

**DAWSON COUNTY BOARD OF COMMISSIONERS
VOTING SESSION AGENDA – THURSDAY, JANUARY 16, 2020
DAWSON COUNTY GOVERNMENT CENTER ASSEMBLY ROOM
25 JUSTICE WAY, DAWSONVILLE, GEORGIA 30534
6:00 PM**

A. ROLL CALL

B. INVOCATION

C. PLEDGE OF ALLEGIANCE

D. ANNOUNCEMENTS

E. APPROVAL OF MINUTES

[Minutes](#) of the Work Session held on December 19, 2019

[Minutes](#) of the Voting Session held on December 19, 2019

[Minutes](#) of the Special Called Joint Meeting held on January 14, 2020

F. APPROVAL OF AGENDA

G. PUBLIC COMMENT

H. ZONINGS

1. ZA 19-23 – Tim Stowers requests to rezone 10.5 acres of property located at Harmony Church Road TMP 119-033 from RA (Residential Agricultural) to RSR (Residential Sub-Rural).

2. ZA 19-24 – Michelle Taber requests to rezone 2.67 acres of property located at Frank Bruce Road TMP 092-071 from RA (Residential Agricultural) to RSR (Residential Sub-Rural).

I. UNFINISHED BUSINESS

1. Consideration of 2019 Salary Study (*Tabled from the December 19, 2019, Voting Session*)

2. Consideration of Revised Dawson County Employee Handbook (*Tabled from the December 19, 2019, Voting Session*)

J. NEW BUSINESS

1. Consideration of 2020 Election Qualifying Fees for Local Offices

2. Consideration of Defined Benefit and Defined Contribution Retirement Benefit Upgrades

K. PUBLIC COMMENT

L. ADJOURNMENT

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

**DAWSON COUNTY BOARD OF COMMISSIONERS
WORK SESSION MINUTES – DECEMBER 19, 2019
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 Manager David Headley; Interim County Attorney Angela Davis; County Clerk Kristen Cloud; and interested citizens of Dawson County.

NEW BUSINESS

1. Presentation of RFP #360-19 - Legal Services for Dawson County Constitutional Officers / Elected Officials / County Employees Recommendation- Purchasing Manager Melissa Hawk
This item will be added to the December 19, 2019, Voting Session Agenda.
2. Presentation of 2020 Election Qualifying Fees for Local Offices- Chief Financial Officer Vickie Neikirk
This item will be placed on the January 16, 2020, Voting Session Agenda.
3. Discussion of Defined Benefit and Defined Contribution Retirement Benefit Upgrades- Chairman Billy Thurmond
This item will be placed on the January 16, 2020, Voting Session Agenda for consideration.
4. County Manager Report
This item was for information only.
5. County Attorney Report
Interim County Attorney Davis had no information to report.

APPROVE:

ATTEST:

Billy Thurmond, Chairman

Kristen Cloud, County Clerk

**DAWSON COUNTY BOARD OF COMMISSIONERS
VOTING SESSION MINUTES – DECEMBER 19, 2019
DAWSON COUNTY GOVERNMENT CENTER ASSEMBLY ROOM
25 JUSTICE WAY, DAWSONVILLE, GEORGIA 30534
6:00 PM**

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; Interim County Attorney Angela Davis; County Clerk Kristen Cloud; and interested citizens of Dawson County.

OPENING PRESENTATIONS:

Recognition of Battalion Chief Douglas Wofford- Emergency Services Director Danny Thompson

Emergency Services Director Danny Thompson and the Board of Commissioners (BOC) recognized Battalion Chief Douglas Wofford for his 40 years of service to the county's Emergency Services department and congratulated Wofford on his retirement.

Upcoming 2020 Census- Lilieth Campbell, U.S. Census Bureau

There was no presentation regarding the upcoming 2020 Census since the presenter was unable to attend the meeting.

Development Authority of Dawson County (DADC) Update- DADC Chairman Brian Trapnell

DADC Chairman Brian Trapnell updated the BOC on the DADC's work.

INVOCATION: Chairman Thurmond

PLEDGE OF ALLEGIANCE: Chairman Thurmond

ANNOUNCEMENTS:

Chairman Thurmond announced there would be a Special Called Joint Meeting with the Dawsonville City Council at 5 p.m. January 14, 2020, regarding a proposed Transportation Special Purpose Local Option Sales Tax.

Chairman Thurmond announced that the next regular Board of Commissioners meeting would be held January 16, 2020.

Commissioner Gaines announced that citizen Scotty Seay was organizing the annual Dawson Feed the Hungry lunch at the Georgia Racing Hall of Fame in Dawsonville on Christmas Day. He commended Seay for his efforts and said volunteers were needed for the event.

APPROVAL OF MINUTES:

Motion passed 4-0 to approve the Minutes of the Work Session held on December 5, 2019. Nix/Satterfield

Motion passed 4-0 to approve the Minutes of the Voting Session held on December 5, 2019. Fausett/Gaines

APPROVAL OF AGENDA:

Motion passed 4-0 to approve the agenda with the following change:

- Addition of No. 8 under New Business:
 - RFP #360-19 - Legal Services for Dawson County Constitutional Officers / Elected Officials / County Employees Recommendation

Nix/Gaines

PUBLIC COMMENT:

Renee Duren, Dawsonville, spoke on the Zencity Technology Platform Proposal. Duren said she created an online poll and shared it on Facebook to see if residents were for or against purchasing the Zencity software. She read aloud the poll, which asks, “Do you want Dawson County BOC to spend \$18,000 a year on software to track residents’ social media posts and comments using artificial intelligence?” Duren reported 4 percent of those who responded to the poll were in favor of the county purchasing the software. Duren said the county could utilize Facebook for free to get feedback and comments from citizens regarding future decisions. She encouraged the board to consider the feedback from the poll and to deny purchasing the Zencity software.

PUBLIC HEARING:

Land Use Resolution Update (2nd of 2 hearings; 1st hearing was held at the Dawson County Planning Commission Meeting on December 17, 2019)

Chairman Thurmond opened the hearing by asking if there was anyone present who wished to be heard on the Land Use Resolution Update.

The following spoke on the Land Use Resolution Update:

- Renee Duren, Dawsonville, said that a “properly developed and implemented Comprehensive Plan is the most effective tool our county has to ensure that the inevitable changes occur in a controlled, rational manner and bring about the results the community wants. As part of the Comprehensive Plan our Future Land Use Plan should represent the voice of the citizens and reflect their vision for the future of our county. In other words, the plan is the citizens’ instructions to you, as our elected officials.” Duren added, “Therefore, making this amendment to allow you to use your own discretion takes the voice away from the people of Dawson County. It’s worth mentioning that our Comprehensive Plan and Future Land Use Plan were adopted earlier this year. That begs the question, why would the board want to deviate from the plan they adopted this year? Maybe it’s a bad plan? I would make the argument that it doesn’t look like the citizens’ vision for our future.” Duren said, in that case, the “best solution is to go back to the drawing board, with input from the citizens, and together develop a really good plan.” Once that plan is in place, she said, the Future Land Use Plan should be applied methodically. “If the proposed changes in zoning conform to the plan, the board should approve it,” said Duren. “If it does not conform to the plan, it should be denied.” Duren said the amended section 702.B. is broad, “which leaves us open to costly legal challenges. ... This new amendment would allow new decisions to be made in accordance with bad decisions from our past.” She encouraged the BOC to keep the

current language in 702.B. “that mandates conformance with our Future Land Use Plan, and in the near future, amend the Future Land Use Plan in a way that truly reflects the citizens’ vision.”

- Beth Martin, Dawsonville, said her main concerns with changing the Land Use Resolution regard changes “in the terminology,” as she said Renee Duren spoke about. Martin said changes in section 703.C. state the proposed amendment should meet demonstrated changes in community needs. She said this statement seems subjective and wondered “who gets to decide what the community need is” – the community or the board? She said she feels certain sections of the Land Use Resolution have been ignored and wondered if those sections would be followed through on; for example, the section that “allows the county the ability to remove certain rezoning if not [done] within a certain time frame, or not hearing or approving the speculative zoning cases.” Martin added, “The documents and maps are only as good as they’re being applied to our zoning and variance requests.” She said there are “a few different maps out there that all seem to be used depending on which works best for the particular set of circumstances.”
- Hugh Stowers Jr., Dawsonville, said he gave a copy of a county ordinance from White County to the BOC more than a year ago. He said the ordinance stated no residence could be placed anywhere in White County on less than one acre. He said he never received a response. Stowers said, with changes in the Future Land Use Plan, any kind of housing can be approved but cannot be supported by the infrastructure. He said he feels the primary obligation of the board is for the safety and welfare of the citizens; “this shows you care nothing about the citizens who put you in that office,” he said. Stowers added that increases in population depend upon more infrastructure; “this explains why our minimum water bill is twice the amount of Forsyth County,” said Stowers, adding, “If you continue the present residential zoning with no industry you’re going to tax the citizens like myself out of a home, which shows me you care less about the safety and welfare of the citizens who are not here than the ones that are here now.”

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

Motion passed 4-0 to approve the Land Use Resolution Update. Gaines/Satterfield

ZONINGS:

Chairman Thurmond announced that if anyone had contributed more than \$250 to the commissioners or chairman in the past two years and wished to speak they would have to fill out a disclosure form, which would be made available to them. Under normal program, 10 minutes will be given to those who wish to speak in favor of or opposition to with some redirect, time permitting.

ZA 19-16 – Ridgeline Land Planning LLC requests to rezone property located at TMP 113-011 and 113-092 from CHB (Commercial Highway Business) to CHB (Commercial Highway

Business) and RMF (Residential Multi-Family) for the construction of a 140 attached townhome community. (Tabled from the November 21, 2019, Voting Session following a public hearing)

Planning & Development Director Jameson Kinley said a Development of Regional Impact (DRI) review had been returned since the application was heard at the November 21, 2019, BOC Voting Session. He read aloud a portion of the provided analysis that states, in part, “This project does not present any potential adverse interjurisdictional impacts.”

No public hearing for ZA 19-16 was held on December 19, 2019; the public hearing for ZA 19-16 was held on November 21, 2019.

Motion passed 4-0 to deny ZA 19-16. Gaines/Fausett

ZA 19-18 – Bentley Corners LLC requests to rezone 1.679 acres of property located at Elliott Family Parkway TMP 070-009 from RA (Residential Agricultural) to RSR (Residential Sub-Rural). (Tabled from the November 21, 2019, Voting Session following a public hearing)

Planning & Development Director Jameson Kinley said the applicant requests to withdraw ZA 19-18.

No public hearing for ZA 19-18 was held on December 19, 2019; the public hearing for ZA 19-18 was held on November 21, 2019.

Motion passed 4-0 to approve the request from the applicant to withdraw ZA 19-18. Satterfield/Nix

ZA 19-19 – Pacific Group Inc. requests a zoning stipulations update of 98 +/- acres of property located at Dawson Forest Road West TMP 106-054, 106-054-001, 106-213, 106-296 and 106-062 from previous zoning approvals of ZA 07-18 and ZA 07-19.

Planning & Development Director Jameson Kinley said the applicant seeks to update the stipulations put on the zoning in 2007. He said the applicant does not request a change in the previously approved density. “The purpose of this application is to really remove the stipulation of developing the commercial first,” said Kinley. “This property is still vacant; it has not been developed.” Kinley said the Planning Commission recommended denial of the application, “but they also prefaced it, [noting] the current site can be developed as is without all the buffers stipulated, and other stipulations from that rezoning.”

