHOWN BY A SOLID LINE WITH A CROSS-HATCHED AREA.
 14. THE EXISTING ROAD CENTERLINE IS SHOWN BY A DOTTED LINE WITH A CROSS-HATCHED AREA.
 15. THE EXISTING ROAD RIGHT-OF-WAY IS SHOWN BY A SOLID LINE WITH A CROSS-HATCHED AREA.

CENTERLINE CURVE CHART



TYPICAL ROAD LAYOUT

UNIT 4 GOLD CREEK GOLF CLUB SUBDIVISION	
GRIFFIN LAND SURVEYING, INC.	
DATE: 1987	PROJECT NO.: 8500
SCALE: AS SHOWN	DATE: 1987
BY: [Signature]	CHECKED: [Signature]
DATE: 1987	DATE: 1987

Borrower: HENDRIX, Michael
Property Address: 128 Gold Leaf Ter
City: Dawsonville
Lender: Atlanta Postal Credit Union
File No.: 20140340
Case No.:
State: GA
Zip: 30534

DOCH 002450
FILED IN OFFICE
06/29/2010 10:30 AM
BK:954 PG:93-95
CLERK OF COURT

DAWSON COUNTY
REAL ESTATE TRANSFER TAX
PAID: \$227.90

RETURN TO:
Morris/Hardwick/Schneider, LLC
1445 Haw Creek Circle, Ste. 504
Cumming, GA 30041

042-2010-000676

CMG-1005000785

SPECIAL WARRANTY DEED

State of Colorado
County of Jefferson

THIS INDENTURE made this 4th day of June, 2010, between

JPMorgan Chase Bank, National Association

of the County of Jefferson, State of Colorado, as party or parties of the first part,
hereinafter called Grantor, and

Michael D. Hendrix

as party or parties of the second part, hereinafter called Grantee (the words "Grantor" and "Grantee" to include their respective heirs, successors and assigns where the context requires or permits).

WITNESSETH that: Grantor, for and in consideration of the sum of TEN AND 00/100 DOLLARS (\$10.00) and other good and valuable consideration in hand paid at and before the sealing and delivery of these presents, the receipt whereof is hereby acknowledged, has granted, bargained, sold, aliened, conveyed and confirmed, and by these presents does grant, bargain, sell, alien, convey and confirm unto the said Grantee,

SEE EXHIBIT "A" ATTACHED HERETO AND BY THIS REFERENCE MADE A PART HEREOF.

Reference: 128 Gold Leaf Terrace, Dawsonville, GA 30534

Subject to all easements and restrictions of record.

TO HAVE AND TO HOLD the said tract or parcel of land, with all and singular the rights, members and appurtenances thereof, the same being, belonging, or in anywise appertaining, to the only proper use, benefit and behoof of the said Grantee, forever in FEE SIMPLE.

AND THE SAID Grantor will warrant and forever defend the right and title to the above described property unto the said Grantee against the lawful claims and demands of all persons claiming by, through or under the above named Grantor, but against none other.

Borrower: HENDRIX, Michael	File No.: 20140340	
Property Address: 128 Gold Leaf Ter	Case No.:	
City: Dawsonville	State: GA	Zip: 30534
Lender: Atlanta Postal Credit Union		

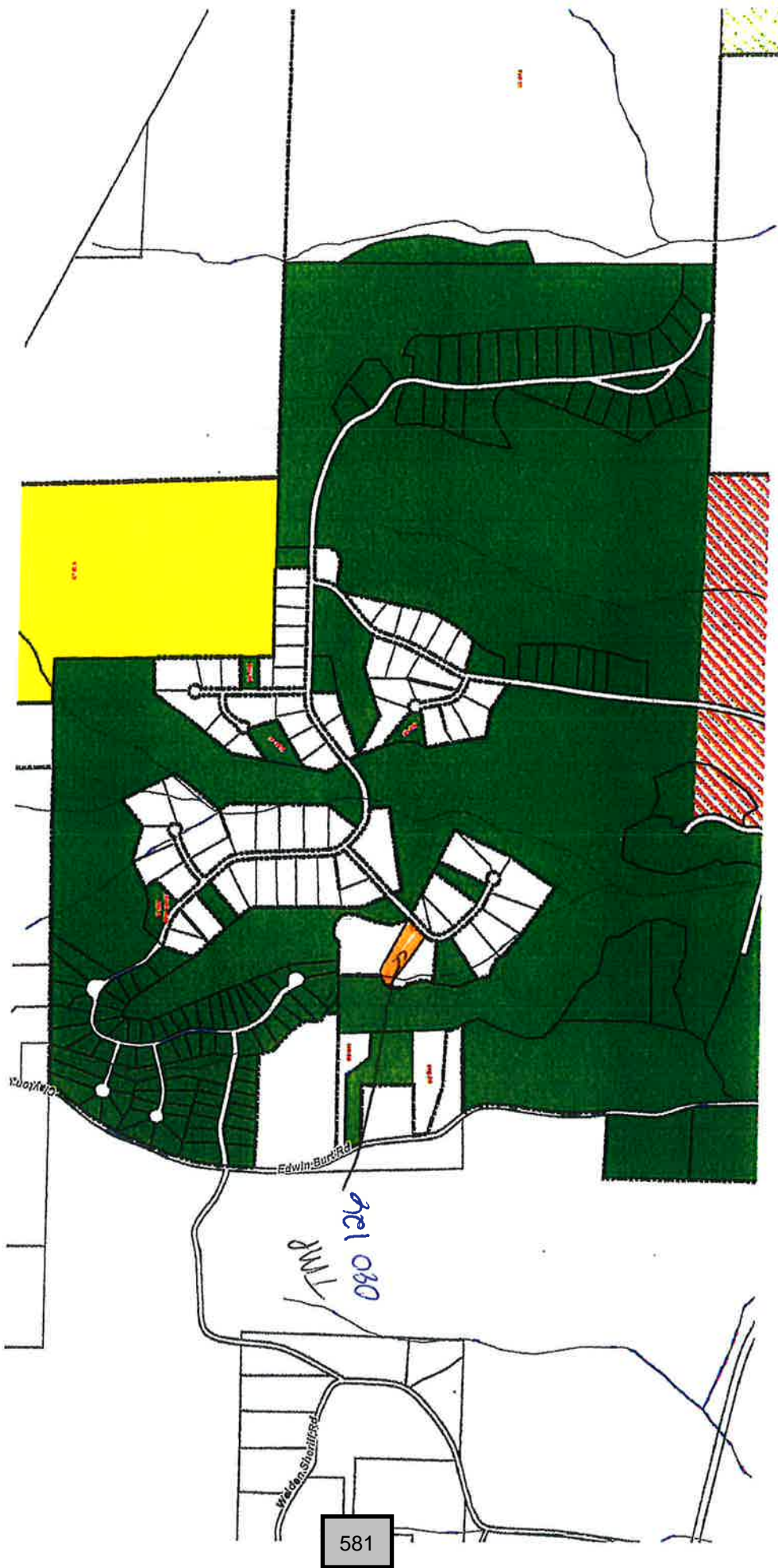
BK=954 PG=95

SPECIAL WARRANTY DEED
(Continued)

Exhibit "A"

All that tract or parcel of land lying and being in Land Lots 101, 102 and 103 of the 4th District, 1st Section of Dawson County, Georgia being Lot 13, Block H, Gold Creek Golf Club, Unit 4, as per plat recorded in Plat Book 37, Page 181, Dawson County Records, which plat is incorporated herein by this reference and made a part of this description; being known as 128 Gold Leaf Terrace, according to the present system of numbering houses in Dawson County, Georgia.

Handwritten text: "Handwritten"



Handwritten text: "080 124" and "TNT"

581

415 Highway 53 E. Suite 100
Dawsonville, Georgia 30534



(706) 265-3256
Fax (706) 265-4214
www.dawsonville-ga.gov

March 1, 2018

CERTIFIED MAIL

Mr. Billy Thurmond
Board of Commissioners
Dawson County
25 Justice Way, Suite 2313
Dawsonville, GA 30534

Re: Annexation of Property of Richard Todd Buckner: ANX# C8-00081

Dear Mr. Thurmond,

Please be advised that the City of Dawsonville, Georgia, pursuant to authority vested in the Mayor and Council of the City of Dawsonville by Article 2, Chapter 36, Title 36 of the Official Code of Georgia Annotated, received a petition to annex the property referenced above. This annexation petition will be heard during the public hearing segment of the following City Council meetings; April 23, 2018 and May 7, 2018.

This letter has been sent to you by certified mail, return receipt requested, upon receipt of the Annexation Petition of Richard Todd Buckner. Said notice is in compliance with O.C.G.A. §§ 36-36-6, and 36-36-111. Please see the attached copy of the annexation petition and map of the site proposed to be annexed, which are included to allow you to identify the subject area, as well as the intended use of the property.

Pursuant to O.C.G.A. § 36-36-113, upon receipt of this notice Dawson County has thirty (30) calendar days to raise an objection to the proposed use of the above referenced land, and to specify the basis therefore.

Finally, in accord with O.C.G.A. § 36-36-7, Dawson County has five (5) business days from the receipt of this notice to notify the City that there are County-owned public facilities within the area proposed for annexation.

Thank you for your time and attention to this matter, and I look forward to hearing from you regarding this issue. If I may be of assistance in this regard or any other, please do not hesitate to contact me.

Sincerely,

Casey Majewski, P.E.
Planning Director

Enclosures

cc: David Headley, County Manager
M. Lynn Frey III, County Attorney
Bob Bolz, City Manager



City of Dawsonville
 P.O. Box 6
 415 Highway 53 East, Suite 100
 Dawsonville, GA 30534
 Phone: (706) 265-3256

**Annexation Petition
 into the
 City of Dawsonville, GA**

Annexation # 08-00081

FEE \$250.00 (NONREFUNDABLE) Date Paid _____ Cash /Ck # _____

Fees waived by cc 118118

Please Print Clearly **ZONING AMENDMENT APPLICATION AND FEES RECEIVED ? YES NO**

Applicant Name(s): Richard Todd Buckner

Mailing Address 369 Gold Bullion Dr W City Dawsonville State GA Zip 30534

E-Mail toddbuckner@absoluteaudiosystems.com

Applicant Telephone Number(s): 706-332-0724

Property Owner's Name(s): Richard Todd Buckner

Mailing Address 369 Gold Bullion Dr W City Dawsonville State GA Zip 30534

E-Mail toddbuckner@absoluteaudiosystems.com

Property Owner's Telephone Number(s): 706-332-0724

Address of Property to be Annexed: 369 Gold Bullion Dr W VACANT LOT

Tax Map & Parcel # 090 088 Property Size in Acres: -1 Survey Recorded in Plat Book # 49 Page # 83

Land Lot # 102 District # 4 Section # 1 Legal Recorded in Deed Book # 931 Page # 130

Current Use of Property: SF Residence

County Zoning Classification: RPC City Zoning Classification: PUD/R2

Land Use & Zoning Ordinance, Article VII. General Provisions Sec. 708. Annexation:

Any land area subsequently added to the incorporated area of Dawsonville shall automatically be classified R-1 (single-family residential district) until or unless otherwise classified by amendment to the official zoning map.

Petition **MUST** include a completed application with signatures and **ALL** attachments.

- An 8 ½ x 11 copy of the current **RECORDED BOUNDARY SURVEY** of said property showing the contiguity of said property to the existing corporate limits of the City of Dawsonville, GA.
- A copy of the current metes and bounds **LEGAL DESCRIPTION** that matches the boundary survey of the property being annexed.
- Survey **must** be signed and sealed by a Registered Land Surveyor.
- Survey **must** be signed, stamped recorded by Dawson County Clerk's Office, Superior Court



City of Dawsonville
 P.O. Box 6
 415 Highway 53 East, Suite 100
 Dawsonville, GA 30534
 Phone: (706) 265-3256

**Annexation Petition
 into the
 City of Dawsonville, GA**

Please answer the following questions to meet and comply with the United States Department of Justice, Civil Rights Division, Voting Section, Section 5 of the Voting Rights Act.

