

**DAWSON COUNTY BOARD OF COMMISSIONERS
VOTING SESSION AGENDA – AUGUST 20, 2020
DAWSON COUNTY GOVERNMENT CENTER ASSEMBLY ROOM
25 JUSTICE WAY, DAWSONVILLE, GEORGIA 30534
TO IMMEDIATELY FOLLOW THE 4:00 PM WORK SESSION**

A. ROLL CALL

B. INVOCATION

C. PLEDGE OF ALLEGIANCE

D. ANNOUNCEMENTS

E. APPROVAL OF MINUTES

[Minutes](#) of the Special Called Meeting held on August 6, 2020

[Minutes](#) of the Work Session held on August 6, 2020

[Minutes](#) of the Voting Session held on August 6, 2020

F. APPROVAL OF AGENDA

G. PUBLIC COMMENT

H. ZONINGS

1. [ZA 20-02](#) - Paul Behrmann requests to rezone 5 acres of property located at Highway 53 East TMP 094-136 from CCB (Commercial Community Business) to RSR (Residential Sub-Rural).

2. [ZA 20-03](#) - Derek Perry requests to rezone 7.48 acres of property located at Big Savannah Road TMP 111-105 from RSR (Residential Sub-Rural) to RA (Residential Agriculture).

3. [ZA 20-04](#) - Ronald Jones requests to rezone 2 acres of property located at 1710 Howser Mill Road TMP 082-030-001 from RA (Residential Agriculture) to RSR (Residential Sub-Rural).

I. NEW BUSINESS

1. Consideration of Information Technology Exemption Request for Ambulance Transport Billing Software and Electronic Patient Care Reporting Software
2. Consideration of Naming the New Pavilion at Veterans Memorial Park
3. Consideration to Move Forward with a Public Hearing for 9-1-1 Ordinance Update

J. PUBLIC COMMENT

K. ADJOURNMENT

****Executive Session may follow the Voting Session meeting.***

Those with disabilities who require certain accommodations in order to allow them to observe and/or participate in this meeting, or who have questions regarding the accessibility of the meeting, should contact the ADA Coordinator at 706-344-3666, extension 44514. The county will make reasonable accommodations for those persons.

**DAWSON COUNTY BOARD OF COMMISSIONERS
SPECIAL CALLED MEETING MINUTES – AUGUST 6, 2020
DAWSON COUNTY GOVERNMENT CENTER ASSEMBLY ROOM
25 JUSTICE WAY, DAWSONVILLE, GEORGIA 30534
11:00 AM**

ROLL CALL: Those present were Chairman Billy Thurmond; Commissioner Sharon Fausett, District 1; Commissioner Chris Gaines, District 2; Commissioner Tim Satterfield, District 3; Commissioner Julie Hughes Nix, District 4; County Manager David Headley; County Clerk Kristen Cloud; and interested citizens of Dawson County. County Attorney Angela Davis was not present.

INVOCATION: Chairman Thurmond

PLEDGE: Chairman Thurmond

ANNOUNCEMENTS:

None

APPROVAL OF AGENDA:

Motion passed 4-0 to approve the agenda as presented. Nix/Gaines

PUBLIC HEARING:

2020 Millage Rate and Property Tax (1st of 3 hearings. 2nd hearing will be held at 6 p.m. August 6, 2020, and 3rd hearing will be held at 4 p.m. August 20, 2020)

Chairman Thurmond provided information regarding the proposed millage rate. He said the current millage rate is 8.0890 and that the Board of Commissioners (BOC), following three public hearings, would have the option to leave the millage rate as is, or adopt a partial roll back or a full roll back of the millage rate. Thurmond said the millage rate is based on 40 percent assessed value of the total tax digest.

Commissioner Gaines detailed the process of getting to the point of the BOC setting the millage rate. He discussed the offices involved and their duties, the advertising and public hearing process, and the time lines that must be met throughout the process. “This board does not set that process; it’s set by these other agencies and the state is involved ... We do the best we can to take the information that has been provided to us to make these very important decisions.”

Chairman Thurmond mentioned the numerous local- and state-approved exemptions available to citizens. In total, these exemptions in the county add up to \$260,989,642, he said. “Those exemptions come off of the 40 percent assessed value, not the 100 percent assessed value,” said Chairman Thurmond, adding, “This board cannot change any of that.”

Chairman Thurmond explained that the BOC does not set the school board’s millage rate. He said the Board of Education sets the school portion and the BOC sets the county portion, “which is one-third of your property tax bill and the school is approximately two-thirds of your property tax bill.”

Chairman Thurmond said that, due to the COVID-19 pandemic, he intends to present a flat or reduced FY 2021 budget.

Prior to opening the public hearing, Chairman Thurmond announced that, because of COVID-19, the BOC is giving citizens who may not feel comfortable attending public meetings an opportunity to submit comments in writing.

Chairman Thurmond opened the hearing by asking if there was anyone present who wished to be heard on the 2020 Millage Rate and Property Tax.

The following submitted comment or spoke on the 2020 Millage Rate and Property Tax:

- Lori Finch, Dawsonville, Georgia, submitted a comment, which was read aloud by Chairman Thurmond: “The rich keep trying to get richer. There is no good reason to raise the property taxes, once again, especially in the RA zones. Dawson County is taking more and giving less. I’ve owned this property for over 30 years, have not made any improvements to my land and yet you continue to raise taxes to pay for all the growth around Georgia 400 and the rural areas are not in the same category. It used to be the county would actually maintain the road side drainage ditches and the rural county roads. It took me five years to get the county to come out and dig the drainage ditch that was severely backing up with water. Then they only did a small portion of it; not to mention the waste of time for a crew to come out and sparsely throw gravel in the potholes, which come back after the next rain. You want more for less services. Stop.”
- Joel Anderson submitted a comment, which was read aloud by Chairman Thurmond: “Hi, my name is Joel Anderson. I am reaching out to show my disappointment and disapproval as for the consideration to hike the county’s land tax and also to try to ‘dictate’ what the land owners can and can’t do on their own land. This is nothing more than a political move toward helping big developers come in and to buy up land that people cannot afford to pay the land tax anymore because of the higher taxes; sounds like back-door deals to me and I’m not the only one, either, that thinks that. People of Dawson County need the land tax lowered or abolished where we can have the extra money to buy food, clothing, tires for our vehicles to be safe for our families and others on the road; also medications, etc., and also for the people that do not have kids in the school system anymore, or they have their children in a private school or they are homeschooling - why should they have to keep paying a high priced land tax on land? Shouldn’t that money go into their pockets to pay for the private school or homeschooling? This is nothing but socialism spreading the wealth of hardworking people into the pockets of the abled bodies that do not work but can work. Instead they have a free ride off the hard-working taxpayer. Also, for the use of the land: anyone should be able to do what they want to do on their own land as long as it doesn’t hurt anyone else or contaminate anyone’s waterways. This is also a liberal ideology. We should be able to use the land that we pay for and that we pay taxes on for our benefit. Remember how you got voted into office? For the people by the people. It’s time for the good-old buddy system, back-door deals to stop. God doesn’t like it and He will come down on those that are responsible. It’s time for Dawson Countians to drain its own swamp. Last but not least, I think it’s a pretty crappy way to have hearings on a weekday at work hours, where most people are out working. You officials work for the voters of

Dawson County. The hearings should be on days where the hard-working taxpayer is off work.”

- Hugh Stowers Jr., Dawsonville, Georgia, said the current Board of Commissioners is not at “fault” for many of the issues it faces and that citizens should know that. He said he has heard complaints from a number of citizens, regarding either the homestead exemption or a “senior citizen thing or whatever.” He said the only way to change it is to change the law and have the citizens vote on it. Stowers mentioned a proposal that, if signed into law by the governor, would allow the school board to implement impact fees. He said that would be a way for the school board to “go after the developer and pay for what they’re increasing up here.” He told the BOC that he appreciates “what you’re doing.”
- Christy Castleberry, Dawsonville, Georgia, said she lives off Coltrane Road and that her property tax has increased over the past two years. She said the Coltrane Road area is “pretty rough.” Castleberry said she does not think this is good time for a tax increase because citizens are struggling due to COVID-19. She said she is in favor of a rollback of the millage rate.
- Doug Powell, Dawsonville, Georgia, said he is a volunteer for Good Shepherd Clinic, a free clinic for those who qualify. “I’m seeing an element there on a regular basis - most of them living in Dawson County, some of them working in Dawson County, but they don’t have the means to get by month to month because of their income situation,” he said. Powell said he has been a county resident for 24 years and is “happy to be here.” He added, “I don’t personally have an issue with my property taxes” but noted the economy and employment is struggling and that “people are being squeezed pretty hard as is.” He encouraged the board to trim any “fat” from the county’s budget and to not raise the millage rate.

Chairman Thurmond asked if there was anyone else present who wished to speak on the 2020 Millage Rate and Property Tax and, hearing none, closed the hearing.

PUBLIC COMMENT:

None

ADJOURNMENT:

APPROVE:

ATTEST:

Billy Thurmond, Chairman

Kristen Cloud, County Clerk

**DAWSON COUNTY BOARD OF COMMISSIONERS
WORK SESSION MINUTES – AUGUST 6, 2020
DAWSON COUNTY GOVERNMENT CENTER ASSEMBLY ROOM
25 JUSTICE WAY, DAWSONVILLE, GEORGIA 30534
4:00 PM**

Those present were Chairman Billy Thurmond; Commissioner Sharon Fausett, District 1; Commissioner Chris Gaines, District 2; Commissioner Tim Satterfield, District 3; Commissioner Julie Hughes Nix, District 4; County Attorney Paul Frickey; County Manager David Headley; County Clerk Kristen Cloud; and interested citizens of Dawson County.

UNFINISHED BUSINESS

1. Presentation of FY 2019 Audit Results- Amanda Wilkson of BatesCarter (*Postponed from the July 16, 2020, Work Session*)
This item was for information only.

NEW BUSINESS

1. Presentation of Information Technology Exemption Request for Ambulance Transport Billing Software and Electronic Patient Care Reporting Software- Purchasing Manager Melissa Hawk
This item will be placed on the August 20, 2020, Voting Session Agenda.
2. Presentation of Naming the New Pavilion at Veterans Memorial Park- Parks & Recreation Director Matt Payne
This item will be placed on the August 20, 2020, Voting Session Agenda.
3. Presentation of 9-1-1 Ordinance Update- Planning & Development Director Jameson Kinley
This item will be placed on the August 20, 2020, Voting Session Agenda for consideration to move forward with a public hearing.
4. County Manager Report
This item was for information only.
5. County Attorney Report
County Attorney Frickey had no information to report.

EXECUTIVE SESSION

Motion passed 4-0 to enter into Executive Session to discuss litigation. Gaines/Fausett

APPROVE:

ATTEST:

Billy Thurmond, Chairman

Kristen Cloud, County Clerk

**DAWSON COUNTY BOARD OF COMMISSIONERS
VOTING SESSION MINUTES – AUGUST 6, 2020
DAWSON COUNTY GOVERNMENT CENTER ASSEMBLY ROOM
25 JUSTICE WAY, DAWSONVILLE, GEORGIA 30534
6:00 PM**

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

ROLL CALL: Those present were Chairman Billy Thurmond; Commissioner Sharon Fausett, District 1; Commissioner Chris Gaines, District 2; Commissioner Tim Satterfield, District 3; Commissioner Julie Hughes Nix, District 4; County Manager David Headley; County Attorney Paul Frickey; County Clerk Kristen Cloud; and interested citizens of Dawson County.

OPENING PRESENTATION:

American Public Works Association Young Leader of the Year Award- Chairman Billy Thurmond and County Manager David Headley

Dawson County Public Works Director David McKee was presented with the American Public Works Association Young Leader of the Year Award.

INVOCATION: Chairman Thurmond

PLEDGE OF ALLEGIANCE: Chairman Thurmond

ANNOUNCEMENTS:

None

APPROVAL OF MINUTES:

Motion passed 4-0 to approve the Minutes of the Work Session held on July 16, 2020. Nix/Gaines

Motion passed 4-0 to approve the Minutes of the Voting Session held on July 16, 2020. Satterfield/Fausett

APPROVAL OF AGENDA:

Motion passed 4-0 to approve the agenda as presented. Fausett/Gaines

PUBLIC COMMENT:

None

PUBLIC HEARINGS:

Prior to opening the public hearings, Chairman Thurmond announced that, because of the COVID-19 pandemic, the Board of Commissioners (BOC) is giving citizens who may not feel comfortable attending public meetings an opportunity to submit comments in writing.

2020 Millage Rate and Property Tax (2nd of 3 hearings. 1st hearing was held at 11 a.m. August 6, 2020, and 3rd hearing will be held at 4 p.m. August 20, 2020)

Chairman Thurmond provided information regarding the proposed millage rate. He said the current millage rate is 8.0890 and that the BOC, following three public hearings, would have the

option to leave the millage rate as is, or adopt a partial roll back or a full roll back of the millage rate. He explained that the BOC does not set the school board's millage rate. He said the Board of Education sets the school portion and the BOC sets the county portion. Additionally, Chairman Thurmond mentioned the numerous local- and state-approved exemptions available to citizens. In total, these exemptions in the county add up to \$260,989,642, he said. Chairman Thurmond said that, due to COVID-19, he intends to present a flat or reduced FY 2021 budget.

Commissioner Gaines detailed the process of getting to the point of the BOC setting the millage rate. He discussed the offices involved and their duties, the advertising and public hearing process, and the time lines that must be met throughout the process.

Chairman Thurmond opened the hearing by asking if there was anyone present who wished to be heard on the 2020 Millage Rate and Property Tax.

The following submitted comment or spoke on the 2020 Millage Rate and Property Tax:

- Lori Finch, Dawsonville, Georgia, submitted a comment, which was read aloud by Chairman Thurmond: "The rich keep trying to get richer. There is no good reason to raise the property taxes, once again, especially in the RA zones. Dawson County is taking more and giving less. I've owned this property for over 30 years, have not made any improvements to my land and yet you continue to raise taxes to pay for all the growth around Georgia 400 and the rural areas are not in the same category. It used to be the county would actually maintain the road side drainage ditches and the rural county roads. It took me five years to get the county to come out and dig the drainage ditch that was severely backing up with water. Then they only did a small portion of it; not to mention the waste of time for a crew to come out and sparsely throw gravel in the potholes, which come back after the next rain. You want more for less services. Stop."
- Joel Anderson submitted a comment, which was read aloud by Chairman Thurmond: "Hi, my name is Joel Anderson. I am reaching out to show my disappointment and disapproval as for the consideration to hike the county's land tax and also to try to 'dictate' what the land owners can and can't do on their own land. This is nothing more than a political move toward helping big developers come in and to buy up land that people cannot afford to pay the land tax anymore because of the higher taxes; sounds like back-door deals to me and I'm not the only one, either, that thinks that. People of Dawson County need the land tax lowered or abolished where we can have the extra money to buy food, clothing, tires for our vehicles to be safe for our families and others on the road; also medications, etc., and also for the people that do not have kids in the school system anymore, or they have their children in a private school or they are homeschooling - why should they have to keep paying a high priced land tax on land? Shouldn't that money go into their pockets to pay for the private school or homeschooling? This is nothing but socialism spreading the wealth of hardworking people into the pockets of the abled bodies that do not work but can work. Instead they have a free ride off the hard-working taxpayer. Also, for the use of the land: anyone should be able to do what they want to do on their own land as long as it doesn't hurt anyone else or contaminate anyone's waterways. This is also a liberal ideology. We should be able to use the land that we pay for and that we pay taxes on for our benefit. Remember how you got voted into office? For the people by the people. It's time for the

good-old buddy system, back-door deals to stop. God doesn't like it and He will come down on those that are responsible. It's time for Dawson Countians to drain its own swamp. Last but not least, I think it's a pretty crappy way to have hearings on a weekday at work hours, where most people are out working. You officials work for the voters of Dawson County. The hearings should be on days where the hard-working taxpayer is off work."

- Dan Nobles, Dawsonville, Georgia, submitted a comment, which was read aloud by Chairman Thurmond: "We citizens have a tough time with this recession and must live with what we get. It is past time for the county to tighten its belt and lower the millage rate. We have tremendous growth in the county that certainly brings in more money."
- Donald Roberts, Dawsonville, Georgia, said he lives on Highway 136 and has "been there for forever." He suggested taxing people "that are moving in instead of the people that have been here" by way of "some sort of an impact fee."
- Jonnie Sheffield, Dawsonville, Georgia, said she lives off Highway 136 and that she has exemptions but her property tax "went back up." She added that, despite being told that the outlet mall on Highway 400 would help bring property taxes down, her property taxes have never come down. "I know you try to do the best you can, but I'd rather pay my sales tax and get everybody that comes into the county than see my land where I can't pay," said Sheffield.
- Cathie Waddell, Dawsonville, Georgia, said she has lived here for 21 years. She said she has earned a living and pays her property taxes. She said she understands that her property taxes have gone up because her property is worth more now. However, said Waddell, she has not made any improvements to her property in 21 years and no longer has children to educate. "So now I would hope that you would understand that we're all struggling, we're all still living in the same houses, and I know things need to be paid for, but I can't go out and get more money to pay for taxes any more than you can go out and ask us to pay more money to get more services. I know it's a conundrum. I know it's hard, and you guys are doing the best you can, but please understand that the majority here cannot afford an increase."
- Scott Allen, Dawsonville, Georgia, thanked the Board of Commissioners for its work, saying "we live in the best county in the state of Georgia." He urged the BOC, particularly because of the COVID-19 pandemic, to "hold that millage rate as low as possible, especially if you don't have clear answers on where we need to be."
- Renee Duren, Dawsonville, Georgia, said a mistake was made with the press release that was published in the *Dawson County News* as it relates to a "2021 budget tentatively adopted" by the Board of Commissioners. She said she requested the tentative budget and "found out that it does not exist." Duren said she was told by the county that the language used in the press release is the language the Department of Revenue says the county should use. "However, that's not true, either," said Duren, adding that "transparency and open, honest communication matters." She said "accountability is in order and a correction and apology should be issued to the citizens of Dawson County."

Chairman Thurmond asked if there was anyone else present who wished to speak on the 2020 Millage Rate and Property Tax and, hearing none, closed the hearing.

Creation of Residential Agriculture-1.5 Corrective Zoning District - Land Use Resolution Update (2nd of 2 hearings. 1st hearing was held at the Dawson County Planning Commission meeting on July 21, 2020)

Planning & Development Director Jameson Kinley said the Residential Agriculture-1.5 Corrective (RAC) zoning classification is a solution for some property owners with less than 5 acres and who do not have a recorded plat on file with the Clerk of Courts office. Kinley said the RAC zoning district is a new residential zoning classification. The classification does not rezone anyone's property, but gives "them the ability to rezone to this classification in order for them to record a plat so they can get a building permit to build on their property. It does not affect anyone that is currently in Residential Agriculture unless they have the ability to rezone to this classification," he said. Kinley discussed several proposed edits (including the raising of livestock, etc.) to the update following the July Planning Commission meeting and after speaking with numerous citizens.

Chairman Thurmond opened the hearing by asking if there was anyone present who wished to be heard on the Residential Agriculture-1.5 Corrective Zoning District - Land Use Resolution Update:

The following submitted comment or spoke on the Residential Agriculture-1.5 Corrective Zoning District - Land Use Resolution Update:

- Bradley & Madonna Anderson, Dawsonville, Georgia, submitted a comment, which was read aloud by Chairman Thurmond: "Hello. Dawson County is a rural county. We enjoy our freedom. In fact, people move up here to enjoy that freedom. Many people are self-sustaining and have yard chickens, goats, a cow, a pig for food and income. If we wanted restrictions we would live in a subdivision and follow HOA rules. Children have farm animals as pets. Are you going to tell a small child that they have to get rid of their goats and chickens? The mere idea of this zoning is ridiculous. Please vote no."
- Lori Finch, Dawsonville, Georgia, submitted a comment, which was read aloud by Chairman Thurmond: "Leave the RA zone alone. Save your limitations for subdivisions and residential zones. I moved to this rural area over 30 years ago to enjoy my land and the freedom of strict government hassle. I bought and paid for it; I pay taxes on it. There is no reason you should limit within good reason why I can't use it as rural land has been used for centuries. I have 4.5 acres. Your current limitations of not being able to add a small cabin because my main driveway does not access the back of my property are nonsensical. You don't allow tiny houses or manufactured homes, which are much more cost efficient, especially for older adults like me and would bring more revenue to the county. When I did try to sell my house and land a few years back, most people wanted to know if they could have horses, goats, pigs, etc. At that time they could. You would hurt the resale value of my land. Now you want to take away my choice to have animals. You are attempting to punish those in rural areas with five acres or under. Are you trying to set in motion all these restrictions in hopes of creating more subdivisions? I hope not. Dawson County used to be a fantastic place to live, but not now. You are attempting to change the rural areas to emulate Cumming and other metro cities. I did not move all the

way out here to be railroaded and have my land choices squashed by a greedy government. Stay out of rural areas with all your restrictions. Furthermore, you have wasted taxpayer money on things like the intersection at Georgia 400 and Highway 53. You spent the money to add two right turn lanes; then, because people couldn't follow a simple road sign, you shut down one of the lanes. What a waste of taxpayer money. All these roundabouts? People are too selfish to use them as intended. Another unnecessary expense. Leave the RA landowners be. You are killing the very ambiance, peace, freedom and joy that brought me and many others to the RA areas of the county in the first place – to get away from big government and restrictions. You've put enough ludicrous restrictions on us. It's our land and we pay taxes on it (which are also too high as well). If the commission is going to restrict us, at least grandfather in those of us in RA zones who have owned property for 30 years.”

- Joanne Sheridan submitted a comment, which was read aloud by Chairman Thurmond: “I moved here because I wanted to get away from the crowds and traffic. I don't like Alpharetta. Please don't make zoning changes that would bring in another Avalon center. You have brought in enough shopping centers. Leave the agricultural zoning alone as well. We need them in our county. Having a chicken run across the road makes life fun. I was never notified about the zoning changes in my neighborhood. How do I make sure that I know about future changes?”
- Hugh Stowers Jr, Dawsonville, Georgia, said this country is “going to view and be a part of the most disastrous thing that's ever hit this country. I hope what you're doing here is not etched in stone forever. Because the only thing that separates a human being from an animal is their pride, and a hungry human being has no pride.” He said hard times are coming.
- Tracy Hensley, Marble Hill, Georgia, thanked Chairman Thurmond and Commissioners Gaines and Satterfield for “trying to get this passed for us.”
- Beth Martin, Dawsonville, Georgia, asked if the RAC zoning just affects a limited number of property owners or “can everybody use this to carve up their land, so once you've got 5 acres then you've got somebody next to you that's divvied everything up?” She said “it was very confusing.”
- Scott Allen, Dawsonville, Georgia, addressed the new video streaming technology in the Assembly Room and thanked the BOC. He said the Planning Commission “falls under you guys” and this item was discussed by the Planning Commission. Allen said it is not the time in America to talk about restrictions, but it is time for us to talk about culture, and this technology allowed us to witness last week the Planning Commission in disarray.” He said he feels Planning & Development Director Jameson Kinley was subjected to what “came very close to looking like a hostile environment for him, a hostile work environment” before the Planning Commission. He asked the BOC to “spend some time on [the culture].”
- Matt Raymond, Dawson County, Georgia, said his family owns a combined total of 170 acres zoned as agricultural in Dawson County. He said none of the proposed changes affect him or his family directly. “I'm here standing in opposition to the proposed change

because I believe it will have a detrimental effect on the rural neighborhoods of Dawson County as well as potentially my children and future grandchildren,” he said. Raymond said he is concerned the proposed RA correction goes against one of the first stated purposes of the Dawson County Land Use Resolution: “to prevent arbitrary or unreasonable land use in districting decisions.”