Kevin Seifert, partner with applicant Pacific Group Inc., said the applicant proposes amendments to two existing conditions of two zoning cases from 2007. “Approximately 98 acres on Dawson Forest Road just west of the roundabout of Lumpkin Campground Road are rezoned via cases ZA 07-18 and ZA 07-19. ZA 07-18 zoned 15.45 acres to the R3 Multi-Family Residential, and ZA 07-19 zoned 82.028 acres to the CPCD. Of the 82.028 CPCD acres, 28.71 acres were conditioned to be commercial.” He added, “the single reason we have submitted this application is because the existing condition No. 14 of ZA 07-19”; that condition states the commercial proponent shall be part of the first phase of development. “So much has changed since the original zoning - the 400 Corridor has exploded with commercial development and arguably created a different, lower marketability for commercial on this 98-acre site,” said Seifert. He added the applicant feels there is a viable use for a portion of the commercial to be built for a sports complex; “however, we do not think much beyond that use currently has viability. Most

importantly, we do not want the sports complex or any commercial component different than that to hold up the development of our residential portion,” he said. Seifert said the applicant requests an amendment to the existing condition No. 14 to reflect that “there would be no requirement on the timing of the commercial component.” He said after speaking with neighbors, commissioners and county staff, the applicant saw “a desire for some other changes.” He said, “The additional changes presented at Planning Commission mostly included items that benefit the neighboring property owners and / or the community as a whole.” During the rezoning application process, Seifert said the applicant was asked to agree to items that would enhance the development. “We can’t always find common ground, but we work toward that common ground as best we can,” he said. Seifert said the applicant was agreeable to many additional conditions that will benefit those on Dawson Forest Road and the neighboring communities. He listed aloud numerous summarized additional conditions.

Chairman Thurmond opened the hearing by asking if there was anyone present who wished to speak either for or against the application.

None spoke in favor of the application.

The following spoke against the application:

- Wendy Altman, Dawsonville
- Hugh Stowers Jr., Dawsonville
- Beth Kennedy, Dawsonville

Chairman Thurmond asked if there was anyone else present who wished to speak on the application and, hearing none, closed the hearing.

Motion passed 4-0 to approve ZA 19-19 with the following stipulations:

As it relates to ZA 07-18:

1. Stormwater management and soil erosion controls shall be strictly adhered to given the presence of steep slopes, a tributary to the Etowah River and drainage basins;
2. A potential access point shall be provided for the northeastern portion of the property, which would permit the extension into future adjoining developments; this applies to the CPCD area;
3. The applicant shall coordinate with the Board of Education’s transportation department to determine the location of a bus stop at the entrance of the development, and adequate school bus turnaround areas should be provided in the interior of the site, if applicable;
4. Access will require an exclusive right turn lane from the westbound Dawson Forest Road, and a left turn and right turn coming out of the site (per the traffic impact study prepared as part of the DRI process);
5. The proposed sidewalk/trail system must be reviewed and approved by the community development staff to ensure adequate connectivity between uses and pathways;
6. Sidewalks shall be a minimum of 5 feet in width;
7. Open space, parking lots, roadways, pathways, entryways and signage shall be permanently maintained via a Homeowners Association as part of language in deeds and covenants;

8. Building and site design shall be consistent with the development plan as approved through this zoning process;
9. Parking spaces should be reduced where they exceed the minimum number required to reduce the amount of impervious surface, or extra spaces should utilize pervious surface where applicable;
10. Minimum of 65 feet width of undisturbed buffer shall be provided along the perimeter of the project site where the project is adjacent to Country Crossings and additional setback of 10 feet will be provided for a total of a 75-foot setback;
11. A landscape area having a minimum horizontal dimension of 15 feet shall be provided along vehicular use areas that adjoin a public right of way;
12. The zoning site plan for this rezoning shall be considered approved by the Board of Commissioners so long as there are not any substantial changes to the layout;
13. Applies only to R3 Multi-Family: a minimum of 1,200 square feet of heated space for each unit;
14. Carriage-style garage doors with decorative hardware or other embellishments shall be used on all homes, and each home shall have not less than a one-car garage;
15. The roofing material used on all homes shall be cedar shake, three-tab architectural-/dimensional-style asphalt shingles or metal as appropriate to the architectural style of each home as determined by the builder;
16. All overhangs, including gables and side gables, will have a minimum of a 12-inch overhang on all sides;
17. The developer shall use a variety of techniques to avoid the monotonous appearance of identical homes. Such techniques may employ among others the use of differing front elevations, architectural styles, building exteriors and other similar techniques so that no house is the same as any house directly in front or on either adjacent side of it;
18. All roofs and gables shall be of a pitch no less than 8/12. This condition shall not apply to dormers, porches, bay windows and third-floor retreats;
19. Poured concrete retaining walls visible from the right of way must be painted or faced with stone or brick. No wooden retaining walls over 3 feet in height shall be permitted;
20. The exterior materials for all homes shall consist of brick, stone, cement-based lap siding, cement-based siding panels, cedar and/or shake;
21. The front facade of all homes shall have a minimum of 45 percent brick, stone and/or shake with accents such as, but not limited to, hardi-plank lap siding;
22. All roof vents, pipes and other roof equipment (except chimneys) shall be located on the rear elevations and shall be painted to match the color of the roof;
23. No above-ground swimming pools shall be permitted;
24. No window air conditioning unit may be installed;
25. There shall be a 20-foot undisturbed buffer along the shared property line with Riley Place for the R3 area;
26. There shall be no more than 101 residential units within the R3 area;
27. Entrance on Dawson Forest Road must include a waterfall feature; and
28. Developer shall allow Georgia Native Plant Society to rescue any native plants prior to grading the property.

As it relates to ZA 07-19:

29. Stormwater management and soil erosion controls shall be strictly adhered to given the presence of steep slopes, a tributary to the Etowah River and drainage basins;
30. A potential access point shall be provided for the northeastern portion of the property, which would permit the extension into future adjoining developments;
31. The applicant shall coordinate with the Board of Education's transportation department to determine the location of a bus stop at the entrance of the development, and adequate school bus turnaround areas should be provided in the interior of the site, if applicable;
32. Access will require an exclusive right turn lane from the westbound Dawson Forest Road, and a left turn and right turn coming out of the site (per the traffic impact study prepared as part of the DRI process);
33. The proposed sidewalk/trail system must be reviewed and approved by the Community Development staff to ensure adequate connectivity between uses and pathways;
34. Sidewalks shall be a minimum of 5 feet in width;
35. Open space, parking lots, roadways, pathways, entryways and signage shall be permanently maintained via a Homeowners Association as part of language in deeds and covenants;
36. Building and site design shall be consistent with the development plan as approved through this zoning process;
37. Parking spaces should be reduced where they exceed the minimum number required to reduce the amount of impervious surface, or extra spaces should utilize pervious surface where applicable;
38. Minimum of 65 feet width of undisturbed buffer shall be provided along the perimeter of the project site where the project is adjacent to Country Crossings and additional setback of 10 feet will be provided for a total of a 75-foot setback;
39. A landscape area having a minimum horizontal dimension of 15 feet shall be provided along vehicular use areas that adjoin a public right of way;
40. The zoning site plan for this rezone shall be considered approved by the Board of Commissioners so long as there are not any substantial changes to the layout;
41. The minimum percentage of the project land area (82.028 acres, proposed CPCD zoning) that is required to be commercial, office, public, personal services, restaurant or similar uses shall be no less than 35 percent; of the 35 percent commercial (28.71 acres), at least 10 of those acres shall be undisturbed;
42. Either the residential or commercial component may be part of the first phase of development; there is not a requirement on the order of completion of each component;
43. Adoption of covenants: the Declaration of Covenants of Homeowners Association (HOA) shall cap rental homes at 25 percent of total ownership. Upon any demand and/or requirement from any governing jurisdiction, including but not limited to the United States and from the Department of Housing and Urban Development or through any existing or future act such as the Fair Housing Act, the Board of Directors of the HOA shall approve necessary resolution(s) to amend the Declaration to apply with such demand(s) and/or requirement(s);
44. Carriage-style garage doors with decorative hardware or other embellishments shall be used on all homes, and each home shall have not less than a two-car garage;

45. The roofing material used on all homes shall be cedar shake, three-tab architectural-/dimensional-style asphalt shingles or metal as appropriate to the architectural style of each home as determined by the builder;
46. All overhangs, including gables and side gables, will have a minimum of a 12-inch overhang on all sides;
47. The developer shall use a variety of techniques to avoid the monotonous appearance of identical homes. Such techniques may employ among others the use of differing front elevations, architectural styles, building exteriors and other similar techniques so that no house is the same as any house directly in front or on either adjacent side of it;
48. All roofs and gables shall be of a pitch no less than 8/12. This condition shall not apply to dormers, porches, bay windows and third-floor retreats;
49. All homes shall have a minimum of two 12-inch house and foundation offsets in the front;
50. Poured concrete retaining walls visible from the right of way must be painted or faced with stone or brick. No wooden retaining walls over 3 feet in height shall be permitted;
51. The exterior materials for all homes shall consist of brick, stone, cement-based lap siding, cement-based siding panels, cedar and/or shake;
52. The front facade of all homes shall have a minimum of 45 percent brick, stone and/or shake with accents such as, but not limited to, hardi-plank lap siding;
53. Homes shall have a minimum heated floor area of 1,200 square feet for one story, and 1,600 square feet heated floor space for two-story type homes;
54. All roof vents, pipes and other roof equipment (except chimneys) shall be located on the rear elevations and shall be painted to match the color of the roof;
55. No above-ground swimming pools shall be permitted;
56. Pool at amenity area shall have at least 2,400 square feet water surface;
57. No window air conditioning unit may be installed;
58. There shall be no more than 114 residential units within the CPCD area;
59. Entrance on Dawson Forest Road must include a waterfall feature;
60. A minimum of 10 acres of the commercial designated property shall remain undisturbed;
61. Up to an additional 15 acres of the commercial designated property may be utilized as open space for the sole purpose of a passive park only for the purpose of walking trails with benches (the "Open Space"). There shall be no lighting, except for downward lighting along the walking trails for safety purposes. There shall be no other recreational or other uses allowed in the Open Space. If not used for Open Space purposes as identified in this stipulation, the remainder of the commercial designated property shall remain undisturbed, except for the 1.6 acres provided for in stipulation No. 65;
62. A site plan depicting the layout and use of the Open Space must be approved by the Planning department staff prior to land disturbance;
63. There shall be an additional 150 feet minimum undisturbed buffer between the Valley Brook subdivision and the border of the CPCD commercial designated property;
64. Any parking to provide access to the Open Space shall be on the internal side of the development and on the side furthest away from the Valley Brook subdivision; and
65. In any event, notwithstanding stipulations Nos. 61 through 65, only a maximum of 1.6 acres total of the commercial designated property may be developed for approved commercial purposes and only on such property that is fronting on Dawson Forest Road.

Gaines/Nix

ZA 19-20 – Jeffrey Cahill requests a rezoning of 17.15 acres of property located at Auraria Road TMP 116-002 from RA (Residential Agricultural) to RRE (Residential Rural Estate).

Planning & Development Director Jameson Kinley said if the subject property is rezoned the applicant intends to divide the acreage on Auraria Road into three five-acre lots for the purpose of constructing residential homes. Kinley said the Planning Commission recommended approval of the application.

Doug Sherrill, land surveyor with Land Development Professionals in Dawsonville, representing the applicant, said the applicant intends to subdivide the property and maximize the acreage. “I would like the flexibility to go just below five acres with the property lines. We would be in the mid-fours on those two properties that are in Dawson, instead of being held specifically to the exact five acres,” said Sherrill. “I need that because of the topography and, particularly, we have the county line that runs through this piece of property that prevents me from situating the houses in the most suitable areas.”

Applicant Jeffrey Cahill said he has owned the subject property for 13 years. He said he bought it as an investment for his retirement and “it wasn’t zoned like this when I bought it. I made plans, never knowing it was rezoned and it floored me.” Cahill said the lots are four acres-plus, “all of them; that’s the way I originally had it. I’ve got covenants of 2,400 square feet, protective covenants. I put a municipal water system in on my own because I’m on the county line...” He added, “I’ve got underground utilities, I’ve got high-speed internet...” He said the project would be a “complement to the county.”

Chairman Thurmond opened the hearing by asking if there was anyone present who wished to speak either for or against the application and, hearing none, closed the hearing.

Motion passed 4-0 to approve ZA 19-20. Satterfield/Nix

ZA 19-21 – Jim King requests a rezoning of 78 acres of property located at Georgia Highway 400 North TMP 113-051, 113-049, 113-050 and 113-098 from RA (Residential Agricultural) to RMF (Residential Multi-Family).

ZA 19-22 – Jim King requests a rezoning of 40 acres of property located at Georgia Highway 400 North TMP 113-051, 113-044-008, 113-043 and 113-043-044 from RA (Residential Agricultural) to CHB (Commercial Highway Business).