1. Intended Use of Land: Residential Commercial
 Existing Structure(s) Vacant
 Other (specify) _____
2. Number of persons currently residing on the property: 3; VACANT
 Number of persons 18 years or older: 3; Number of persons registered to vote: _____
3. The number of all residents occupying the property:
 American Indian Alaskan Native
 Asian Pacific Islander
 Black, not of Hispanic Origin Hispanic
 White, not of Hispanic Origin VACANT

Please answer the following questions to meet and comply with the U. S. Department of Commerce, which requires this information to provide Population Estimates.

ARC Population Estimate Information

- A. Number of existing housing units: 1
- B. List of Addresses for each housing unit in the annexed area at the time of the annexation:
369 Gold Bullion Dr. W
- C. Disposition of existing structures (e.g. to stay the same, be demolished, moved or converted):
Same
- D. Names of affected Subdivision: Gold Creek
- E. Name of affected Multi-Family Complex: N/A
- F. Names of Group Quarters (dormitories, nursing homes, jails, etc.):
N/A
- G. Names of affected Duplexes: N/A
- H. Names of Mobile Home Parks: N/A



City of Dawsonville
 P.O. Box 6
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 Dawsonville, GA 30534
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**Annexation Petition
 into the
 City of Dawsonville, GA**

Property Owner(s) Authorization

I / We the undersigned, being the owner(s) of real property of the territory described herein as 369 Gold Bullion Dr (Address/Tax Map Parcel), respectfully request that the Mayor and City Council of the City of Dawsonville, Georgia annex this property into the City and extend the City boundaries to include the same.

Upon signature of this document, I / We the undersigned certify that all the information provided is true and accurate to the best of our knowledge.

(1) ✓ Richard Todd Buckner
 Property Owner Signature

Richard Todd Buckner
 Property Owner Printed Name

(2) _____
 Property Owner Signature

 Property Owner Printed Name


(1) ✓ Richard Todd Buckner
 Applicant Signature

✓ Richard Todd Buckner
 Applicant Printed Name

(2) _____
 Applicant Signature

 Applicant Printed Name

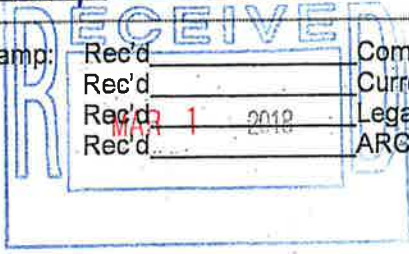
Sworn to and subscribed before me
 this 1 day of March 2018.

 **Nalita Y. Copeland
 NOTARY PUBLIC
 Dawson County, Georgia
 My Commission Expires
 May 15, 2019**

Nalita Y. Copeland
 Notary Public, State of Georgia

My Commission Expires: May 15, 2019

Notary Seal

Annexation Application Received Date Stamp:		Rec'd _____ Completed Application with Signatures Rec'd _____ Current Boundary Survey Rec'd _____ Legal Description Rec'd _____ ARC Population Estimate Information
Planning Commission Meeting Date (if rezone):	<u>4/9/18</u>	
Dates Advertised:	<u>3/21/18</u> <u>3/28/18</u>	
1 st City Council Reading Date:	<u>4/23/18</u>	
2 nd City Council Reading Date:	<u>5/7/18</u>	Approved: YES NO
Date Certified Mail to:	<u>3/21/18</u> County Board of Commissioners & Chairman	<u>3/21/18</u> County Manager <u>3/21/18</u> County Attorney
<input type="checkbox"/> Letter Received from Dawson County	Date: _____	

49-83

HEALTH DEPARTMENT NOTES:

- A. BLOCK F, LOT 1: DIMED.
- B. BLOCK F, LOT 2: DIMED.
- C. BLOCK F, LOT 3: DIMED.
- D. BLOCK F, LOT 4: DIMED.
- E. BLOCK F, LOT 5: DIMED.
- F. BLOCK F, LOT 6: DIMED.
- G. BLOCK F, LOT 7: DIMED.
- H. BLOCK F, LOT 8: DIMED.
- I. BLOCK F, LOT 9: DIMED.
- J. BLOCK F, LOT 10: DIMED.
- K. BLOCK F, LOT 11: DIMED.
- L. BLOCK F, LOT 12: DIMED.
- M. BLOCK F, LOT 13: DIMED.
- N. BLOCK F, LOT 14: DIMED.
- O. BLOCK F, LOT 15: DIMED.
- P. BLOCK F, LOT 16: DIMED.
- Q. BLOCK F, LOT 17: DIMED.
- R. BLOCK F, LOT 18: DIMED.
- S. BLOCK F, LOT 19: DIMED.
- T. BLOCK F, LOT 20: DIMED.
- U. BLOCK F, LOT 21: DIMED.
- V. BLOCK F, LOT 22: DIMED.
- W. BLOCK F, LOT 23: DIMED.
- X. BLOCK F, LOT 24: DIMED.
- Y. BLOCK F, LOT 25: DIMED.
- Z. BLOCK F, LOT 26: DIMED.

PURSUANT TO THE ORDINANCE REQUIRING FOR DAWSON COUNTY, GEORGIA, ALL THE REQUIREMENTS OF APPROVAL HAVING BEEN FULFILLED, THE PLAT IS HEREBY APPROVED BY THE DAWSON COUNTY BOARD OF COMMISSIONERS ON

EXTRAORDINARY DAWSON COUNTY BOARD OF COMMISSIONERS

GENERAL DAWSON COUNTY CLERK'S OFFICE, SUPERIOR COURT

FILED FOR RECORD
 IN 21304 ON 4-13-2010
 WITNESSED BY: [Signature]
 THIS 13th day of April 2010
 [Signature]
 CLERK

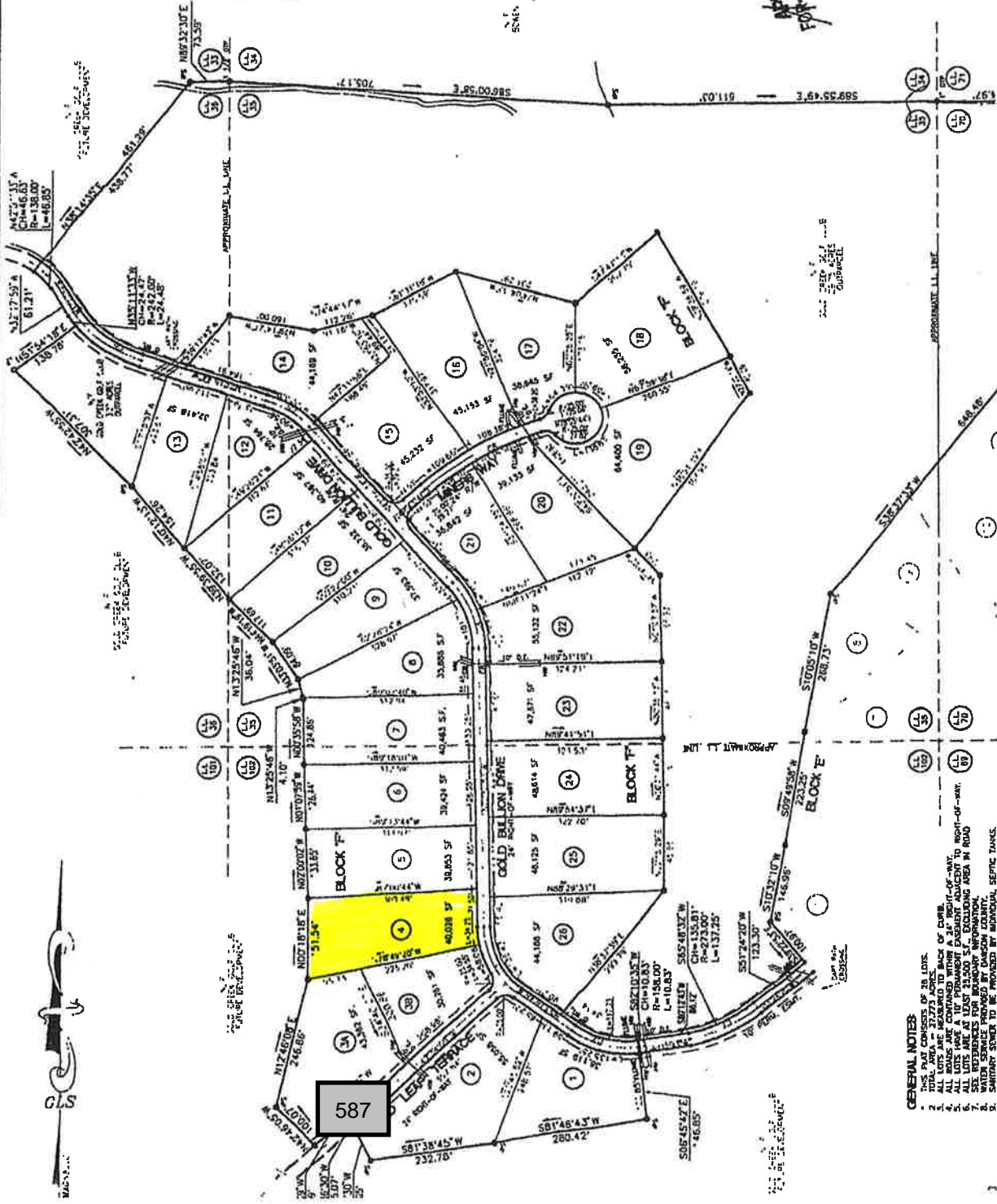


IN WITNESS WHEREOF, I HAVE PLACED MY HAND AND SEAL OF OFFICE AT THE DAWSON COUNTY CLERK'S OFFICE, SUPERIOR COURT, DAWSON, GEORGIA, THIS 13th day of April 2010.

APPROVED
 [Signature]
 4/13/10

- REFERENCES:
- 1. SURVEY FOR DAVID H. BOWEN BY CRESTON LAND SURVEYING, INC., DATED MARCH 6, 1993.
 - 2. PLAT FOR DAVID H. BOWEN BY HENRY COUNTY SURVEYORS, P.L.L.C., DATED JAN. 25, 1994.
 - 3. SURVEY FOR DAVID H. BOWEN BY HENRY COUNTY SURVEYORS, P.L.L.C., DATED FEB. 07, 1994.
 - 4. SURVEY FOR DAVID H. BOWEN BY L.A. DUTTON & ASSOC., DATED JULY 10, 1991.
 - 5. SURVEY FOR RUBY BOWEN BY MORLAND AUSTRUBB ASSOCIATES, INC., DATED SEPT. 14, 1990.