- Dirk Dial, Dawsonville, Georgia, said he lives on Grizzle Farm Road. He said he has about 4 and a half acres and has two horses. “...I’m here [because] we heard that we were no longer allowed to have livestock on our property,” said Dial. “That’s the only reason why I’m here ... and I’m glad to hear that is not the case.”
- Chris Hensley, Marble Hill, Georgia, said he appreciates “everything everyone’s done, and I know it seems like I’ve attacked you...” Hensley said property owners should not be able to get a septic tank permit from Environmental Health until the property owner provides an approved plat. “I think that would help the county not get into this ‘net’ situation again,” he said.
- Joe Anderson, Dawsonville, Georgia, requested clarification on the “corrected” livestock issue.
- Hugh Stowers Jr., Dawsonville, Georgia, made a “broad statement to the commissioners and the audience.” Stowers said, “...This problem you have with Dawson County is communication.” He recommended citizens not listen to rumors but, rather, call their commissioners. He said the commissioners and county staff “will talk to you if you’ll get their phone number.” Stowers added, “If you don’t communicate, you’re not part of the community.”
- Lisa Glover, Dawsonville, Georgia, submitted a comment (originally submitted for the July 21, 2020, Planning Commission meeting), which was read aloud by Chairman Thurmond: “I count 22-plus land use districts, each with pages of regulations. For a farm the regulations’ terminology is so strict a farmer market structure is specified as no larger than 500 square feet. First, we need to answer the question: who owns the farm? The next regulation that stands out as county overreaching is: agricultural farm operations may include any or all of the following 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. Again, why all the county oversight on receipts when the farm is paying federal taxes; also local taxes on sales and property taxes. This is a picture of big government by a county looking to bleed every tax dime they can out of hard-working farmers. We need to protect and help farmers make a living. Environmental acts of God may case a farmer to lose receipts on farming income on any given year and if they need a substituted income base; however, then they are punished with threats to rezone their farm is undue stress from our county. These are stringent regulations with the primary purpose to increase county tax revenue. This is not farm-friendly regulations. We the people need to get more involved with every added regulation set by our commissioners and wake up before we are unable to use our own land; oh, wait a minute, I think we slept too long and we lost our right. We the people now need to fight to reverse some of these regulations – first being the ‘special event business license’ that includes restriction of private land.”

Chairman Thurmond asked if there was anyone else present who wished to speak on the Residential Agriculture-1.5 Corrective Zoning District - Land Use Resolution Update and, hearing none, closed the hearing.

Motion passed 4-0 to approve the Residential Agriculture-1.5 Corrective Zoning District - Land Use Resolution Update with the following changes:

- C(1) – Add language “Raising and caring for livestock” to allowable uses;
- D(2) – Remove language “Raising and caring for livestock” from prohibited uses;
- D(3) – Remove language “to include but not limited to”;
- C(1) – Remove the word “related”; and
- C(2) – Change the language “and uses” to “to”.

Satterfield/Gaines

Revisions to the RA (Residential Agricultural) Exurban District - Land Use Resolution Update (2nd of 2 hearings. 1st hearing was held at the Dawson County Planning Commission meeting on July 21, 2020)

Planning & Development Director Jameson Kinley said “this proposal originally came about because of wedding venues” and issues surrounding the serving of alcohol. Kinley said the proposal includes language to allow wedding venues and similar special event facilities to sell and serve alcohol provided an appropriate alcohol license is held by the property owner, and provided alcohol is served in accordance with catering requirements and a valid caterer’s license.

Chairman Thurmond opened the hearing by asking if there was anyone present who wished to be heard on the RA Exurban District - Land Use Resolution Update:

The following submitted comment or spoke on the RA Exurban District - Land Use Resolution Update:

- Maria Wilson, submitted a comment, which was read aloud by Chairman Thurmond: “A true democracy would allow questions and give answers. Since we don’t have that I will make this statement in opposition of the alcohol ordinance: if a business is labeled as a special events business it will take away its BYOB option for patrons. Wedding venues are being forced into this type of licensing, but special events businesses are those open to the public - such as Fausett Farms, who charges admission for the public to enter her farm. Venues shouldn’t be forced into this classification as they are private and most are located on farms. Currently there isn’t a single venue that has a business license because we were told to go home and continue to operate as you are until the county figures it out and changes the ordinances. Give us favorable options to serve our communities and bring in more revenue to the county. The 5-acre rule has two parts. One is corrective for those random lots to get permits and be flagged as corrective. The other is bad because it will treat lots less than 5 acres that are agricultural zoning to abide by RR rules and no longer allow livestock. This is not a pro-ag or right-to-farm rule. It goes against what Republicans stand for.”
- Cathie Waddell, Dawsonville, Georgia, said she is local caterer for about five major venues in Dawson County. She addressed the issues with requiring caterers to have an

alcohol permit. “All I want to do is cater. I don’t want to have to have a liquor license to do it in my own county.” She said she hoped that the county and its venues could work together to resolve the issue.

- Joe Anderson, Dawsonville, Georgia, said he appreciates Commissioner Gaines’ proposal of “looking into this more” and developing an update with which “everyone can be happy.”
- Matt Raymond, Dawson County, Georgia, said he appreciates the intent to allow wedding venues the ability to serve alcohol but is concerned “that it goes against my prior statement about arbitrary and unreasonable land use in districting decisions.” Raymond said, if wedding venues do not negatively impact citizens’ safety, health and general welfare, “why is the board trying to arbitrarily remove their ability to do business, provide the services, if they don’t happen to have these 15 acres?” He suggested a sound ordinance may be another and better option.
- Christa Ingram Johnson, Dawsonville, Georgia, said she did not intend to speak but wants to see how government works. She said she wants to be “part of our government, and I want to be an active participant.” Johnson said she has “deep roots” in the county and has seen many changes over the years. “I think that this alcohol ordinance is making our community look more like Atlanta and look more like the city. I don’t want to bring so much of that into the community that I live in.”

Chairman Thurmond asked if there was anyone else present who wished to speak on the RA Exurban District - Land Use Resolution Update and, hearing none, closed the hearing.

Motion passed 4-0 to approve the RA Exurban District - Land Use Resolution Update with the following changes:

- Section 312 R-A
 - 1.) B(7) remove “and the activities represent less than 50 percent of the gross receipts of the farm”;
 - 2.) B(7a) change to:
 - a. Value-added agricultural activities such as education tours, wedding venues and similar special event facilities with a minimum of fifteen (15) acres, and/or processing facilities, etc. Wedding venues and similar special event facilities may sell and serve alcohol provided an appropriate alcohol license is held by the property owner or the alcohol is served in accordance with the catering requirements and a valid caterer’s license.; and
 - 3.) Planning & Development staff to work further on alcohol/catering portion of update.

Gaines/Nix

Creation of a CHI (Highway Business Intensive Commercial) District and Amendment of Existing Commercial Districts - Land Use Resolution Update (2nd of 2 hearings. 1st hearing was held at the Dawson County Planning Commission meeting on July 21, 2020)

Planning & Development Director Jameson Kinley said the proposed update creates a table that details principal uses allowed by the county’s commercial zoning district. He said the update creates a new zoning classification - Commercial Highway Intensive (CHI). “Our whole purpose

is to preserve Dawson County. We know that growth is coming so we have to have a place for it, and we have a place for it,” said Kinley.

Chairman Thurmond opened the hearing by asking if there was anyone present who wished to be heard on the CHI District and Amendment of Existing Commercial Districts - Land Use Resolution Update.

The following spoke on the CHI District and Amendment of Existing Commercial Districts - Land Use Resolution Update:

- Scott Allen, Dawsonville, Georgia, said his business “resembles a landscape company.” He said he believes the Highway 400 area should have been managed differently. “I think you’ve been handed a mess that’s been created over many years,” said Allen, adding that he understands 400 is the revenue driver and wants to see the corridor handled and managed well. He called a section of 400, “south of 53 down to my location,” as “kind of the breaking point” concerning traffic, development, etc.
- Renee Duren, Dawsonville, Georgia, said she had a question regarding single-family detached homes and modular homes being listed as principal uses for all of the commercial districts except for CPCD, which is a special permit. “I’m curious about that, the combining of the residential and commercial,” she said.

Chairman Thurmond asked if there was anyone else present who wished to speak on the CHI District and Amendment of Existing Commercial Districts - Land Use Resolution Update and, hearing none, closed the hearing.

Motion passed 4-0 to approve the CHI District and Amendment of Existing Commercial Districts - Land Use Resolution Update with amendments read loud by Planning & Development Director Jameson Kinley. (*Reference document/table included with minutes with recorded amendments.*)

Nix/Fausett

**Chairman Thurmond called for a five-minute recess.*

Alcohol Ordinance Update (1st of 1 hearing)

Planning & Development Director Jameson Kinley said the proposal updates two different sections of the alcohol ordinance. “One is to change section 6-193 to say, ‘Licenses shall be issued only for locations in areas zoned commercial and any agricultural district where their specific use and sale and service of alcohol is expressly permitted.’” He said the other update removes “section 6-286 requirements, removes the entire line item of No. 1 and to renumber accordingly.”

Chairman Thurmond opened the hearing by asking if there was anyone present who wished to be heard on the Alcohol Ordinance Update and, hearing none, closed the hearing.

Motion passed 4-0 to approve the Alcohol Ordinance Update with the following change:

- Removal of Section 2 as presented, regarding Catering.

Gaines/Satterfield

Updated Planning Commission Terms (2nd of 2 hearings. 1st hearing was held at the Dawson County Planning Commission meeting on July 21, 2020)

Planning & Development Director Jameson Kinley said the update is an attempt to stagger Planning Commission terms so board members' terms do not all expire at the same time.

Chairman Thurmond opened the hearing by asking if there was anyone present who wished to be heard on the Updated Planning Commission Terms and, hearing none, closed the hearing.

Motion passed 4-0 to approve the Updated Planning Commission Terms by way of an ordinance.
Gaines/Satterfield

NEW BUSINESS:

Consideration of Extension of Development Authority of Dawson County Board Member Terms

Motion passed 4-0 to approve the Extension of Development Authority of Dawson County Board Member Terms as follows:

- Jere Allen: extend term to December 31, 2024
- Calvin Byrd: extend term to December 31, 2022
- Tara Hardwick: extend term to December 31, 2022
- Tony Passarello: extend term to December 31, 2024
- Brian Trapnell: extend term to December 31, 2022

There is no change to Gary Coates' term, which expires December 31, 2022. One board position, most recently held by Mike Ball, remains vacant.

Nix/Gaines

PUBLIC COMMENT:

None

ADJOURNMENT:

APPROVE:

ATTEST:

Billy Thurmond, Chairman

Kristen Cloud, County Clerk

**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:

	at property lines <u>including rights-of-way</u>	minimum <u>foot-candles</u>	maximum <u>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>	minimum <u>foot-candles</u>	average <u>foot-candles</u>	maximum <u>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.

- 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.
- All light fixtures shall be installed so that the light produced is emitted downward.
- Light shall not be emitted horizontally from the side of the fixture.
- Pole lights shall not exceed 35 feet in height and shall have box-type fixtures.
- 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:

- 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 Principal Uses: The following users are allowed within this district. Uses not listed in this Subsection are prohibited in this district.

1. Principal uses that are allowed by right or by special use approval are listed on Table 3.3 in this Article.
2. Restrictions that apply to particular uses allowed by right or special use approval are referenced on Table 3.3 and are contained in Section 409 of this Article.

B. ~~Prohibited Uses: Uses not listed as permitted uses on Table 3.3 are prohibited in this district. In addition, the following uses are specifically not allowed within this district:~~

1. Those uses and activities generating sound, odor, or visual effects, which are objectionable and noticeable beyond property boundaries.

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 or Board of Commissioners 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.

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.

Deleted: Prohibited Uses: The following uses are specifically not allowed within this district. Other uses not listed as allowed uses on Table 3.3 are also prohibited in this district.

Deleted: ¶
2. Manufacturing, processing or other uses specifically listed as Allowed Uses on Table in the Commercial Industrial Restricted District. ¶

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 Principal Uses: The following uses are allowed within this district.
 - 1. Principal uses that are allowed by right or by special use approval are listed on Table 3.3 in this Article.
 - 2. Restrictions that apply to particular uses allowed by right or special use approval are referenced on Table 3.3 and are contained in Section 409 of this Article.

B. ~~Prohibited Uses: Uses not listed as permitted uses on Table 3.3 are prohibited in this district. In addition, the following uses are specifically not allowed within 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.

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 or Board of Commissioners 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.
- 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

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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.¶

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 Business 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 Principal Uses: The following uses are allowed within this district.
 - 1. Principal uses that are allowed by right or by special use approval are listed on Table 3.3 in this Article.
 - 2. Restrictions that apply to particular uses allowed by right or special use approval are referenced on Table 3.3 and are contained in Section 409 of this Article.
- C. Prohibited Uses: Uses not listed as permitted uses on Table 3.3 are prohibited in this district. In addition, the following uses are specifically not allowed within this district:
 - 1. Those uses and activities generating sound, odor, or visual effects, which are objectionable and noticeable beyond property boundaries.
- 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 or Board of Commissioners 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

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2. Manufacturing, Processing or other uses specifically listed as Permitted Uses in the Restricted Industrial District. §

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-HI Highway Business Intensive Commercial District.

- A. Highway Business Intensive 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. The C-HI District is also suitable for larger-scale commercial uses that require ample outdoor space for the display and storage of goods that are for sale.
- B. Permitted Principal Uses: The following uses are allowed within this district.
 - 1. Principal uses that are allowed by right or by special use approval are listed on Table 3.3 in this Article.
 - 2. Restrictions that apply to particular uses allowed by right or special use approval are referenced on Table 3.3 and are contained in Section 409 of this Article.

C. Prohibited Uses: Uses not listed as permitted uses on Table 3.3 are prohibited in this district. In addition, the following uses are specifically not allowed within this district.

- 1. Those uses and activities generating sound, odor, or visual effects, which are objectionable and noticeable beyond property boundaries.

D. Building Requirements

The minimum area, yard, setback, and building requirements in the C-HI 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 or Board of Commissioners 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.

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Deleted: The following uses are specifically not allowed within this district. Other uses not listed as permitted uses on Table 3.3 are also prohibited in this district.

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2. Manufacturing, Processing or other uses specifically listed as Permitted Uses in the Restricted Industrial District.¶

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 405. 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 Principal Uses. The following uses are allowed within this district.
1. Principal uses that are allowed by right or by special use approval are listed on Table 3.3 in this Article.
 2. Restrictions that apply to particular uses allowed by right or special use approval are referenced on Table 3.3 and are contained in Section 409 of this Article.
- B. Prohibited Uses: Uses not listed as permitted uses on Table 3.3 are prohibited in this district. In addition, the following uses are specifically not allowed within 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 Board of Commissioners 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

Deleted: Prohibited Uses,

Deleted: The following uses are specifically not allowed within this district. Other uses not listed as permitted uses on Table 3.3 are also prohibited in this district.

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 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 Board of Commissioners 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 Board of Commissioners.

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 Board of Commissioners: (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 406. 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 park or hospital, where a wide range of land uses are required.

- A. Permitted Principal Uses. The following uses are allowed within this district.
 - 1. Principal uses that are allowed by right or by special use approval are listed on Table 3.3 in this Article.
 - 2. Restrictions that apply to particular uses allowed by right or special use approval are referenced on Table 3.3 and are contained in Section 409 of this Article.

B. Prohibited Uses: Uses not listed as permitted uses on Table 3.3 are prohibited in this district. In addition, the following uses are specifically not allowed within this district:

- 1. Those uses and activities generating sound, odor, or visual effects, which are objectionable and noticeable beyond property boundaries.

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.

Deleted: Prohibited Uses.

Deleted: The following uses are specifically not allowed within this district. Other uses not listed as permitted uses on Table 3.3 are also prohibited in this district.

Deleted: ¶
2. Manufacturing, processing or other uses specifically listed as Permitted Uses in the Commercial Industrial Restricted District.¶

4. Screens or Buffers - Where noise, visual effects, or distracting activity is determined by the Planning Commission or Board of Commissioners 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.

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. 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 Principal Uses. The following uses are allowed within this district.
 - 1. Principal uses that are allowed by right or by special use approval are listed on Table 3.3 in this Article.
 - 2. Restrictions that apply to particular uses allowed by right or special use approval are referenced on Table 3.3 and are contained in Section 409 of this Article.
8.
- B. Prohibited Uses: Uses not listed as permitted uses on Table 3.3 are prohibited in this district. In addition, the following uses are specifically not allowed within 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.

Deleted: Prohibited Uses.
Deleted: The following uses are specifically not allowed within this district. Other uses not listed a permitted uses on Table 3.3 are also prohibited in this district.

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 or Board of Commissioners 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.

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 408. Chart of Uses.

A. Purpose.

1. This section lists by the following matrix chart the uses allowed by right and by special use approval in each commercial zoning district. A listed allowed use is one which is allowed in the zone without any qualifications, except wherever such qualifications may be indicated in this Land Use Resolution. A listed special use is one which may be granted only when certain conditions are met.
2. In the following chart an "A" means that the use is automatically allowed in the zoning district listed by the abbreviation at the top of the column. An "S" means that the use is allowed only by special use approval. A blank space indicates that the use is not allowed under any circumstances.

B. Allowed Principal Uses.

1. A Principal Use is the specific, primary purpose for which land or a building is used.
2. Principal uses that are allowed by right or allowed only by special use approval in each zoning district are shown on the following Table 3.3: Principal Uses Allowed by Commercial Zoning District.

C. Special Uses.

Principal uses that are special uses may be granted subject to special use approval following the procedures for Amendments as set forth in Article X and with consideration of additional review criteria that may be established in this Land Use Resolution.

D. Restrictions on Particular Uses.

1. Restrictions that apply to certain principal uses and to certain zoning districts are listed in Section 409. The restrictions also apply to special uses unless specifically waived or modified as a stipulation of special use approval.
2. For those uses that have specific restrictions associated with them, a reference is given on the Table 3.3 to the pertinent Subsection of Section 409.

E. Interpretation of Uses.

1. Some degree of interpretation will occasionally be required. It is not possible to list each and every variation or name of a given use.
2. In addition to other generally accepted references and resources, the North American Industrial Classification System (NAICS), published by the U.S. Department of Commerce (current available edition), may be referred to in order to interpret the definition of uses listed on Table 3.3 to identify similar uses that may be allowed along with each listed use. The NAICS classification number is shown on the tables for each applicable use for

reference and interpretation only; the NAICS is not adopted as part of this Code.

3. In all cases of uncertainty, the determination of whether or not a particular use is allowed in a particular zoning district shall reflect the purpose of the zoning district as stated in this Article, both the common and dictionary definitions of the use, and the array of listed uses that are allowed in the district as to their character and intensity, as determined by the Planning and Development Director.