Planning & Development Director Jameson Kinley, with BOC approval, presented ZA 19-21 and ZA 19-22 together. Kinley said both applications meet the county’s Future Land Use Plan. He said the RMF portion of the application proposes 360 multi-family units that are semi-detached and the CHB portion of the application calls for 200,000 square feet of retail space. The application includes 78 acres for the RMF and 40 acres for the CHB. Kinley said, “It is located, I’m going say, on the corner of Kilough Church Road and Highway 400 - although it is almost surrounding the corner because there are parcels that are not a part of this that are actually on that corner.” Kinley said the Planning Commission recommended approval of the CHB portion; it recommended denial of the RMF portion and suggested the applicant attempt to work with the surrounding community regarding stipulations on the application.

Applicant Jim King of Ensite Civil Consulting in Dawsonville said he and his client have met numerous times with the surrounding community, specifically the Kilough Residential Community Task Force. He said an agreement has been reached. He detailed the process and noted some of the differences between his client's original plan and the plan that ultimately was submitted after working with the task force. "After working with the group...this is what was submitted and what [we] thought was palatable based on what I know of the area and the residents and everything...and it was not," said King. He said via additional meetings and correspondence, and "a very collaborative effort," the proposed townhomes were removed from the submitted application, a 100-foot buffer against Kilough Church Road was established, "TND" (traditional neighborhood homes) were introduced and commercial was reduced from 200,000 square feet to 175,000 square feet. In addition, King said his client limited the northernmost entrance "where all that was connected with a parkway. They were concerned about all the traffic coming out of the northernmost entrance, which is closest to the Kilough 400 intersection," said King. For safety reasons, that connection was removed and now only two buildings are connected to the northernmost driveway, according to King. He said the proposal limits the retail north of the powerline to much lower-impact uses and that all homes are semi-detached single-family homes. The proposal also establishes a 50-foot buffer to the homes closest to Kilough Church Road. King said his client agreed to a lot of conditions that "will make the development upscale and higher-priced homes."

Chairman Thurmond opened the hearing by asking if there was anyone present who wished to speak either for or against the applications.

The following spoke in favor of the applications:

- Mike Liberatore, Dawsonville

The following spoke in opposition to the applications:

- Hugh Stowers Jr., Dawsonville

Motion passed 3-1 to approve ZA 19-21 with the following stipulations:

1. The developer shall be responsible for a traffic study to be performed before the last final plat and any recommendations from that traffic study shall be implemented, to include the connection to the former Kroger shopping center;
2. The development shall be developed in general accordance with the site plan approved with this rezoning;
3. Developer agrees to place restrictions on rentals within the residential portion of the development. These restrictions shall be made a part of the declaration of covenants;
4. Developer agrees to use a minimum of six different residential building elevations so as to not create a cookie-cutter look within the community. Similar front facades shall not be placed adjacent to or across the street from each other;
5. The development shall have an amenity area that includes a minimum of a swimming pool and clubhouse, a children's playground, and walking trails throughout the common and open areas of the development;
6. The development shall have sidewalks along one side of the street throughout the entire development;

7. Developer shall plant at least two 3- to 4-foot caliper street trees in each front yard (and side yard on corner lots) adjacent to the right of way;
8. All grassed areas on dwelling lots shall be sodded;
9. All utilities shall be placed underground;
10. Development shall have covenants that require maintenance of the landscaped entrance area, open space and amenity areas by a mandatory Homeowners Association;
11. Each home in the development shall have not less than a two-car enclosed garage. Garage doors shall have the appearance of “carriage-style” doors;
12. Homes shall include a front façade and 4-foot down each side that is 33 percent or greater brick or stone. The remaining façade must include a combination of at least two of the following: board and batten, shake, or lap fiber cement siding. There shall be no vinyl or aluminum siding;
13. Single-family front-entry garage homes shall be restricted to a minimum of 2,000 square feet of heated space. Rear-entry garage homes shall be restricted to a minimum of 1,600 square feet and accessed by alleys. All homes shall have a minimum of a two-car garage;
14. Setbacks in the single-family area shall be a minimum of 20 feet to maintain pedestrian use of the proposed sidewalks. Front setbacks in the rear-entry garage neighborhood shall be a minimum of 5 feet;
15. Clusters of visitor parking shall be constructed within the rear-entry residential area;
16. A minimum of 100 feet of undisturbed buffer shall be maintained adjacent to Kilough Church Road;
17. No construction traffic shall use Kilough Church Road throughout the entirety of this project for any reason;
18. A minimum of 50 feet undisturbed buffer shall be maintained adjacent to all residential areas; however, if disturbed, shall be replanted to buffer standards;
19. Developer shall construct a 6-foot-high opaque wooden privacy fence along the property line adjoining parcel numbers 113-052, 113-052-001, 113-052-002, 113-052-003 and 113-115;
20. Developer and Kilough Residential Community Task Force prefer to have fully detached homes but are bound to semi-attached by the zoning ordinance. Developer shall work with Dawson County staff to try and resolve the conflict so that no attachment is required;
21. Developer agrees that fully attached units/townhomes shall be prohibited within this development;
22. All rear-entry garage homes will have a front porch with a minimum of 4 feet in depth; and
23. Developer shall mitigate the appearance of the wall that connects the units with vegetation in order to hide the appearance of the wall.

Gaines/Satterfield- Commissioner Fausett opposed the motion

Motion passed 3-1 to approve ZA 19-22 with the following stipulations:

1. The developer shall be responsible for a traffic study to be performed before the last final plat and any recommendations from that traffic study shall be implemented, to include the connection to the former Kroger shopping center;
2. The development shall be developed in general accordance with the site plan approved with this rezoning;

3. The two flex spaces labeled “G” an “H” shall be the only two buildings that are able to utilize the northernmost proposed driveway on to Highway 400;
4. Commercial development north of the power line in buildings labeled “E” through “H” shall be limited to the following uses: Flex Space, Retail, Climate Controlled Self Storage and Class A or B office space. Fast food restaurants and drive-thru sales are prohibited;
5. The commercial area is to be developed in phases. The phases not being built are to be left undisturbed until such time that they are to be constructed unless needed to balance earthwork in other phases. If disturbed, they must be replanted according to condition planting specifications within these stipulations. A minimum of a 25-foot undisturbed buffer along Highway 400 shall be maintained in the commercial area until such time that this area is to be developed;
6. All utilities shall be placed underground;
7. Development shall have covenants that require maintenance of the landscaped entrance area, open space and amenity areas by a mandatory Homeowners Association;
8. A minimum of 100 feet undisturbed buffer shall be maintained adjacent to Kilough Church Road;
9. No construction traffic shall use Kilough Church Road throughout the entirety of this project for any reason;
10. In areas along the Highway 400 frontage where an undisturbed buffer is less than 50 feet between the edge of pavement and the development is not maintained, 6-foot caliper canopy trees (oaks, maples, elm, etc.) shall be planted a minimum of 30 feet on center along the right of way. In addition, minimum 24- to 30-inch-tall shrubs shall be planted a minimum of 4 feet off center in a double row; and
11. The development must meet the Highway 400 Corridor guidelines.

Gaines/Nix- Commissioner Fausett opposed the motion

UNFINISHED BUSINESS:

Consideration of 2019 Salary Study (Tabled from the December 5, 2019, Voting Session)

Motion passed 3-1 to table the 2019 Salary Study until the January 16, 2020, Voting Session.

Gaines/Nix- Commissioner Satterfield opposed the motion

Consideration of Request for Impact Fees for Library Materials (Tabled from the December 5, 2019, Voting Session)

Motion passed 4-0 to approve the Request for Impact Fees for Library Materials. Nix/Satterfield

NEW BUSINESS:

Consideration of Revised Dawson County Employee Handbook

Motion passed 4-0 to table the Revised Dawson County Employee Handbook until the January 16, 2020, Voting Session. Fausett/Gaines

Consideration of Sell of Approximately 300 Acres on Dawson Forest Road

Motion passed 3-1 to Approve Sell of Approximately 300 Acres on Dawson Forest Road.

Satterfield/Fausett- Commissioner Nix opposed the motion

Consideration of FY 2020 Public Defender Intergovernmental Agreement Between Dawson and Hall Counties

Motion passed 4-0 to approve the FY 2020 Public Defender Intergovernmental Agreement Between Dawson and Hall Counties. Nix/Satterfield

Consideration of Family Connection Fiscal Agent Request

Motion passed 4-0 to approve the Family Connection Fiscal Agent Request. Gaines/Fausett

Consideration of Zencity Technology Platform Proposal

Motion passed 4-0 to deny the Zencity Technology Platform Proposal. Gaines/Nix

Consideration of Board Appointment:

- **Board of Tax Assessors**
 - Tom Camp or Tim Goodyear- appointment (Term: January 2020 through December 2024)

Motion passed 4-0 to approve the appointment of Tom Camp to the Board of Assessors for a term of January 2020 through December 2024. Nix/Gaines

Consideration of 2020 Board of Commissioners Vice Chair Appointment

Motion passed 3-1 to approve to appoint Commissioner Gaines as the 2020 Board of Commissioners Vice Chair. Thurmond/Nix- Commissioner Gaines abstained

Consideration of RFP #360-19 - Legal Services for Dawson County Constitutional Officers / Elected Officials / County Employees Recommendation

Motion passed 4-0 to approve to extend the current Interim County Attorney agreement with Jarrard & Davis LLP through January 31, 2020. Fausett/Satterfield

PUBLIC COMMENT:

None

ADJOURNMENT:

APPROVE:

ATTEST:

Billy Thurmond, Chairman

Kristen Cloud, County Clerk

**DAWSON COUNTY BOARD OF COMMISSIONERS AND
CITY OF DAWSONVILLE CITY COUNCIL
SPECIAL CALED JOINT MEETING MINUTES – JANUARY 14, 2020
G.L. GILLELAND COUNCIL CHAMBERS ON 2ND FLOOR
5:00 PM**

CALL TO ORDER: Dawsonville Mayor Mike Eason

ROLL CALL: Those present were Dawsonville Mayor Mike Eason; Councilman Caleb Phillips, Post 1; Councilman Stephen Tolson, Post 2; Councilman John Walden, Post 3; Councilman Mark French, Post 4; City Manager Bob Bolz; City Clerk Beverly Banister; City Attorney Paul Mitchell; Dawson County Board of Commissioners Chairman Billy Thurmond; Commissioner Sharon Fausett, District 1; Commissioner Chris Gaines, District 2; Commissioner Tim Satterfield, District 3; County Manager David Headley; Interim County Attorney Sam VanVolkenburgh; County Clerk Kristen Cloud; and interested citizens. District 4 Commissioner Julie Hughes Nix was not present.

INVOCATION AND PLEDGE: Commissioner Gaines and Councilman Tolson, respectively.

ANNOUNCEMENTS:

None

APPROVAL OF AGENDA:

Motion passed unanimously to approve the agenda as presented. Tolson/French

BUSINESS:

***Proposed Transportation Special Purpose Local Option Sales Tax (TSPLOST) Discussion
Possible Projects for Inclusion in the Referendum***

Dawson County Public Works Director David McKee presented Possible Projects for Inclusion in the Referendum on behalf of Dawson County. City Manager Bolz presented Possible Projects for Inclusion in the Referendum on behalf of the City of Dawsonville.

Rate of Tax

Chairman Thurmond announced the Rate of Tax: The TSPLOST, subject to approval in an election to be held on May 19, 2020, shall be imposed at the rate of 1 percent. Dawson County and the City of Dawsonville agree to split the amount collected on the following basis: 91 percent to the county and 9 percent to the city.

Approve TSPLOST Intergovernmental Agreement

Motion passed unanimously to approve the TSPLOST Intergovernmental Agreement.
Satterfield/Walden

County Business: Approve TSPLOST Authorizing Resolution

County Business: Motion passed 4-0 to approve the TSPLOST Authorizing Resolution.
Fausett/Satterfield

City Business: Approve TSPLOST Resolution

City Business: Motion passed 4-0 to approve the TSPLOST Authorizing Resolution.