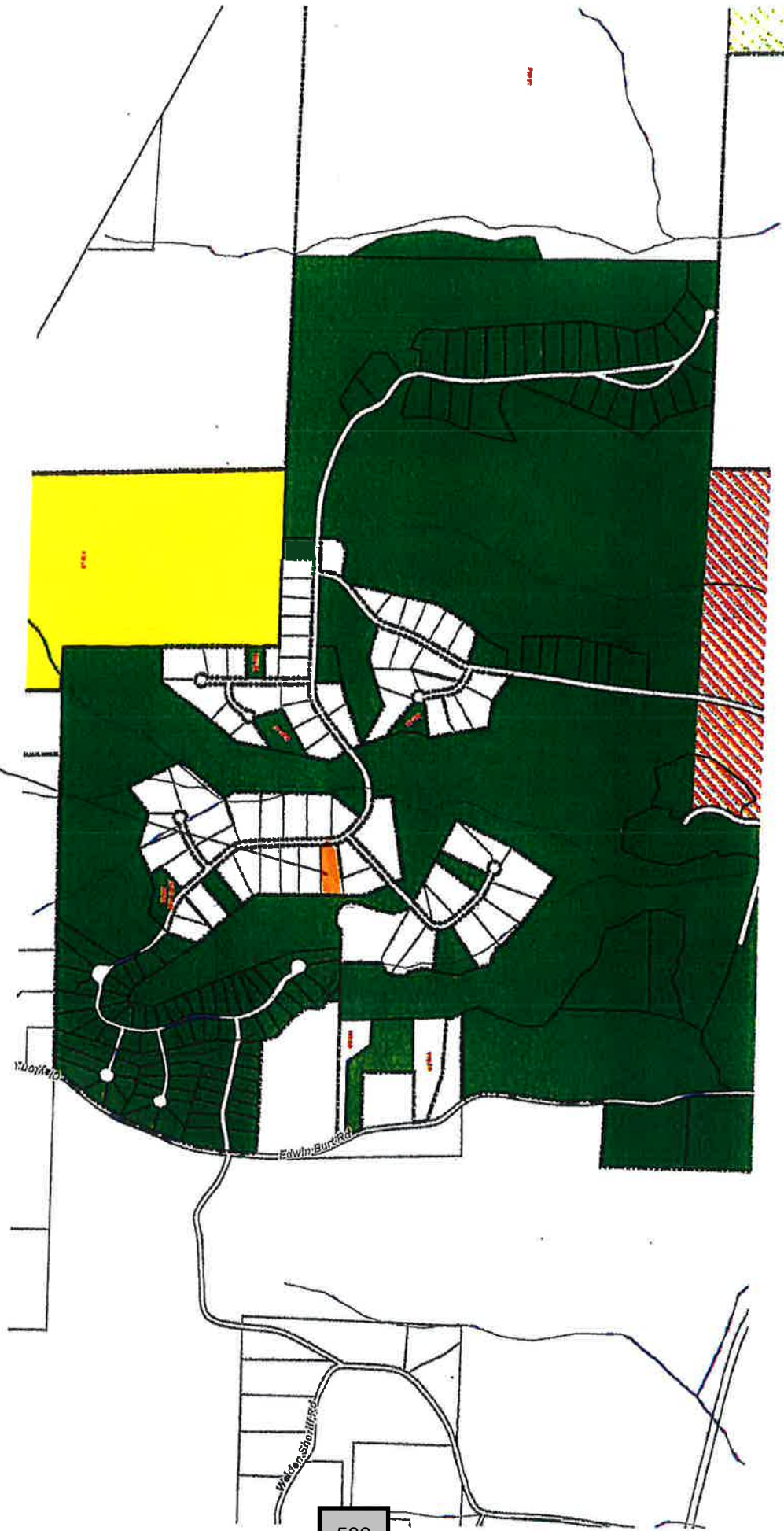
THIS PLAT SUPERSEDES PLAT BOOK 31, PAGE 301, AND IS RECORDED IN PLAT BOOK 31, PAGE 303, DATED 11/14/98.
 THIS PLAT SUPERSEDES PLAT BOOK 31, PAGE 303, AND IS RECORDED IN PLAT BOOK 31, PAGE 173, DATED 5/16/97.
 THIS PLAT SUPERSEDES PLAT BOOK 37, PAGE 173, AND IS RECORDED IN PLAT BOOK 44, PAGE 180, DATED 7/13/98.



- GENERAL NOTES:
- 1. THIS PLAT CONSISTS OF 26 LOTS.
 - 2. TOTAL AREA = 2777.8 ACRES.
 - 3. ALL LOTS ARE CONVEYED WITHIN A 24' RIGHT-OF-WAY.
 - 4. ALL LOTS HAVE A 10' PERMANENT EASEMENT ADJACENT TO RIGHT-OF-WAY.
 - 5. ALL LOTS HAVE A 10' PERMANENT EASEMENT ADJACENT TO RIGHT-OF-WAY.
 - 6. SEE REFERENCES FOR BACKGROUND INFORMATION.
 - 7. WATER SERVICES PROVIDED BY DAWSON COUNTY.
 - 8. ALL DIMENSIONS ARE IN FEET AND DECIMALS THEREOF.
 - 9. ALL DIMENSIONS EXCEPTED ARE PRIVATE EASEMENTS.
 - 10. ALL DIMENSIONS EXCEPTED ARE PRIVATE EASEMENTS.

All that tract or parcel of land lying and being in Land Lot 102 of the 4th District, 1st Section of Dawson County, Georgia, being Lot 4, Block F, Unit 3, Gold Creek Golf Club Subdivision, as per plat recorded in Plat Book 49, Page 83 of the Dawson County records, which plat is incorporated herein and made a part hereof by reference.

880 090 088
TMP



589

Revised

LIST OF ANNEXATIONS FOR CERTIFIED MAILING TO DC ON 2/23/18

ANX #C8-00071	TATUM	108 GOLD BULLION DR W
ANX #C8-00072	FRENCH	37 GOLD CREEK COURT
ANX #C8-00073	TRAGESSER	44 GOLD BULLION DRIVE W
ANX #C8-00074	HUDGINS	255 GOLD LEAF TERRACE

415 Highway 53 E. Suite 100
Dawsonville, Georgia 30534



(706) 265-3256
Fax (706) 265-4214
www.dawsonville-ga.gov

February 23, 2018

CERTIFIED MAIL

Mr. Billy Thurmond
Board of Commissioners
Dawson County
25 Justice Way, Suite 2313
Dawsonville, GA 30534

Re: Annexation of Property of Ricky L. Tatum: ANX# C8-00071

Dear Mr. Thurmond,

Please be advised that the City of Dawsonville, Georgia, pursuant to authority vested in the Mayor and Council of the City of Dawsonville by Article 2, Chapter 36, Title 36 of the Official Code of Georgia Annotated, received a petition to annex the property referenced above. This annexation petition will be heard during the public hearing segment of the following City Council meetings; April 23, 2018 and May 7, 2018.

This letter has been sent to you by certified mail, return receipt requested, upon receipt of the Annexation Petition of Ricky L. Tatum. Said notice is in compliance with O.C.G.A. §§ 36-36-6, and 36-36-111. Please see the attached copy of the annexation petition and map of the site proposed to be annexed, which are included to allow you to identify the subject area, as well as the intended use of the property.

Pursuant to O.C.G.A. § 36-36-113, upon receipt of this notice Dawson County has thirty (30) calendar days to raise an objection to the proposed use of the above referenced land, and to specify the basis therefore.

Finally, in accord with O.C.G.A. § 36-36-7, Dawson County has five (5) business days from the receipt of this notice to notify the City that there are County-owned public facilities within the area proposed for annexation.

Thank you for your time and attention to this matter, and I look forward to hearing from you regarding this issue. If I may be of assistance in this regard or any other, please do not hesitate to contact me.

Sincerely,

Casey Majewski, P.E.
Planning Director

Enclosures

cc: David Headley, County Manager
M. Lynn Frey III, County Attorney
Bob Bolz, City Manager



City of Dawsonville
 P.O. Box 6
 415 Highway 53 East, Suite 100
 Dawsonville, GA 30534
 Phone: (706) 265-3256

**Annexation Petition
 into the
 City of Dawsonville, GA**

Annexation # 18-00071

FEE \$250.00 (NONREFUNDABLE) Date Paid _____ Cash /Ck # _____

Fee Waived by CC 4/8/18

Please Print Clearly ZONING AMENDMENT APPLICATION AND FEES RECEIVED ? YES NO

Applicant Name(s): W. L. Tatum

Mailing Address 108 Gold Bolloes Dr. West City Dawsonville State GA Zip 30534

E-Mail wtatumint@aol.com

Applicant Telephone Number(s): 770-530-4950

Property Owner's Name(s): Rickey L. Tatum

Mailing Address 1274 Turnaway Branch Rd City Dawsonville State GA Zip 30534

E-Mail _____

Property Owner's Telephone Number(s): 770-530-4770

Address of Property to be Annexed: 108 Gold Bolloes Drive, West VACANT LOT

Tax Map & Parcel # 090064 Property Size in Acres: - 1 acre Survey Recorded in Plat Book # 31 Page # 247

Land Lot # 66 + 69 District # 4 Section # 1 Legal Recorded in Deed Book # 27 Page # 628-629

Current Use of Property: Residential

County Zoning Classification: RPC City Zoning Classification: PUD/R2

Land Use & Zoning Ordinance, Article VII. General Provisions Sec. 708. Annexation:

Any land area subsequently added to the incorporated area of Dawsonville shall automatically be classified R-1 (single-family residential district) until or unless otherwise classified by amendment to the official zoning map.

Petition **MUST** include a completed application with signatures and **ALL** attachments.

- An 8 ½ x 11 copy of the current **RECORDED BOUNDARY SURVEY** of said property showing the contiguity of said property to the existing corporate limits of the City of Dawsonville, GA.
- A copy of the current metes and bounds **LEGAL DESCRIPTION** that matches the boundary survey of the property being annexed.
- Survey **must** be signed and sealed by a Registered Land Surveyor.
- Survey **must** be signed, stamped recorded by Dawson County Clerk's Office, Superior Court



City of Dawsonville
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**Annexation Petition
 into the
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Please answer the following questions to meet and comply with the United States Department of Justice, Civil Rights Division, Voting Section, Section 5 of the Voting Rights Act.

1. Intended Use of Land: Residential Commercial
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 Other (specify) _____

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 Black, not of Hispanic Origin Hispanic
 White, not of Hispanic Origin VACANT

Please answer the following questions to meet and comply with the U. S. Department of Commerce, which requires this information to provide Population Estimates.

ARC Population Estimate Information

A. Number of existing housing units: 1

B. List of Addresses for each housing unit in the annexed area at the time of the annexation:
108 Gold Bullion Drive, West.

C. Disposition of existing structures (e.g. to stay the same, be demolished, moved or converted):
Stay The Same

D. Names of affected Subdivision: Gold Creek

E. Name of affected Multi-Family Complex: N/A

F. Names of Group Quarters (dormitories, nursing homes, jails, etc.):
N/A

G. Names of affected Duplexes: N/A

H. Names of Mobile Home Parks: N/A



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 P.O. Box 6
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 Dawsonville, GA 30534
 Phone: (706) 265-3256

**Annexation Petition
 into the
 City of Dawsonville, GA**

Property Owner(s) Authorization

I / We the undersigned, being the owner(s) of real property of the territory described herein as 108 Gold Bullion Drive, West (Address/Tax Map Parcel), respectfully request that the Mayor and City Council of the City of Dawsonville, Georgia annex this property into the City and extend the City boundaries to include the same.

Upon signature of this document, I / We the undersigned certify that all the information provided is true and accurate to the best of our knowledge.

(1) Rickey Tatum
 Property Owner Signature

Rickey Lee Tatum
 Property Owner Printed Name

(2) _____
 Property Owner Signature

 Property Owner Printed Name

(1) W.L. Tatum
 Applicant Signature

W.L. Tatum
 Applicant Printed Name

(2) _____
 Applicant Signature

 Applicant Printed Name

Sworn to and subscribed before me
 this 12 day of February 2018.

Stephanie A Loggins
 Notary Public, State of Georgia

STEPHANIE A LOGGINS
 NOTARY PUBLIC
 HALL COUNTY, GEORGIA
 MY COMMISSION EXPIRES 9/29/18

My Commission Expires: 09/29/2018

Notary Seal

Annexation: Application Received Date Stamp:	Rec'd _____	Completed Application with Signatures
	Rec'd _____	Current Boundary Survey
	REC'D 0 2018	Legal Description
	Rec'd _____	ARC Population Estimate Information

RECEIVED

Planning Commission Meeting Date (if rezone): 4/9/18

Dates Advertised: 3/21/18 3/28/18

1st City Council Reading Date: 4/23/18

2nd City Council Reading Date: 5/7/18 Approved: YES NO

Date Certified Mail to: 2/23/18 County Board of Commissioners & Chairman 2/23/18 County Manager 2/23/18 County Attorney

Letter Received from Dawson County Date: _____

DAWSON COUNTY, GEORGIA
REAL ESTATE TRANSFER TAX

PAID \$ 327.00
DATE 10-22-04
Becky McCord
BECKY MCCORD, CLERK
SUPERIOR COURT

GEORGIA, DAWSON COUNTY
CLERK'S OFFICE, SUPERIOR COURT
FILED FOR RECORD
AT 3:00P M 10-21-04
Recorded in Deed Book 627 Page 628-629
This 22 day of Oct. 2004
Becky McCord, Clerk

(For Clerk's Use Only)

After recording, return to:
King & Barlow
File No: C0410442
380 Dahlonega Highway, Suite 100
Cumming, Georgia 30040

General Warranty Deed

This General Warranty Deed is made as of **October 18, 2004** between

Jared Properties, LLC
(hereinafter referred to as "Grantor")

and

Rickey L. Tatum
(hereinafter referred to as "Grantee")

("Grantor" and "Grantee" to include their respective heirs, successors, executors, administrators, legal representatives and assigns where the context requires or permits).