Table 3.3 Principal Uses Allowed by Commercial Zoning District

NAICS Ref.	Principal Uses ↓	Zoning Districts →	C-RB	C-CB	C-HB	C-HI	C-PCD	C-OI	C-IR	See Section:	
			S = Allowed if Approved as a Special Use							Blank Space = Prohibited	
Residential Uses			C-RB	C-CB	C-HB	C-HI	C-PCD	C-OI	C-IR		
	Single-Family Detached: Sire-Built or Modular Home		A	A	A	A	S	A	A	409.G	
	Multi-Family: Townhouses						A			409.G	
	Multi-Family: Condominiums						A				
623	Residential Care Facilities										
623110	Assisted Living Facility	C-RB	C-CB	C-HB	C-HI	C-PCD	C-OI	C-IR			
623110	Nursing Home			A	A	A	A	A	A		
623311	Continuing Care Retirement Communities (CCRC)			A	A	S	A	A	A		
623990	Personal Care Home		A	A	A	A	A	A	A		
	Institutional Uses		C-RB	C-CB	C-HB	C-HI	C-PCD	C-OI	C-IR		
611	Educational Services: Academic Schools		C-RB	C-CB	C-HB	C-HI	C-PCD	C-OI	C-IR		
611110	Private Schools: Elementary, Middle, and High School			A	A	A	A	A	A		
611210	Private Schools: Junior Colleges			A	A	A	A	A	A		
611310	Private Schools: Colleges and Universities			A	A	A	A	A	A		
	For non-academic schools and for educational support services, see Commercial Services, beginning under NAICS Ref. # 6114										
6214	Outpatient Medical Care Centers		C-RB	C-CB	C-HB	C-HI	C-PCD	C-OI	C-IR		
6214	Outpatient Medical Care Centers, with the exception of Urgent Care Facilities				A			A	A		
621493	Urgent Care Facilities				A			A	A		
622	Hospitals		C-RB	C-CB	C-HB	C-HI	C-PCD	C-OI	C-IR		
622110	General Medical and Surgical Hospitals				A			A	A		
622210	Psychiatric and Substance Abuse Hospitals				A			A	A		
622310	Specialty Hospitals				A			A	A		
624	Social Assistance		C-RB	C-CB	C-HB	C-HI	C-PCD	C-OI	C-IR		
6241	Individual and Family Services, non-residential (Child and Youth Services, Services for the Elderly and Persons and Disabilities, and Counseling Services for Individuals and Families)				A	A	A	A	A		

Table 3.3 Principal Uses Allowed by Commercial Zoning District

NAICS Ref.	Principal Uses ↓	Zoning Districts →										See Section:	
		C-RB	C-CB	C-HB	C-HI	C-PCD	C-OI	C-IR	Blank Space = Prohibited				
A = Allowed													
S = Allowed if Approved as a Special Use													
624210	Food Banks and Meal Delivery Programs			A	A								
624310	Job Counseling and Job Training Services			A	A								
624	Child Day Care	C-RB	C-CB	C-HB	C-HI	C-PCD	C-OI	C-IR					
624410	Day Care Center		A	A	A								
624410	Nursery School		A	A	A								
813	Religious, Grantmaking, Civic, Professional, & Similar Organizations	C-RB	C-CB	C-HB	C-HI	C-PCD	C-OI	C-IR					
8131	Churches and Other Facilities for Religious Organizations Worship	A	A	A	A	A	A	A					
8132	Grantmaking and Giving Services, including Charitable Organization Offices			A	A	A	A	A					
8134	Fraternal Lodges, Veterans Membership Organizations, and Other Civic and Social Organizations			A	A								409.D
81222	Cemeteries	C-RB	C-CB	C-HB	C-HI	C-PCD	C-OI	C-IR					
812220	Cemeteries, Memorial Gardens and Mausoleums	A	A	S	S	S	S	S					
812220	Crematories (not combined with a Funeral Home)	S	S	S	S	S	S	S					
Retail Trade													
441	Motor Vehicle and Parts Dealers	C-RB	C-CB	C-HB	C-HI	C-PCD	C-OI	C-IR					
441110	New Car Dealers (for automobiles and light trucks)	C-RB	C-CB	C-HB	C-HI	C-PCD	C-OI	C-IR					
441110	Auto Broker (no vehicles stored or for sale on site)			A	A		A	A					
441120	Used Car Dealers (for automobiles and light trucks)				A			A					
441210	RV (Recreational Vehicle) Dealers				A			A					
441222	Boat Dealers				A			A					
441228	Motorcycle, ATV, and All Other Motor Vehicle Dealers (excludes medium- and heavy-duty trucks, buses and other motor vehicles; see under Manufacturing, Wholesaling and Warehousing; NAICS Ref. 423110, Automobile and Other Motor Vehicle Merchant Wholesalers)				A			A					
441310	Automotive Parts and Accessories Stores			A	A			A					

Table 3.3 Principal Uses Allowed by Commercial Zoning District

NAICS Ref.	Principal Uses ↓	Zoning Districts →	C-RB	C-CB	C-HB	C-HI	C-PCD	C-OI	C-IR	See Section:	
											Blank Space = Prohibited
A = Allowed											
S = Allowed if Approved as a Special Use											
441320	Tire Dealers				A	A					A
442	Furniture and Home Furnishings Stores				C-HB	C-HI	C-PCD	C-OI			C-IR
442	Furniture and Home Furnishings Stores, except Wood or Ceramic Tile Flooring Stores & Antique and Used Furniture Stores; see under NAICS Ref. 444				A	A					A
443	Electronics and Appliance Stores				C-HB	C-HI	C-PCD	C-OI			C-IR
443141	Household Appliance Stores				A	A					A
443142	Cellular Telephone Accessories Stores (accessories only; no phone sales)				A	A					A
51731	Retailing New Cellular Phone Telephones and Communication Service Plans (with or without repair services)				A	A					A
443142	Music Stores (e.g. new records and compact discs)				A	A					A
443142	Electronics Stores				A	A					A
444	Building Material and Garden Equipment and Supplies Dealers				C-HB	C-HI	C-PCD	C-OI			C-IR
444110	Home Centers				A	A					A
444120	Paint and Wallpaper Stores				A	A					A
444130	Hardware Stores				A	A					A
444190	Wood or Ceramic Tile Flooring Stores		A		A	A					409.E
444190	Lumber Yards, retail				A	A					A
444210	Outdoor Power Equipment Stores				A	A					A
444220	Greenhouses and Nurseries				A	A					409.E
444220	Farm Supply Store (e.g. Feed and Seed Store)		A		A	A					409.E
445	Food and Beverage Stores				C-HB	C-HI	C-PCD	C-OI			C-IR
445110	Supermarkets and Other Grocery (except Convenience) Stores				A	A					A
445120	Convenience Food Stores without fuel pumps		A		A	A					409.C
445230	Fresh Produce Grocer		A		A	A					409.C
445230	Farmers Market, Permanent		A		A	A					A

Table 3.3 Principal Uses Allowed by Commercial Zoning District

NAICS Ref.	Principal Uses ↓	Zoning Districts →	C-RB	C-CB	C-HB	C-HI	C-PCD	C-OI	C-IR	See Section:
A = Allowed		S = Allowed if Approved as a Special Use								
		Blank Space = Prohibited								
451140	Musical Instrument and Supply Stores			A	A	A	A		A	
451211	Book Stores			A	A	A	A		A	
452	General Merchandise Stores									
452210	Department Stores	C-RB	C-CB	C-HB	C-HI	C-PCD	C-OI		C-IR	
452311	Warehouse Clubs and Supercenters			A	A	A			A	
452319	Dollar Stores and Other General Merchandise Stores			A	A	A			A	
453	Miscellaneous Store Retailers									
453110	Florists	C-RB	C-CB	C-HB	C-HI	C-PCD	C-OI		C-IR	
453210	Office Supplies and Stationery Stores		A	A	A				A	
453220	Gift, Novelty, and Souvenir Stores			A	A				A	
453310	Used Merchandise Stores (including Antiques, Used Books, and Second-Hand Clothing, and Pawnshops)			A	A				A	
453910	Pet and Pet Supply Stores		A	A	A				A	
453920	Art Dealers (includes commercial studios and galleries); see also under Manufacturing, Artisan for Artisans and Craftsmen		A	A	A	A	A		A	
453930	Manufactured Home Dealers				A				A	
453991	Cigar and Tobacco Shops (excludes lounges; see under Arts, Entertainment and Recreation; NAICS Ref. 713990)			A	A				A	
454	Nonstore Retailers (excluding portable stalls and mobile vendors)									
454310	Fuel Dealers	C-RB	C-CB	C-HB	C-HI	C-PCD	C-OI		C-IR	
Commercial Services										
236	Building Construction Services									
2361	Residential Construction & Remodeling Contractors, Builders and Developers, office only	C-RB	C-CB	C-HB	C-HI	C-PCD	C-OI		C-IR	
2361	Residential Construction & Remodeling Contractors, Builders and Developers, with outdoor storage			A	A		A		A	
2362	Non-Residential Construction Contractors, Builders and Developers, office only			A	A		A		A	

Table 3.3 Principal Uses Allowed by Commercial Zoning District

NAICS Ref.	Principal Uses ↓	Zoning Districts →	C-RB	C-CB	C-HB	C-HI	C-PCD	C-OI	C-IR	See Section:	
											Blank Space = Prohibited
			S = Allowed if Approved as a Special Use								
			A = Allowed								
2362	Non-Residential Construction & Remodeling Contractors, Builders and Developers, with outdoor storage					A					A
238	Building Services: Specialty Trade Contractors		C-RB	C-CB	C-HB	C-HI	C-PCD	C-OI	C-IR		
238	Specialty Trade Contractors (including: Foundation, Structure, and Building Exterior Contractors; Building Equipment Contractors; and, Building Finishing Contractors)					A			A		
52	Financial and Insurance Services		C-RB	C-CB	C-HB	C-HI	C-PCD	C-OI	C-IR		
5221	Banks, Credit Unions and Savings Institutions				A	A	A	A	A		
522291	Consumer Lending Services				A	A	A	A	A		
522390	Check Cashing Services				A	A	A	A	A		
5242	Insurance Agencies, Brokerages, Actuarial Services, and Claims Adjusting				A	A	A	A	A		
	<i>Pawnshops – see under Retail Trade, Ref. 453 Miscellaneous Store Retailers</i>										
532	Rental and Leasing Services		C-RB	C-CB	C-HB	C-HI	C-PCD	C-OI	C-IR		
531120	Conference and Training Center				A	A			A		
531130	Mini Warehouses					A			A		
532111	Passenger Car Rental					A			A		
532120	Truck, Utility Trailer, and RV Rental and Leasing					A			A		
532210	Consumer Electronics and Appliances Rental				A	A			A		
532284	Boat Rental					A			A		
532310	General Rental Centers				A	A			A		
532490	Farm Implement Rental					A			A		
561	Business & Employment Support Services		C-RB	C-CB	C-HB	C-HI	C-PCD	C-OI	C-IR		
5613	Employment Support Services (includes Placement Agencies & Executive Search Services; Temporary Help Services; and Professional Employer Organizations)				A			A	A		
56143	Business Service Centers (includes printing shops)				A				A		

Table 3.3 Principal Uses Allowed by Commercial Zoning District

NAICS Ref.	Principal Uses ↓	Zoning Districts →	S = Allowed if Approved as a Special Use							Blank Space = Prohibited	See Section:	
			C-RB	C-CB	C-HB	C-HI	C-PCD	C-OI	C-IR			
561910	Packaging and Labeling Services										A	
561710	Exterminating and Pest Control Services				A		A					A
561720	Janitorial Services				A							A
561730	Landscaping Services						A					A
561740	Carpet and Upholstery Cleaning Services						A					A
611	Job Training: Business Schools, Computer and Management Training, Technical and Trade Schools		C-RB	C-CB	C-HB	C-HI	C-PCD	C-OI				C-IR
611430	Professional and Management Development Training				A		A		A			A
611511	Cosmetology and Barber Schools				A		A		A			A
611513	Apprenticeship Training				A		A		A			A
611519	Other Technical and Trade Schools (includes Bartending Schools, Modeling Schools, Broadcasting Schools, Real Estate Schools, and Computer Repair Training)				A		A		A			A
6116	Other Schools and Instruction (includes Fine Arts Schools, Sports and Recreation Instruction, Language Schools, Exam Prep/Tutoring, and Automobile Driving Schools)				A		A		A			A
721	Accommodation Services (Transient Lodging)		C-RB	C-CB	C-HB	C-HI	C-PCD	C-OI				C-IR
721110	Hotels				A		A					A
721110	Motels				A		A					A
	For RV Parks and Campgrounds – see under Arts, Entertainment and Recreation											
722	Food Services and Drinking Places		C-RB	C-CB	C-HB	C-HI	C-PCD	C-OI				C-IR
722320	Catering Services			A	A							A
722511	Restaurants (including Full-Service, Fast Food, Drive-in, Grill Buffets, Cafeterias, Buffets, and Brewpubs)				A		A					A
722213	Specialty Snack Shops and Non-Alcoholic Beverage Bars, including Coffee Shops, Donut Shops, Bagel Shops, and Ice Cream Parlors				A		A					A
8111	Automotive Repair and Maintenance Services		C-RB	C-CB	C-HB	C-HI	C-PCD	C-OI				C-IR

Table 3.3 Principal Uses Allowed by Commercial Zoning District

NAICS Ref.	Principal Uses ↓	Zoning Districts →	C-RB	C-CB	C-HB	C-HI	C-PCD	C-OI	C-IR	See Section:
			Blank Space = Prohibited							
			S = Allowed if Approved as a Special Use							
8111	General and Specialty Automotive Repair; and, Automotive Maintenance Services				A	A			A	
<i>For automotive accessory sales and/or installation, see under Retail Trade, NAICS Ref. 441 Motor Vehicle and Parts Dealers</i>										
8113	Commercial and Industrial Machinery and Equipment Repair and Maintenance Services		C-RB	C-CB	C-HB	C-HI	C-PCD	C-OI	C-IR	
811310	Commercial and Industrial Machinery and Equipment (except Automotive and Electronic) Repair and Maintenance Services								A	
8114	Personal and Household Good Repair and Maintenance Services		C-RB	C-CB	C-HB	C-HI	C-PCD	C-OI	C-IR	
811411	Home and Garden Equipment Repair and Maintenance					A			A	
811412	Appliance Repair and Maintenance			A	A	A			A	
811420	Reupholstery and Furniture Repair			A	A	A			A	
811430	Shoe and Leather Goods Repair			A	A	A			A	
81149	Boat Repair and Maintenance					A			A	
81149	Motorcycle Repair and Maintenance					A			A	
81149	Other Personal and Household Good Repair and Maintenance (includes Garments, Watches, Jewelry, Musical Instruments, and Bicycles)			A	A	A			A	
8121	Personal Care Services		C-RB	C-CB	C-HB	C-HI	C-PCD	C-OI	C-IR	
81211	Barber Shops			A	A	A		A	A	
81212	Beauty Salons			A	A	A		A	A	
812199	Day Spa			A	A	A		A	A	
812119	Tattoo and Body Piercing Studios				A	A			A	
812119	Tanning Salon			A	A	A		A	A	
<i>For Fitness Centers, Health Clubs and Recreation Centers – see under Arts, Entertainment and Recreation</i>										

Table 3.3 Principal Uses Allowed by Commercial Zoning District

NAICS Ref.	Principal Uses ↓	Zoning Districts →	C-RB	C-CB	C-HB	C-HI	C-PCD	C-OI	C-IR	See Section:
8123	Dry cleaning and Laundry Services		C-RB	C-CB	C-HB	C-HI	C-PCD	C-OI	C-IR	
812310	Coin-Operated Laundries and Drycleaners			A	A	A			A	
812320	Dry-Cleaning and Laundry Services (except Coin-Operated)				A	A	A		A	
	Other Personal Services, Animal Care		C-RB	C-CB	C-HB	C-HI	C-PCD	C-OI	C-IR	
541940	Animal Hospitals and Veterinary Clinics	S	S	S	S	S			S	409.B
812910	Pet Grooming Shops		S	S	S	S			S	409.B
812910	Kennels, Pet Boarding		S	S	S	S			S	409.B
	Other Personal Services		C-RB	C-CB	C-HB	C-HI	C-PCD	C-OI	C-IR	
315210	Tailors and Dressmakers			A	A	A			A	
541921	Photography Studios, Portrait (including still, video, digital, and passports)			A	A	A			A	
	Professional and Administrative Offices		C-RB	C-CB	C-HB	C-HI	C-PCD	C-OI	C-IR	
51	Publishing Offices (see under Manufacturing, Wholesaling and Warehousing for printing of materials)		C-RB	C-CB	C-HB	C-HI	C-PCD	C-OI	C-IR	
5111	Newspaper, Periodical, Book and Directory Publishers				A	A	A	A	A	
5112	Software Publishers (includes software design and development)				A	A	A	A	A	
512230	Music Publishers				A	A	A	A	A	
519130	Internet Publishing and Broadcasting and Web Search Portals				A	A	A	A	A	
52	Financial Offices		C-RB	C-CB	C-HB	C-HI	C-PCD	C-OI	C-IR	
5222	Credit Card Issuing and Sales Financing				A	A	A	A		
52231	Mortgage and Non-mortgage Loan Brokers				A	A	A	A		
52232	Financial Transactions Processing, Reserve and Clearinghouse Activities				A	A	A	A		
523	Financial Investments and Related Activities, such as: Portfolio Management and Investment Advice; Securities and Commodity Brokerages; and Trust, Fiduciary, and Custody Activities				A	A	A	A		

Table 3.3 Principal Uses Allowed by Commercial Zoning District

NAICS Ref.	Principal Uses ↓	Zoning Districts →	C-RB	C-CB	C-HB	C-HI	C-PCD	C-OI	C-IR	See Section:
541	Professional Offices		C-RB	C-CB	C-HB	C-HI	C-PCD	C-OI	C-IR	
531	Real Estate Office				A	A	A	A	A	
5411	Lawyers, Notaries and Other Legal Services				A	A	A	A	A	
5412	Accounting, Tax Preparation, Bookkeeping and Payroll Services				A	A	A	A	A	
5413	Architectural, Engineering, Surveying and Related Services (except Testing Laboratories; see under Commercial Services; Other Business Support Services; NAICS Ref. 541380)				A	A	A	A	A	
5414	Interior Design, Graphic Design and other Specialized Design Services				A	A	A	A	A	
5415	Computer Systems Design and Related Services				A	A	A	A	A	
5416	Management, Scientific and Technical Consulting Services, including Executive Search and Management Consulting				A	A	A	A	A	
5417	Scientific Research and Development Services				A	A	A	A	A	
541990	Coworking Space				A	A	A	A	A	
55	Corporate Management Offices				A	A	A	A	A	
621	Medical Offices		C-RB	C-CB	C-HB	C-HI	C-PCD	C-OI	C-IR	
6211	Offices of Physicians (including Physicians that are Mental Health Specialists)				A	A	A	A	A	
6212	Offices of Dentists				A	A	A	A	A	
6213	Offices of Optometrists, Chiropractors, Mental Health Practitioners (not Physicians), Therapists (Physical, Occupational and Speech), Podiatrists and Other Health Specialists				A	A	A	A	A	
6215	Medical and Diagnostic Laboratories				A	A	A	A	A	
Arts, Entertainment and Recreation			C-RB	C-CB	C-HB	C-HI	C-PCD	C-OI	C-IR	
711	Performing Arts and Spectator Sports		C-RB	C-CB	C-HB	C-HI	C-PCD	C-OI	C-IR	
711	Agents, Managers, and Promoters (offices only)				A	A		A	A	

Table 3.3 Principal Uses Allowed by Commercial Zoning District

NAICS Ref.	Principal Uses ↓	Zoning Districts →										See Section:	
		C-RB	C-CB	C-HB	C-HI	C-PCD	C-OI	C-IR	Blank Space = Prohibited				
A = Allowed													
S = Allowed if Approved as a Special Use													
7111	Outdoor Amphitheater / Music Park			S	S	S						S	
7112	Commercial Racetrack			S	S	S						S	
7113	Commercial Arena (for sports and/or concerts)			S	S	S						S	
712	Museums, Historical Sites, and Similar Institutions												
7121	Museums and Commercial Historical Sites, including non-retail Art Galleries	C-RB	C-CB	C-HB	C-HI	C-PCD	C-OI	C-IR					
713	Amusements and Recreation (excludes casinos and other gambling facilities)												
713940	Fitness Centers, Health Clubs and Recreation Centers (Includes Non-Profit facilities, e.g. YMCA)	C-RB	C-CB	C-HB	C-HI	C-PCD	C-OI	C-IR					
713940	Swimming Pools/Aquatic Centers, Commercial			A	A	A		A					
713950	Bowling Centers			A	A	A		A					
713990	Archevy or Shooting Ranges, Indoor			S	S	S		S					
713990	Archevy or Shooting Ranges, Outdoor			S	S	S		S					
713990	Commercial Fishing Pond	A	A	A	A			A					
721211	RV (Recreational Vehicle) Parks	A	A	A	A			A					
721211	Campgrounds	A	A	A	A			A					
Other Arts, Entertainment and Recreation Uses													
512131	Motion Picture Theaters (except Drive-Ins)	C-RB	C-CB	C-HB	C-HI	C-PCD	C-OI	C-IR					
713990	Adult Business Establishments			A	A	A		A					County Code of Ordinances
Manufacturing, Wholesaling and Warehousing													
Manufacturing													
3121	Bottling Works and Ice Manufacturing	C-RB	C-CB	C-HB	C-HI	C-PCD	C-OI	C-IR					
313	Textile Mills	C-RB	C-CB	C-HB	C-HI	C-PCD	C-OI	C-IR					
314	Textile Product Mills (such as carpet, rug, curtain and linen mills)												

Table 3.3 Principal Uses Allowed by Commercial Zoning District

NAICS Ref.	Principal Uses ↓	Zoning Districts →	C-RB	C-CB	C-HB	C-HI	C-PCD	C-OI	C-IR	See Section:
		Blank Space = Prohibited								
		S = Allowed if Approved as a Special Use								
		A = Allowed								
321	Wood Product Manufacturing and Sawmills								A	
322	Pulpwood Yards								A	
3231	Commercial Printing, including Screen and Books								A	
325314	Compost Manufacturing								A	
326	Plastics Product Manufacturing								A	
3273	Cement and Concrete Product Manufacturing								A	
331	Primary Metal Manufacturing								A	
332	Fabricated Metal Manufacturing								A	
337	Furniture and Related Products Manufacturing, excluding Custom Cabinet Shop and Custom Architectural Woodwork and Millwork Craftsmen Studios								A	
337110	Custom Cabinet Shop		A	A	A				A	
337212	Custom Architectural Woodwork and Millwork Craftsmen Studios		A	A	A				A	
Wholesale Trade			C-RB	C-CB	C-HB	C-HI	C-PCD	C-OI	C-IR	
42	Wholesaler with a Retail Outlet						A			
423	Wholesale Building Supply								A	
423820	Farm Machinery Sales			A					A	
4249	Wholesale Landscape Supply Yards (mulch, rocks, pine straw, etc.)			A					A	
Warehousing and Storage			C-RB	C-CB	C-HB	C-HI	C-PCD	C-OI	C-IR	
<i>(for Mini-Warehouses see under Rental and Leasing Services)</i>										
424710	Petroleum Product Storage									409.F
493	Distribution Center								A	
49311	General Warehousing and Indoor Storage								A	
493120	Refrigerated Warehousing (Cold Storage)								A	
493130	Farm Product Warehousing and Storage								A	

Table 3.3 Principal Uses Allowed by Commercial Zoning District

NAICS Ref.	Principal Uses ↓	Zoning Districts →	C-RB	C-CB	C-HB	C-HI	C-PCD	C-OI	C-IR	See Section:
A = Allowed		S = Allowed if Approved as a Special Use								
		Blank Space = Prohibited								
493190	Document Storage and Warehousing									A
493190	Lumber Storage Terminals									A
562212	Inert Waste Landfill									A
Transportation, Communications & Utilities										
Transportation										
447190	Truck Stop		C-RB	C-CB	C-HB	C-HI	C-PCD	C-OI	C-IR	
4811	Airport		C-RB	C-CB	C-HB	C-HI	C-PCD	C-OI	C-IR	
4812	Private Airstrip or Heliport									A
4853	Taxi and Limousine Service				A					S
484110	General Freight Trucking, Local					A				S
485510	Charter Bus Terminal									A
488410	Motor Vehicle Towing and Wrecker Services									A
488490	Trucking Terminal									A
492110	Courier and Express Delivery Services (FedEx, UPS), sorting and forwarding ("UPS Store" would be classified under Commercial Services, NAICS Ref. 56143 Business Service Centers)									A
812930	Parking Garages									A
Communications										
5151	Radio and Television Broadcasting Stations		C-RB	C-CB	C-HB	C-HI	C-PCD	C-OI	C-IR	
517	Telephone Exchange									A
517410	Satellite Receiving Station									S
517312	Telecommunication Facility		S	S	S	S	S	S	S	410
Utilities										
221	Public and Semi-Public Services, including substations, transformers, transmission towers, and pump houses		C-RB	C-CB	C-HB	C-HI	C-PCD	C-OI	C-IR	
221114	Solar Farms									A

DAWSON COUNTY REZONING APPLICATION

This portion to be completed by Zoning Administrator

ZA 20-02 Tax Map & Parcel # (TMP): 094-136
Submittal Date: 5.20.20 Time: 3:40 am/pm Received by: lhq (staff initials)
Fees Assessed: _____ Paid: _____ Commission District: 2
Planning Commission Meeting Date: July 21, 2020
Board of Commissioners Meeting Date: August 20, 2020

APPLICANT INFORMATION (or Authorized Representative)

Printed Name: PAUL J. BEHRMANN
Address: _____
Phone: Listed _____ Unlisted _____ Email: Business _____ Personal _____
Status: Owner Authorized Agent Lessee Option to purchase

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

I have /have not _____ participated in a Pre-application meeting with Planning Staff.
If not, I agree _____ /disagree _____ to schedule a meeting the week following the submittal deadline.
Meeting Date: 5.20.2020 Applicant Signature: Paul J. Behrmann

PROPERTY OWNER/PROPERTY INFORMATION

Name: PAUL J. BEHRMANN
Street Address of Property being rezoned: _____
Rezoning from: C-CB to: RSP Total acreage being rezoned: _____

Directions to Property: From Town Square in Dawsonville Head East on Highway 53 approximately 2 miles until reach Dawsonville Veterinary Clinic on Northside of Hwy 53, The property is 150 yards beyond the clinic on North side of Hwy 53.