Tolson/Phillips

ADJOURNMENT:

Motion passed unanimously to adjourn the meeting at approximately 5:35 p.m. Tolson/Gaines

APPROVE:

ATTEST:

Billy Thurmond, Chairman

Kristen Cloud, County Clerk

DRAFT

DAWSON COUNTY REZONING APPLICATION

This portion to be completed by Zoning Administrator

ZA 19-23 Tax Map & Parcel # (TMP): 119 033
Submittal Date: 10.29.19 Time: _____ am/pm Received by: Ugh (staff initials)
Fees Assessed: \$300 Paid: Check Commission District: 3
Planning Commission Meeting Date: December 17, 2019
Board of Commissioners Meeting Date: January 16, 2020

APPLICANT INFORMATION (or Authorized Representative)

Printed Name: Timothy Gren Stowers
Address: _____

Phone: Listed _____ Unlisted _____ Email: Business _____ Personal _____

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

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

I have /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: 10/29/19 Applicant Signature: [Signature]

PROPERTY OWNER/PROPERTY INFORMATION

Name: Mildred Stowers Estate

Street Address of Property being rezoned: 1067 Harmony Church Road, Dawsonville GA 30534

Rezoning from: RA to: RSR Total acreage being rezoned: 10.5

Directions to Property: GA 400 north to Harmony Church Road and turn left. Go to stop sign and turn left into the drive.

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

Current Use of Property: Single family dwelling residence

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 Residential South Commercial East Commercial West Conservatory use

Future Land Use Map Designation: _____

Access to the development will be provided from:

Road Name: Harmony Church Road Type of Surface: Paved

REQUESTED ACTION & DETAILS OF PROPOSED USE

Rezoning to: RSR Special Use Permit for: _____

Proposed Use: Single Family Dwelling Residential Use

Existing Utilities: Water Sewer Gas Electric

Proposed Utilities: Water Sewer Gas Electric

RESIDENTIAL

No. of Lots: 5 Minimum Lot Size: 1.5 (acres) No. of Units: Unknown

Minimum Heated Floor Area: 1500 sq. ft. Density/Acre: _____

Type: Apartments Condominiums Townhomes Single-family Other

Is an Amenity Area proposed: NO; 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 Lim Stewer Date 10/29/19
Witness Jammy Jee Date 10/29/19

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 19-23

TMP#: 119-033

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>119037004</u>	1. <u>Michael Bruce (As Trustee)</u>	<u>929 Harmony Church Road</u>
TMP <u>119036</u>	2. <u>Michael Bruce</u>	<u>839 Harmony Church Road</u>
TMP <u>119035</u>	3. <u>Dawson County</u>	<u>951 Harmony Church Road</u>
TMP <u>119002001</u>	4. <u>Michael Harden</u>	<u>27 Carsons Crrek Dr</u>
TMP <u>119003</u>	5. <u>Lawrence Veloce</u>	<u>1245 Harmony Church Road</u>
TMP <u>119032</u>	6. <u>Hetrip Unit LLC</u>	<u>1128 Harmony Church Road</u>
TMP <u>119030</u>	7. <u>Couch Properties</u>	<u>140 Price Road</u>
TMP <u>119034</u>	8. <u>Bradley Miller</u>	<u>950 Harmony Church Road</u>
TMP <u>119034001</u>	9. <u>Jerry Jackson</u>	<u>948 Harmony Church Road</u>
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: *Tim Stowers*

Applicant Printed Name: Timothy Grrren Stowers

Application Number: _____

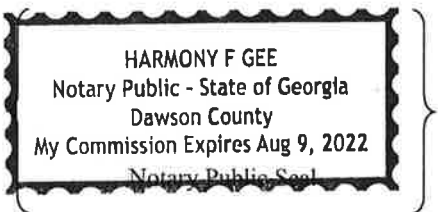
Date Signed: 10-29-19

Sworn and subscribed before me

this 29 day of October, 2019.

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:

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.

N/A

PROPERTY OWNER AUTHORIZATION

I/we, Timothy Grren Stowers (Executor to the Mildred Stowers Estate) _____, hereby swear that I/we own the property located at (fill in address and/or tax map & parcel #):

1067 Harmony Church Road, Dawsonville GA 30534 / 119033

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: Timothy Green Stowers

Signature of applicant or agent: _____ Date: _____

Printed Name of Owner(s): Timothy Grren Stowers (Executor to the Mildred Stowers Estate)

Signature of Owner(s): Tim Stowers Date: 10/29/19

Mailing address: 1067 Harmony Church Road

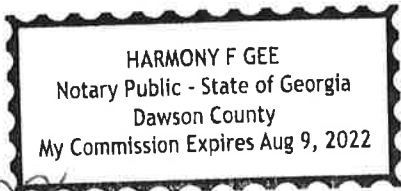
City, State, Zip: Dawsonville, GA 30534

Telephone Number: Listed 770-668-6764
Unlisted _____

Sworn and subscribed before me this 29 day of October, 2019.

Harmony F GEE
Notary Public

My Commission Expires: August 9, 2022



{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.)

DRI INFORMATION

IF YOUR DEVELOPMENT FALLS WITHIN ANY OF THE FOLLOWING THRESHOLDS,
PLEASE ASK PLANNING STAFF FOR DRI REVIEW CHECKLISTS.

**Table 1: Developments of Regional Impact - Tiers and Development Thresholds
Effective January 1, 2005**

Type of Development	Non-metropolitan Regions (Dawson County status eff. 1/2005)
(1) Office	Greater than 125,000 gross square feet
(2) Commercial	Greater than 175,000 gross square feet
(3) Wholesale & Distribution	Greater than 175,000 gross square feet
(4) Hospitals and Health Care Facilities	Greater than 200 new beds; or generating more than 250 peak hour vehicle trips per day
(5) Housing	Greater than 125 new lots or units
(6) Industrial	Greater than 175,000 gross square feet; or employing more than 500 workers; or covering more than 125 acres
(7) Hotels	Greater than 250 rooms
(8) Mixed Use	Gross square feet greater than 125,000 (with residential units calculated at 1800 square feet per unit toward the total gross square footage); or covering more than 40 acres; or if any of the individual uses meets or exceeds a threshold as identified herein
(9) Airports	Any new airport with a paved runway; or runway additions of more than 25% of existing runway length
(10) Attractions & Recreational Facilities	Greater than 1,500 parking spaces or a seating capacity of more than 6,000
(11) Post-Secondary School	New school with a capacity of more than 750 students, or expansion by at least 25 percent of capacity
(12) Waste Handling Facilities	New facility or expansion of use of an existing facility by 50 percent or more
(13) Quarries, Asphalt & Cement Plants	New facility or expansion of existing facility by more than 50 percent
(14) Wastewater Treatment Facilities	New facility or expansion of existing facility by more than 50 percent
(15) Petroleum Storage Facilities	Storage greater than 50,000 barrels if within 1,000 feet of any water supply; otherwise, storage capacity greater than 200,000 barrels
(16) Water Supply Intakes/Reservoirs	New Facilities
(17) Intermodal Terminals	New Facilities
(18) Truck Stops	A new facility with more than three diesel fuel pumps; or containing a half acre of truck parking or 10 truck parking spaces.
(19) Any other development types not identified above (includes parking facilities)	1000 parking spaces

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), Georgia (state)

[Signature]
Signature of Applicant

10-29-19
Date

Tim Stowers
Printed Name

Name of Business

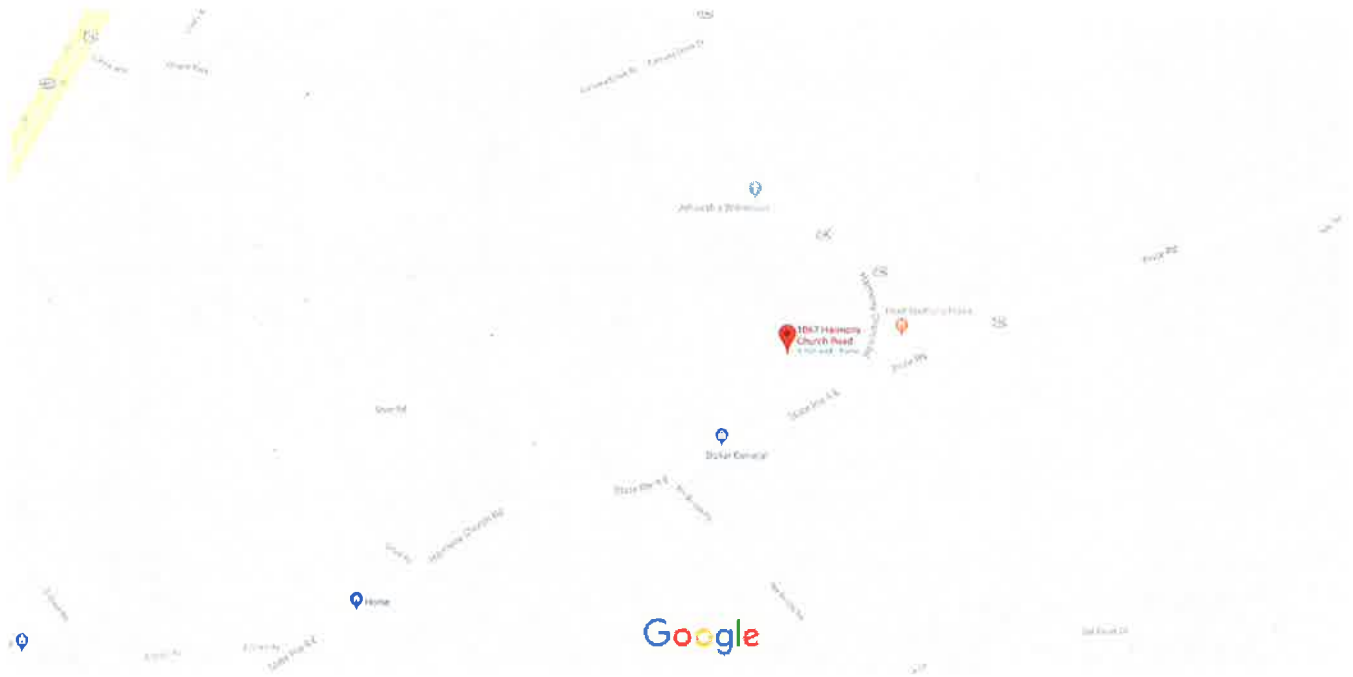
SUBSCRIBED AND SWORN BEFORE ME ON

THIS 29 DAY OF October, 2019

[Signature] Notary Public

My Commission Expires: August 9, 2022

HARMONY F GEE
Notary Public - State of Georgia
Dawson County
My Commission Expires Aug 9, 2022 {Notary Seal}









Map data ©2019 200 ft




1067 Harmony Church Rd

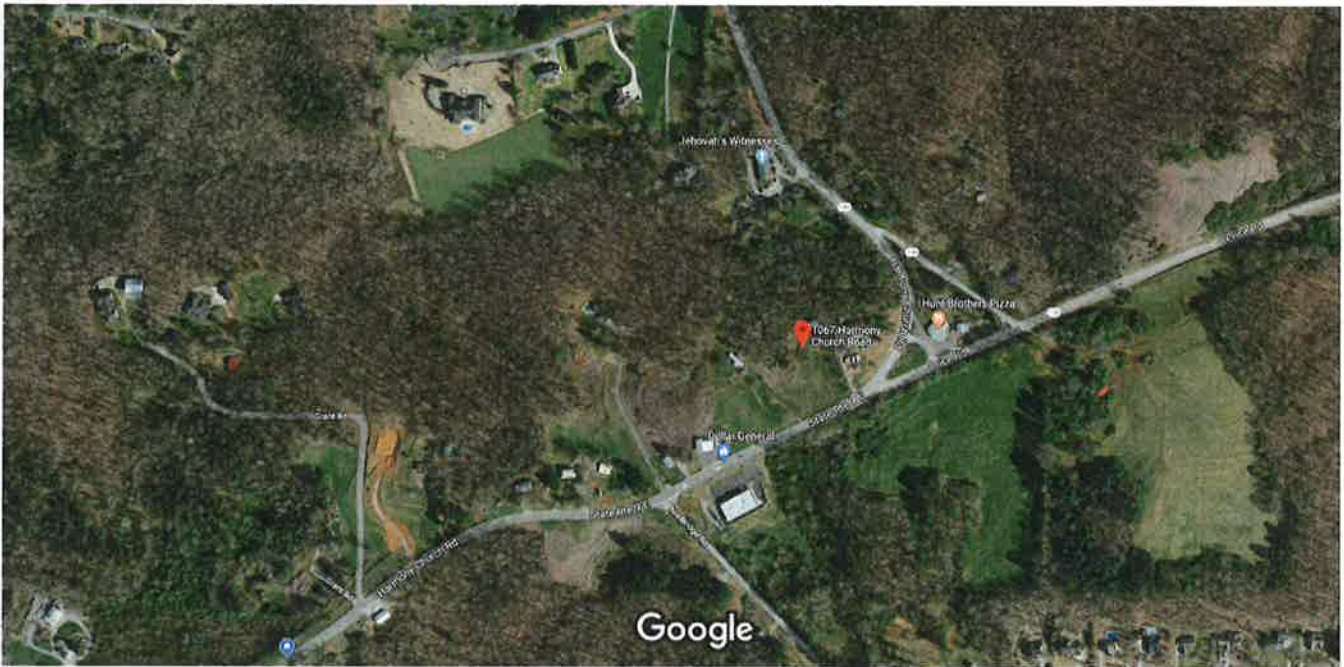
Dawsonville, GA 30534

-  Directions
-  Save
-  Nearby
-  Send to your phone
-  Share

 You visited 2 years ago

 9XQR+28 Broadnax, Georgia

Photos









Imagery ©2019 Google, Imagery ©2019 Maxar Technologies, U.S. Geological Survey, USDA Farm Service Agency, Map data ©2019 200 ft