WITNESSETH, that

GRANTOR, in consideration of the sum of Ten and No/100 Dollars (\$10.00) and other valuable consideration, the receipt and sufficiency whereof are hereby acknowledged, has granted, bargained, sold, aliened, conveyed and confirmed, and does hereby grant, bargain, sell, alien, convey and confirm unto Grantee all that tract or parcel of land (the "Property") more particularly described on **Exhibit A** attached hereto and by reference made a part hereof, together with (1) all fixtures and improvements thereon, if any, (2) all rights appurtenant thereto and (3) all of Grantor's rights in and to any strips or gores between the Property and adjoining lands and street rights of way.

TO HAVE AND TO HOLD the Property, with all and singular the rights, members and appurtenances thereof, to the same being, belonging, or in anywise appertaining, to the only proper use, benefit and behoof of Grantee forever in FEE SIMPLE.

AND GRANTOR WILL WARRANT and forever defend the right and title to the Land unto Grantee against the claims of all persons whomsoever.

EXECUTED under seal as of the date above written.

Signed, Sealed and Delivered in the presence of the following two witnesses.

X [Signature]
Witness No. 1

X [Signature]
Witness No. 2, a Notary Public

My Commission Expires:
[Affix Notary Seal]



X [Signature] (Seal)
Jared Properties, LLC

X [Signature] (Seal)

Exhibit A
Legal Description

All that tract or parcel of land lying and being in Land Lot 66 & 69 of the 4th district, 1st section, of Dawson County, Georgia. Being lot 18, Block E, Unit 2, Gold Creek Golf Club, per plat recorded in Plat book 31, page 247, Dawson County records.

Current Address: 108 Gold Bullion Drive West, Dawsonville, Georgia 30534

Tax Map No: 090-064

V.P. AS

415 Highway 53 E. Suite 100
Dawsonville, Georgia 30534



(706) 265-3256
Fax (706) 265-4214
www.dawsonville-ga.gov

February 23, 2018

CERTIFIED MAIL

Mr. Billy Thurmond
Board of Commissioners
Dawson County
25 Justice Way, Suite 2313
Dawsonville, GA 30534

Re: Annexation of Property of Thomas A. French: ANX# C8-00072

Dear Mr. Thurmond,

Please be advised that the City of Dawsonville, Georgia, pursuant to authority vested in the Mayor and Council of the City of Dawsonville by Article 2, Chapter 36, Title 36 of the Official Code of Georgia Annotated, received a petition to annex the property referenced above. This annexation petition will be heard during the public hearing segment of the following City Council meetings; April 23, 2018 and May 7, 2018.

This letter has been sent to you by certified mail, return receipt requested, upon receipt of the Annexation Petition of Thomas A. French. Said notice is in compliance with O.C.G.A. §§ 36-36-6, and 36-36-111. Please see the attached copy of the annexation petition and map of the site proposed to be annexed, which are included to allow you to identify the subject area, as well as the intended use of the property.

Pursuant to O.C.G.A. § 36-36-113, upon receipt of this notice Dawson County has thirty (30) calendar days to raise an objection to the proposed use of the above referenced land, and to specify the basis therefore.

Finally, in accord with O.C.G.A. § 36-36-7, Dawson County has five (5) business days from the receipt of this notice to notify the City that there are County-owned public facilities within the area proposed for annexation.

Thank you for your time and attention to this matter, and I look forward to hearing from you regarding this issue. If I may be of assistance in this regard or any other, please do not hesitate to contact me.

Sincerely,

Casey Majewski, P.E.
Planning Director

Enclosures

cc: David Headley, County Manager
M. Lynn Frey III, County Attorney
Bob Bolz, City Manager



City of Dawsonville
 P.O. Box 6
 415 Highway 53 East, Suite 100
 Dawsonville, GA 30534
 Phone: (706) 265-3256

**Annexation Petition
 into the
 City of Dawsonville, GA**

Annexation # 08-00072

FEE \$250.00 (NONREFUNDABLE) Date Paid _____ Cash /Ck # _____

Please Print Clearly ZONING AMENDMENT APPLICATION AND FEES RECEIVED ? YES NO

Applicant Name(s): THOMAS A. FRENCH

Mailing Address 37 GOLD CREEK CT City DAWSONVILLE State GA Zip 30534

E-Mail TAFRENCH@WINDSTREAM.NET

Applicant Telephone Number(s): 404-861-1656

Property Owner's Name(s): THOMAS A. FRENCH

Mailing Address 37 GOLD CREEK CT City DAWSONVILLE State GA Zip 30534

E-Mail TAFRENCH@WINDSTREAM.NET

Property Owner's Telephone Number(s): 404-861-1656

Address of Property to be Annexed: 37 GOLD CREEK CT. VACANT LOT

Tax Map & Parcel # 090-042 Property Size in Acres: 1 Survey Recorded in Plat Book # 31 Page # 247

Land Lot # 69 + 102 District # 4 Section # 1 Legal Recorded in Deed Book # 955 Page # 650

Current Use of Property: Residential

County Zoning Classification: RPC City Zoning Classification: PUD / R2

Land Use & Zoning Ordinance, Article VII. General Provisions Sec. 708. Annexation:

Any land area subsequently added to the incorporated area of Dawsonville shall automatically be classified R-1 (single-family residential district) until or unless otherwise classified by amendment to the official zoning map.

Petition **MUST** include a completed application with signatures and **ALL** attachments.

- An 8 ½ x 11 copy of the current **RECORDED BOUNDARY SURVEY** of said property showing the contiguity of said property to the existing corporate limits of the City of Dawsonville, GA.
- A copy of the current metes and bounds **LEGAL DESCRIPTION** that matches the boundary survey of the property being annexed.
- Survey **must** be signed and sealed by a Registered Land Surveyor.
- Survey **must** be signed, stamped rec _____ by Dawson County Clerk's Office, Superior Court



City of Dawsonville
 P.O. Box 6
 415 Highway 53 East, Suite 100
 Dawsonville, GA 30534
 Phone: (706) 265-3256

**Annexation Petition
 into the
 City of Dawsonville, GA**

Please answer the following questions to meet and comply with the United States Department of Justice, Civil Rights Division, Voting Section, Section 5 of the Voting Rights Act.

1. Intended Use of Land: Residential Commercial
 Existing Structure(s) Vacant
 Other (specify) _____
2. Number of persons currently residing on the property: 4; VACANT
 Number of persons 18 years or older: 3; Number of persons registered to vote: 3
3. The number of all residents occupying the property:
 American Indian Alaskan Native
 Asian Pacific Islander
 Black, not of Hispanic Origin Hispanic
 White, not of Hispanic Origin VACANT

Please answer the following questions to meet and comply with the U. S. Department of Commerce, which requires this information to provide Population Estimates.

ARC Population Estimate Information

- A. Number of existing housing units: 1
- B. List of Addresses for each housing unit in the annexed area at the time of the annexation:
37 GOLD CREEK CT
- C. Disposition of existing structures (e.g. to stay the same, be demolished, moved or converted):
Stay the same
- D. Names of affected Subdivision: Gold Creek
- E. Name of affected Multi-Family Complex: _____
- F. Names of Group Quarters (dormitories, nursing homes, jails, etc.):

- G. Names of affected Duplexes: _____
- H. Names of Mobile Home Parks: _____



City of Dawsonville
 P.O. Box 6
 415 Highway 53 East, Suite 100
 Dawsonville, GA 30534
 Phone: (706) 265-3256

**Annexation Petition
 into the
 City of Dawsonville, GA**

Property Owner(s) Authorization

① We the undersigned, being the owner(s) of real property of the territory described herein as 37 GOLD CREEK CT (Address/Tax Map Parcel), respectfully request that the Mayor and City Council of the City of Dawsonville, Georgia annex this property into the City and extend the City boundaries to include the same.

Upon signature of this document, I/We the undersigned certify that all the information provided is true and accurate to the best of our knowledge.

X (1) [Signature]
 Property Owner Signature

THOMAS A. FRENCH
 Property Owner Printed Name

(2) _____
 Property Owner Signature

 Property Owner Printed Name

X (1) [Signature]
 Applicant Signature

THOMAS A. FRENCH
 Applicant Printed Name

(2) _____
 Applicant Signature

 Applicant Printed Name

Sworn to and subscribed before me
 this 18 day of February 2018.
Christy Lecons
 Notary Public, State of Georgia

My Commission Expires: 10-25-21

Notary Seal

Annexation Application Received Date Stamp:

Rec'd
 Rec'd
 Rec'd 21 2018
 Rec'd

Completed Application with Signatures
 Current Boundary Survey
 Legal Description
 ARC Population Estimate Information

Planning Commission Meeting Date (if rezone): 4/9/18

Dates Advertised: 3/21/18 3/28/18

1st City Council Reading Date: 4/23/18

2nd City Council Reading Date: 5/7/18

Approved: YES NO

Date Certified Mail to: 2/23/18 County Board of Commissioners & Chairman 2/23/18 County Manager 2/23/18 County Attorney

Letter Received from Dawson County Date: _____

1. THIS PLAN IS A CORRECT COPY OF THE ORIGINAL RECORDING OF THE PLAN AS FILED IN THE PUBLIC RECORDS OF THE COUNTY OF MICHIGAN, GRIFIN LAND SURVEYING, I, UNIT 2, GOLD CREEK GOLF CLUE SUBDIVISION.

2. THE PLAN IS A CORRECT COPY OF THE ORIGINAL RECORDING OF THE PLAN AS FILED IN THE PUBLIC RECORDS OF THE COUNTY OF MICHIGAN, GRIFIN LAND SURVEYING, I, UNIT 2, GOLD CREEK GOLF CLUE SUBDIVISION.

3. THE PLAN IS A CORRECT COPY OF THE ORIGINAL RECORDING OF THE PLAN AS FILED IN THE PUBLIC RECORDS OF THE COUNTY OF MICHIGAN, GRIFIN LAND SURVEYING, I, UNIT 2, GOLD CREEK GOLF CLUE SUBDIVISION.

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GRIFIN LAND SURVEYING, I
 CLAYTON W. GRIFIN, SURVEYOR
 REGISTERED PROFESSIONAL SURVEYOR
 No. 23150, Exp. 10-17-95
 This Plan is a Correct Copy of the Original Recording of the Plan as Filed in the Public Records of the County of Michigan, Griffin Land Surveying, I, Unit 2, Gold Creek Golf Clue Subdivision.