Subdivision Name (if applicable): _____ Lot(s) #: _____

Current Use of Property: NONE

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

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

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

If yes, what section? _____

SURROUNDING PROPERTY ZONING CLASSIFICATION:

North RSR South RSRmm East RSR West RSR/R-A

Future Land Use Map Designation: RSR

Access to the development will be provided from:

Road Name: Hwy 53 Type of Surface: Asphalt

REQUESTED ACTION & DETAILS OF PROPOSED USE

[] Rezoning to: RSR [] 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 Paul J. Behrman Date 5.20.2020
Witness Flammy Jee Date 5.20.2020

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.

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.**

	<u>Name</u>	<u>Address</u>
TMP _____	1. _____	_____
TMP _____	2. _____	_____
TMP _____	3. _____	_____
TMP _____	4. _____	_____
TMP _____	5. _____	_____
TMP _____	6. _____	_____
TMP _____	7. _____	_____
TMP _____	8. _____	_____
TMP _____	9. _____	_____
TMP _____	10. _____	_____
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: Paul J. Behrmann

Applicant Printed Name: Paul Behrmann

Application Number: ZA 2008

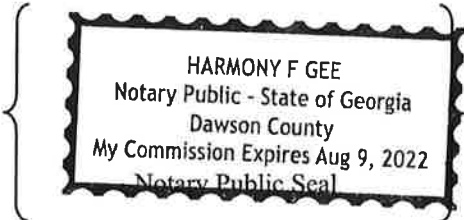
Date Signed: 5-20-2020

Sworn and subscribed before me

this 20 day of May, 2020.

Harmony F GEE
Notary Public

My Commission Expires: August 9 2022



DISCLOSURE OF CAMPAIGN CONTRIBUTIONS
(APPLICANT(S) AND REPRESENTATIVE(S) OF REZONING)

Pursuant to O.C.G.A. Section 36-67 A-3.A, the following disclosure is mandatory when an applicant or any representation of application for rezoning has been made within two (2) years immediately preceding the filing of the applicant's request for rezoning, campaign contributions aggregating \$250.00 or more to a local government official who will consider the application for rezoning.

It shall be the duty of the applicant and the attorney representing the applicant to file a disclosure with the governing authority of the respective local government showing the following:

1. Name of local official to whom campaign contribution was made:

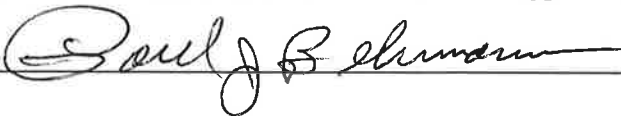
ⓐ Kevin Tanner ⓑ Will Wade ⓒ Jeff Perry

2. The dollar amount and description of each campaign contribution made by the opponent to the local government official during the two (2) years immediately preceding the filing of the application for the rezoning action and the date of each such contribution.

Amount \$ 100 each Date: 4/15/20

Enumeration and description of each gift when the total value of all gifts is \$250.00 or more made to the local government official during the two (2) years immediately preceding the filing of application for rezoning:

Signature of Applicant/Representative of Applicant:

 Date: 5/22/20

BY NOT COMPLETING THIS FORM YOU ARE MAKING A STATEMENT THAT NO DISCLOSURE IS REQUIRED

This form may be copied for each applicant. Please attach additional sheets if needed.

PROPERTY OWNER AUTHORIZATION

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

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

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

Printed Name of applicant or agent: PAUL J. BEHRMANN
Signature of applicant or agent: Paul J. Behrmann Date: 5/22/20

Printed Name of Owner(s): _____

Signature of Owner(s): _____ Date: _____

Mailing address: _____

City, State, Zip: _____

Telephone Number: Listed _____
 Unlisted _____

Sworn and subscribed before me
this _____ day of _____, 20____.

Notary Public

My Commission Expires: _____ {Notary 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.)

Dawson County, Georgia Board of Commissioners

Affidavit for Issuance of a Public Benefit

As Required by the Georgia Illegal Immigration Reform and Enforcement Act of 2011

By executing this affidavit under oath, as an applicant for a Dawson County Business License, Out of County Business Registration, Alcohol License, or other public benefit as referenced in the Georgia Illegal Immigration Reform and Enforcement Act of 2011 [O.C.G.A. § 50-36-1(e)(2)], I am stating the following with respect to my application for such Dawson County public benefit.

X I am a United States citizen.

_____ I am a legal permanent resident of the United States. (FOR NON-CITIZENS)

_____ I am a qualified alien or non-immigrant under the Federal Immigration and Nationality Act with an alien number issued by the Department of Homeland Security or other federal immigration agency. (FOR NON-CITIZENS)

My alien number issued by the Department of Homeland Security or other federal immigration agency is:

The undersigned applicant also hereby verifies that he or she is 18 years of age or older and has provided at least one **secure and verifiable document**, as required by O.C.G.A. § 50-36-1(e)(1), with this affidavit. (See reverse side of this affidavit for a list of secure and verifiable documents.)

The secure and verifiable document provided with this affidavit can best be classified as:

In making the above representation under oath, I understand that any person who knowingly and willfully makes a false, fictitious, or fraudulent statement or representation in an affidavit shall be guilty of a violation of O.C.G.A. § 16-10-20 and face criminal penalties as allowed by such criminal statute.

Executed in Dawsonville (city), GA (state)

Paul J. Behrman
Signature of Applicant

5.20.2020
Date

Printed Name

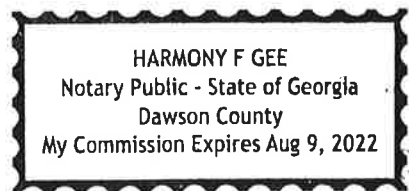
Name of Business

SUBSCRIBED AND SWORN BEFORE ME ON

THIS 20 DAY OF May, 2020

Harmony F GEE Notary Public

My Commission Expires: August 9, 2022



} Notary Seal

To: Dawson County Planning and Development

5/20/20

Dear Madam or Sir: As part of my rezoning application on my 5 acres of property parcel # 094-136 I would like to list the surrounding parcels. To the north is parcel #103-002 owned by the Edna Noblin estate. To the south is parcel #094-090 owned by Amanda Ferrel. To the east is parcel#094-068 owned by Michael and Lisa Wallace and to the west is parcel #094-077 occupied by the Dawsonville Veterinary clinic owned by William E. Baldwin IV and Emily .

Thank you,

Paul Behrmann



Subject: Parcel 094 136

From: "Ringle, Bill" <Bill.Ringle@dph.ga.gov>

Date: 5/22/2020, 10:39 AM

To: "Harmony Gee" <hgee@dawsoncounty.org>

CC: "t", "Wentworth, Laurie" <Laurie.Wentworth@dph.ga.gov>

Harmony,

Mr. Behrman has indicated to me that his only goal is to sell the property and has no development plans of his own. If any future owner desires to subdivide the property, the Dawson County Board of Health has a minimum lot size based on the type of water service at the property:

Private Water Supply - 1.5 acres

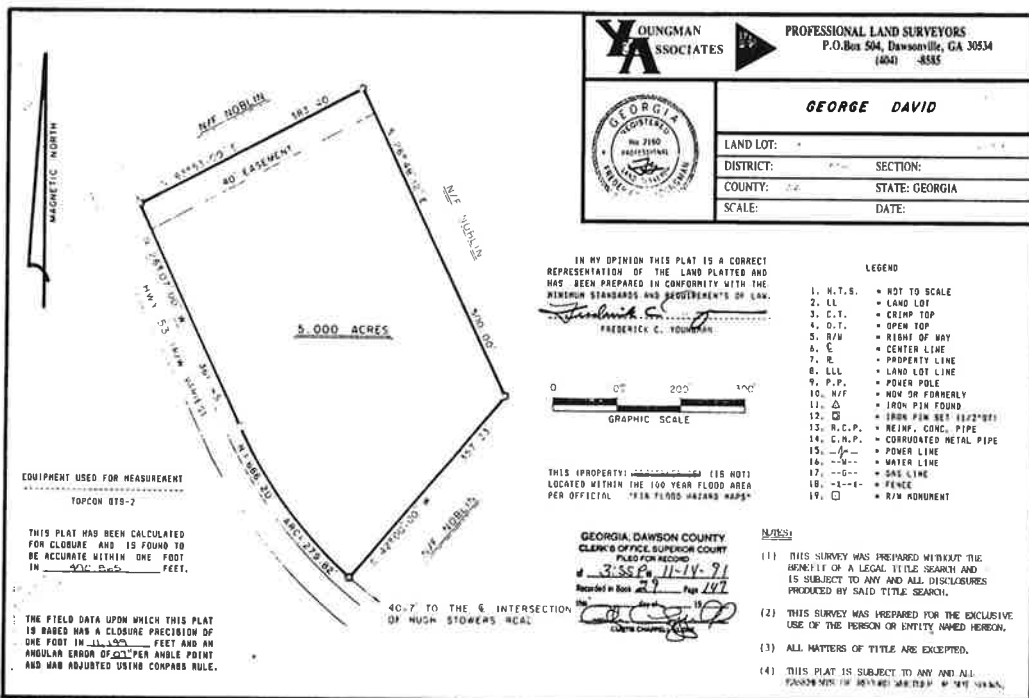
Public Water Supply - .75 acre

Mr. Behrman has indicated that he had a soil survey performed on the property in the past. Our office has not performed any type of site evaluation on this property. Any proposed development that requires on-site sewage management (a septic system) must be evaluated by our office prior to the project being permitted by the Planning & Development Office. Whenever the future owner is ready to develop, we will be available for this evaluation.

Do not hesitate to contact me if you have any questions.

Thank you,
Bill

George W. "Bill" Ringle
Environmental Health Manager
Dawson County Environmental Health
189 Hwy 53 West
Suite 102
Dawsonville, GA 30534
phone 706-265-2930
fax 706-265-7529



YOUNGMAN ASSOCIATES

PROFESSIONAL LAND SURVEYORS
 P.O. Box 504, Dawsonville, GA 30534
 (404) 855-8585

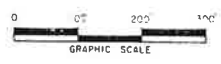


GEORGE DAVID

LAND LOT:	
DISTRICT:	SECTION:
COUNTY:	STATE: GEORGIA
SCALE:	DATE:

IN MY OPINION THIS PLAT IS A CORRECT REPRESENTATION OF THE LAND PLATTED AND HAS BEEN PREPARED IN CONFORMITY WITH THE MINIMUM STANDARDS AND REQUIREMENTS OF LAW.

Frederick C. Youngman
 FREDERICK C. YOUNGMAN



THIS PROPERTY IS (IS NOT) LOCATED WITHIN THE 100 YEAR FLOOD AREA PER OFFICIAL "FIA FLOOD HAZARD MAPS"

GEORGIA, DAWSON COUNTY
 CLERK'S OFFICE SUPERIOR COURT
 FILED FOR RECORD
 3:55 PM 11-14-91
 Recorded in Book 29 Page 247

LEGEND

- 1. N.T.S. = NOT TO SCALE
- 2. LL = LAND LOT
- 3. C.T. = CRIMP TOP
- 4. O.T. = OPEN TOP
- 5. R/W = RIGHT OF WAY
- 6. C = CENTER LINE
- 7. P = PROPERTY LINE
- 8. LLL = LAND LOT LINE
- 9. P.P. = POWER POLE
- 10. M/F = MON OR FORMERLY
- 11. Δ = IRON PIN FOUND
- 12. □ = IRON PIN SET (1/2" Ø)
- 13. R.C.P. = REINF. CONC. PIPE
- 14. C.N.P. = CORRUGATED METAL PIPE
- 15. --- = POWER LINE
- 16. --- = WATER LINE
- 17. --+--+ = GAS LINE
- 18. -+--+ = FENCE
- 19. □ = R/W MONUMENT

EQUIPMENT USED FOR MEASUREMENT
 TOPCON GTS-2

THIS PLAT HAS BEEN CALCULATED FOR CLOSURE AND IS FOUND TO BE ACCURATE WITHIN ONE FOOT IN 100,000 FEET.

THE FIELD DATA UPON WHICH THIS PLAT IS BASED HAS A CLOSURE PRECISION OF ONE FOOT IN 11,000 FEET AND AN ANGULAR ERROR OF 25" PER ANGLE POINT AND WAS ADJUSTED USING COMPASS RULE.

40-7 TO THE E INTERSECTION OF HUGH STONEKERS ROAD

NOTES

- (1) THIS SURVEY WAS PREPARED WITHOUT THE BENEFIT OF A LEGAL TITLE SEARCH AND IS SUBJECT TO ANY AND ALL DISCLOSURES PRODUCED BY SAID TITLE SEARCH.
- (2) THIS SURVEY WAS PREPARED FOR THE EXCLUSIVE USE OF THE PERSON OR ENTITY NAMED HERECIN.
- (3) ALL MATTERS OF TITLE ARE EXCEPTED.
- (4) THIS PLAT IS SUBJECT TO ANY AND ALL EASEMENTS OR ENCUMBRANCES OF RECORD.



2019 Property Tax Statement

DAWSON COUNTY GEORGIA

Tax Commissioner
25 Justice Way, Suite 1222
Dawsonville, Georgia 30534

Office: 706-344-3520 | Tax Assessors: 706-344-3590

PROPERTY OWNER(S)	MAP CODE	LOCATION	BILL #	DISTRICT
RUBRA VERA LLC	094 136		2019-12031	001 DAWSON COUNTY UNINCORPORATED
	0	51,300	51,300	5.00
PROPERTY DESCRIPTION				
LL 57 LD 13-S				

	FAIR MARKET VALUE	40% ASSESSED VALUE	LESS EXEMPTIONS	TAXABLE VALUE	MILLAGE RATE	GROSS TAX	LESS CREDITS	NET TAX
STATE TAX	51,300	20,520		20,520				
COUNTY M&O	51,300	20,520		20,520				
SALES TAX ROLLBACK	51,300	20,520		20,520	-4.940		-102.39	
COUNTY M&O	51,300	20,520		20,520				
Please note that your Tax Commissioner is responsible for the billing and collection of tax and is not responsible for the property value or the millage rates which are used to determine the tax amount due.								
TOTAL					23.867	\$592.14	\$-102.39	\$489.75

School Tax
66%



County Taxes
34%

THE PIE GRAPH SHOWS HOW THE AVERAGE TAX DOLLAR IS DISTRIBUTED AMONG THE VARIOUS GOVERNMENT AGENCIES. (PERCENTAGES MAY VARY DEPENDING ON EXEMPTIONS)

Scan This QR Code
With Your Smart
Device To Pay Your
Tax Online



2019 Current Tax	\$489.75
Penalty	-
Interest	-
Other Fees	-
Previous Payments	-
Delinquent Tax*	-
Total Due	\$489.75

* Please note that delinquent tax due reflects total owed at the time of billing and the amount will change monthly due to interest charges. Please read the state mandated penalties and interest on the back of this bill.

DETACH TOP PORTION TO KEEP FOR YOUR RECORDS AND RETURN BOTTOM PORTION WITH PAYMENT.

DETACH AND RETURN LOWER PORTION WITH REMITTANCE

IF TAXES ARE PAID BY YOUR MORTGAGE COMPANY, SEND THEM THIS PORTION

DAWSON COUNTY, GEORGIA

2019 TAX BILL

25 Justice Way, Suite 1222
Dawsonville, Georgia 30534



BILL NUMBER BARCODE

LEGAL DESCRIPTION	MAP ID #	TAX BILL #
LL 57 LD 13-S	094 136	2019-12031
TOTAL DUE DECEMBER 1, 2019		
Make payable to "Dawson County Tax Office" and include this coupon. Do not staple, tape or attach payment.		\$ 489.75
PLEASE WRITE THE BELOW MAP ID # ON YOUR CHECK		
094 136		

If receipt is desired, please include a self-addressed stamped envelope or print at www.DawsonCountyTax.com

If delinquent taxes are due, please call 706-344-3520 for current amount as interest continues to accrue.



AUTO**5-DIGIT 30534 33 59 7740 1 AV 0.383

RUBRA VERA LLC

Credit cards accepted online at:
www.DawsonCountyTax.com
*Sturgis (not Dawson County) charges a fee for this service.

Please see reverse side for Email and Address Change information



Legend
 Parcels
 Roads

Parcel ID	094 136	Owner	RUBRA VERA LLC	Last 2 Sales			
Class Code	Residential			Date	Price	Reason	Qual
Taxing District	UNINCORPORATED	Physical Address	n/a	6/16/2004	0	GF	U
	UNINCORPORATED	Assessed Value	Value \$51300	8/14/1996	\$8244	FM	Q
Acres	5						

(Note: Not to be used on legal documents)

Date created: 5/16/2020
 Last Data Uploaded: 5/15/2020 11:11:22 PM

Developed by  **Schneider**
 GEOSPATIAL

To: Dawson County Planning and Development

5/20/20

Dear Madam or Sir: this is a letter of intent regarding rezoning my 5 acres of property parcel # 094-136. The property has been for sale for several years zoned as C-CB and when I initially bought the property it was zoned residential. I would like to rezone it back to RSR to make it more saleable.

Thank you,

Paul Behrmann



Summary

Parcel Number 094 136
Location Address
Legal Description LL 57 LD 13-S
 (Note: ~~NOT~~ to be used on legal documents)
Class R4-Residential
 (Note: This is for tax purposes only. Not to be used for zoning.)
Zoning C-CB
Tax District UNINCORPORATED (District 01)
Millage Rate 23.916
Acres 5
Neighborhood RL-ST - Dawsonville (311000)
Homestead Exemption No (S0)
Landlot/District N/A

[View Map](#)

Owner

RUBRA VERA LLC

Rural Land

Type	Description	Calculation Method	Soil Productivity	Acres
RUR	Small Parcels	Rural	1	5

Sales

Sale Date	Sale Price	Grantor	Grantee
6/16/2004	\$0	BEHRMANN PAUL J MD	RUBRA VERA LLC
8/14/1996	\$13,169	BEHRMANN PAUL J MD	BEHRMANN PAUL J MD
8/14/1996	\$8,244		BEHRMANN PAUL J MD

Valuation

	2018	2017	2016	2015
Previous Value	\$70,158	\$70,158	\$63,840	\$63,840
Land Value	\$51,300	\$70,158	\$70,158	\$63,840
+ Improvement Value	\$0	\$0	\$0	\$0
+ Accessory Value	\$0	\$0	\$0	\$0
= Current Value	\$51,300	\$70,158	\$70,158	\$63,840

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

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

Developed by


Last Data Upload: 2/15/2019, 12:34:50 PM

Version 2.2.1

**DAWSON COUNTY PLANNING COMMISSION
PLANNING STAFF REPORT**

Applicant.....Paul Behrmann

Amendment #ZA 20-02

Request.....Rezone Property from C-CB (Commercial Community Business) to RSR (Residential Sub-Rural)

Proposed UseRezone property for the purpose of selling

Current ZoningC-CB (Commercial Community Business)

Size.....5± acres

LocationHwy 53 East

Tax Parcel094-136

Planning Commission DateJuly 21, 2020

Board of Commission Date.....August 20, 2020

Applicant Proposal

The applicant is seeking to rezone the property from C-CB (Commercial Community Business) to RSR (Residential Sub Rural). The applicant is seeking to have the property rezoned to a residential zoning for the purpose of selling his property.

History and Existing Land Uses

The parcel was rezoned in 1990 by the original owner from Residential to C-CB. Dr. Behrmann purchased the property in 1996 (according to tax records). He has had the property for sale for the past few years with little interest.

Adjacent Land Uses	Existing zoning	Existing Use
North	RSR	Residential/Vacant
South	C-HB & RSR	Residential
East	RSR	Residential/Vacant
West	RSRMM	Residential

Development Support and Constraints

Having the land zoned for a Residential Sub-Rural would allow the owner to market the property as a residential parcel.

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

According to the Comprehensive Plan and accompanying FLUP (Future Land Use Plan), the subject property is identified as Residential Sub-Rural.

Public Facilities/Impacts

Engineering Department – “Moderate to heavy traffic, asphalt two travel lanes with center turn lane. I recommend that GDOT have opportunity to comment on the proposal.”

Environmental Health Department – “If any lots are created at least 1.5 acres in size, wells may be allowed. Septic system construction permits will be necessary for any development of this property. Any septic system construction approval must be a minimum of 50’ from state waters. The department has not evaluated this property for the feasibility of septic system construction.”

Emergency Services – No comments necessary.

Etowah Water & Sewer Authority – “There is water available at this site, but no sanitary sewer. Water main may be required to be upgraded or relocated at owner/developer’s expense.”

Dawson County Sheriff’s Office – No comments necessary.

Board of Education – No facility additions would be necessary.

Georgia Department of Transportation –No comments returned.

Analysis

- It does conform to the Future Land Use Map and Comprehensive Plan.

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

A. The existing uses and classification of nearby property.

Properties surrounding the parcel are zoned residential (RSR) one of which is a larger tract with single family residences or vacant land to the North, to the South parcels are zoned RSRMM and are smaller residential tracts.

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

There should be no diminishment of property values.

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

There should be no destruction of property values.

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

There should be no gain to the public if approved.

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

The property is suitable for the purposed land use classification and has been earmarked by the Future Land Use Map.

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.

It is vacant land.

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.