1067 Harmony Church Rd

Dawsonville, GA 30534

-  Directions
-  Save
-  Nearby
-  Send to your phone
-  Share

 You visited 2 years ago

 9XQR+28 Broadnax, Georgia

Photos

Tim Stowers
1065 Harmony Church Road
Dawsonville GA 30534
10/29/2019

Dawson County Zoning Commission
Planning and Zoning
25 Justice Way
Dawsonville GA 30534

Dear Dawson County Zoning Commission:

This letter is to advise you of my intent to rezone my mother's estate (10.5 acres) from RA to RSR. The reason for this application of rezoning is to complete the process of closing my mother's estate by subdividing her land and deeding it to her heirs. This rezoning request, if approved, will enable me to give my brothers two children 1.9 acres each, my oldest sibling will receive an additional 2.8 acres to go with her 1 acres that my father gave her several years ago and my sister will get the 3 acres that has the family home on it. Thank you in advance for your consideration in this matter.

Sincerely,

Tim Stowers

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

Applicant.....Timothy Stowers

Amendment #ZA 19-23

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

Proposed UseTo sub divide parcel to close out his mother’s estate.

Current ZoningR-A (Residential Agriculture)

Size.....10.05± acres

Location1067 Harmony Church Rd

Tax Parcel119 033

Planning Commission DateDecember 17, 2019

Board of Commission DateJanuary 16, 2020

Applicant Proposal

The applicant is seeking to rezone the property from R-A (Residential Agriculture) to RSR (Residential Sub Rural) for the purpose of dividing the property in accordance with the RSR zoning guidelines so that his Mother’s estate may be closed out.

History and Existing Land Uses

Mr. Stowers’ father acquired the land in 1969 and it has remained in the family’s name since. With the passing of his father, the land was granted to his Mother in 2006. She has since passed as well and Mr. Stowers would like to divide the land amongst the heirs so that the estate can be closed.

Adjacent Land Uses	Existing zoning	Existing Use
North	RSR	Residential
South	C-CB	Commercial

East	C-CB	Commercial
West	R-A	Residential

Development Support and Constraints

Having the land zoned for a Residential Sub-Rural would allow the owner to divide the parcels to the heirs of the estate.

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 –“No comments necessary.”

Environmental Health Department – No comments returned.

Emergency Services – No comments necessary.

Etowah Water & Sewer Authority –Water main is on site at the location however sewer is not.

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 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 (R-A & RSRMM) and commercial.

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.

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 property has been occupied by the owner since it was purchased in 1969.

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.

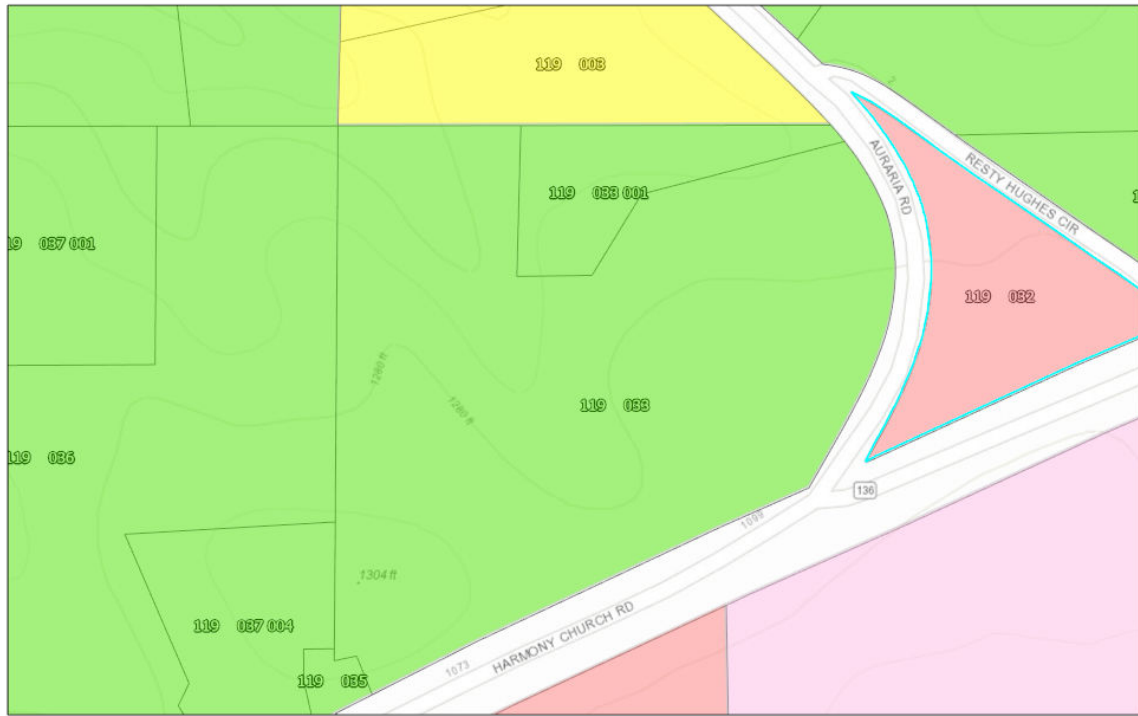
The applicant is looking to divide up the parcel as decreed by his Mother's estate

Pictures of Property:



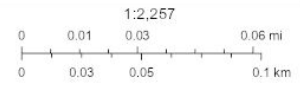
Current Zoning Map:

Dawson County Current Zoning Map



12/9/2019, 1:35:28 PM

Zoning RSR C-CB Parcel
RA VCR



Sources: Esri, HERE, Garmin, Intermap, increment P Corp., GEBCO, USGS.

Planning and Development
Esri, HERE, Garmin, INCREMENT P, USGS, EPA, USDA |

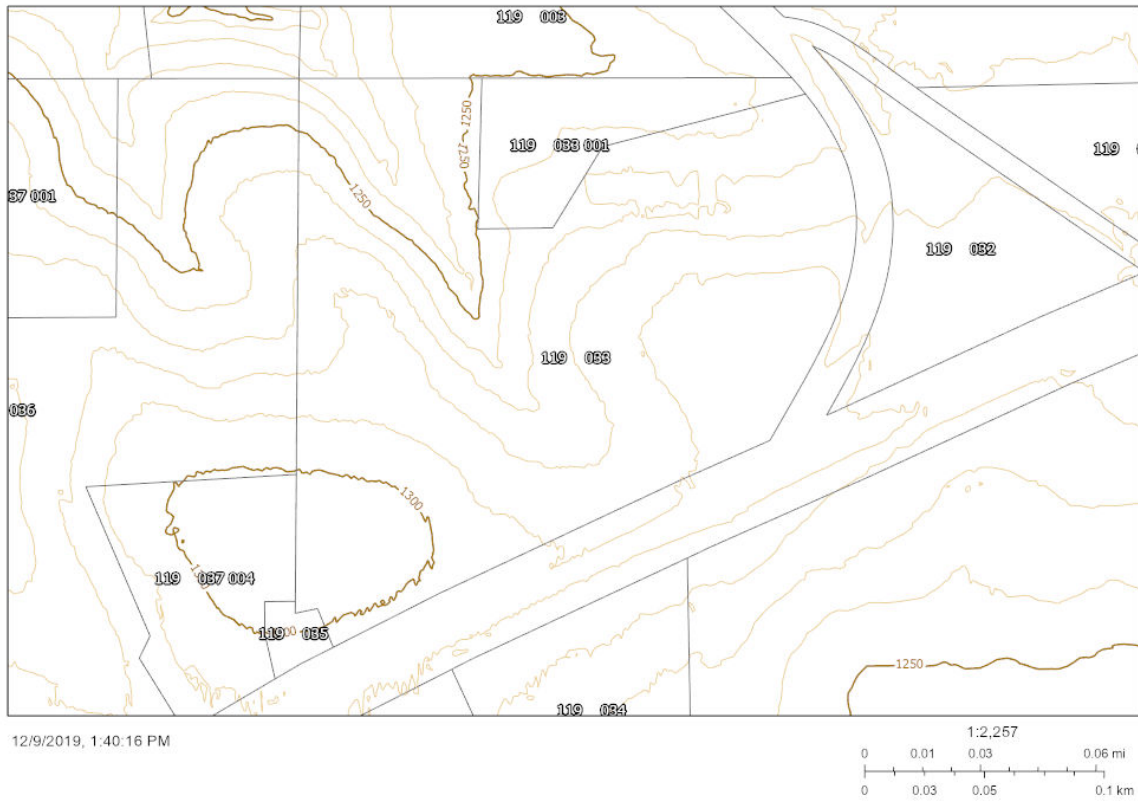
Future Land Use Map:

Future Land Use Map



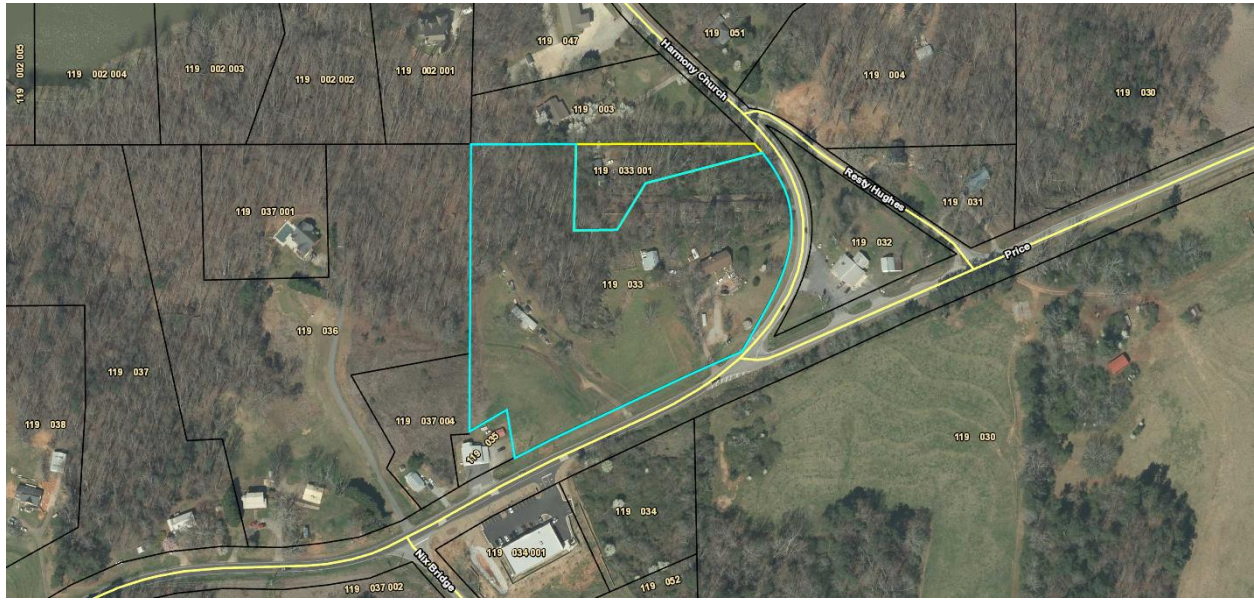
Topography:

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:



DAWSON COUNTY REZONING APPLICATION

This portion to be completed by Zoning Administrator

ZA 19-24 Tax Map & Parcel # (TMP): 092 071
Submittal Date: 11-7-19 Time: 2:34 am/pm Received by: Urgele (staff initials)
Fees Assessed: 300 Paid: Check Commission District: 2
Planning Commission Meeting Date: December 17 2019
Board of Commissioners Meeting Date: TBD

APPLICANT INFORMATION (or Authorized Representative)

Printed Name: Micnele Taber
Address: _____

Phone: Listed _____ Email: Business
Unlisted _____ 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: 11-7-19 Applicant Signature: Micnele Taber

PROPERTY OWNER/PROPERTY INFORMATION

Name: Micnele & Nicholas Taber
Street Address of Property being rezoned: 947 Frank Bruce Road

Rezoning from: RA to: RSR Total acreage being rezoned: 2.67

Directions to Property: Take GA-9 N east, make a right on Frank Bruce Road, property is on the left just after North Seed Tick Road.