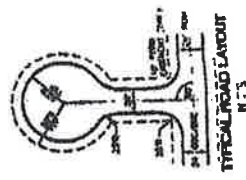
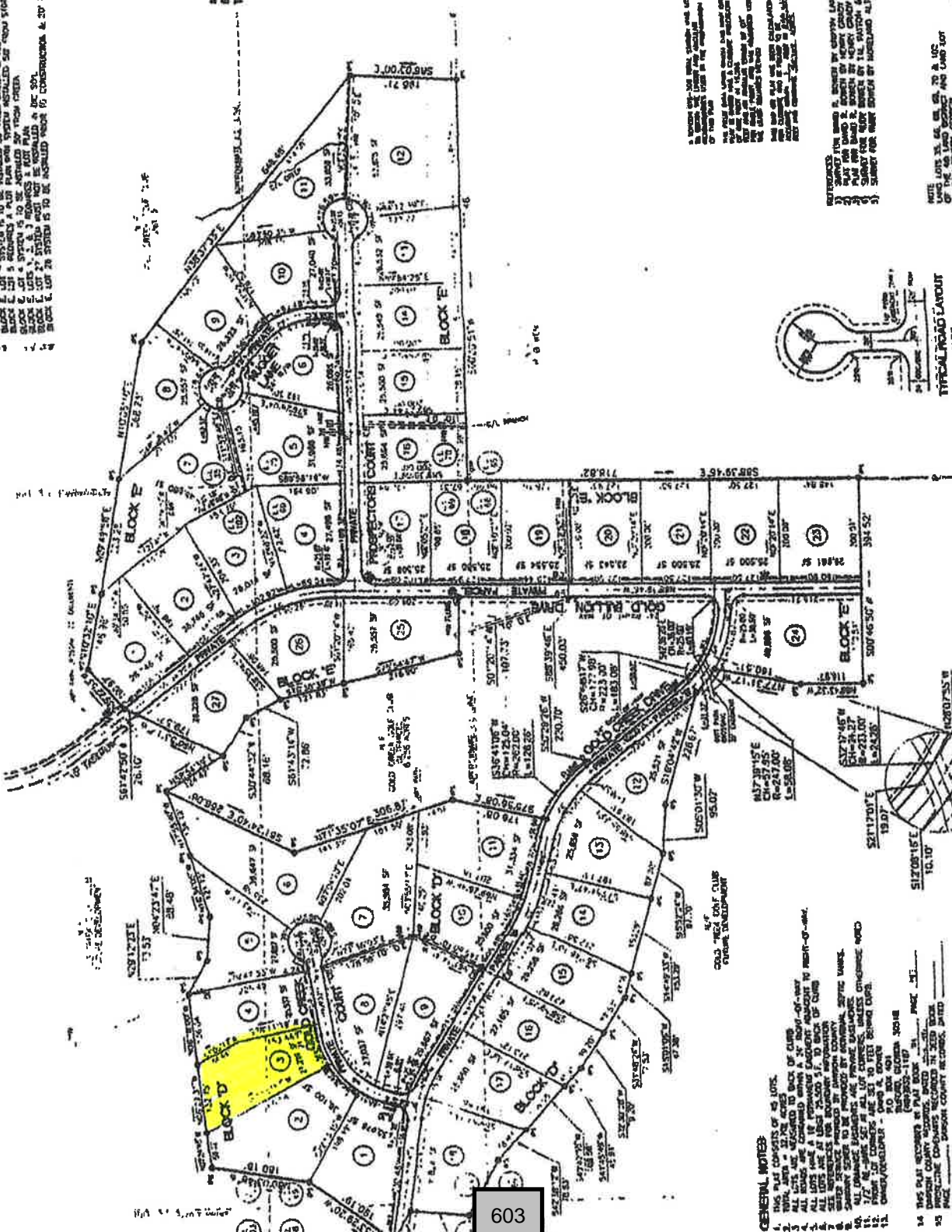


THIS PLAN IS A CORRECT COPY OF THE ORIGINAL RECORDING OF THE PLAN AS FILED IN THE PUBLIC RECORDS OF THE COUNTY OF MICHIGAN, GRIFIN LAND SURVEYING, I, UNIT 2, GOLD CREEK GOLF CLUE SUBDIVISION.

REFERENCES:
 1. GRIFIN LAND SURVEYING, I, UNIT 2, GOLD CREEK GOLF CLUE SUBDIVISION, PLAT NO. 23150, DATED JULY 14, 1991.
 2. GRIFIN LAND SURVEYING, I, UNIT 2, GOLD CREEK GOLF CLUE SUBDIVISION, PLAT NO. 23150, DATED JULY 14, 1991.
 3. GRIFIN LAND SURVEYING, I, UNIT 2, GOLD CREEK GOLF CLUE SUBDIVISION, PLAT NO. 23150, DATED JULY 14, 1991.
 4. GRIFIN LAND SURVEYING, I, UNIT 2, GOLD CREEK GOLF CLUE SUBDIVISION, PLAT NO. 23150, DATED JULY 14, 1991.

FINAL PLAN FOR

UNIT 2	GOLD CREEK GOLF CLUE SUBDIVISION
GRIFIN LAND SURVEYING, I	
PLAT NO.	23150
DATED	JULY 14, 1991
BY	CLAYTON W. GRIFIN
CHECKED BY	CLAYTON W. GRIFIN
DATE	JULY 14, 1991
FILE NO.	23150
FILED IN	GRIFIN LAND SURVEYING, I, UNIT 2, GOLD CREEK GOLF CLUE SUBDIVISION



GENERAL NOTES:
 1. THIS PLAN CONSISTS OF 30 LOTS.
 2. THE AREA IS TO BE DEVELOPED AS A RESIDENTIAL SUBDIVISION.
 3. ALL LOTS ARE TO BE CONVEYED WITHIN A 30' BOUNDARY OF THE FRONT AND REAR OF EACH LOT.
 4. ALL LOTS ARE TO BE CONVEYED WITHIN A 30' BOUNDARY OF THE FRONT AND REAR OF EACH LOT.
 5. ALL LOTS ARE TO BE CONVEYED WITHIN A 30' BOUNDARY OF THE FRONT AND REAR OF EACH LOT.
 6. ALL LOTS ARE TO BE CONVEYED WITHIN A 30' BOUNDARY OF THE FRONT AND REAR OF EACH LOT.
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 23. ALL LOTS ARE TO BE CONVEYED WITHIN A 30' BOUNDARY OF THE FRONT AND REAR OF EACH LOT.
 24. ALL LOTS ARE TO BE CONVEYED WITHIN A 30' BOUNDARY OF THE FRONT AND REAR OF EACH LOT.
 25. ALL LOTS ARE TO BE CONVEYED WITHIN A 30' BOUNDARY OF THE FRONT AND REAR OF EACH LOT.
 26. ALL LOTS ARE TO BE CONVEYED WITHIN A 30' BOUNDARY OF THE FRONT AND REAR OF EACH LOT.
 27. ALL LOTS ARE TO BE CONVEYED WITHIN A 30' BOUNDARY OF THE FRONT AND REAR OF EACH LOT.
 28. ALL LOTS ARE TO BE CONVEYED WITHIN A 30' BOUNDARY OF THE FRONT AND REAR OF EACH LOT.
 29. ALL LOTS ARE TO BE CONVEYED WITHIN A 30' BOUNDARY OF THE FRONT AND REAR OF EACH LOT.
 30. ALL LOTS ARE TO BE CONVEYED WITHIN A 30' BOUNDARY OF THE FRONT AND REAR OF EACH LOT.

CENTERLINE CURVE CHART

STATION	CHORD BEARING	CHORD DISTANCE	CHORD BEARING	CHORD DISTANCE	CHORD BEARING	CHORD DISTANCE
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1+100.00	S 89° 57' 42" W	100.00	S 89° 57' 42" W	100.00	S 89° 57' 42" W	100.00
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1+300.00	S 89° 57' 42" W	100.00	S 89° 57' 42" W	100.00	S 89° 57' 42" W	100.00
1+400.00	S 89° 57' 42" W	100.00	S 89° 57' 42" W	100.00	S 89° 57' 42" W	100.00
1+500.00	S 89° 57' 42" W	100.00	S 89° 57' 42" W	100.00	S 89° 57' 42" W	100.00
1+600.00	S 89° 57' 42" W	100.00	S 89° 57' 42" W	100.00	S 89° 57' 42" W	100.00
1+700.00	S 89° 57' 42" W	100.00	S 89° 57' 42" W	100.00	S 89° 57' 42" W	100.00
1+800.00	S 89° 57' 42" W	100.00	S 89° 57' 42" W	100.00	S 89° 57' 42" W	100.00
1+900.00	S 89° 57' 42" W	100.00	S 89° 57' 42" W	100.00	S 89° 57' 42" W	100.00
2+000.00	S 89° 57' 42" W	100.00	S 89° 57' 42" W	100.00	S 89° 57' 42" W	100.00
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3+100.00	S 89° 57' 42" W	100.00	S 89° 57' 42" W	100.00	S 89° 57' 42" W	100.00
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3+900.00	S 89° 57' 42" W	100.00	S 89° 57' 42" W	100.00	S 89° 57' 42" W	100.00
4+000.00	S 89° 57' 42" W	100.00	S 89° 57' 42" W	100.00	S 89° 57' 42" W	100.00
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4+200.00	S 89° 57' 42" W	100.00	S 89° 57' 42" W	100.00	S 89° 57' 42" W	100.00
4+300.00	S 89° 57' 42" W	100.00	S 89° 57' 42" W	100.00	S 89° 57' 42" W	100.00
4+400.00	S 89° 57' 42" W	100.00	S 89° 57' 42" W	100.00	S 89° 57' 42" W	100.00
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4+700.00	S 89° 57' 42" W	100.00	S 89° 57' 42" W	100.00	S 89° 57' 42" W	100.00
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4+900.00	S 89° 57' 42" W	100.00	S 89° 57' 42" W	100.00	S 89° 57' 42" W	100.00
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5+100.00	S 89° 57' 42" W	100.00	S 89° 57' 42" W	100.00	S 89° 57' 42" W	100.00
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6+000.00	S 89° 57' 42" W	100.00	S 89° 57' 42" W	100.00	S 89° 57' 42" W	100.00
6+100.00	S 89° 57' 42" W	100.00	S 89° 57' 42" W	100.00	S 89° 57' 42" W	100.00
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6+900.00	S 89° 57' 42" W	100.00	S 89° 57' 42" W	100.00	S 89° 57' 42" W	100.00
7+000.00	S 89° 57' 42" W	100.00	S 89° 57' 42" W	100.00	S 89° 57' 42" W	100.00
7+100.00	S 89° 57' 42" W	100.00	S 89° 57' 42" W	100.00	S 89° 57' 42" W	100.00
7+200.00	S 89° 57' 42" W	100.00	S 89° 57' 42" W	100.00	S 89° 57' 42" W	100.00
7+300.00	S 89° 57' 42" W	100.00	S 89° 57' 42" W	100.00	S 89° 57' 42" W	100.00
7+400.00	S 89° 57' 42" W	100.00	S 89° 57' 42" W	100.00	S 89° 57' 42" W	100.00
7+500.00	S 89° 57' 42" W	100.00	S 89° 57' 42" W	100.00	S 89° 57' 42" W	100.00
7+600.00	S 89° 57' 42" W	100.00	S 89° 57' 42" W	100.00	S 89° 57' 42" W	100.00
7+700.00	S 89° 57' 42" W	100.00	S 89° 57' 42" W	100.00	S 89° 57' 42" W	100.00
7+800.00	S 89° 57' 42" W	100.00	S 89° 57' 42" W	100.00	S 89° 57' 42" W	100.00
7+900.00	S 89° 57' 42" W	100.00	S 89° 57' 42" W	100.00	S 89° 57' 42" W	100.00
8+000.00	S 89° 57' 42" W	100.00	S 89° 57' 42" W	100.00	S 89° 57' 42" W	100.00
8+100.00	S 89° 57' 42" W	100.00	S 89° 57' 42" W	100.00	S 89° 57' 42" W	100.00
8+200.00	S 89° 57' 42" W	100.00	S 89° 57' 42" W	100.00	S 89° 57' 42" W	100.00
8+300.00	S 89° 57' 42" W	100.00	S 89° 57' 42" W	100.00	S 89° 57' 42" W	100.00
8+400.00	S 89° 57' 42" W	100.00	S 89° 57' 42" W	100.00	S 89° 57' 42" W	100.00
8+500.00	S 89° 57' 42" W	100.00	S 89° 57' 42" W	100.00	S 89° 57' 42" W	100.00
8+600.00	S 89° 57' 42" W	100.00	S 89° 57' 42" W	100.00	S 89° 57' 42" W	100.00
8+700.00	S 89° 57' 42" W	100.00	S 89° 57' 42" W	100.00	S 89° 57' 42" W	100.00
8+800.00	S 89° 57' 42" W	100.00	S 89° 57' 42" W	100.00	S 89° 57' 42" W	100.00
8+900.00	S 89° 57' 42" W	100.00	S 89° 57' 42" W	100.00	S 89° 57' 42" W	100.00
9+000.00	S 89° 57' 42" W	100.00	S 89° 57' 42" W	100.00	S 89° 57' 42" W	100.00
9+100.00	S 89° 57' 42" W	100.00	S 89° 57' 42" W	100.00	S 89° 57' 42" W	100.00
9+200.00	S 89° 57' 42" W	100.00	S 89° 5			

DOC# 002735
FILED IN OFFICE
07/21/2010 11:40 AM
BK:955 PG:650-650
CLERK OF COURT

DAWSON COUNTY
REAL ESTATE TRANSFER TAX
PAID: \$0.00

042-2010-000789

After Recording, Return To:
Brandon Barron
Boling Rice LLC
131 Prominence Court, Suite 140
Dawsonville, GA 30534
63226

QUIT-CLAIM DEED
State of Georgia, County of Dawson

THIS INDENTURE, made this 9th day of July, 2010, between Melodee J. French of the State of Georgia, of the first part, and Thomas A. French of the State of Georgia, of the second part,

WITNESSETH: That the said party of the first part, for and in consideration of the sum of ONE DOLLAR AND OTHER GOOD AND VALUABLE CONSIDERATION, in hand paid, the receipt whereof is acknowledged, has bargained, sold, and by these presents does remise, convey and forever quit-claim to the said party of the second part, his heirs and assigns, the below-described property, to-wit:

All that tract or parcel of land lying and being in Land Lots 69 and 102, 4th District, 1st Section, Dawson County, Georgia, being Lot 3, Block D, Unit 2, Gold Creek Golf Club Subdivision, according to the plat thereof as recorded in Plat Book 31, page 247, Dawson County, Georgia Records, which plat is incorporated herein and made a part hereof by this reference.