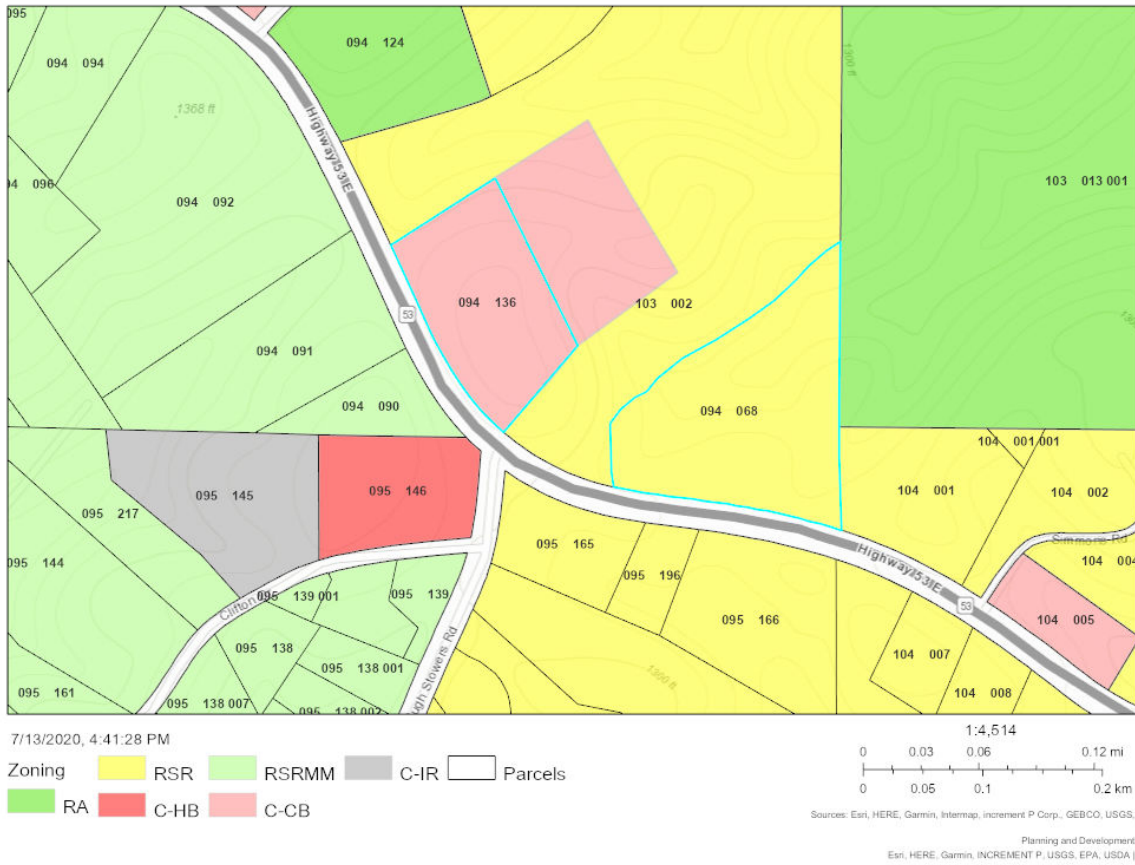
The applicant has had the property for sale for several years with no activity and would like to sell the property for the highest and best use.

Pictures of Property:



Current Zoning Map:

Current Zoning

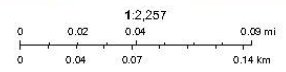


Future Land Use Map:

Future Land Use Map



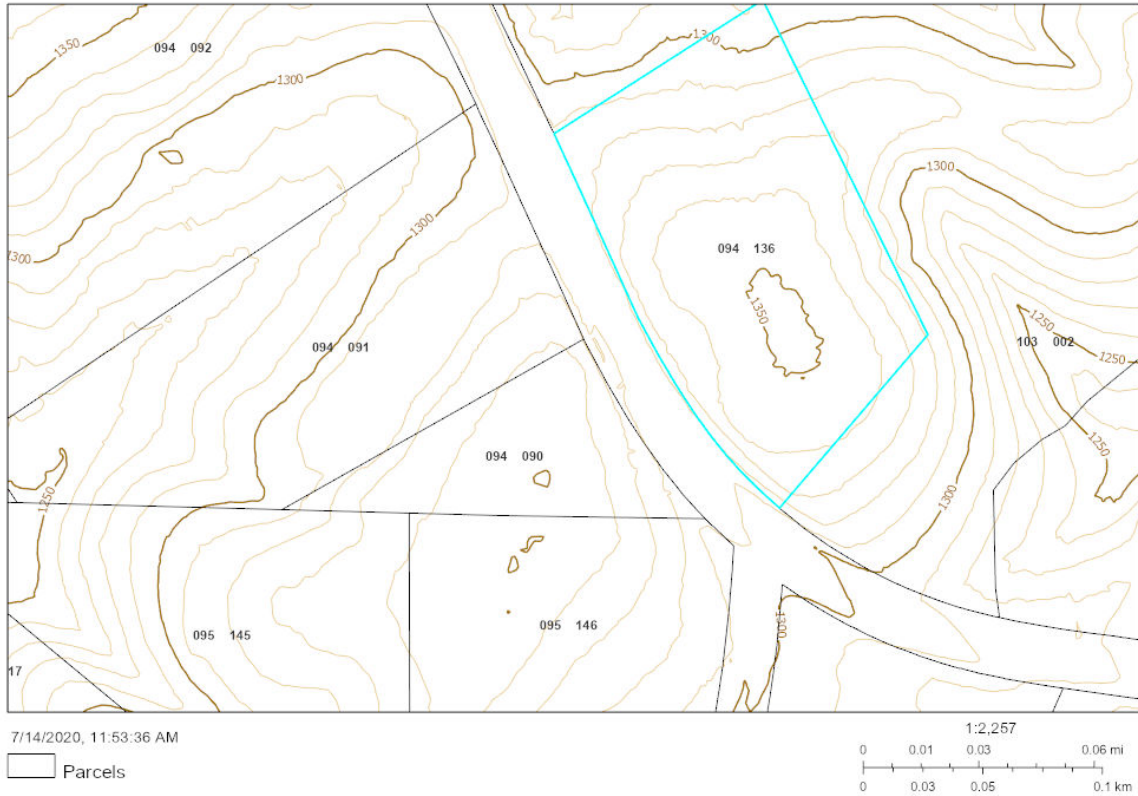
July 13, 2020
FLU
SRR



Sources: Esri, HERE, Garmin, Intermap, increment P Corp., GEBCO, USGS, FAO, NPS, NRCAN, GeoBase, IGN, Kadaster NL, Ordnance Survey, Esri Japan, METI, Esri China (Hong Kong), Swisstopo, Mapbox, and the GIS User Community

Topography:

Topo Map



Dawson County
The information on this map (or data product) is from a computer database accessed using a Geographic Information System (GIS). Dawson County Public Works cannot guarantee the accuracy of the information contained on this map. Each user of this map is

Aerial:



APPROVAL

Public Hearing of Rezoning Request

We, the Dawson County Planning Commission, do hereby recommend approval of the following rezoning request:

ZA 20-02 Date of Hearing: 7-21-2020

Applicant's Name: Paul Behrmann

Address: Hwy. 53 East Dawsonville, GA 30534

Tax Map Parcel Number: 094.136 Parcel Currently Zoned: C.CB

Rezoning Requested: RR

This recommendation for approval is based upon the following which we feel will/will not:

- A. Affect the property values of surrounding property.
- B. Affect the health, safety or general welfare of the public.
- C. Impose special hardships on the surrounding property owners.

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


Chairman Jason Hamby

7-23-2020
Date

Dawson County Planning Commissioner

DAWSON COUNTY REZONING APPLICATION

This portion to be completed by Zoning Administrator

ZA _____ Tax Map & Parcel # (TMP): 111 105
Submittal Date: 6.10.2020 Time: _____ am/pm Received by: hpe (staff initials)
Fees Assessed: \$250- Paid: CHECK 6024 Commission District: _____
Planning Commission Meeting Date: July
Board of Commissioners Meeting Date: August

APPLICANT INFORMATION (or Authorized Representative)

Printed Name: DEREK PERRY
Address: _____
Phone: Listed / Unlisted _____ Email: Business / Personal _____
Status: Owner [] Authorized Agent [] Lessee [] Option to purchase

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

I have _____ / have not participated in a Pre-application meeting with Planning Staff.
If not, I agree / disagree _____ to schedule a meeting the week following the submittal deadline.
Meeting Date: 6.10.2020 Applicant Signature: _____

PROPERTY OWNER/PROPERTY INFORMATION

Name: DEREK & MARI LOU PERRY
Street Address of Property being rezoned: 73 BIG SAVANNAH RD,
DAWSONVILLE GA 30534
Rezoning from: _____ to: _____ Total acreage being rezoned: _____
Directions to Property: HWY 93 TO ETOWAH RIVER ROAD
~ 2 1/2 MILES TO BIG SAVANNAH RD

Subdivision Name (if applicable): _____ Lot(s) #: _____

Current Use of Property: RESIDENTIAL

Any prior rezoning requests for property? NO if yes, please provide rezoning case #: ZA _____

***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? NO (yes/no)

If yes, what section? _____

SURROUNDING PROPERTY ZONING CLASSIFICATION:

North _____ South _____ East _____ West _____

Future Land Use Map Designation: _____

Access to the development will be provided from:

Road Name: Big Savannah Type of Surface: asphalt

REQUESTED ACTION & DETAILS OF PROPOSED USE

Rezoning to: R.A Special Use Permit for: _____

Proposed Use: Build a care takers home for their daughter to move into.

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

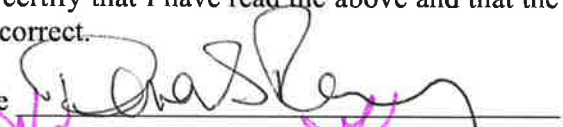
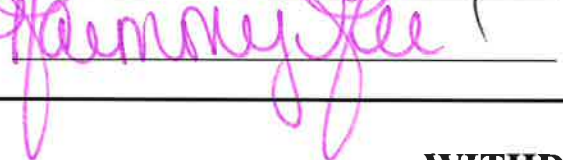
I hereby request the action contained within this application relative to the property shown on the attached plats and site plan and further request that this item be placed on both the Planning Commission and Board of Commissioners agenda(s) for a public hearing.

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 
Witness 

Date 6/10/2020
Date _____

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.

ZA 20-08

TMP#: 111-105

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.**

	<u>Name</u>	<u>Address</u>
TMP _____	1. DANIEL BURKS	140 BIG SAVANNAH RD
TMP _____	2. PAUL BURKS	28 BIG SAVANNAH RD
TMP _____	3. MICHAEL EDMONDS	33 BIG SAVANNAH RD
TMP _____	4. SANDRA P CHANDLER	2234 ETOWAH RIVER RD
TMP _____	5. BRIAN CRAFT	1 BIG SAVANNAH RD
TMP _____	6. LARRY LAWSON	74 SYCAMORE LANE
TMP _____	7.	
TMP _____	8.	
TMP _____	9.	
TMP _____	10.	
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 _____ day of _____, 20____.

Notary Public

My Commission Expires: _____

{
Notary Public Seal
}

DISCLOSURE OF CAMPAIGN CONTRIBUTIONS
(APPLICANT(S) AND REPRESENTATIVE(S) OF REZONING)

Pursuant to O.C.G.A. Section 36-67 A-3.A, the following disclosure is mandatory when an applicant or any representation of application for rezoning has been made within two (2) years immediately preceding the filing of the applicant's request for rezoning, campaign contributions aggregating \$250.00 or more to a local government official who will consider the application for rezoning.

It shall be the duty of the applicant and the attorney representing the applicant to file a disclosure with the governing authority of the respective local government showing the following:

1. Name of local official to whom campaign contribution was made:

2. The dollar amount and description of each campaign contribution made by the opponent to the local government official during the two (2) years immediately preceding the filing of the application for the rezoning action and the date of each such contribution.

Amount \$ _____ Date: _____

Enumeration and description of each gift when the total value of all gifts is \$250.00 or more made to the local government official during the two (2) years immediately preceding the filing of application for rezoning:

Signature of Applicant/Representative of Applicant:

_____ Date: _____

**BY NOT COMPLETING THIS FORM YOU ARE MAKING A STATEMENT THAT NO
DISCLOSURE IS REQUIRED**

This form may be copied for each applicant. Please attach additional sheets if needed.

PROPERTY OWNER AUTHORIZATION

I/we, DEREK & MARI LOU PERRY, hereby swear that I/we own the property located at (fill in address and/or tax map & parcel #):

PARCEL # 111 105
as shown in the tax maps and/or deed records of Dawson County, Georgia, and which parcel will be affected by this request.

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

Printed Name of applicant or agent: Derek Perry
Signature of applicant or agent: Derek Perry Date: 6/10/2020

Printed Name of Owner(s): _____
Signature of Owner(s): _____ Date: _____
Mailing address: _____
City, State, Zip: _____
Telephone Number: Listed _____
 Unlisted _____

Sworn and subscribed before me
this _____ day of _____, 20____.

Notary Public
My Commission Expires: _____ {Notary 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.)

Dawson County, Georgia Board of Commissioners
Affidavit for Issuance of a Public Benefit
As Required by the Georgia Illegal Immigration Reform and Enforcement Act of 2011

By executing this affidavit under oath, as an applicant for a Dawson County Business License, Out of County Business Registration, Alcohol License, or other public benefit as referenced in the Georgia Illegal Immigration Reform and Enforcement Act of 2011 [O.C.G.A. § 50-36-1(e)(2)], I am stating the following with respect to my application for such Dawson County public benefit.

- I am a United States citizen.
- I am a legal permanent resident of the United States. *(FOR NON-CITIZENS)*
- I am a qualified alien or non-immigrant under the Federal Immigration and Nationality Act with an alien number issued by the Department of Homeland Security or other federal immigration agency. *(FOR NON-CITIZENS)*

My alien number issued by the Department of Homeland Security or other federal immigration agency is:

The undersigned applicant also hereby verifies that he or she is 18 years of age or older and has provided at least one **secure and verifiable document**, as required by O.C.G.A. § 50-36-1(e)(1), with this affidavit. *(See reverse side of this affidavit for a list of secure and verifiable documents.)*

The secure and verifiable document provided with this affidavit can best be classified as:

In making the above representation under oath, I understand that any person who knowingly and willfully makes a false, fictitious, or fraudulent statement or representation in an affidavit shall be guilty of a violation of O.C.G.A. § 16-10-20 and face criminal penalties as allowed by such criminal statute.

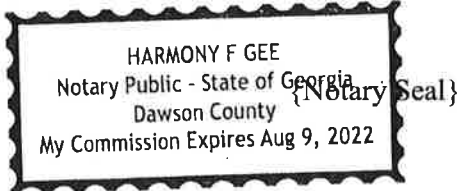
Executed in Dawsonville (city), GA (state)

 Signature of Applicant
Derek Perry
 Printed Name

 Date 6/10/2020

 Name of Business

SUBSCRIBED AND SWORN BEFORE ME ON
 THIS 10 DAY OF June, 2020
Harmony F GEE Notary Public
 My Commission Expires August 9, 2020



Dawson County Board of Commissioners

Derek & Marilou Perry

Dawsonville
GA30534

Home phone#

Cell Phone#

June 7th 2020

Ref: Rezoning application

Attachments:

Adjoining property owners information

Recorded plat of the property

Tax paid receipt for most current year

To scale site plan

Ariel location map

Check for \$250.00

Dear Sirs,

We own 7.48 acres on Big Savannah Road, off Etowah River Road, we have lived there for 32 years as have most of our neighbors.

We would appreciate your consideration of the attached rezoning application to build an additional house, 2 bedroom 1400 sq.ft.house on the above referenced property. This is to be built to accommodate our daughter and granddaughter. We are both in our 70's and it would certainly be helpful having our daughter nearby.

We have attached all required documents including the Level 3 Soil Survey Report from Mill Creek Environmental LLC for your attention.

Thankyou,

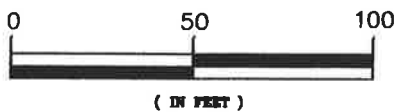
Derek Perry

Dan Centofanti, PG
Georgia Professional Geologist #1321



I certify that this Level 3 Soil Survey meets the minimum design requirements established by the Georgia Department of Public Health Manual for Onsite Sewage Management Systems.

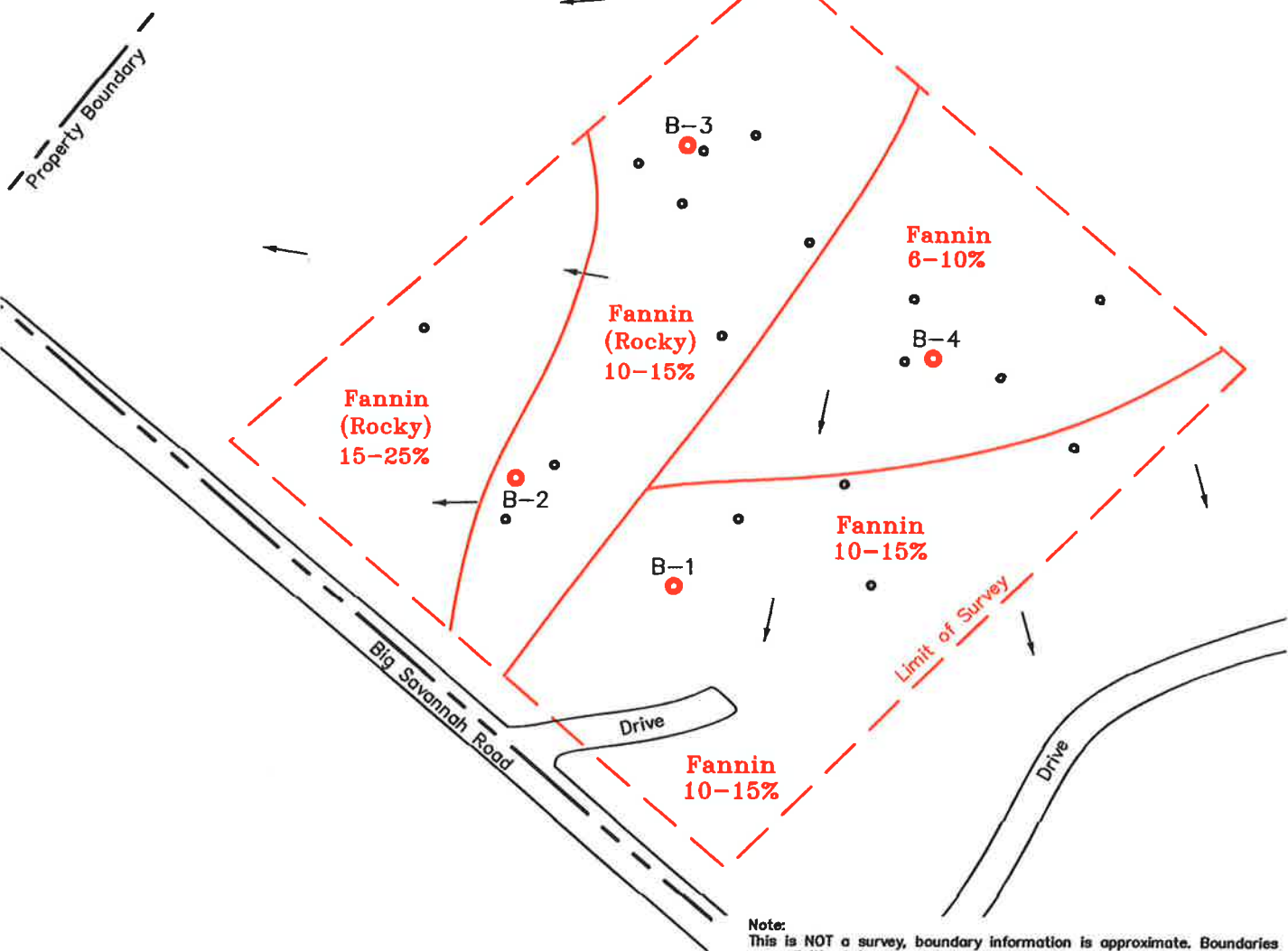
GRAPHIC SCALE



LEGEND

- Auger Refusal
- B-1 Soil Boring
- ↘ Direction of Slope
- ~ Soil Boundary (dashed where inferred)

TOTAL SURVEY AREA: 100 Acres
TOTAL AREA: 7.39 Acres



Note:
This is NOT a survey, boundary information is approximate. Boundaries were digitized from a plot provided by the client. Mill Creek Environmental, LLC makes no guarantees of boundary information. This map is intended to show soil test locations and soil boundaries.



LEVEL 3 SOIL SURVEY
Derek Perry
Parcel ID: 111 105
73 Big Savannah Road
Dawsonville, Dawson County, Georgia
SA-2072-1 4/6/2020

MILL CREEK
ENVIRONMENTAL, LLC
1818 Perimeter Road
Dawsonville, Georgia 30534
706-579-1607

COUNTY: Dawson DATE: March 25, 2020 and April 6, 2020
CONTACT: Mr. Derek Perry
SITE LOCATION ADDRESS: Parcel ID: 111 105, 73 Big Savannah Road, Dawsonville, Georgia 30534
PHONE NUMBER: 706-531-4928
SCALE: 1"= 50'

SUITABILITY CODE DESCRIPTIONS & GENERAL NOTES:

SUITABILITY CODE A: THESE SOILS ARE SUITABLE FOR INSTALLATION OF ON-SITE SYSTEMS WITH PROPER SYSTEM DESIGN, INSTALLATION, AND MAINTENANCE. POSITION OF THE SITE OR OTHER SOIL AND LANDSCAPE CONSIDERATIONS MAY REQUIRE THE DRAIN FIELD AREA TO BE GREATER THAN THE MINIMUM AND/OR THE DRAIN FIELD DESIGN TO REQUIRE EQUAL DISTRIBUTION OR LEVEL FIELD INSTALLATION.

SUITABILITY CODE R: THESE SOILS ARE GENERALLY SUITABLE FOR INSTALLATION OF AN ON-SITE SYSTEM. HOWEVER, THEY ARE VERY ROCKY OR STONEY WHICH MAY REQUIRE DESIGN MODIFICATIONS INCLUDING INCREASED DRAIN FIELD AREA AND SPECIAL MEASURES FOR EXCAVATIONS AND SYSTEM INSTALLATION.

Miscellaneous Notes:

All borings are staked in the field and labeled.

This soil report is in accordance with the standards and regulations set forth in the Georgia Department of Public Health Manual for On-Site Sewage Management Systems, January 2016. Mill Creek Environmental, LLC does not issue permits for, install, maintain or guarantee the performance of any on-site sewage management system. The County Health Department has the authority to permit on-site sewage management systems on this property and may have a different view of the soil conditions. The County Health Department has final jurisdiction over permitting and regulating on-site sewage management systems.

Any alteration to this report without my expressed, written consent and approval will render this report null and void. Any alteration to the site after the date on which the fieldwork was performed may change the nature and suitability of the site.