Subdivision Name (if applicable): N/A 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 RA South RA East RA West RA

Future Land Use Map Designation: RSR

Access to the development will be provided from:

Road Name: FRANK BRUCE ROAD Type of Surface: Asphalt Pavement

REQUESTED ACTION & DETAILS OF PROPOSED USE

Rezoning to: RSR Special Use Permit for: _____

Proposed Use: Residential

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: _____

9 NOV 7 2:34 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 Michelle Tau

Date 11-7-19

Witness Jenny Lee

Date 11-7-19

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.

NOV 7 2:34PM

ZA _____

TMP#: _____

List of Adjacent Property Owners

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

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

	<u>Name</u>	<u>Address</u>
TMP 093 004	1. TURNER PROPERTY HOLDINGS LLP	FRANK BRUCE ROAD
TMP 092 072	2. KRISTA & JONATHAN HILL	W N. SEED TICK RD.
TMP 092 068	3. DOROTHY & ROBERT THOMAS	112 WILDER RD.
TMP 092 001	4. DOROTHY & ROBERT THOMAS	890 FRANK BRUCE ROAD
TMP 092 070	5. CAROL GARRETT	944 FRANK BRUCE ROAD
TMP 092 066	6. MICHAEL & ROBIN MARAUSZNSKI	89 N. SEED TICK ROAD
TMP _____	7. _____	_____
TMP _____	8. _____	_____
TMP _____	9. _____	_____
TMP _____	10. _____	_____
TMP _____	11. _____	_____
TMP _____	12. _____	_____
TMP _____	13. _____	_____
TMP _____	14. _____	_____
TMP _____	15. _____	_____

Use additional sheets if necessary.

19NOV 7 2:34PM

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: Michele Taber

Applicant Printed Name: Michele Taber

Application Number: _____

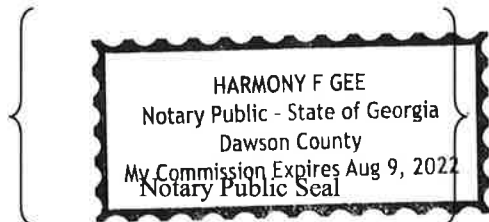
Date Signed: 11/7/19

Sworn and subscribed before me

this 7 day of November, 2019.

Notary Public

My Commission Expires: August 9, 2022



19NOV 7 2:34PM

JIA

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.

19 NOV 7 2:34 PM

PROPERTY OWNER AUTHORIZATION

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

947 FRANK BRUCE RD, DAWSONVILLE

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: _____

Signature of applicant or agent: _____ Date: _____

Printed Name of Owner(s): Michele & Nicholas Taber

Signature of Owner(s): Nicholas Taber Date: 11/7/19

Mailing address: 441 Brights Way

City, State, Zip: DAWSONVILLE GA 30534

Telephone Number: Listed 078-575-4091
Unlisted _____

Sworn and subscribed before me this 7 day of November, 2019.

[Signature]
Notary Public

My Commission Expires: August 9, 2020

{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.)

19NOV 7 2:34PM

DRI INFORMATION

IF YOUR DEVELOPMENT FALLS WITHIN ANY OF THE FOLLOWING THRESHOLDS,
PLEASE ASK PLANNING STAFF FOR DRI REVIEW CHECKLISTS.

**Table 1: Developments of Regional Impact - Tiers and Development Thresholds
Effective January 1, 2005**

Type of Development	Non-metropolitan Regions (Dawson County status eff. 1/2005)
(1) Office	Greater than 125,000 gross square feet
(2) Commercial	Greater than 175,000 gross square feet
(3) Wholesale & Distribution	Greater than 175,000 gross square feet
(4) Hospitals and Health Care Facilities	Greater than 200 new beds; or generating more than 250 peak hour vehicle trips per day
(5) Housing	Greater than 125 new lots or units
(6) Industrial	Greater than 175,000 gross square feet; or employing more than 500 workers; or covering more than 125 acres
(7) Hotels	Greater than 250 rooms
(8) Mixed Use	Gross square feet greater than 125,000 (with residential units calculated at 1800 square feet per unit toward the total gross square footage); or covering more than 40 acres; or if any of the individual uses meets or exceeds a threshold as identified herein
(9) Airports	Any new airport with a paved runway; or runway additions of more than 25% of existing runway length
(10) Attractions & Recreational Facilities	Greater than 1,500 parking spaces or a seating capacity of more than 6,000
(11) Post-Secondary School	New school with a capacity of more than 750 students, or expansion by at least 25 percent of capacity
(12) Waste Handling Facilities	New facility or expansion of use of an existing facility by 50 percent or more
(13) Quarries, Asphalt & Cement Plants	New facility or expansion of existing facility by more than 50 percent
(14) Wastewater Treatment Facilities	New facility or expansion of existing facility by more than 50 percent
(15) Petroleum Storage Facilities	Storage greater than 50,000 barrels if within 1,000 feet of any water supply; otherwise, storage capacity greater than 200,000 barrels
(16) Water Supply Intakes/Reservoirs	New Facilities
(17) Intermodal Terminals	New Facilities
(18) Truck Stops	A new facility with more than three diesel fuel pumps; or containing a half acre of truck parking or 10 truck parking spaces.
(19) Any other development types not identified above (includes parking facilities)	1000 parking spaces

NOV 7 2:34pm

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.

 p 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)
Michele Taber (Signature of Applicant) November 7, 2019 (Date)

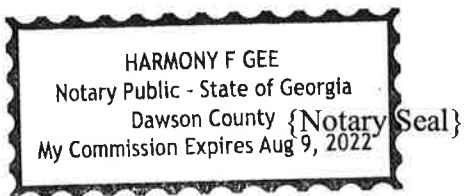
Michele Taber (Printed Name) _____ (Name of Business)

SUBSCRIBED AND SWORN BEFORE ME ON

THIS 7 DAY OF November, 2019

Harmony F. GEE Notary Public

My Commission Expires August 9, 2020



19 NOV 7 2:34 PM

APPLICATION PROCESSING: STAFF USE ONLY

ZA _____ Applicant Name: _____

Application Fee: \$ _____

IF APPLICABLE:

- Legal Advertisement Submitted to Newspaper Date: _____
- Planning Commission & Board of Commissioners Packets Delivered Date: _____
- Application Posted on County Website Date: _____
- Adjacent Property Owner Notices Mailed Date: _____
- Interdepartmental Forms Submitted for Review Date: _____
- Department of Transportation Notified Date: _____
- Georgia Mountains Notified (DRI) Date: _____
- Public Notice Signs on Property Verified Date: _____
- Approval or Denial Form placed in folder Date: _____
- Applicant Notified of Final Action Date: _____
- Approval or Denial Form to Office Manager/Building Official/Marshal Date: _____
- Rezoning Change Form to Director Date: _____
- Zoning Map Amended Date: _____
- Change Zoning in EnerGov by Parcel Date: _____
- Planning Commission Meeting Minutes placed in folder Date: _____
- Board of Commission Meeting Minutes placed in folder Date: _____

Planning Commission & Board of Commissioners Actions

PC Recommendation Date: _____ Approval Approval w/stipulations Denial

BOC Decision Date: _____ Approval Approval w/stipulations Denial

NOV 7 2:34PM

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
11474 Year-Bill No 2019 - 11207	092 071 / 001 LL 315 LD 13N-1 FMV: \$174,100.00	1,662.10	0.00 Fees 0.00	0.00	1,662.10	1,662.10	0.00
						Paid Date 10/21/2019 11:38:36	Current Due 0.00
Transactions:	11474 - 11474 Totals	1,662.10	0.00	0.00	1,662.10	1,662.10	0.00

Paid By :

PUTNAM MICHAEL J & LYNNE R
 2142 FRANK BRUCE RD
 DAWSONVILLE, GA 30534

LAW OFFICE OF SHELLY
 TOWNLEY MARTIN LLC
 133 PROMINENCE COURT STE
 110
 DAWSONVILLE, GA 30534

Check No 2120
 Charge Acct

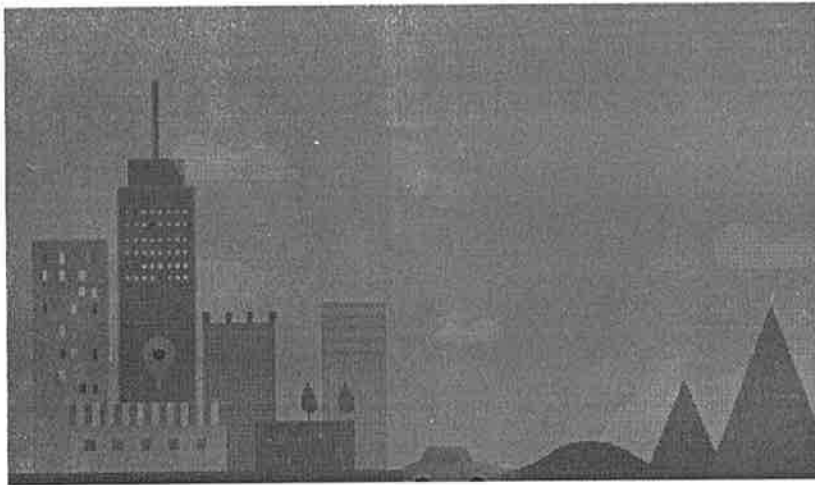
Cash Amt: 0.00
 Check Amt: 1,662.10
 Charge Amt: 0.00
 Change Amt: 0.00
 Refund Amt: 0.00
 Overpay Amt: 0.00

19NOV 7 2:34PM

Google Maps 947 Frank Bruce Rd



Map data ©2019 200 ft



947 Frank Bruce Rd

Dawsonville, GA 30534

- 
Directions
- 
Save
- 
Nearby
- 
Send to your
phone
- 
Share

19 NOV 7 2:33 PM



Michele Taber <michele@taberresidential.com>

Re-Zoning 947 Frank Bruce Road

1 message

Ringle, Bill <Bill.Ringle@dph.ga.gov>
To: Harmony Gee <hgee@dawsoncounty.org>
Cc:

Wed, Nov 6, 2019 at 2:38 PM

Harmony,

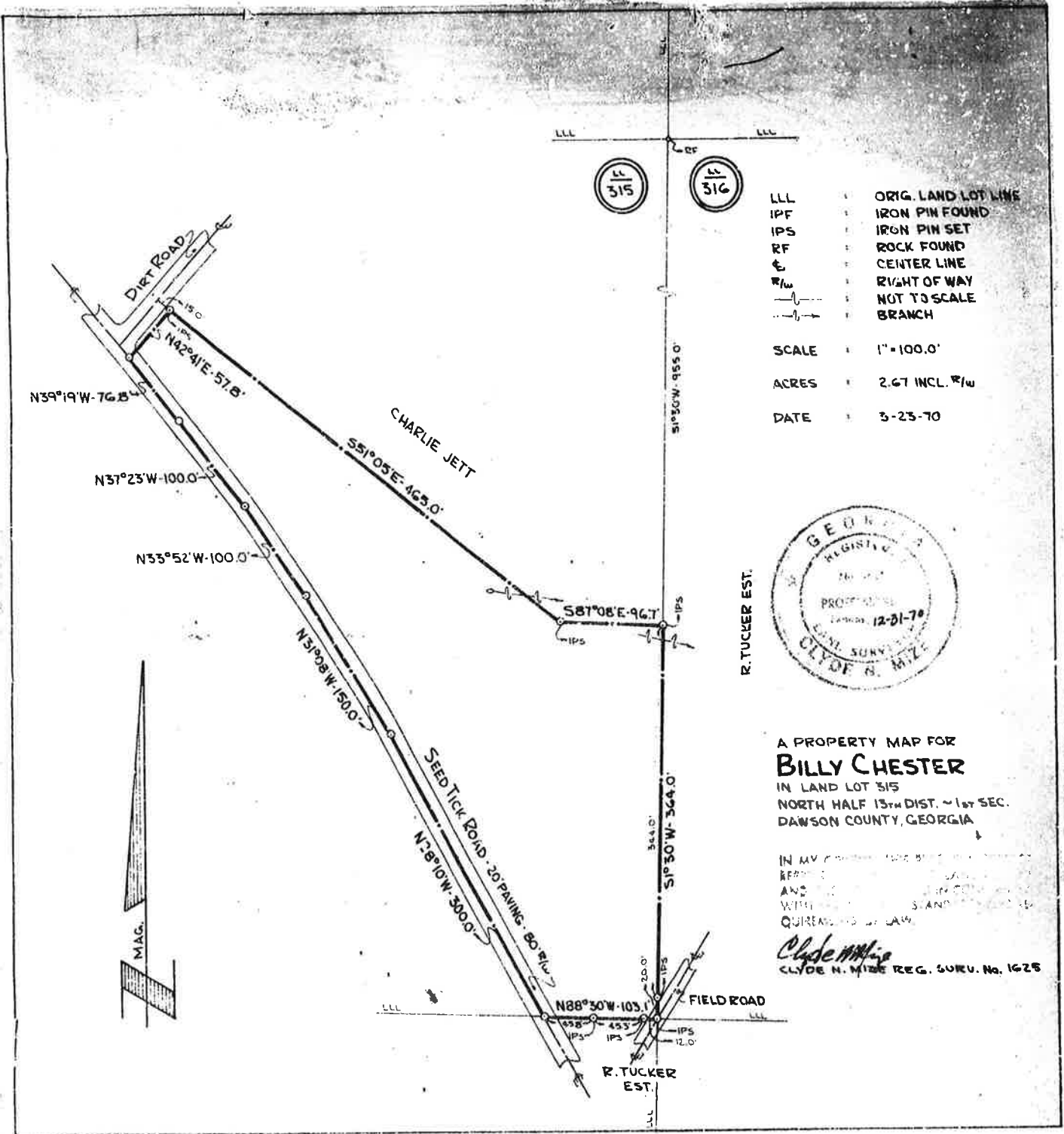
Michele Taber at the subject location has requested a statement from us about the possibility of dividing off 1.0 acre of land for the future purpose of building a home (re-zoning from an RA designation to an RSR).

The Dawson County Board of Health minimum lot size requirement for a property that is served by public water is .75 acre. The 1.0 acre will exceed those requirements. We cannot say for sure that we can issue a septic system construction permit for this lot until a level III soil survey has been performed, and a site evaluation of the property results in approval.

Don't 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



LLL = ORIG. LAND LOT LINE
 IPF = IRON PIN FOUND
 RF = ROCK FOUND
 CL = CENTER LINE
 R/W = RIGHT OF WAY
 --- = NOT TO SCALE
 --- = BRANCH
 SCALE = 1" = 100.0'
 ACRES = 2.67 INCL. R/W
 DATE = 3-23-70



A PROPERTY MAP FOR
BILLY CHESTER
 IN LAND LOT 515
 NORTH HALF 13TH DIST. - 1ST SEC.
 DAWSON COUNTY, GEORGIA

IN MY OFFICE THE SEALS OF THE SURVEYOR
 AND THE REGISTERED PROFESSIONAL SURVEYOR
 AND THE REGISTERED PROFESSIONAL SURVEYOR
 WITH THE STATE OF GEORGIA AND THE
 REQUIREMENTS OF LAW.
Clyde H. Mize
 CLYDE H. MIZE REG. SURV. No. 1625

*Filed & Recorded
 March 25, 1970*

Boyd Madson, L.S.C.

19 NOV 7 2:34 PM



Michele Taber
Dawsonville, Ga 30534
November 6, 2019

Harmony Gee
Dawson County Planning and Development
25 Justice Way Suite
Dawsonville, GA 30534

Dear Harmony:

It is my intention to divide the property into two 1.3 acre lots in accordance with the RSR zoning guidelines.

Sincerely,



Michele Taber

19 NOV 7 2:34PM

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

Applicant.....Michele Taber

Amendment #ZA 19-24

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

Proposed UseTo sub divide parcel

Current ZoningR-A (Residential Agriculture)

Size.....2.67± acres

Location947 Frank Bruce Rd

Tax Parcel092 071

Planning Commission DateDecember 17, 2019

Board of Commission DateJanuary 16, 2020

Applicant Proposal

The applicant is seeking to rezone the property from R-A (Residential Agriculture) to RSR (Residential Sub Rural) for the purpose of dividing the property in accordance with the RSR zoning guidelines.

History and Existing Land Uses

Ms. Taber and her husband acquired the property earlier this year and wish to divide it into two 1.3 acre lots in accordance with the RSR zoning guidelines.

Adjacent Land Uses	Existing zoning	Existing Use
North	R-A	Residential
South	R-A	Residential
East	R-A	Residential
West	R-A	Residential

Development Support and Constraints

Having the land zoned for a Residential Sub-Rural would allow the owner to divide the parcels.

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 –“No comments necessary.”

Environmental Health Department – No comments returned.

Emergency Services – No comments necessary.

Etowah Water & Sewer Authority –There is no water main on Frank Bruce Road. There is an 8” water main on North Seed Tick across the property corner.

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 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 (R-A)
- 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.

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 property has been occupied off and on since it was built (approximately 1970).

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 is looking to divide up the parcel and develop the second 1.3 acre lot for a residential single family home.

Pictures of Property:



Current Zoning Map:

Dawson County Current Zoning Map



12/9/2019, 2:49:10 PM

Zoning Parcel
RA

1:2,257
0 0.01 0.03 0.06 mi
0 0.03 0.05 0.1 km

Sources: Esri, HERE, Garmin, Intermap, increment P Corp., GEBCO, USGS,

Planning and Development
Esri, HERE, Garmin, INCREMENT P, USGS, EPA, USDA |

Future Land Use Map:

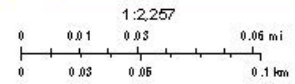
Future Land Use Map



December 9, 2019

FLU

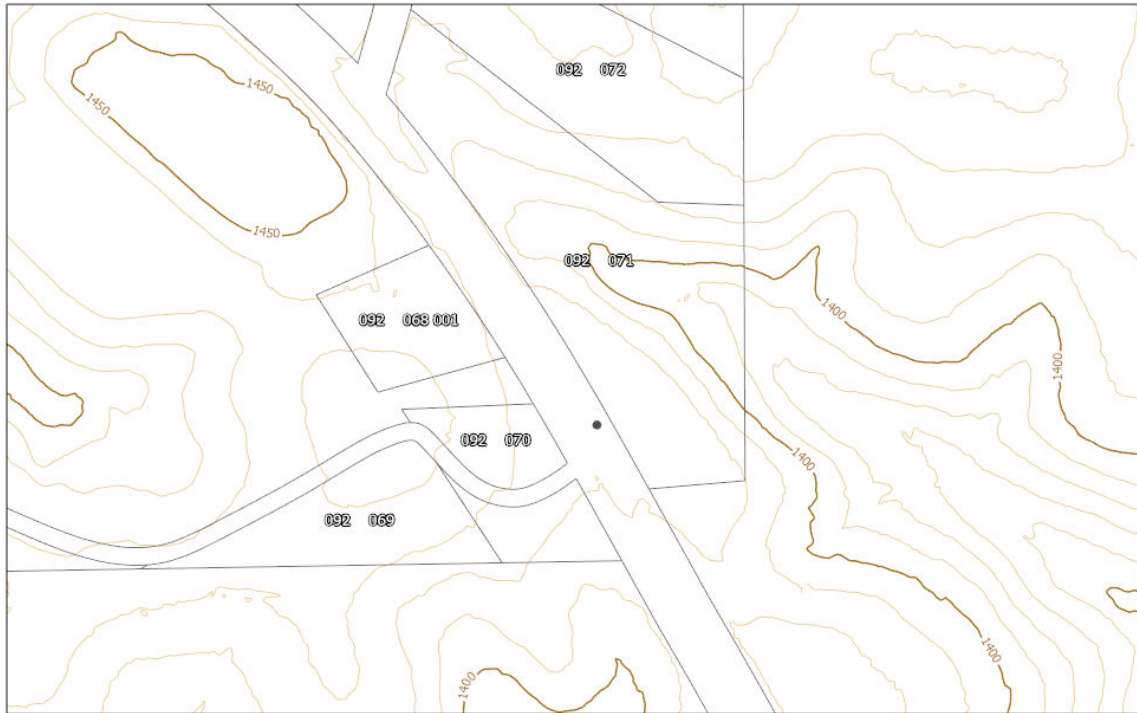
■ SRR



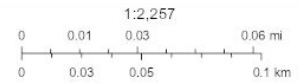
Sources: Esri, HERE, DeLorme, Intermap, increment P Corp., GEBCO, USGS

Topography:

Topo Map

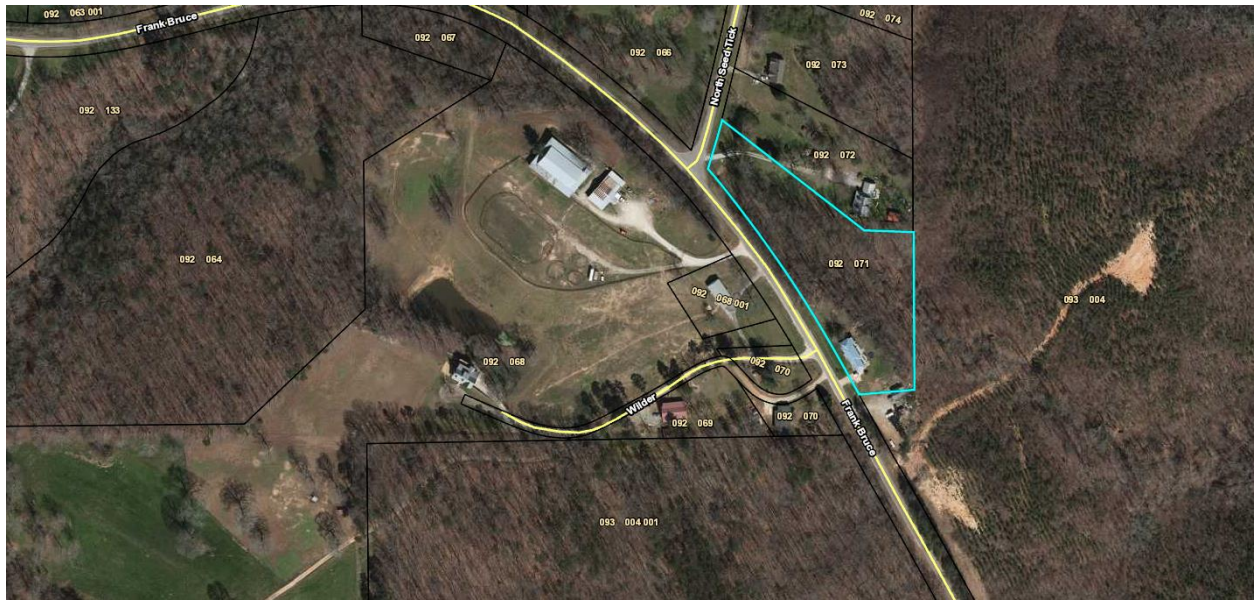


12/9/2019, 2:54:02 PM



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:





DAWSON COUNTY BOARD OF COMMISSIONERS AGENDA FORM

Department: Human Resources

Work Session: 11.21.19

Prepared By: Brad Gould

Voting Session: 12.05.19

Presenter: Dr. Donald Long, Management Advisory Group
X

Public Hearing: Yes No

Agenda Item Title: Presentation of 2019 Salary Study

Background Information:

RFP to complete a salary study was voted on and awarded to Management Advisory Group (MAG) in July 2019.

Current Information:

Dr. Long from MAG to present the 2019 final salary study to BOC for board's review and questions.