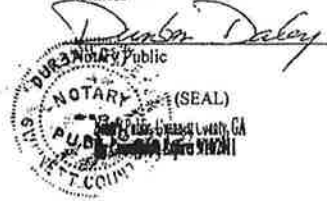
TO HAVE AND TO HOLD the said described premises to the said party of the second part so that neither the said party of the first part nor her heirs, nor any other person or persons claiming under her shall at any time, by any means or ways, have, claim, or demand any right or title to the aforesaid described premises or appurtenances, or any rights thereof.

IN WITNESS WHEREOF, the said party of the first part has hereunto set her hand and seal, the day and year above written.

Signed, sealed and delivered
in the presence of:

[Signature]
Witness

[Signature] (SEAL)
Melodee J. French



415 Highway 53 E. Suite 100
Dawsonville, Georgia 30534



(706) 265-3256
Fax (706) 265-4214
www.dawsonville-ga.gov

February 23, 2018

CERTIFIED MAIL

Mr. Billy Thurmond
Board of Commissioners
Dawson County
25 Justice Way, Suite 2313
Dawsonville, GA 30534

Re: Annexation of Property of Jerome and Theresa Tragesser: ANX# C8-00073

Dear Mr. Thurmond,

Please be advised that the City of Dawsonville, Georgia, pursuant to authority vested in the Mayor and Council of the City of Dawsonville by Article 2, Chapter 36, Title 36 of the Official Code of Georgia Annotated, received a petition to annex the property referenced above. This annexation petition will be heard during the public hearing segment of the following City Council meetings; April 23, 2018 and May 7, 2018.

This letter has been sent to you by certified mail, return receipt requested, upon receipt of the Annexation Petition of Jerome and Theresa Tragesser. Said notice is in compliance with O.C.G.A. §§ 36-36-6, and 36-36-111. Please see the attached copy of the annexation petition and map of the site proposed to be annexed, which are included to allow you to identify the subject area, as well as the intended use of the property.

Pursuant to O.C.G.A. § 36-36-113, upon receipt of this notice Dawson County has thirty (30) calendar days to raise an objection to the proposed use of the above referenced land, and to specify the basis therefore.

Finally, in accord with O.C.G.A. § 36-36-7, Dawson County has five (5) business days from the receipt of this notice to notify the City that there are County-owned public facilities within the area proposed for annexation.

Thank you for your time and attention to this matter, and I look forward to hearing from you regarding this issue. If I may be of assistance in this regard or any other, please do not hesitate to contact me.

Sincerely,

A handwritten signature in blue ink that reads "Casey Majewski". The signature is written in a cursive style.

Casey Majewski, P.E.
Planning Director

Enclosures

cc: David Headley, County Manager
M. Lynn Frey III, County Attorney
Bob Bolz, City Manager



City of Dawsonville
 P.O. Box 6
 415 Highway 53 East, Suite 100
 Dawsonville, GA 30534
 Phone: (706) 265-3256

**Annexation Petition
 into the
 City of Dawsonville, GA**

Annexation # C8-00073

FEE \$250.00 (NONREFUNDABLE) Date Paid _____ Cash /Ck # _____

Fee waived by CC 118/18

Please Print Clearly **ZONING AMENDMENT APPLICATION AND FEES RECEIVED?** YES NO

Applicant Name(s): JEROME L. TRAGESSER THERESA A. TRAGESSER

Mailing Address 44 GOLD BULLION DR W City DAWSONVILLE State GA Zip 30534

E-Mail BORDERCOFFE@WINDSTREAM.NET

Applicant Telephone Number(s): 706 265 6360
C 706 429 5400

Property Owner's Name(s): JEROME L. TRAGESSER THERESA A. TRAGESSER

Mailing Address 44 GOLD BULLION DR W City DAWSONVILLE State GA Zip 30534

E-Mail BORDERCOFFE@WINDSTREAM.NET

Property Owner's Telephone Number(s): 706 265 6360
C 706 429 5400

Address of Property to be Annexed: 44 GOLD BULLION DR W VACANT LOT

Tax Map & Parcel # 090 060 Property Size in Acres: 1.1 AC Survey Recorded in Plat Book # 37 Page # 171

Land Lot # 66 District # 4 Section # _____ Legal Recorded in Deed Book # 37 Page # 171

Current Use of Property: RES S1

County Zoning Classification: ~~PUD~~ RPL City Zoning Classification: PUD/R-2

Land Use & Zoning Ordinance, Article VII. General Provisions Sec. 708. Annexation:

Any land area subsequently added to the incorporated area of Dawsonville shall automatically be classified R-1 (single-family residential district) until or unless otherwise classified by amendment to the official zoning map.

Petition **MUST** include a completed application with signatures and **ALL** attachments.

- An 8 1/2 x 11 copy of the current **RECORDED BOUNDARY SURVEY** of said property showing the contiguity of said property to the existing corporate limits of the City of Dawsonville, GA.
- A copy of the current metes and bounds **LEGAL DESCRIPTION** that matches the boundary survey of the property being annexed.
- Survey **must** be signed and sealed by a Registered Land Surveyor.
- Survey **must** be signed, stamped recorded by Dawson County Clerk's Office, Superior Court



City of Dawsonville
 P.O. Box 6
 415 Highway 53 East, Suite 100
 Dawsonville, GA 30534
 Phone: (706) 265-3256

**Annexation Petition
 into the
 City of Dawsonville, GA**

Please answer the following questions to meet and comply with the United States Department of Justice, Civil Rights Division, Voting Section, Section 5 of the Voting Rights Act.

1. Intended Use of Land: ✓ Residential Commercial
 Existing Structure(s) Vacant
 Other (specify) _____
2. Number of persons currently residing on the property: 2 ; VACANT
 Number of persons 18 years or older: 2 ; Number of persons registered to vote: _____
3. The number of all residents occupying the property:
 American Indian Alaskan Native
 Asian Pacific Islander
 Black, not of Hispanic Origin Hispanic
 2 White, not of Hispanic Origin VACANT

Please answer the following questions to meet and comply with the U. S. Department of Commerce, which requires this information to provide Population Estimates.

ARC Population Estimate Information

- A. Number of existing housing units: _____
- B. List of Addresses for each housing unit in the annexed area at the time of the annexation:

- C. Disposition of existing structures (e.g. to stay the same, be demolished, moved or converted):
 REMAIN
- D. Names of affected Subdivision: GOLD CREEK
- E. Name of affected Multi-Family Complex: - 0 -
- F. Names of Group Quarters (dormitories, nursing homes, jails, etc.):

- G. Names of affected Duplexes: - 0 -
- H. Names of Mobile Home Parks: - 0 -



City of Dawsonville
 P.O. Box 6
 415 Highway 53 East, Suite 100
 Dawsonville, GA 30534
 Phone: (706) 265-3256

**Annexation Petition
 into the
 City of Dawsonville, GA**

Property Owner(s) Authorization

I / We the undersigned, being the owner(s) of real property of the territory described herein as 44 Gold Billion Dr, W Dawson County, GA (Address/Tax Map Parcel), respectfully request that the Mayor and City Council of the City of Dawsonville, Georgia annex this property into the City and extend the City boundaries to include the same.

Upon signature of this document, I / We the undersigned certify that all the information provided is true and accurate to the best of our knowledge.

(1)	<u>Jerome L. Traverser</u> Property Owner Signature	<u>JEROME L. TRAVERSER</u> Property Owner Printed Name
(2)	<u>Theresa A. Traverser</u> Property Owner Signature	<u>THERESA A. TRAVERSER</u> Property Owner Printed Name
(1)	<u>Jerome L. Traverser</u> Applicant Signature	<u>JEROME L. TRAVERSER</u> Applicant Printed Name
(2)	<u>Theresa A. Traverser</u> Applicant Signature	<u>THERESA A. TRAVERSER</u> Applicant Printed Name

Sworn to and subscribed before me
 this 21 day of February 2018.

Nalita Y. Copeland
 Notary Public, State of Georgia



Nalita Y. Copeland
 NOTARY PUBLIC
 Dawson County, Georgia
 My Commission Expires
 May 15, 2019

My Commission Expires: May 15, 2019 Notary Seal

Annexation Application Received Date Stamp: RECEIVED FEB 21 2018

Rec'd _____	Completed Application with Signatures
Rec'd _____	Current Boundary Survey
Rec'd _____	Legal Description
Rec'd _____	ARC Population Estimate Information

Planning Commission Meeting Date (if rezone): 4/9/18
 Dates Advertised: 3/21/18 3/28/18
 1st City Council Reading Date: 4/23/18
 2nd City Council Reading Date: 5/7/18

Approved: YES NO

Date Certified Mail to: 2/23/18 County Board of Commissioners & Chairman 2/23/18 County Manager 2/23/18 County Attorney

Letter Received from Dawson County Date: _____

of the estate or interest
purchase by virtue of a contractual condition requiring the delivery of title.

2. CONTINUATION OF INSURANCE AFTER CONVEYANCE OF TITLE.

The coverage of this policy shall continue in force as of Date of Policy in favor of an insured only so long as the insured retains an estate or interest in the land, or holds an indebtedness secured by a purchase money mortgage given by a purchaser from the insured, or only so long as the insured shall have liability by reason of covenants of warranty made by the insured in any transfer or conveyance of the estate or interest. This policy shall not continue in force in favor of any purchaser from the insured of either (i) an estate or interest in the land, or (ii) an indebtedness secured by a purchase money mortgage given to the insured.

3. NOTICE OF CLAIM TO BE GIVEN BY INSURED CLAIMANT.

The insured shall notify the Company promptly in writing (i) in case of any litigation as set forth in Section 4(a) below, (ii) in case knowledge shall come to an insured hereunder of any claim of title or interest which is adverse to the title to the estate or interest, as insured, and which might cause loss or damage for which the Company may be liable by virtue of this policy, or (iii) if title to the estate or interest, as insured, is rejected as unmarketable. If prompt notice shall not be given to the Company, then as to the insured all liability of the Company shall terminate with regard to the matter or matters for which prompt notice is required; provided, however, that failure to notify the Company shall in no case prejudice the rights of any insured under this

Company's expense, shall give the Company the right to investigate, prosecute or defend; processing, securing evidence, obtaining witnesses, prosecuting or defending; action or proceeding, or effecting settlement, and (ii) in any other lawful act or in the opinion of the Company may be necessary or desirable to establish the title to the estate or interest as insured. If the Company is prejudiced by the failure of the insured to furnish the required cooperation, the Company's obligations to the insured under the policy shall terminate, including any liability or obligation to prosecute or continue any litigation, with regard to the matter or matters requiring such cooperation.