This report was completed by Certified Soil Classifier: _____

Dan Centofanti, PG
Georgia Professional Geologist # 1321



LEVEL 3 SOIL REPORT

COUNTY: Dawson DATE: March 25, 2020 and April 6, 2020
CONTACT: Mr. Derek Perry
SITE LOCATION ADDRESS: Parcel ID: 111 105, 73 Big Savannah Road, Dawsonville, Georgia 30534
PHONE NUMBER: 706-531-4928
SCALE: 1"= 50'

SOIL PROPERTIES

SOIL BORING NUMBER	SOIL SERIES ⁽¹⁾ (SEE SUITABILITY CODES)	SLOPE ⁽¹⁾ (RANGES OF SOIL TYPE)	RESTRICTIVE/ REFUSAL LAYER ⁽¹⁾ (INCHES BGS)	DEPTH TO ⁽¹⁾ SEASONAL HIGH H ₂ O TABLE (INCHES BGS)	ABSORPTION RATE ⁽³⁾⁽⁴⁾ AT RECOMMENDED TRENCH DEPTH (MIN/INCH)	RECOMMENDED ⁽¹⁾ TRENCH DEPTH (INCHES BGS)	SUITABILITY ⁽⁴⁾ CODE
		<i>(Verified)</i>	<i>(Verified)</i>	<i>(Verified)</i>	<i>(Predicted)</i>	<i>(Verified)</i>	
B-1	Fannin Soil Series	10-15%	>72	>72	45	24-36	A
B-2	Fannin (Rocky) Soil Series	10-15%	48	>48	45	18-23	R
B-3	Fannin (Rocky) Soil Series	6-10%	47	>47	45	18-23	R
B-4	Fannin Soil Series	6-10%	>72	>72	45	24-36	A

- 1 Based on field observations.
- 2 Based on USDA NRCS descriptions.
- 3 Based on Georgia DPH Manual for On-Site Sewage Systems, Table CT-1.
- 4 Based on Soil Classifier interpretation of site conditions and soil classification.
- 5 BGS = Below Ground Surface



April 8, 2020

Derek Perry

Dawsonville, Georgia 30534

Subject: Level 3 Soil Report
Parcel ID: 111 105
73 Big Savannah Road
Dawsonville, Dawson County, Georgia 30534

Dear Mr. Perry,

Mill Creek Environmental, LLC is pleased to be of assistance on this project. This soil report was prepared in accordance with the Georgia Department of Public Health Manual for On-Site Sewage Management Systems.


A soil survey was conducted at the subject property on March 25, 2020 and again on April 6, 2020 to further evaluate rock limitations. The soils were classified as belonging to the Fannin and Fannin (Rocky) Soil Series. The Fannin Soil Series should have the ability to function as a suitable absorption field with proper design, installation, and maintenance. Abundant rock fragments were encountered within the Fannin (Rocky) Soil Series. Competent bedrock was not encountered at this site, however, due to shallow refusal within the Fannin (Rocky) Soil Series a shallow installation is recommended.

Soil boring locations and soil series are shown on the attached site plan. Suitability codes and estimated absorption rates are shown on the attached Level 3 Soil Report. If you have any questions or if we can be of further assistance, please call us at (706) 579-1607.

Sincerely,
Mill Creek Environmental, LLC

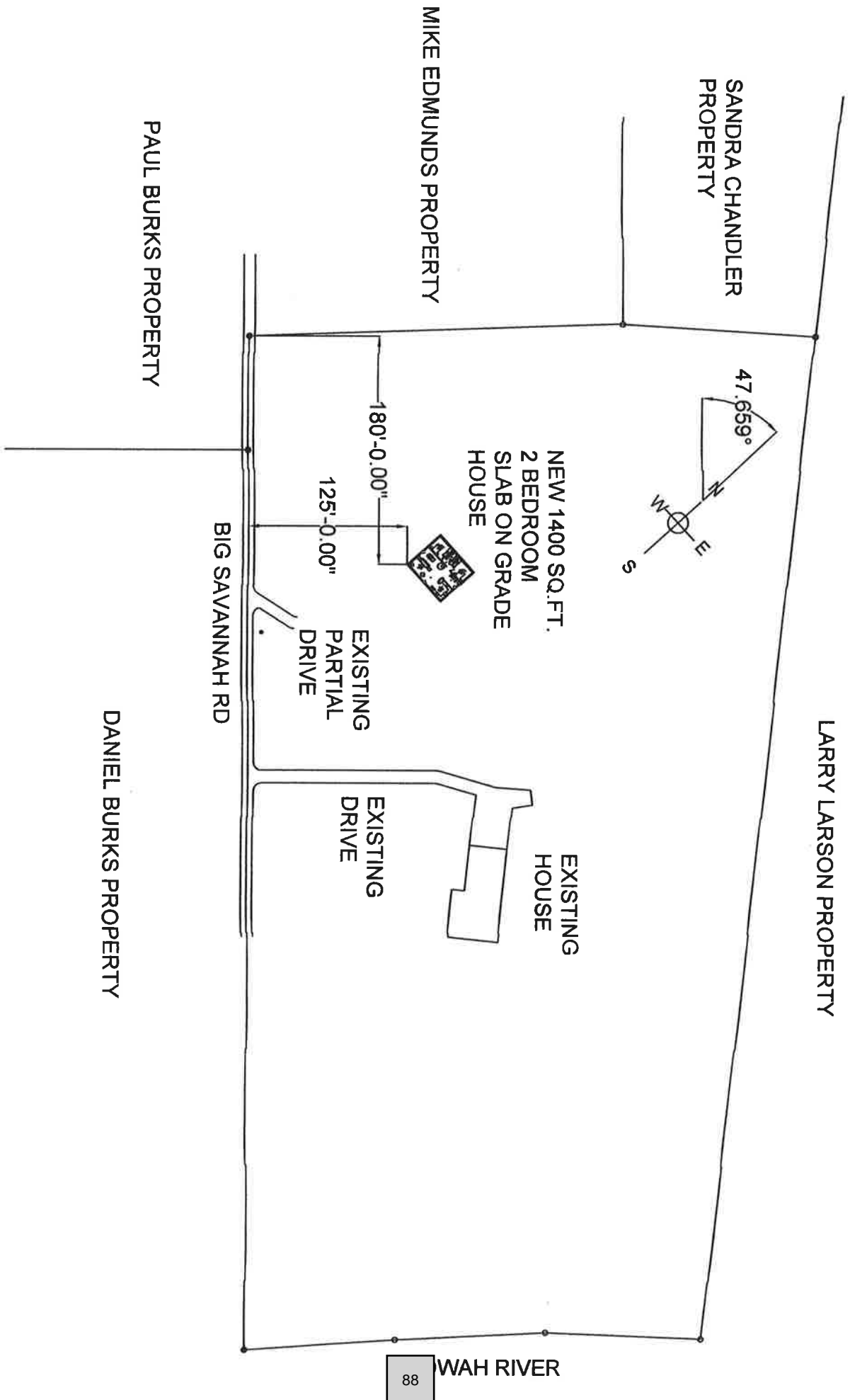


Kerry Benson
Project Biologist



Dan Centofanti, PG
Technical Director

Site plan



SANDRA CHANDLER
PROPERTY

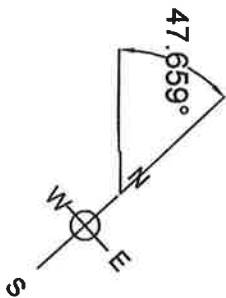
MIKE EDMUNDS PROPERTY

PAUL BURKS PROPERTY

DANIEL BURKS PROPERTY

LARRY LARSON PROPERTY

NEW 1400 SQ. FT.
2 BEDROOM
SLAB ON GRADE
HOUSE



EXISTING
PARTIAL
DRIVE

EXISTING
HOUSE

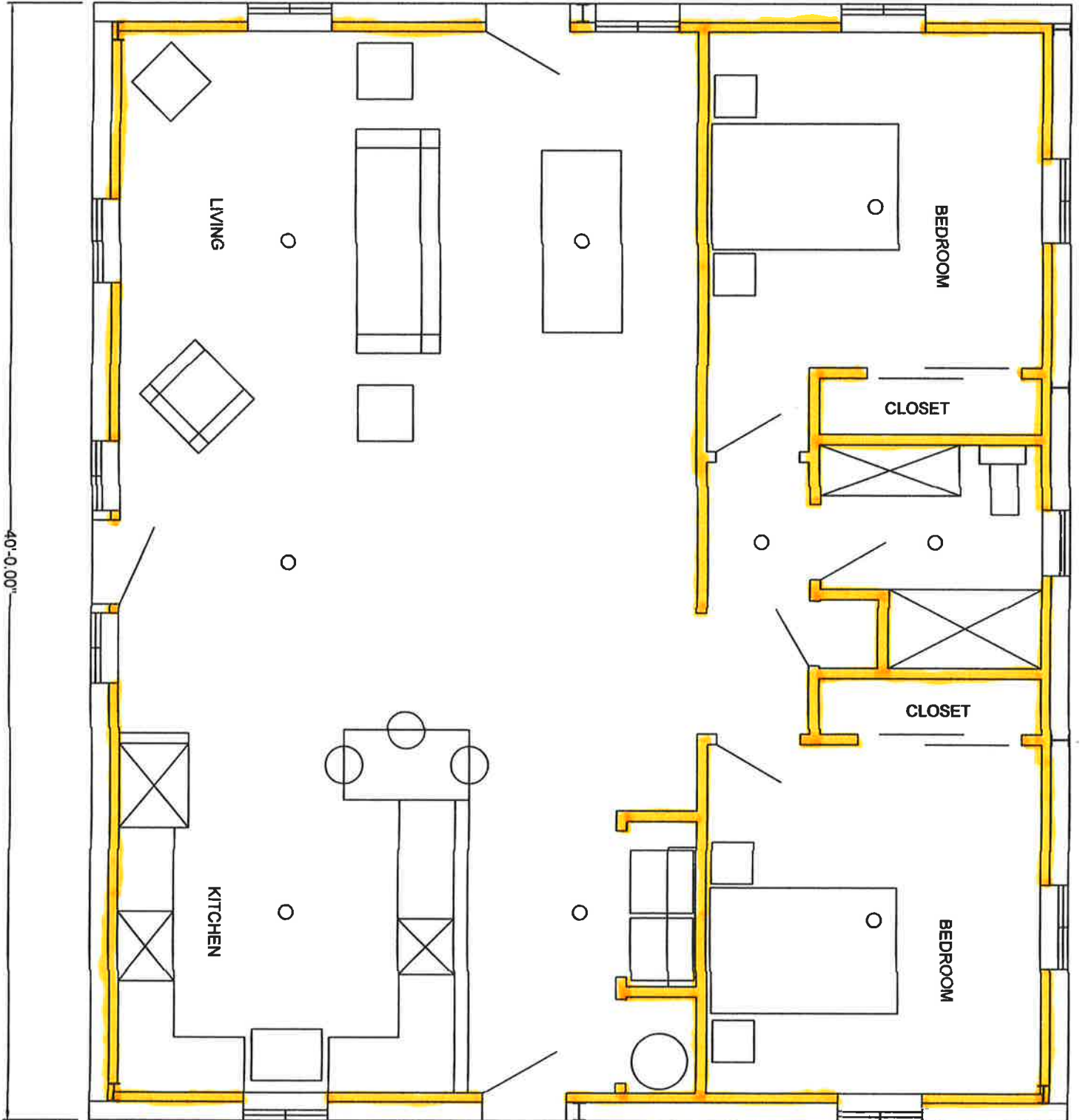
EXISTING
DRIVE

BIG SAVANNAH RD

WAH RIVER

Floor Plan

35'-0.00"



40'-0.00"

DAWSON COUNTY, GEORGIA

2019 TAX BILL

25 Justice Way, Suite 1222
Dawsonville, Georgia 30534



BILL NUMBER BARCODE



AUTO**5-DIGIT 30534 30 160 7100 1 AV 0.383

PERRY DEREK A & MARI LOU

PAID
11/27/19

LEGAL DESCRIPTION	MAP ID #	TAX BILL #
LL 531 532 LD 131V	111 105	2019-10697
TOTAL DUE DECEMBER 1, 2019		\$ 795.61
Make payable to "Dawson County Tax Office" and include this coupon. Do not staple, tape or attach payment.		
		PLEASE WRITE THE BELOW MAP ID # ON YOUR CHECK
		111 105

If receipt is desired, please include a self-addressed stamped envelope or print at www.DawsonCountyTax.com

If delinquent taxes are due, please call 706-344-3520 for current amount as interest continues to accrue.

Credit cards accepted online at:
www.DawsonCountyTax.com
*Sturgis (not Dawson County) charges a fee for this service.

Please see reverse side for Email and Address Change Information



2019 PROPERTY TAX STATEMENT
DAWSON COUNTY
GEORGIA

Nicole Stewart
TAX COMMISSIONER

25 Justice Way, Suite 1222
Dawsonville, Georgia 30534

Office: 706-344-3520 | Tax Assessors: 706-344-3590

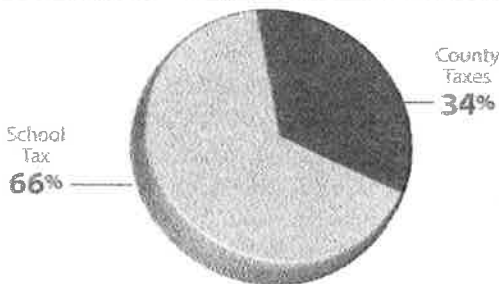
PROPERTY OWNER(S)	MAP CODE	LOCATION	BILL #	DISTRICT		
PERRY DEREK A & MARI LOU	111 105	73 BIG SAVANNAH RD	2019-10697	001 DAWSON COUNTY UNINCORPORATED		
	BUILDING VALUE	LAND VALUE	TOTAL FAIR MARKET VALUE	ACRES	EXEMPTIONS	DUE DATE
	239,500	109,100	348,600	7.39	X9A LF S4	12/01/2019
PROPERTY DESCRIPTION						
LL 531 532 LD 131V						



	FAIR MARKET VALUE	40% ASSESSED VALUE	LESS EXEMPTIONS	TAXABLE VALUE	MILLAGE RATE	GROSS TAX	LESS CREDITS	NET TAX
STATE TAX	348,600	139,440	139,160	280				
COUNTY M&O	348,600	139,440	79,000	60,440	13.079	790.49		488.89
SALES TAX ROLLBACK	348,600	139,440	79,000	60,440	-4.990		-301.60	
SCHOOL M&O	348,600	139,440	120,000	19,440	15.778	306.72		306.72

Please note that your Tax Commissioner is responsible for the billing and collection of tax and is not responsible for the property value or the millage rates which are used to determine the tax amount due.

TOTAL						23.867	\$1,097.21	\$-301.60	\$795.61
--------------	--	--	--	--	--	---------------	-------------------	------------------	-----------------



ck
8042
11/27/2019

Scan This QR Code With Your Smart Device To Pay Your Tax Online



2019 Current Tax	\$795.61
Penalty	-
Interest	-
Other Fees	-
Previous Payments	-
Delinquent Tax*	-
Total Due	\$795.61

THE PIE GRAPH SHOWS HOW THE AVERAGE TAX DOLLAR IS DISTRIBUTED AMONG THE VARIOUS GOVERNMENT AGENCIES (PERCENTAGES MAY VARY DEPENDING ON EXEMPTIONS)

Please note that delinquent tax due reflects total owed at the time of billing and the amount will change due to interest charges. Please read the state mandated penalties and interest on the back of this bill.



Legend
 Parcels
 Roads

Parcel ID	111 015	Owner	PERRY DEREK & MARI LOU	Last 2 Sales			
Class Code	Residential			Date	Price	Reason	Qual
Taxing District	UNINCORPORATED	Physical Address	DAWSONVILLE GA 30534	9/17/2018	0	GF	U
	UNINCORPORATED	Assessed Value	Value \$348600	9/10/1991	0	QC	U
Acres	7.39						

(Note: Not to be used on legal documents)

Date created: 6/9/2020
 Last Data Uploaded: 6/9/2020 12:25:41 AM

Developed by 

**DAWSON COUNTY PLANNING COMMISSION
PLANNING STAFF REPORT**

Applicant.....Derek Perry

Amendment #ZA 20-03

Request.....Rezone Property from RSR (Residential Sub-Rural) to R-A (Residential Agriculture)

Proposed UseDown zone the parcel for the purpose of building a caretaker’s home

Current ZoningRSR (Residential Sub-Rural)

Size.....7.39± acres

Location73 Big Savannah Rd.

Tax Parcel111 105

Planning Commission DateJuly 21, 2020

Board of Commission Date.....August 20, 2020

Applicant Proposal

The applicant is seeking to down zone the property from RSR (Residential Sub Rural) to R-A (Residential Agriculture). The applicant wishes to build a caretaker’s cottage for his daughter and granddaughter to move into so that they can assist in caring for them as they age.

History and Existing Land Uses

The home and land were purchased in 1989 by the current owners, where they have lived since.

Adjacent Land Uses	Existing zoning	Existing Use
North	RSR & R-A	Residential/Vacant
South	RSR & R-A	Residential/Vacant
East	RSR	Residential/Vacant
West	RSR & R-A	Residential/Vacant

Development Support and Constraints

There are several large tracts of land to the North, East (across the Etowah), & South that are a combination of R-A & RSR zoning classes.

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

According to the Comprehensive Plan and accompanying FLUP (Future Land Use Plan), the subject property is identified as Residential Sub-Rural.

Public Facilities/Impacts

Engineering Department – “Access is provided by a private road off Etowah River Road. Low traffic flow and low vertical grade change and adequate sight distance.”

Environmental Health Department – no comments returned.

Emergency Services – No comments necessary.

Etowah Water & Sewer Authority – “There are no plans for expansion at this point. A well is the only system. No sanitary sewer, septic only.”

Dawson County Sheriff’s Office – No comments necessary.

Board of Education – No facility additions would be necessary.

Georgia Department of Transportation –No comments necessary.

Analysis

- It does not conform to the Future Land Use Map and Comprehensive Plan but is a less intensive zoning class than it is currently.

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

A. The existing uses and classification of nearby property.

Properties surrounding the parcel are zoned residential (RSR & R-A) several of which are larger tracts with single family residences or vacant land to the North, East, and South. Parcels to the West are zoned RSR and are smaller residential tracts.

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

There should be no diminishment of property values.

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

There should be no destruction of property values.

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

There should be no gain to the public if approved.

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

The property is suitable for the purposed land use classification and is a less intensive zoning class than what it is currently zoned and earmarked for Future Land Use.

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.

It is currently occupied by the owner.

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.

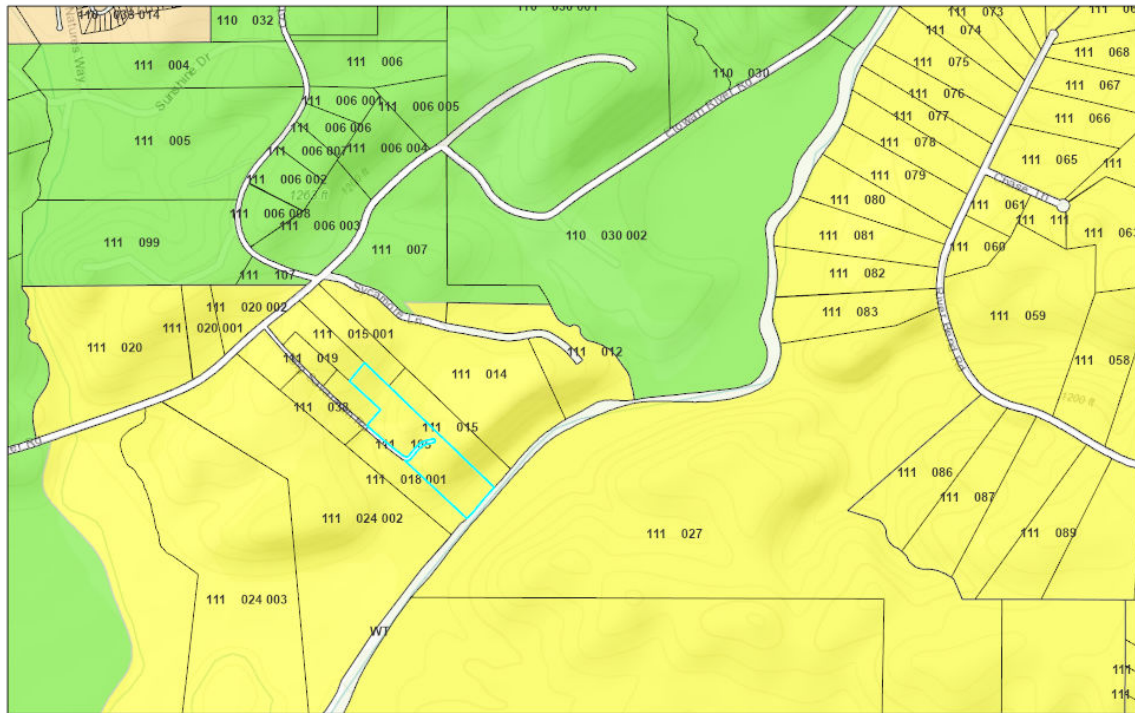
The applicant and his wife are seeking to build this caretaker's cottage for his daughter and granddaughter so that they can assist with caring for them as they age.