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

Fund	Dept.	Acct No.	Budget	Balance	Requested	Remaining

Recommendation/Motion:

Department Head Authorization: BGould

Date: 11.13.19

Finance Dept. Authorization: Vickie Neikirk

Date: 11/13/19

County Manager Authorization: DH

Date: 11/13/19

County Attorney Authorization:

Date:

Comments/Attachments:



Presentation



Compensation and Classification Study

December 19, 2019

Study Goals and Objectives

- ✓ Perform a Compensation/Classification study for all County positions.
- ✓ Compare compensation to relevant labor markets/competitors.
- ✓ Ensure that positions performing similar work with essentially the same level of complexity, responsibility, and knowledge, are classified together.
- ✓ Develop a competitive classification and compensation structure.
- ✓ Scope includes approximately 333 positions in 139 job titles.



Methodology



MAG's Review of Markets

- ALPHARETTA
- BARROW COUNTY
- BARTOW COUNTY
- CHEROKEE COUNTY
- COBB COUNTY
- CUMMING
- DAWSON COUNTY SCHOOLS
- DAWSONVILLE
- DUNWOODY
- FORSYTH COUNTY
- GILMER COUNTY
- GWINNETT COUNTY
- HALL COUNTY
- JACKSON CREEK
- JOHNS CREEK
- PICKENS COUNTY
- SANDY SPRINGS



Market Relationship...

Overall Comparison to Minimums: -9.61%

Overall Comparison to Midpoints: -9.51%

Overall Comparison to Maximums: -7.43%

Examples of “Lagging” (double digits): Administrative Specialist
HR Assistant
Crew Leader
Building Maintenance Supervisor
Accountant
Field Supervisor
IT Coordinator
Fire and Sheriff mid level jobs
County Manager



Recommendations

- ✓ Unified Plan created for all position titles.
- ✓ Open ranges are recommended due to increasingly “best practice”.
- ✓ MAG recommends setting the ranges at 55%, (minimum to maximum).
- ✓ There is 5% between proposed grades.
- ✓ Results:
 - ✓ Establish a competitive position overall and for all jobs.
 - ✓ Make the entry levels competitive at the selected market position.
 - ✓ Bring the ranges in line with the selected market position.



Implementation

- ✓ The recommended implementation target date is set at January 1, 2020.
- ✓ First action step is to ensure employees are brought to range minimums.
- ✓ Second action step is to provide in-range equity adjustments.
- ✓ Equity adjustments are based on promotion dates provided.
- ✓ Implementation Options on the following pages:



Estimated Annualized Costs Calculations at 100% (Average) of overall market data)

Total of 333 Positions	Annualized Impact
Adjustment to Minimums (106 people)	\$ 248,166
Employee equity adjustments based on promotion date (141 people)	\$ 325,839
Total Annualized Adjustments (\$10k max unless more is needed to reach minimum)	\$ 574,004
Number of people with adjustments of any kind (not adjusted: 147)	186
Change in Total Payroll for included positions	4.29 %



Estimated Annualized Costs

Calculations at 105% of Market Average (average of competitors to the south of Dawson County)

Total of 333 Positions	Annualized Impact
Adjustment to Minimums (156 people)	\$ 488,930
Employee equity adjustments based on promotion date (191 people)	\$ 506,090
Total Annualized Adjustments (\$10k max unless more is needed to reach minimum)	\$ 995,020
Number of people with adjustments of any kind (not adjusted: 81)	252
Change in Total Payroll for included positions	7.44%



Estimated Annualized Costs

Calculations at 110% of Market Average (establishes market leadership)

Total of 333 Positions	Annualized Impact
Adjustment to Minimums (221 people)	\$ 855,237
Employee equity adjustments based on promotion date (215 people)	\$ 657,250
Total Annualized Adjustments (\$10k max unless more is needed to reach minimum)	\$1,512,487
Number of people with adjustments of any kind (not adjusted: 39)	294
Change in Total Payroll for included positions	11.31%



Transition Plan

Next steps include the following:

- ✓ Adopt the new compensation plan structure and ranges.
- ✓ Adopt the classification levels.
- ✓ Administrative assignment of incumbents to classifications.
- ✓ Implement new structure and equity adjustments effective January 1, 2020.





DAWSON COUNTY BOARD OF COMMISSIONERS AGENDA FORM

Department: Human Resources

Work Session: 10/03/19

Prepared By: Lisa Green

Voting Session: 10/17/19

Presenter: Lisa Green

Public Hearing: Yes No

Agenda Item Title: Presentation of Dawson County Employee Handbook

Background Information:

Our current revision of the Dawson County Handbook was from 2015 and it was past due to revise this handbook.

Current Information:

With the assistance of department heads, elected officials and employees, we have developed a handbook that flows and is easily understood. We have revamped and updated each chapter, which includes some soft benefits for our employees. The request is to present the handbook at the work session on 10/03/19 and for BOC consideration on 10/17/19, with an effective date of January 1, 2020. This will allow enough time for Human Resources to work with our database team, Smart Fusion CSI (Computer, Software, Innovations), to make the necessary changes in our current system.

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

Fund	Dept.	Acct No.	Budget	Balance	Requested	Remaining

Recommendation/Motion: _____

Department Head Authorization: LISA GREEN/HR DIRECTOR

Date: 09/24/2019

Finance Dept. Authorization: Vickie Neikirk

Date: 9/25/19

County Manager Authorization: DH

Date: 9/25/19

County Attorney Authorization: _____

Date: _____

Comments/Attachments:



DAWSON COUNTY BOARD OF COMMISSIONERS AGENDA FORM

Department: Elections

Work Session: 12/19/19

Prepared By: Vickie Neikirk

Voting Session: 1/16/20

Presenter: Vickie Neikirk

Public Hearing: Yes _____ No x

Agenda Item Title: 2020 Qualifying Fees

Background Information:

The County governing authority is required to set and publish the qualifying fees for elected county offices. Those Dawson County offices are Commissioners, Sheriff, Tax Commissioner, Superior Court Clerks, Magistrates, Probate Judges, Coroners, County school board members and surveyors. These fees have to be adopted and published prior to Feb. 1, 2020.

Current Information:

13 local offices will be voted on in 2020. They are County Commissioner, District 2 and 4; Board of Education-Districts 1, 2 and 4; Sheriff; Clerk of Superior Court; Judge of Probate Court; Chief Magistrate Judge; Surveyor; Coroner; Tax Commissioner; and County Commission Chairperson.

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

Fund	Dept.	Acct No.	Budget	Balance	Requested	Remaining

Recommendation/Motion: Commission approves the qualifying fees for 2020 as presented

Department Head Authorization: _____

Date: _____

Finance Dept. Authorization: Vickie Neikirk

Date: 12/02/19

County Manager Authorization: DH

Date: 12/09/19

County Attorney Authorization: _____

Date: _____

Comments/Attachments:

Fee schedule for 2020 offices up for election is attached.

<u>Office</u>	<u>Fee</u>
Sheriff	1,779.86
Probate	1,491.65
Tax Commissioner	1,491.65
Magistrate	1,491.65
County Commissioner	288.00
Chairman	360.00
County Surveyor	10.00
Coroner	108.00
B of Education Dist 1	99.00
B of Education Dist 2	99.00
B of Education Dist 4	99.00
Clerk of Court	1,491.65

**RESOLUTION OF THE BOARD OF COMMISSIONERS OF DAWSON COUNTY
FIXING THE QUALIFYING FEES FOR COUNTY OFFICES FOR 2020 ELECTIONS**

WHEREAS, O.C.G.A. § 21-2-131 requires the county governing authority to fix and publish the qualifying fee for each county office to be filled in an upcoming election; and

WHEREAS, the qualifying fee shall be three percent (3%) of the minimum salary for the officers of the Clerk of the Superior Court, Judge of the Probate Court, Sheriff, Tax Commissioner, Magistrate, and members of the county governing authority exclusive of supplements, cost of living increases and longevity increases; and

WHEREAS, the qualifying fee shall be three percent (3%) of the total gross salary of the office paid in the preceding calendar year including all supplements authorized by law if the office is a salaried office for other county offices.

NOW, THEREFORE, the Board of Commissioners of Dawson County hereby fixes the qualifying fees for the year 2020 elections as follows:

<u>Office</u>	<u>Qualifying Fee</u>
Sheriff	1,779.86
Probate	1,491.65
Tax Commissioner	1,491.65
Magistrate	1,491.65
County Commissioner	288.00
Chairman	360.00
County Surveyor	10.00
Coroner	108.00
Board of Education Dist 1	99.00
Board of Education Dist 2	99.00
Board of Education Dist 4	99.00
Clerk of Court	1,491.65

This _____ day of _____, 2020.

**DAWSON COUNTY BOARD
OF COMMISSIONERS**

ATTEST:

By: _____
Billy Thurmond, Chairman

By: _____
Kristen Cloud, County Clerk

VOTE: Yes _____
No _____

Dawson County Proposed Benefit Plan

Summary of Estimated Plan Costs

		UER Rule of 80 min age of 55 (Actives, Vested Terms and Retirees)
1 Estimated increase in Actuarial Accrued Liability as of 1/1/2019	\$	1,208,900
2 Estimated Amortization of Net Plan Changes as a Level Percentage of Future Compensation		80,200
3 Estimated increase in Normal Cost Due to Plan Change for 2019		14,100
4 Estimated increase in Term Cost for 2019		-
5 Covered Payroll for 2018	\$	2,909,037

Required Contributions Based on 2018 Changes to the Valuation Report

6 Required Employer Contribution Prior to Proposed Plan Change	\$	125,000
Estimated Employee Contribution Prior to Proposed Plan Change		-
Required Contribution Prior to Proposed Plan Change		125,000
<i>- Employer contribution as a percent of payroll</i>		4.3%
7 Required Employer Contribution After Proposed Plan Change	\$	219,300
Estimated Employee Contribution After Proposed Plan Change		-
Required Contribution After Proposed Plan Change		219,300
<i>- Employer contribution as a percent of payroll</i>		7.5%

Recommended Contributions Based on 2018 Changes to Valuation Report

8 Recommended Employer Contribution Prior to Proposed Plan Change	\$	125,700
Estimated Employee Contribution Prior to Proposed Plan Change		-
Recommended Contribution Prior to Proposed Plan Change	\$	125,700
<i>- Employer contribution as a percent of payroll</i>		4.3%
9 Recommended Employer Contribution After Proposed Plan Change	\$	225,600
Estimated Employee Contribution After Proposed Plan Change		-
Recommended Contribution After Proposed Plan Change	\$	225,600
<i>- Employer contribution as a percent of payroll</i>		7.8%

Note: 1) The results shown above are based on 1/1/2019 data provided by the Dawson County.

2) Required and Recommended Contributions based on changes that were implemented in the 2019 valuation report.

3) If the proposed plan amendment is adopted, the full increase in the actuarial accrued liability will be recognized in the GASB 68 annual pension expense.

**Dawson County
Defined Benefit Pension Plan**

Proposed Actuarial Assumptions

Annual Investment Return 7.00%

Future Salary Increases 5.00% per year with an age based scale as follows:

<u>Age</u>	<u>Salary Increase</u>
Under 30	5.00% rate plus 1.00%
30 - 39	5.00% rate plus 0.50%
40 - 49	5.00% rate less 0.50%
50 or more	5.00% rate less 1.00%

Mortality RP-2000 projected with Scale AA to 2019

Termination Vaughn Select and Ultimate Table through age 54.
Sample rates as follows:

<u>Age</u>	<u>Years of Employment</u>			
	<u>1</u>	<u>2</u>	<u>3</u>	<u>4 or more</u>
25	27.8%	22.5%	18.5%	13.6%
35	23.8%	17.8%	13.8%	7.9%
45	19.8%	14.1%	10.1%	5.5%
55	0.0%	0.0%	0.0%	0.0%

<u>Age</u>	<u>If Eligible for Unreduced</u>	<u>All Others</u>
Ages 55 to 60	20.0%	10.0%
Ages 61 to 64	20.0%	20.0%
Ages 65 to 69	30.0%	30.0%
Age 70	100.0%	100.0%

Actuarial Cost Method Entry Age Normal: A method under which the actuarial present value of the projected benefits of each individual included in an actuarial valuation is allocated on a level basis over the service of the individual between entry age and assumed exit ages(s).

Cost of Living Adjustment None