5. PROOF OF LOSS OR DAMAGE.

In addition to and after the notices required under Section 3 of these Conditions stipulations have been provided the Company, a proof of loss or damage signed and sworn to by the insured claimant shall be furnished to the Company within 90 days after the insured claimant shall ascertain the facts giving rise to the loss or damage. The proof of loss or damage shall describe the defect in, or lien or encumbrance on, the title, or other matter insured against by this policy which constitutes the loss or damage and shall state, to the extent possible, the basis of calculation of the loss or damage. If the Company is prejudiced by the failure of the insured claimant to provide the required proof of loss or damage, the Company's obligations to the insured under the policy shall terminate, including any liability or obligation to defend, prosecute, or continue any litigation, with regard to the

Issuing Agent: **King & Morgenstern**

File Number: **0699C432**

Policy Number: **98299255**

**AMERICAN LAND TITLE ASSOCIATION OWNERS POLICY
OWNERS POLICY**

Amount:..... **\$260,000.00**

1. Policy Date: **JULY 23, 1999 AT 9:30 A.M.**

2. Name of Insured:

JEROME L. TRAGESSER and TERRI A. TRAGESSER

3. The estate or interest in the land described herein and which is covered by this policy is:

FEE SIMPLE

4. The estate or interest referred to herein is at Date of Policy vested in:

JEROME L. TRAGESSER and TERRI A. TRAGESSER

5. The land referred to in this policy is situated in the County of DAWSON, Georgia, and is described below:

ALL THAT TRACT OR PARCEL OF LAND LYING AND BEING IN LAND LOT 66 OF THE 4TH DISTRICT, DAWSON COUNTY, GEORGIA, BEING LOT 20, BLOCK E OF UNIT 2, GOLD CREEK GOLF CLUB AS PER PLAT RECORDED IN PLAT BOOK 37, PAGE 171, DAWSON COUNTY RECORDS, WHICH PLAT IS INCORPORATED HEREIN BY REFERENCE AND MADE A PART HEREOF, BEING IMPROVED PROPERTY KNOWN AS 44 GOLD BULLION DRIVE ACCORDING TO THE PRESENT SYSTEM OF NUMBERING HOUSES IN DAWSON COUNTY, GEORGIA.

Being the same property conveyed to **JEROME L. TRAGESSER and TERRI A. TRAGESSER** by **STICK BUILDERS, INC.** in a General Warranty Deed, dated July 15th, 1999, filed for record **JULY 23, 1999 AT 9:30 A.M.**, recorded in **Deed Book 316, Page 231**, aforesaid records.

415 Highway 53 E. Suite 100
Dawsonville, Georgia 30534



(706) 265-3256
Fax (706) 265-4214
www.dawsonville-ga.gov

February 23, 2018

CERTIFIED MAIL

Mr. Billy Thurmond
Board of Commissioners
Dawson County
25 Justice Way, Suite 2313
Dawsonville, GA 30534

Re: Annexation of Property of Jan and Charles Hudgins Jr.: ANX# C8-00074

Dear Mr. Thurmond,

Please be advised that the City of Dawsonville, Georgia, pursuant to authority vested in the Mayor and Council of the City of Dawsonville by Article 2, Chapter 36, Title 36 of the Official Code of Georgia Annotated, received a petition to annex the property referenced above. This annexation petition will be heard during the public hearing segment of the following City Council meetings; April 23, 2018 and May 7, 2018.

This letter has been sent to you by certified mail, return receipt requested, upon receipt of the Annexation Petition of Jan and Charles Hudgins Jr. Said notice is in compliance with O.C.G.A. §§ 36-36-6, and 36-36-111. Please see the attached copy of the annexation petition and map of the site proposed to be annexed, which are included to allow you to identify the subject area, as well as the intended use of the property.

Pursuant to O.C.G.A. § 36-36-113, upon receipt of this notice Dawson County has thirty (30) calendar days to raise an objection to the proposed use of the above referenced land, and to specify the basis therefore.

Finally, in accord with O.C.G.A. § 36-36-7, Dawson County has five (5) business days from the receipt of this notice to notify the City that there are County-owned public facilities within the area proposed for annexation.

Thank you for your time and attention to this matter, and I look forward to hearing from you regarding this issue. If I may be of assistance in this regard or any other, please do not hesitate to contact me.

Sincerely,


Casey Majewski, P.E.
Planning Director

Enclosures

cc: David Headley, County Manager
M. Lynn Frey III, County Attorney
Bob Bolz, City Manager



City of Dawsonville
 P.O. Box 6
 415 Highway 53 East, Suite 100
 Dawsonville, GA 30534
 Phone: (706) 265-3256

**Annexation Petition
 into the
 City of Dawsonville, GA**

Annexation # 08-00074

FEE \$250.00 (NONREFUNDABLE) Date Paid _____ Cash /Ck # _____

Fees waived by CC 11/8/18

Please Print Clearly **ZONING AMENDMENT APPLICATION AND FEES RECEIVED ?** YES NO

Applicant Name(s): Jan M. Hudgins Charles R. Hudgins, Jr.

Mailing Address 255 Gold Leaf Ter. city Dawsonville State GA Zip 30534

E-Mail crhudgins@windstream.net

Applicant Telephone Number(s): 404-274-8505 (cell)
706-265-3709 (hm)

Property Owner's Name(s): Jan M. Hudgins Charles R. Hudgins, Jr.

Mailing Address 255 Gold Leaf Ter. city Dawsonville State GA Zip 30534

E-Mail crhudgins@windstream.net

Property Owner's Telephone Number(s): 404-274-8505 (cell)
706-265-3709 (hm)

Address of Property to be Annexed: 255 Gold Leaf Terrace VACANT LOT

Tax Map & Parcel # 090111 Property Size in Acres: 1+ acre Survey Recorded in Plat Book # 35 Page # 207

Land Lot # 102 District # 4 Section # 1 Legal Recorded in Deed Book # 1063 Page # 325

Current Use of Property: Residential

County Zoning Classification: RPC City Zoning Classification: PUD / R2

Land Use & Zoning Ordinance, Article VII. General Provisions Sec. 708. Annexation:

Any land area subsequently added to the incorporated area of Dawsonville shall automatically be classified R-1 (single-family residential district) until or unless otherwise classified by amendment to the official zoning map.

Petition **MUST** include a completed application with signatures and **ALL** attachments.

- An 8 1/2 x 11 copy of the current **RECORDED BOUNDARY SURVEY** of said property showing the contiguity of said property to the existing corporate limits of the City of Dawsonville, GA.
- A copy of the current metes and bounds **LEGAL DESCRIPTION** that matches the boundary survey of the property being annexed.
- Survey **must** be signed and sealed by a Registered Land Surveyor.
- Survey **must** be signed, stamped recorded by Dawson County Clerk's Office, Superior Court



City of Dawsonville
 P.O. Box 6
 415 Highway 53 East, Suite 100
 Dawsonville, GA 30534
 Phone: (706) 265-3256

**Annexation Petition
 into the
 City of Dawsonville, GA**

Please answer the following questions to meet and comply with the United States Department of Justice, Civil Rights Division, Voting Section, Section 5 of the Voting Rights Act.

1. Intended Use of Land: Residential Commercial
 Existing Structure(s) Vacant
 Other (specify) _____

2. Number of persons currently residing on the property: 4; VACANT
 Number of persons 18 years or older: 2; Number of persons registered to vote: 2

3. The number of all residents occupying the property:

<input type="checkbox"/> American Indian	<input type="checkbox"/> Alaskan Native
<input type="checkbox"/> Asian	<input type="checkbox"/> Pacific Islander
<input type="checkbox"/> Black, not of Hispanic Origin	<input type="checkbox"/> Hispanic
<u>4</u> <input type="checkbox"/> White, not of Hispanic Origin	<input type="checkbox"/> VACANT

Please answer the following questions to meet and comply with the U. S. Department of Commerce, which requires this information to provide Population Estimates.

ARC Population Estimate Information

A. Number of existing housing units: 1

B. List of Addresses for each housing unit in the annexed area at the time of the annexation:
255 Gold Leaf Terrace

C. Disposition of existing structures (e.g. to stay the same, be demolished, moved or converted):
stay the same

D. Names of affected Subdivision: Gold Creek

E. Name of affected Multi-Family Complex: _____

F. Names of Group Quarters (dormitories, nursing homes, jails, etc.):

G. Names of affected Duplexes: _____

H. Names of Mobile Home Parks: _____



City of Dawsonville
 P.O. Box 6
 415 Highway 53 East, Suite 100
 Dawsonville, GA 30534
 Phone: (706) 265-3256

**Annexation Petition
 into the
 City of Dawsonville, GA**

Property Owner(s) Authorization

I / We the undersigned, being the owner(s) of real property of the territory described herein as 255 Gold Leaf Terrace (Address/Tax Map Parcel), respectfully request that the Mayor and City Council of the City of Dawsonville, Georgia annex this property into the City and extend the City boundaries to include the same.

Upon signature of this document, I / We the undersigned certify that all the information provided is true and accurate to the best of our knowledge.

(1)	<u>Jan M. Hudgins</u> Property Owner Signature	<u>Jan M. Hudgins</u> Property Owner Printed Name
(2)	<u>Charles R. Hudgins, Jr.</u> Property Owner Signature	<u>Charles R. Hudgins, Jr.</u> Property Owner Printed Name
(1)	<u>Jan M. Hudgins</u> Applicant Signature	<u>Jan M. Hudgins</u> Applicant Printed Name
(2)	<u>Charles R. Hudgins, Jr.</u> Applicant Signature	<u>Charles R. Hudgins, Jr.</u> Applicant Printed Name

Sworn to and subscribed before me
 this 22 day of February 2018.

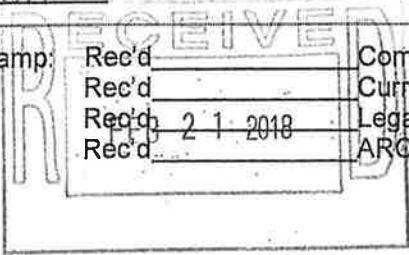
Nalita Y. Copeland
 Notary Public, State of Georgia