Pictures of Property:



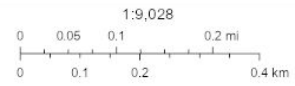
Current Zoning Map:

Current Zoning



7/14/2020, 2:12:31 PM

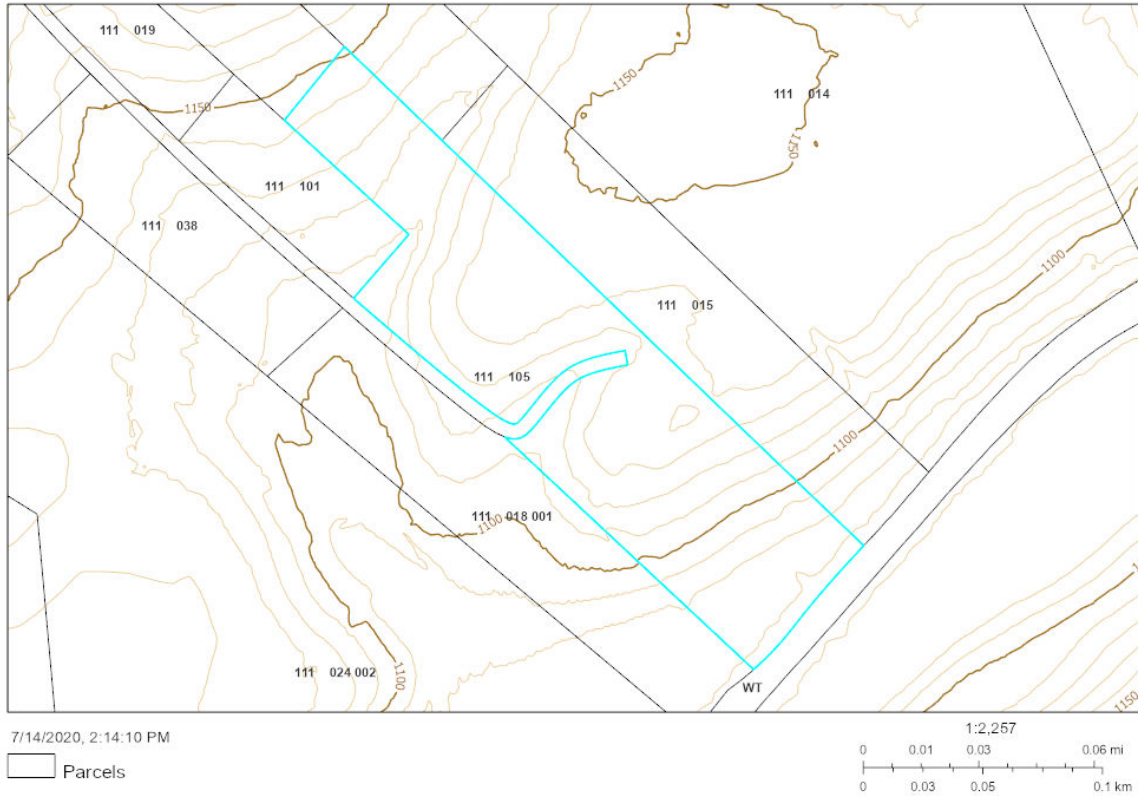
Zoning RSR C-PCD Parcels
 RA



Sources: Esri, HERE, Garmin, Intermap, increment P Corp., GEBCO, USGS, Planning and Development
 Esri, HERE, Garmin, INCREMENT P, Intermap, USGS, METI/NASA, EPA, USDA |

Topography:

Topo Map

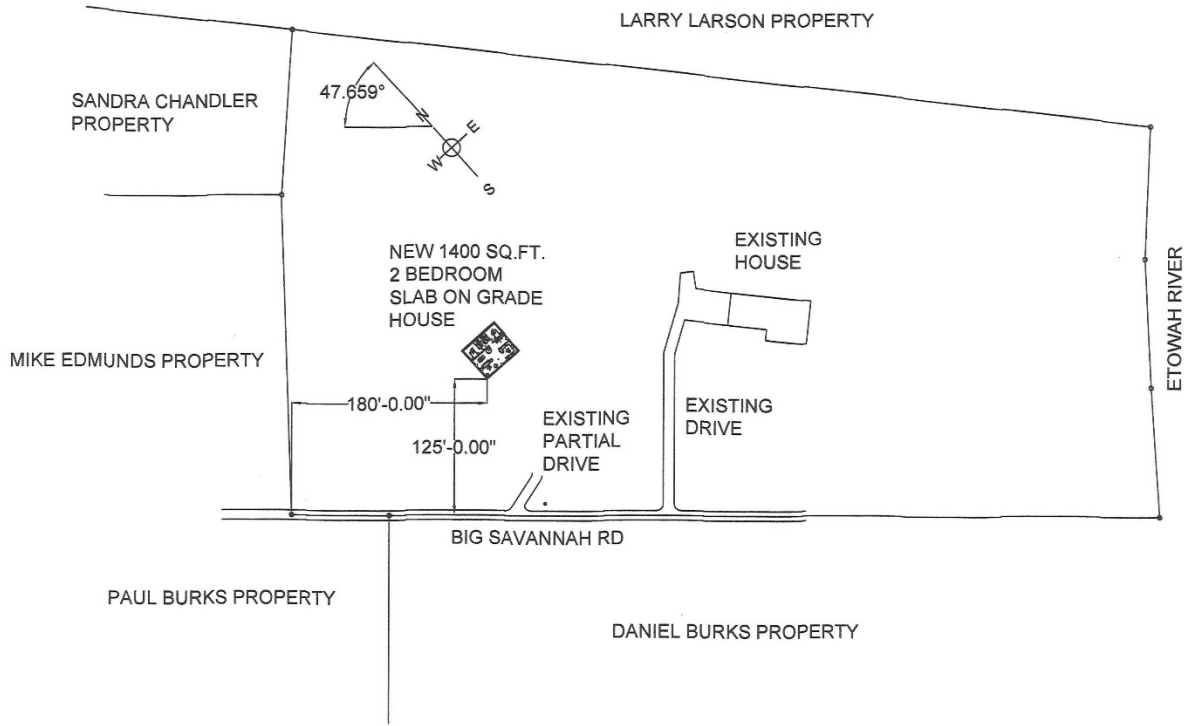


Aerial:



Site Plan:

Site plan



APPROVAL

Public Hearing of Rezoning Request

We, the Dawson County Planning Commission, do hereby recommend approval of the following rezoning request:

ZA 20-03

Date of Hearing: 7-21-2020

Applicant's Name: Derek Perry

Address: 73 Big Savannah Rd. Dawsonville, GA 30534

Tax Map Parcel Number: 111-105

Parcel Currently Zoned: RSR

Rezoning Requested: R-A

This recommendation for approval is based upon the following which we feel will/will not:

- A. Affect the property values of surrounding property.
- B. Affect the health, safety or general welfare of the public.
- C. Impose special hardships on the surrounding property owners.

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



Chairman Jason Hamby

7-23-2020

Date

Dawson County Planning Commissioner

DAWSON COUNTY REZONING APPLICATION

This portion to be completed by Zoning Administrator

ZA 04.20 Tax Map & Parcel # (TMP): _____

Submittal Date: 6-10-20 Time: 3:58 am/pm (pm) Received by: WJG (staff initials)

Fees Assessed: \$300 Paid: Check Commission District: _____

Planning Commission Meeting Date: July

Board of Commissioners Meeting Date: August

APPLICANT INFORMATION (or Authorized Representative)

Printed Name: Ronald Jones

Address: _____

Phone: Listed _____ Unlisted _____ mail: Business _____ Personal _____

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

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

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

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

Meeting Date: _____ Applicant Signature: Ronald Jones

PROPERTY OWNER/PROPERTY INFORMATION

Name: Ronald Jones

Street Address of Property being rezoned: 1710 Howser Mill Rd., Dawsonville, GA 30534

Rezoning from: RA to: RSR Total acreage being rezoned: 2 acres

Directions to Property: From Downtown Dawsonville square; Take Hwy 53 west to Howser Mill Rd. - Right on Howser Mill Rd. - Property is approximately 1.5 miles on the right.

2020 JUN 10 3:58 PM

Subdivision Name (if applicable): N/A Lot(s) #: N/A

Current Use of Property: Primary Home

Any prior rezoning requests for property? N/A if yes, please provide rezoning case #: ZA N/A

*****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? No (yes/no)

If yes, what section? N/A

SURROUNDING PROPERTY ZONING CLASSIFICATION:

North RA South RUR East RUR West RA

Future Land Use Map Designation: _____

Access to the development will be provided from:

Road Name: Hawser Mill Rd. Type of Surface: Concrete

REQUESTED ACTION & DETAILS OF PROPOSED USE

Rezoning to: RSR Special Use Permit for: _____

Proposed Use: Primary Residence

Existing Utilities: Water Sewer Gas Electric

Proposed Utilities: Water Sewer Gas Electric

RESIDENTIAL

No. of Lots: 1 Minimum Lot Size: 2.00 acres (acres) No. of Units: _____

Minimum Heated Floor Area: 3348 sq. ft. Density/Acre: _____

Type: Apartments Condominiums Townhomes Single-family Other

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

COMMERCIAL & INDUSTRIAL

Building area: _____ No. of Parking Spaces: _____

20 JUN 10 3:59 PM

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 Ronald Luma Date 6/9/2020
Witness [Signature] Date 6/9/2020

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.

20 JUN 10 3:55pm

ZA RA → RSR

TMP#: 082030001

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.**

	<u>Name</u>	<u>Address</u>
TMP <u>083024</u>	1. <u>B&K Turner Family LLP</u>	<u>920 Hwy S3 W, Dawsonville, GA</u>
TMP <u>082030</u>	2. <u>Marcus S Stowers</u>	<u>Hawser Mill Rd, Dawsonville, GA</u>
TMP _____	3. _____	_____
TMP _____	4. _____	_____
TMP _____	5. _____	_____
TMP _____	6. _____	_____
TMP _____	7. _____	_____
TMP _____	8. _____	_____
TMP _____	9. _____	_____
TMP _____	10. _____	_____
TMP _____	11. _____	_____
TMP _____	12. _____	_____
TMP _____	13. _____	_____
TMP _____	14. _____	_____
TMP _____	15. _____	_____

Use additional sheets if necessary.

20 JUN 10 3:59 PM

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: Ronald Jones

Applicant Printed Name: Ronald Jones

Application Number: _____

Date Signed: 6/9/2020

Sworn and subscribed before me

this 9th day of June, 2020.

Drucilla Cole
Notary Public

My Commission Expires: 06/17/2022



20 JUN 10 3:59 PM

DISCLOSURE OF CAMPAIGN CONTRIBUTIONS
(APPLICANT(S) AND REPRESENTATIVE(S) OF REZONING)

Pursuant to O.C.G.A. Section 36-67 A-3.A, the following disclosure is mandatory when an applicant or any representation of application for rezoning has been made within two (2) years immediately preceding the filing of the applicant's request for rezoning, campaign contributions aggregating \$250.00 or more to a local government official who will consider the application for rezoning.

It shall be the duty of the applicant and the attorney representing the applicant to file a disclosure with the governing authority of the respective local government showing the following:

1. Name of local official to whom campaign contribution was made:

N/A

2. The dollar amount and description of each campaign contribution made by the opponent to the local government official during the two (2) years immediately preceding the filing of the application for the rezoning action and the date of each such contribution.

Amount \$ 0 Date: N/A

Enumeration and description of each gift when the total value of all gifts is \$250.00 or more made to the local government official during the two (2) years immediately preceding the filing of application for rezoning:

Signature of Applicant/Representative of Applicant:

Ronald Sams Date: 6/9/2020

BY NOT COMPLETING THIS FORM YOU ARE MAKING A STATEMENT THAT NO DISCLOSURE IS REQUIRED

This form may be copied for each applicant. Please attach additional sheets if needed.

20 JUN 10 3:59 PM

PROPERTY OWNER AUTHORIZATION

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

1710 Hawser Mill Rd., Dawsonville, GA 30534

082 030 001

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 rezoning requested on this property. I understand that any rezone granted, and/or conditions or stipulations placed on the property will be binding upon the property regardless of ownership. The under signer below is authorized to make this application. The under signer is aware that no application or reapplication affecting the same land shall be acted upon within six (6) months from the date of the last action by the Board of Commissioners.

Printed Name of applicant or agent: Ronald Jones / Marcus Stowers

Signature of applicant or agent: [Signature] Date: 6/9/2020

Printed Name of Owner(s): Ronald Jones

Signature of Owner(s): [Signature] Date: 6/9/2020

Mailing address: _____

City, State, Zip: Dawsonville, GA 30534

Telephone Number: Listed
 Unlisted

Sworn and subscribed before me this 9th day of June, 2020.

[Signature]
Notary Public

My Commission Expires: 06/17/2022



(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.)

20 JUN 10 3:59 PM

20 JUN 10 11:40 AM

Dawson County, Georgia Board of Commissioners

Affidavit for Issuance of a Public Benefit

As Required by the Georgia Illegal Immigration Reform and Enforcement Act of 2011

By executing this affidavit under oath, as an applicant for a Dawson County Business License, Out of County Business Registration, Alcohol License, or other public benefit as referenced in the Georgia Illegal Immigration Reform and Enforcement Act of 2011 [O.C.G.A. § 50-36-1(e)(2)], I am stating the following with respect to my application for such Dawson County public benefit.

X I am a United States citizen.

_____ I am a legal permanent resident of the United States. (FOR NON-CITIZENS)

_____ I am a qualified alien or non-immigrant under the Federal Immigration and Nationality Act with an alien number issued by the Department of Homeland Security or other federal immigration agency. (FOR NON-CITIZENS)

My alien number issued by the Department of Homeland Security or other federal immigration agency is:

The undersigned applicant also hereby verifies that he or she is 18 years of age or older and has provided at least one **secure and verifiable document**, as required by O.C.G.A. § 50-36-1(e)(1), with this affidavit. (See reverse side of this affidavit for a list of secure and verifiable documents.)

The secure and verifiable document provided with this affidavit can best be classified as:

In making the above representation under oath, I understand that any person who knowingly and willfully makes a false, fictitious, or fraudulent statement or representation in an affidavit shall be guilty of a violation of O.C.G.A. § 16-10-20 and face criminal penalties as allowed by such criminal statute.

Executed in Dawsonville (city), Georgia (state)

Ronald Jones
Signature of Applicant

6/9/2020
Date

Ronald Jones
Printed Name

Name of Business

SUBSCRIBED AND SWORN BEFORE ME ON

THIS 9th DAY OF June, 20 20

Drucilla Cole Notary Public

My Commission Expires: 06/17/2022



Official Tax Receipt

Nicole Stewart

DAWSON COUNTY Tax Commissioner

25 Justice Way Suite 1222
Dawsonville, GA 30534

Trans No	Property ID/District Description	Original Due	Interest & Penalty	Prev Paid	Amount Due	Amount Paid	Transaction Balance
12656 Year-Bill No 2019 - 7560	082 030 001 / 001 LL 314 LD 4-1 FMV: \$652,400.00	4,861.71	21.69 Fees 0.00	1,800.00	3,083.40	3,083.40	0.00
Transactions:	12656 - 12656 Totals	4,861.71	21.69	1,800.00	3,083.40	3,083.40	0.00

Paid By :

JONES RONALD

JONES RONALD

Cash Amt: 3,100.00

Check Amt: 0.00

Charge Amt: 0.00

Change Amt: 16.60

Check No

Refund Amt: 0.00

Charge Acct

Overpay Amt: 0.00

20 JUN 10 3:59 PM

Jameson Kinley
Director
Dawson County Planning and Development
25 Justice Way, Suite 2322
Dawsonville, GA 30534

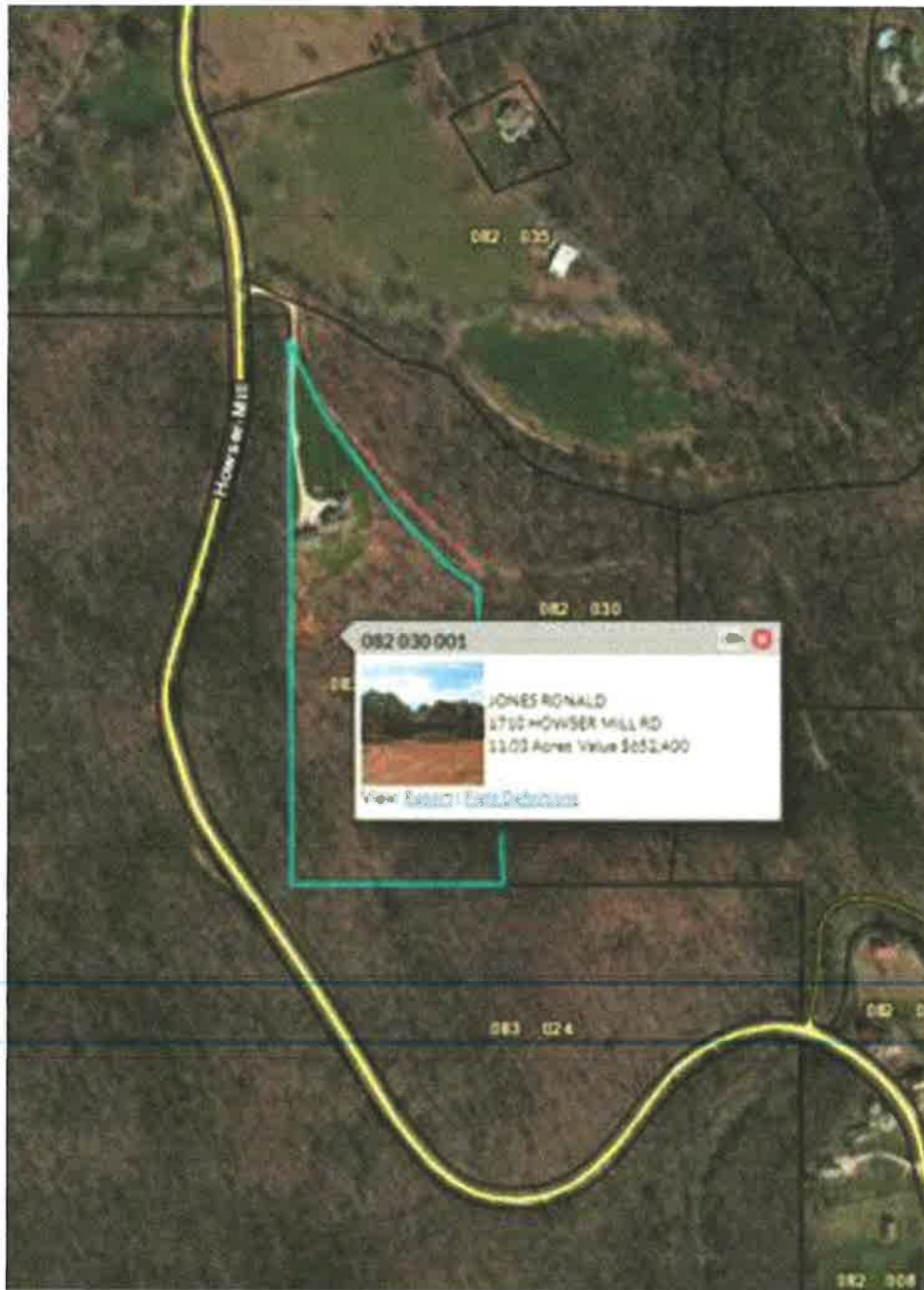
RE: Letter of Intent for Dawson County Rezoning Application

Our intent is to rezone parcel 082 030 001, owned by Ronald Jones, to RSR from RA. The current property is sized at 11.03 acres and the new plat is sized at 2 acres. The adjacent and adjoining property, parcel 082 030, is owned by my son-in-law Marcus Stowers. This property will absorb the 9.03 acres into the existing 14.41 acres in that parcel, for a total of 23.44 acres. The plat has already been completed. The rezoning is all that is necessary.

The purpose of the rezoning is to accommodate the financing of the existing residential home on the property without tying up the unnecessary 9.03 acres, which will be gifted back to my son-in-law. The property will then be surround on either side by that 23.44 acres of parcel 082 030 owned by Marcus Stowers, and another 432 acres, parcel 083 024, owned by the B&K Turner Family LLP. No additional structures will be added to the 2 acre parcel of 082 030 001 once the rezoning is completed. It is strictly for financing purposes and allows me to gift back the entire 9.03 acres to my son-in-law.

Best Regards,
Ronald Jones

20 JUN 10 3:55 PM



Owner JONES RONALD
1710 HOWSER MILL RD
DAWSONVILLE GA 30934

Physical Address 1710 HOWSER MILL RD

Assessed Value Value \$652,400



Reply to All



20 JUN 10 3:59 PM

**DAWSON COUNTY PLANNING COMMISSION
PLANNING STAFF REPORT**

Applicant.....Ronald Jones

Amendment #ZA 20-04

Request.....Rezone Property from R-A (Residential Agriculture) to RSR (Residential Sub-Rural)

Proposed UseSingle Family Residence (already constructed)

Current ZoningR-A (Residential Agriculture)

Size.....2.0± acres

LocationHowser Mill Road

Tax Parcel082-030-001

Planning Commission DateJuly 21, 2020

Board of Commission Date..... August 20, 2020

Applicant Proposal

The applicant is seeking to rezone the property that is currently zoned Residential Agriculture to RSR (Residential Sub-Rural) for financing purposes only. The remainder (approximately 9.03 acres) of the existing tract would be absorbed by the applicant’s Son-In-Law who owns the adjoining property.

History and Existing Land Uses

The parcel is currently 11.03 acres and was acquired by the applicant in 2016. He has built his primary residence on the parcel where he currently resides. The adjoining parcel (that should the rezoning be approved) totals 14.41 acres that the remainder would be combined with.

Adjacent Land Uses	Existing zoning	Existing Use
North	R-A & City of Dawsonville	Residential/Vacant
South	R-A & RSR	Residential/Vacant
East	R-A City of Dawsonville	Residential/Vacant

West	R-A	Residential/Vacant
------	-----	--------------------

Development Support and Constraints

Having the land zoned for a Residential Sub-Rural would allow the owner to finance as he needs. It should also be noted that there some parcels to the North & East zoned R-A that are less than 3 acres.

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

According to the Comprehensive Plan and accompanying FLUP (Future Land Use Plan), the subject property is identified as Rural Residential.

Public Facilities/Impacts

Engineering Department – “Asphalt is in poor condition with level 4 load cracking and significant rutting. Low to moderate traffic flow, moderate to significant vertical grades and moderate curves throughout. Some traffic flow is heavy equipment. Dawson County Public Works has plans to reclaim the road and repair the substandard conditions. The proposed does not affect the project in any way.”

Environmental Health Department – “The water supply is existing. If it is a well, 2.0 acres is above the minimum required. The home has an existing septic system. The owner needs to make sure that none of the septic lines or reserve field crosses over onto the new property line.”

Emergency Services – No comments necessary.

Etowah Water & Sewer Authority – “A well and septic are the only available options”

Dawson County Sheriff’s Office – No comments necessary.

Board of Education – No facility additions would be necessary.

Georgia Department of Transportation –No comments returned.

Analysis

- It does not conform to the Future Land Use Map and Comprehensive Plan but does fit within the general character of the area.

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

A. The existing uses and classification of nearby property.

Properties surrounding the parcel are zoned residential (RSR) and R-A (Residential Agriculture) some (three in direct vicinity) of the R-A zoned parcels are less than 3 acres. The proposed use/size would fit within the general character of the area.

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

There should be no diminishment of property values.

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

There should be no destruction of property values.

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

There should be no gain to the public if approved.

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

The property is suitable for the purposed land use classification and would fit within the general character of the surrounding area.

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.

The parcel currently has a residence and is not vacant.

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.