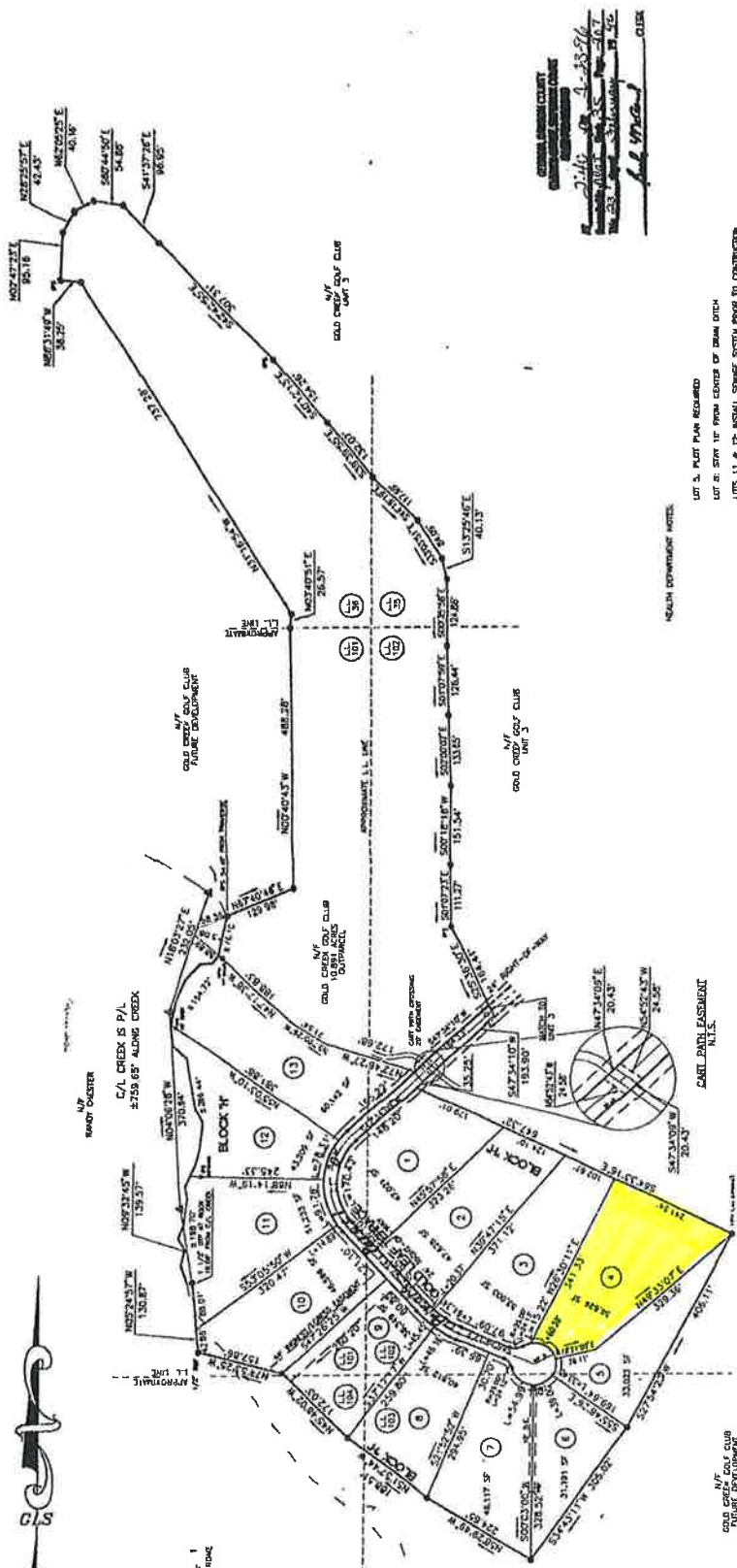


**Nalita Y. Copeland
 NOTARY PUBLIC
 Dawson County, Georgia
 My Commission Expires
 May 15, 2019**

My Commission Expires: May 15, 2019

Notary Seal

Annexation Application Received Date Stamp:		Completed Application with Signatures
	Rec'd	Current Boundary Survey
	Rec'd	Legal Description
	Rec'd <u>2-1-2018</u>	ARC Population Estimate Information
	Rec'd	
Planning Commission Meeting Date (if rezone):	<u>4/9/18</u>	
Dates Advertised:	<u>3/2/18</u> <u>3/28/18</u>	
1 st City Council Reading Date:	<u>4/23/18</u>	
2 nd City Council Reading Date:	<u>5/7/18</u>	Approved: YES NO
Date Certified Mail to:	<u>2/23</u> County Board of Commissioners & Chairman <u>2/23</u> County Manager <u>2/23</u> County Attorney	
<input type="checkbox"/> Letter Received from Dawson County	Date: _____	



GENERAL NOTES:
 1. THIS PLAN CONSISTS OF 13 LOTS.
 2. ALL LOTS ARE ADJACENT TO BACK OF CLUB.
 3. ALL LOTS ARE CONVEYED WITH A 5' EASEMENT-WAY TO BACK-OF-CLUB.
 4. ALL LOTS ARE AT LEAST 25,000 S.F. EXCLUDING PARK W/ ROAD.
 5. ALL LOTS ARE AT LEAST 25,000 S.F. EXCLUDING PARK W/ ROAD.
 6. ALL LOTS ARE AT LEAST 25,000 S.F. EXCLUDING PARK W/ ROAD.
 7. ALL LOTS ARE AT LEAST 25,000 S.F. EXCLUDING PARK W/ ROAD.
 8. ALL LOTS ARE AT LEAST 25,000 S.F. EXCLUDING PARK W/ ROAD.
 9. ALL LOTS ARE AT LEAST 25,000 S.F. EXCLUDING PARK W/ ROAD.
 10. ALL LOTS ARE AT LEAST 25,000 S.F. EXCLUDING PARK W/ ROAD.
 11. ALL LOTS ARE AT LEAST 25,000 S.F. EXCLUDING PARK W/ ROAD.
 12. ALL LOTS ARE AT LEAST 25,000 S.F. EXCLUDING PARK W/ ROAD.
 13. ALL LOTS ARE AT LEAST 25,000 S.F. EXCLUDING PARK W/ ROAD.

HEALTH DEPARTMENT NOTES:
 LOT 3: PLAT PLAN REQUIRED
 LOT 2: STAY 10' FROM CENTER OF DEAM DITCH
 LOTS 11 & 12: NORMAL SEWER SYSTEM PRIOR TO CONSTRUCTION



DELL CONNER
 CIVIL ENGINEER
 No. 1000
 State of California
 License No. 1000

IN MY OPINION, THIS PLAN IS A CORRECT REPRESENTATION OF THE SURVEY AND THE LOTS THEREON AS SHOWN ON THE PLAT.

DATE: 07/21/08
 TIME: 10:00 AM
 PROJECT: GOLD CREEK GOLF CLUB SUBDIVISION
 SHEET NO. 4 OF 4

DATE: 07/21/08
 TIME: 10:00 AM
 PROJECT: GOLD CREEK GOLF CLUB SUBDIVISION
 SHEET NO. 4 OF 4

DATE: 07/21/08
 TIME: 10:00 AM
 PROJECT: GOLD CREEK GOLF CLUB SUBDIVISION
 SHEET NO. 4 OF 4

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 SHEET NO. 4 OF 4

DATE: 07/21/08
 TIME: 10:00 AM
 PROJECT: GOLD CREEK GOLF CLUB SUBDIVISION
 SHEET NO. 4 OF 4

GENERAL NOTES:
 1. THIS PLAN CONSISTS OF 13 LOTS.
 2. ALL LOTS ARE ADJACENT TO BACK OF CLUB.
 3. ALL LOTS ARE CONVEYED WITH A 5' EASEMENT-WAY TO BACK-OF-CLUB.
 4. ALL LOTS ARE AT LEAST 25,000 S.F. EXCLUDING PARK W/ ROAD.
 5. ALL LOTS ARE AT LEAST 25,000 S.F. EXCLUDING PARK W/ ROAD.
 6. ALL LOTS ARE AT LEAST 25,000 S.F. EXCLUDING PARK W/ ROAD.
 7. ALL LOTS ARE AT LEAST 25,000 S.F. EXCLUDING PARK W/ ROAD.
 8. ALL LOTS ARE AT LEAST 25,000 S.F. EXCLUDING PARK W/ ROAD.
 9. ALL LOTS ARE AT LEAST 25,000 S.F. EXCLUDING PARK W/ ROAD.
 10. ALL LOTS ARE AT LEAST 25,000 S.F. EXCLUDING PARK W/ ROAD.
 11. ALL LOTS ARE AT LEAST 25,000 S.F. EXCLUDING PARK W/ ROAD.
 12. ALL LOTS ARE AT LEAST 25,000 S.F. EXCLUDING PARK W/ ROAD.
 13. ALL LOTS ARE AT LEAST 25,000 S.F. EXCLUDING PARK W/ ROAD.

HEALTH DEPARTMENT NOTES:
 LOT 3: PLAT PLAN REQUIRED
 LOT 2: STAY 10' FROM CENTER OF DEAM DITCH
 LOTS 11 & 12: NORMAL SEWER SYSTEM PRIOR TO CONSTRUCTION



DELL CONNER
 CIVIL ENGINEER
 No. 1000
 State of California
 License No. 1000

IN MY OPINION, THIS PLAN IS A CORRECT REPRESENTATION OF THE SURVEY AND THE LOTS THEREON AS SHOWN ON THE PLAT.

DATE: 07/21/08
 TIME: 10:00 AM
 PROJECT: GOLD CREEK GOLF CLUB SUBDIVISION
 SHEET NO. 4 OF 4

FINAL PLAT FOR:
 UNIT 4
 GOLD CREEK GOLF CLUB
 SUBDIVISION
 GRIFFIN LAND SURVEYING, INC.

DATE: 07/21/08
 TIME: 10:00 AM
 PROJECT: GOLD CREEK GOLF CLUB SUBDIVISION
 SHEET NO. 4 OF 4

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 SHEET NO. 4 OF 4

Filed in Office: 03/06/2013 11:40AM
Deed Doc: WD
Bk 01063 Pg 0325
Georgia Transfer Tax Paid : \$295.00
Justin Power Clerk of Court
Dawson County
0422013000211

Return Recorded Document to:
King Law Firm, LLC
1485 Tench Road, BLDG 1300 STE 1311
Suwanee, GA 30024

**JOINT TENANCY WITH RIGHTS OF SURVIVORSHIP
WARRANTY DEED**

STATE OF GEORGIA,

COUNTY OF Dawson

File #: 13-0013

This Indenture made this 28th day of February, 2013 between Clay M. Eubanks and Elizabeth A. Eubanks, of the County of Dawson, State of Georgia, as party or parties of the first part, hereinafter called Grantor, and Jan Hudgins and Charles Hudgins Jr, as joint tenants with rights of survivorship and not as tenants in common as parties of the second part, hereinafter called Grantees (the words "Grantor" and "Grantees" to include their respective heirs, successors and assigns where the context requires or permits).

WITNESSETH that: Grantor, for and in consideration of the sum of **TEN AND 00/100'S (\$10.00)** Dollars and other good and valuable considerations in hand paid at and before the sealing and delivery of these presents, the receipts whereof is hereby acknowledged, has granted, bargained, sold, aliened, conveyed and confirmed, and by these presents does grant, bargain, sell, alien, convey and confirm unto the said Grantees, as joint tenants and not as tenants in common, for and during their joint lives, and upon the death of either of them, then to the survivor of them, in fee simple, together with every contingent remainder and right of reversion, and to the heirs and assigns of said survivor, the following described property:

ALL THAT TRACT OR PARCEL OF LAND LYING AND BEING IN LAND LOT 102 OF THE 4TH DISTRICT, 1ST SECTION OF DAWSON COUNTY, GEORGIA, BEING LOT 4, BLOCK H, UNIT 4, GOLD CREEK GOLF CLUB, AS PER PLAT RECORDED IN PLAT BOOK 35, PAGE 207, DAWSON COUNTY, GEORGIA RECORDS, SAID PLAT BEING INCORPORATED HEREIN BY REFERENCE.

THIS CONVEYANCE is made subject to all zoning ordinances, easements and restrictions of record affecting said bargained premises.

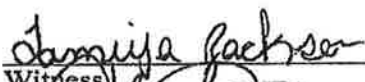
TO HAVE AND TO HOLD the said tract or parcel of land, with all and singular the rights, members and appurtenances thereof, to the same being, belonging, or in anywise appertaining, to the only proper use, benefit and behoove of the said Grantees, as joint tenants and not as tenants in common, for and during their joint lives, and upon the death of either of them, then to the survivor of them in **FEE SIMPLE**, together with every contingent remainder and right of reversion, and to the heirs and assigns of said survivor.

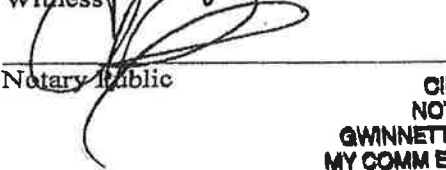
THIS CONVEYANCE is made pursuant to Official Code of Georgia Section 44-6-190, and it is the intention of the parties hereto to hereby create in Grantees a joint tenancy estate with right of survivorship and not as tenants in common.

AND THE SAID Grantor will warrant and forever defend the right and title to the above described property unto the said Grantee against the claims of all persons whomsoever.

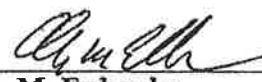
IN WITNESS WHEREOF, the Grantor has hereunto set grantor's hand and seal this day and year first above written.

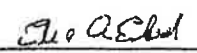
Signed, sealed and delivered in the presence of:



Witness


Notary Public



Clay M. Eubanks (Seal)


Elizabeth A. Eubanks (Seal)

CINDY F KING
NOTARY PUBLIC
GWINNETT COUNTY, GEORGIA
MY COMM EXPIRES JULY 29, 2014