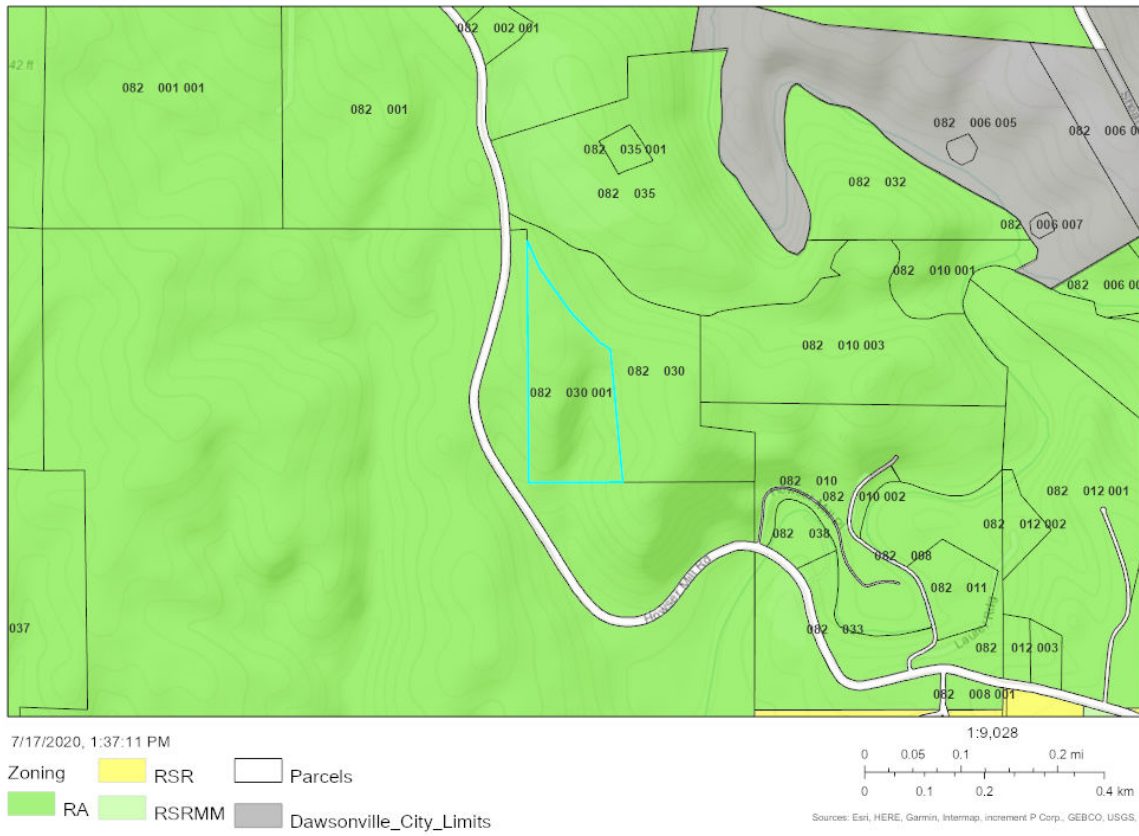
The applicant has had the property for several years and is seeking to finance a smaller portion of the property and gift the remaining acreage to his Son-in-Law so that it can be combined with his existing parcel.

Pictures of Property:



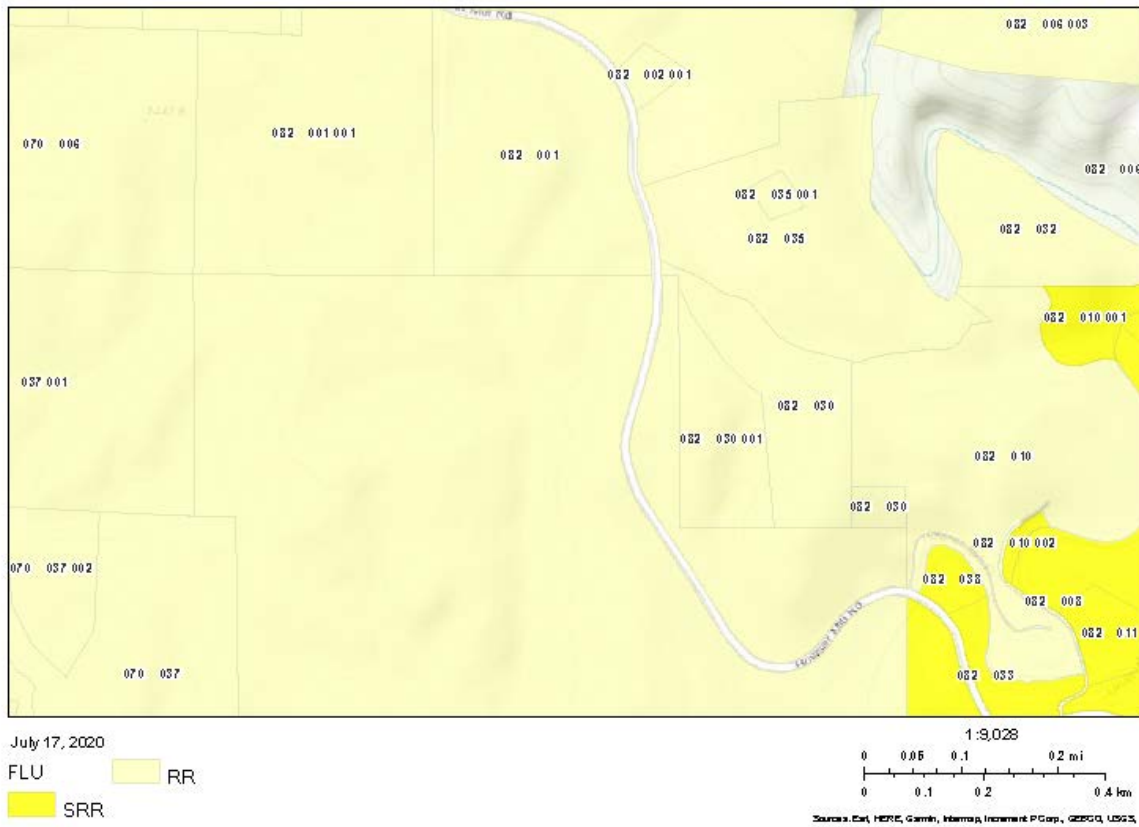
Current Zoning Map:

Dawson County Current Zoning



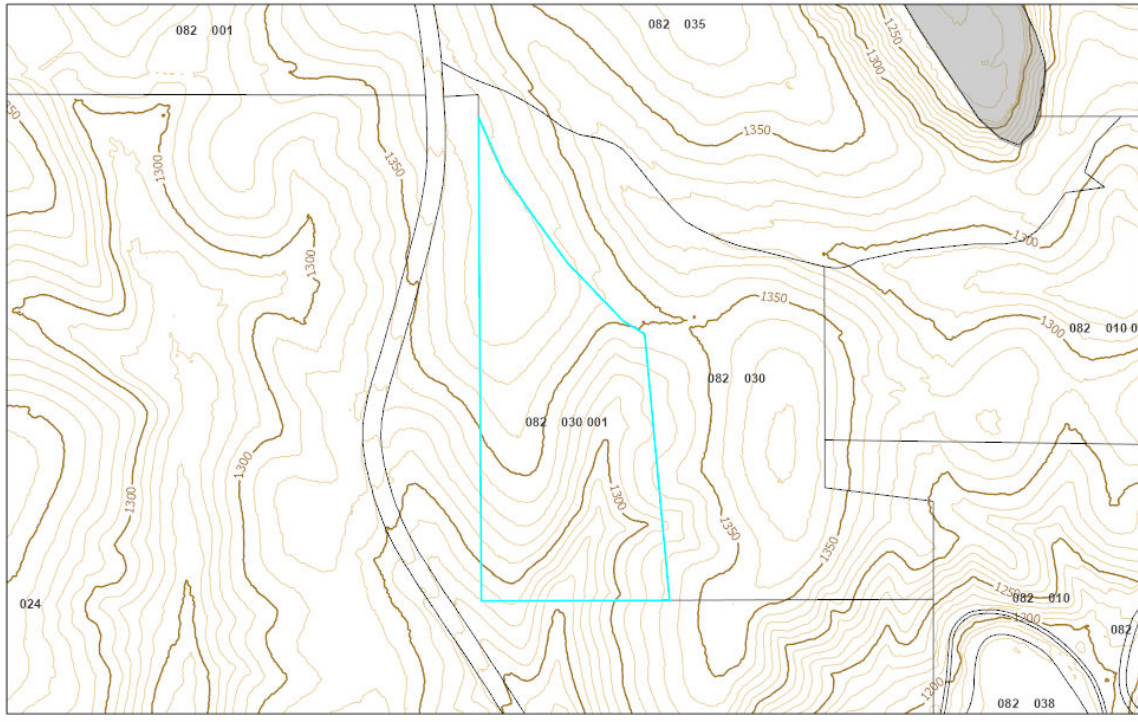
Future Land Use Map:

Future Land Use Map



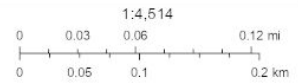
Topography:

Topo Map



7/17/2020, 1:42:28 PM

- Parcels
- Dawsonville_City_Limits



Dawson County
The information on this map (or data product) is from a computer database accessed using a Geographic Information System (GIS). Dawson County Public Works cannot guarantee the accuracy of the information contained on this map. Each user of this map is

Aerial:



APPROVAL

Public Hearing of Rezoning Request

We, the Dawson County Planning Commission, do hereby recommend approval of the following rezoning request:

ZA 20-04

Date of Hearing: 7-21-2020

Applicant's Name: Ronald Jones

Address: 1710 Howser Mill Rd. Dawsonville, GA 30534

Tax Map Parcel Number: 082-030-001

Parcel Currently Zoned: R.A

Rezoning Requested: BSR

This recommendation for approval is based upon the following which we feel will/will not:

- A. Affect the property values of surrounding property.
- B. Affect the health, safety or general welfare of the public.
- C. Impose special hardships on the surrounding property owners.

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


Chairman Jason Hamby

7-23-2020
Date

Dawson County Planning Commissioner



DAWSON COUNTY BOARD OF COMMISSIONERS AGENDA FORM

Department: Emergency Services and Finance

Work Session: 08/06/2020

Prepared By: Melissa Hawk

Voting Session: 08/20/2020

Presenter: Melissa Hawk

Public Hearing: Yes No

Agenda Item Title: Presentation of IT Exemption Request for Software Related to Ambulance Transport Billing and Patient Care Reporting

Background Information:

The county contracted with EMSC on July 7, 2016, for ambulance transport billing services and electronic patient care reporting software. The county entered into an agreement with ESO Solutions on February 20, 2019, for multiple modules necessary for EMS/Fire management and reporting.

Current Information:

The county is very satisfied with ambulance transport billing (ATB) services and software from EMSC but not with the ePRC software. EMSC will continue ATB services and software AND interface with ESO Solution for the ePRC software at a cost of 5% of collection.

ESCO Solutions has offered their ePRC, cardiac monitor integration and billing interface at a cost of a one-time fee of \$3,808.50 and \$10,780.00 annually for support/maintenance.

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

Fund	Dept.	Acct No.	Budget	Balance	Requested	Remaining
100	3500	521300			\$14,588.50	

Recommendation/Motion: Staff respectfully requests the BOC approve the information technology services exemption for SaaS agreements of Emergency Medical Services Consultants to perform the ambulance billing services at 5% of the collections AND of ESO Solutions to perform the electronic patient care reporting and cardiac monitor integration at costs of a one-time fee of \$3,808.50 and \$10,780.00 annually.

Department Head Authorization: Danny Thompson

Date: 07/01/2020

Finance Dept. Authorization: _Vickie Neikirk_____

Date: 7/27/20_____

County Manager Authorization: _DH_____

Date: 7/27/2020

County Attorney Authorization: _____

Date: _____

Comments/Attachments:



War Hill Park

Photo by: Michelle Wittmer Grabowski



INFORMATION TECHNOLOGY EXEMPTION REQUEST FOR SOFTWARE RELATED TO AMBULANCE TRANSPORT BILLING AND PATIENT CARE REPORTING

WORK SESSION – AUGUST 6, 2020



Background



- ❖ The Dawson County Board of Commissioners initiated an information technology resources exemption ordinance for services and software where compatibility to existing products is desirable, for proprietary or custom built software, as it relates to software as a service (SaaS) within the Purchasing Policy Ordinance on February 2, 2017.
- ❖ Dawson County Board of Commissioners entered into a contract with Emergency Medical Services Consultants (EMSC), on July 7, 2016, for ambulance transport billing services with its accompanying electronic patient care reporting software.
- ❖ Dawson County – County Manager approved an amendment to the Firehouse software utilized by the EMS/Fire Department, on February 20, 2019. ESO Solutions now provides Fire/EMS training, inventory, occupancy (Fire Marshall reports), hydrant location/status and staff scheduling modules to the county.

Overview



- ❖ Dawson County Emergency Services and Finance Department are both very satisfied with the work performed by EMSC with regard to the ambulance billing and software. However, since the inception there has been multiple issues with the ePRC software. The software crashes often resulting in multiple entry of patient information vital to continue care at the hospital and for required paperwork by the county. EMSC's software is not compatible with the CAD system utilized by the E-911 Center. Currently, the cost for both services and software usage is 5.0% of the collections.
- ❖ EMSC has agreed to utilize the interface with the ESO Solution ePRC software and continue services as is for the ambulance billing services and software at a cost of 5% of the collections.
- ❖ ESCO Solutions has offered a cost of a one-time fee of \$3,808.50 and an annual maintenance/support cost of \$10,780.00, for up to 4,000 incidents annually, for the EHR (ePRC) suite, cardiac monitor integration, billing interface with EMSC and professional services for start-up of the software.

Staff Recommendation



Staff respectfully requests the BOC to approve the information technology services exemption for SaaS agreements of Emergency Medical Services Consultants to perform the ambulance billing services at 5% of the collections AND of ESO Solutions to perform the electronic patient care reporting and cardiac monitor integration at costs of a one-time fee of \$3,808.50 and \$10,780.00 annually.

NOTE: This exemption will remain until such time that the DC EMS/Fire and/or Finance Department request services to be released in a RFP. Ambulance billing and software services will be performed under the current scope of services, terms and conditions (with exception of the ePRC piece and renewal options) as prescribed in the agreement dated February 20, 2016 with EMSC. ePRC and cardiac monitor integration will be performed under the scope of services, terms and conditions as detailed in the Q-12905, dated May 22, 2020. (This agreement will only be signed if approved by the Board of Commissioners.

THANK YOU



DAWSON COUNTY BOARD OF COMMISSIONERS AGENDA FORM

Department: Parks & Rec

Work Session: 8/6/2020

Prepared By: Matt Payne

Voting Session: 8/6/2020

Presenter: Matt Payne

Public Hearing: Yes No

Agenda Item Title: Presentation of Naming the New Pavilion at Veterans Memorial Park

Background Information:

The previous pavilion at Veterans Memorial Park was named the Bowen Family Pavilion.

Current Information:

Seeking guidance on the naming of the new, recently-constructed pavilion.

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: 7/27/20

County Manager Authorization: DH

Date: 7/27/2020

County Attorney Authorization:

Date:

Comments/Attachments:



VETERANS MEMORIAL
PARK
PAVILION

Fall 2020

















Bowen Family Pavilion



DAWSON COUNTY BOARD OF COMMISSIONERS AGENDA FORM

Department: Planning & Development

Work Session: 8/6/2020

Prepared By: Harmony Gee

Voting Session: 8/20/2020

Presenter: Jameson Kinley_____

Public Hearing: Yes____ No____

Agenda Item Title: Presentation of 9-1-1 Ordinance Update

Background Information:

The last time that this ordinance was updated was in 1991.

Current Information:

Budget Information: Applicable: _____ Not Applicable: x Budgeted: Yes _____ No n/a

Fund	Dept.	Acct No.	Budget	Balance	Requested	Remaining

Recommendation/Motion: _____

Department Head Authorization: _____

Date:

Finance Dept. Authorization: Vickie Neikirk

Date: 7/27/20

County Manager Authorization: DH

Date: 7/27/2020

County Attorney Authorization: _____

Date: _____

Comments/Attachments:

**AN ORDINANCE OF
THE BOARD OF COMMISSIONERS OF DAWSON COUNTY
TO ESTABLISH A UNIFORM STREET NAMING AND PROPERTY NUMBERING SYSTEM FOR DAWSON
COUNTY; TO PROVIDE THE ASSIGNMENTS AND POSTINGS OF DESIGNATED STRUCTURE AND FEATURE
NUMBERS; TO PROVIDE FOR THE ASSISTANCE OF UTILITY COMPANIES IN REQUIRING COMPLIANCE;
TO REQUIRE THAT COUNTY DEPARTMENTS ASSIST IN THE IMPLEMENTATION OF THE SYSTEM; AND TO
PROVIDE METHODS FOR IMPLEMENTING SAID SYSTEM AND FOR THE ENFORCEMENT THEREOF**

WHEREAS, the Constitution of the State of Georgia, approved by the voters of the State in November 1982, and effective July 1, 1983, provides in Article IX, Section 2, Paragraph 1 thereof, that the governing authority of the County may adopt clearly reasonable ordinances, resolutions, and regulations;

WHEREAS, the Dawson County Board of Commissioners has determined to adopt an ordinance regulating these matters;

WHEREAS, Due to the rapid rate of growth in Dawson County, the adoption of NG911 technology and standards by the Federal Government, and the lack of an official address numbering system, we propose the addressing system described in this ordinance be adopted by Dawson County.

NOW, THEREFORE, the Board of Commissioners of Dawson County hereby enact this ordinance as follows.

Section 1- Road Names and Addresses

The purpose of this ordinance is to provide a system of unique road names and addresses which is essential to the successful implementation of the E-911 Emergency Services System and is, therefore, essential to the efficient and effective provision of such services as police, fire, and emergency medical services. The GIS Analyst/E-911 Coordinator, shall develop and maintain a uniform system of road naming and addressing and maintain the addressing database and road inventory.

Section 2- Duplication of Road Names

New or existing road names will not be allowed if they duplicate county roads or municipal streets within or outside zip code areas, specifically as they relate to the delivery range of local postal services.

Section 3- Uniform Numbering System

- a. All numbers will be assigned based off of the structures driveway entrance as it pertains to the roads length, with even numbers on the right and odd numbers on the left. All numbers will be assigned by the GIS Analyst/E-911 Coordinator.
- b. A number will be assigned within a reasonable amount of time upon receiving an official building permit and any other necessary documents or data. All numbers shall be block letters not less than four inches in height.
- c. This ordinance shall apply to all future development.
- d. Written notification of the proper address of each structure shall be given to the owner, occupant or agent.

Section 4- Placement of Numbers

- a. All numbers shall be conspicuously placed immediately above, on or beside the appropriate door so that the number is clearly visible from the street. In cases where the building is situated more than fifty feet from the street or road, the building number shall be placed near the walk or driveway of the common entrance to the building or mailbox post if the mailbox is on the same side as the building. If the mailbox is on the opposite side of the street, a post shall be placed on the side the number is assigned to display the number so as to be clearly visible from the street or road from each direction.
- b. The owner, occupant or agent of each building or house or other structure assigned a number under the uniform numbering system provided in this ordinance, shall place or cause to be placed said number on the house, building or other structure within thirty (30) days after receiving notification of the proper number assignment.
- c. Cost and installation of the number shall be paid for by the property owner or occupant. All numbers shall be made of durable clearly visible material and shall contrast with the color of the house, building or other structure.
- d. It shall be unlawful for any person to alter, deface or take down a number placed on any property in accordance with this ordinance except for repair or replacement of such number. If the number has to be removed for the purpose of repair or remodeling, the number shall be displayed in a temporary place until the construction is complete and placed in the proper location.

Section 5- New Roads

- a. Each new road or street name shall be recorded on a "Road Name Request Form" before it can be reviewed and approved by the GIS Analyst/E-911 Coordinator.
- b. Private roads or private driveways will be named and numbered if they provide access to more than two residences.

Section 6- Subdivisions

- a. Each new subdivision plat shall be submitted to the Planning and Development Department for approval.
- b. No addresses shall be issued until a building permit is received for the structure.
- c. Subdivisions will be required to provide the GIS Analyst/E-911 Coordinator with electronic CAD data that contains the site plan and approved street names before addresses can be issued.

Section 7- Mobile Home Parks

- a. Each new mobile home park plat shall be submitted to the Planning and Development Department for approval.
- b. No addresses shall be issued until a building permit is received for the structure.
- c. All mobile home parks shall be named and a street sign will mark the entrance to the park. Each lot in the mobile home park shall be numbered in numerical order with even numbers on the right and odd numbers on the left. Each mobile home park will have one general address. The address shall be posted at the entrance to the park and each lot address number shall be posted outside of each mobile home.
- d. Mobile home parks will also be required to provide the GIS Analyst/E-911 Coordinator with electronic CAD data of the site plan before addresses can be issued.

Section 8- Shopping Centers

- a. Each new shopping center plat shall be submitted to the Planning and Development Department for approval.
- b. No addresses shall be issued until a building permit is received for the structure.
- c. Each shopping center will have one letter assigned to each individual building within the shopping center, starting with the letter "A". (Building A, Building B, etc...) Each business within an individual building will be designated as a suite and have a number and be numbered in consecutive order from the entrance of the building.
- d. Shopping Centers will also be required to provide the GIS Analyst/E-911 Coordinator with electronic CAD data of the site plan before addresses can be issued.

Section 9- Commercial Developments

- a. Each commercial development will have one general address. The address shall be posted at the entrance of the commercial property.
- b. No address shall be issued until a building permit is received for the structure.
- c. Any additional buildings apart from the main addressed building will be lettered beginning with the letter A, with the letter posted visibly on the outside of each building.
- d. Commercial developments will also be required to provide the GIS Analyst/E-911 Coordinator with electronic CAD data of the site plan before addresses can be issued.

Section 10- Apartment Complexes

- a. Each apartment complex shall have one general address at the entrance.
- b. No addresses shall be issued until a building permit is received for the structure.
- c. Each building in the complex shall be numbered and each apartment unit in the building shall have a unique unit number that will be determined as stated: All unit numbers will be at least three digits long, but no longer than five digits long. The first number will be the building number, the second number will be the story of the building where the unit is located, any numbers after that will be the number of the unit based on the entrance to the apartment building. Units will be numbered in numerical order from the entrance of the building with even numbers on the right and odd numbers on the left.
- d. Apartment Complexes will also be required to provide the GIS Analyst/E-911 Coordinator with electronic CAD data of the site plan before addresses can be issued.

Section 11- Addressed Features

- a. Specified features that are not structures will also be addressed. These addresses will be based on their position along the length of the road they are on.
- b. These specific features will include: retention and detention ponds which will also have the latitude and longitude coordinates included for 911 purposes, and various utility features which will be addressed internally if the need for an address is determined.

Section 12- Penalties

Any person who violates any of the provisions of this ordinance shall be guilty of a misdemeanor and shall be subject to a fine not exceeding two hundred (\$200.00) dollars or to imprisonment for a term not exceeding thirty (30) days. Each day, which such violation continues; shall constitute a separate offense.

Section 13- Severability

If any paragraph, sub-paragraph, sentence, clause, phrase, or any portion of this ordinance shall be declared invalid or unconstitutional by any court of competent jurisdiction or if the provisions of any part of this ordinance as applied to any particular situation or set of circumstances shall be declared invalid or unconstitutional, then such invalidity shall not be construed (1) to affect the portions of the ordinance not held to be invalid or (2) to affect the application of this ordinance to other circumstances. It is hereby declared to be the intent of the Board of Commissioners of Dawson County to provide for separable and divisible parts, and the Board of Commissioners hereby adopts any and all parts not held invalid.

Section 14- REPEALER

All resolutions or ordinances or parts of resolutions or ordinances in conflict with the terms of this ordinance are hereby repealed, but it is hereby provided that any resolution or ordinance that may be applicable hereto and aid in carrying out or making effective the intent, purpose, and provisions hereof, which shall be liberally construed in favor of Dawson County, is hereby adopted as part hereof.

This ordinance shall be effective on the _____ day of _____, 20__.

Approved, this ___ day of _____, 20__.

Dates of Public Hearings:

Dates of Advertisements: