

**DAWSON COUNTY BOARD OF COMMISSIONERS  
VOTING SESSION AGENDA - THURSDAY, JULY 18, 2019  
DAWSON COUNTY GOVERNMENT CENTER ASSEMBLY ROOM  
25 JUSTICE WAY, DAWSONVILLE, GEORGIA 30534  
6:00 PM**

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**A. ROLL CALL**

**B. OPENING PRESENTATION**

Proclamation- Recognition of the Dawson County 7&8 Softball Dizzy Dean State Championship Team

**C. INVOCATION**

**D. PLEDGE OF ALLEGIANCE**

**E. ANNOUNCEMENTS**

**F. APPROVAL OF MINUTES**

Minutes of the Work Session held on July 2, 2019

Minutes of the Voting Session held on July 2, 2019

**G. APPROVAL OF AGENDA**

**H. PUBLIC COMMENT**

**I. ZONING**

1. ZA 19-05 – Dawson Village Partners requests rezoning of property located at TMP 112-019, 113-057-002, 112-109, 104-065, 104-028, 104-029 and 112-018 from CHB (Commercial Highway Business), RA (Residential Agriculture), RPC (Residential Planned Community), CPCD (Commercial Planned Community Development) and COI (Commercial Office / Institution) to Mixed Use Village. *(Tabled from the June 20, 2019, Voting Session. 2nd of 2 public hearings; 1st public hearing was held May 16, 2019)*

**J. NEW BUSINESS**

1. Consideration of Request for Sheriff's Office Compensation

2. Consideration of Board Appointment:

**a. Library Board**

i. Carroll L. Turner- *replacing Duane Wallace* (Term: July 2019 through June 2023)

**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**

**IN RECOGNITION OF THE  
DAWSON COUNTY  
7&8 SOFTBALL DIZZY DEAN  
STATE CHAMPIONSHIP TEAM**

**PROCLAMATION**

WHEREAS, Dawson County 7&8 All-Star Softball Team consists of young ladies who live and attend school in Dawson County;

WHEREAS, they worked diligently throughout the late winter and all of spring and early summer to prepare themselves for competition;

WHEREAS, they have represented Dawson County wonderfully with not only athletic achievement but with dignity and sportsmanship. They represented Dawson County in the District Tournament held in Hall County, where they won the Dizzy Dean District 6 Championship. They then traveled to the Dizzy Dean State Tournament in Carrolton, where they battled hard and brought home the state championship trophy to Dawson County;

WHEREAS, the Dawson County Board of Commissioners commends the Dawson County 7&8 All-Star Softball Team for its talents, dedication, hard work and congratulates the team on its accomplishments;

WHEREAS, the Dawson County Board of Commissioners does hereby bestow its best wishes for continued success in all future endeavors to these young ladies and knows that the future of softball in Dawson County is very bright;

NOW, THEREFORE, the Dawson County Board of Commissioners does hereby proclaim  
July 18, 2019, as

Dawson County 7&8 Softball All-Stars Day

Attest:

\_\_\_\_\_  
Billy Thurmond, Chairman

\_\_\_\_\_  
Kristen Cloud, County Clerk





**Item Attachment Documents:**

Minutes of the Work Session held on July 2, 2019

**DAWSON COUNTY BOARD OF COMMISSIONERS  
WORK SESSION MINUTES – JULY 2, 2019  
DAWSON COUNTY GOVERNMENT CENTER ASSEMBLY ROOM  
25 JUSTICE WAY, DAWSONVILLE, GEORGIA 30534  
4:00 PM**

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*Those present were Chairman Thurmond; Commissioner Fausett, District 1; Commissioner Gaines, District 2; Commissioner Satterfield, District 3; Commissioner Nix, District 4; County Manager Headley; Interim County Attorney Frickey; County Clerk Cloud; and interested citizens of Dawson County.*

**NEW BUSINESS**

1. Presentation of Request from Etowah Water & Sewer Authority (EWSA) to Donate Toward Construction of New Senior Center- EWSA General Manager Brooke Anderson  
***In addition to EWSA General Manager Brooke Anderson, this item was presented by EWSA Board Chairman Jim King.***

***Motion passed 4-0 to accept the Request from Etowah Water & Sewer Authority to Donate \$10,000 Toward Construction of the New Senior Center. Fausett/Satterfield***

2. Presentation of Request for Sheriff's Office Compensation- Sheriff Jeff Johnson  
***This item will be placed on the July 18, 2019, Voting Session Agenda.***
3. Presentation of FY 2020 Department of Human Services / Deanna Specialty Transportation Inc. Contract- Senior Services Director Dawn Pruett  
***This item will be added to the July 2, 2019, Voting Session Agenda.***
4. Presentation of Board Appointment:
  - a. **Library Board**
    - i. Carroll L. Turner- *replacing Duane Wallace (Term: July 2019 through June 2023)*  
***This item will be placed on the July 18, 2019, Voting Session Agenda.***
5. County Manager Report  
***This item was for information only.***
6. County Attorney Report  
***Interim County Attorney Frickey had no information to report.***

**EXECUTIVE SESSION**

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

APPROVE:

ATTEST:

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Billy Thurmond, Chairman

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Kristen Cloud, County Clerk

**Item Attachment Documents:**

Minutes of the Voting Session held on July 2, 2019

**DAWSON COUNTY BOARD OF COMMISSIONERS**  
**VOTING SESSION MINUTES – JULY 2, 2019**  
**DAWSON COUNTY GOVERNMENT CENTER ASSEMBLY ROOM**  
**25 JUSTICE WAY, DAWSONVILLE, GEORGIA 30534**  
**6:00 PM**

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**ROLL CALL:** Those present were Chairman Thurmond; Commissioner Fausett, District 1; Commissioner Gaines, District 2; Commissioner Satterfield, District 3; Commissioner Nix, District 4; County Manager Headley; Interim County Attorney Frickey; County Clerk Cloud; and interested citizens of Dawson County.

Motion passed 4-0 to come out of Executive Session. Nix/Fausett

**INVOCATION:** Chairman Thurmond

**PLEDGE OF ALLEGIANCE:** Chairman Thurmond

**ANNOUNCEMENTS:**

Chairman Thurmond announced that county government offices would be closed July 4, 2019, for the Fourth of July holiday.

**APPROVAL OF MINUTES:**

Motion passed 4-0 to approve the Minutes of the Work Session held on June 20, 2019. Gaines/Satterfield

Motion passed 4-0 to approve the Minutes of the Voting Session held on June 20, 2019. Fausett/Nix

**APPROVAL OF AGENDA:**

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

- Addition of No. 8 under New Business:
  - FY 2020 Department of Human Services / Deanna Specialty Transportation Inc. Contract

Nix/Gaines

**PUBLIC COMMENT:**

Lance Leuliette- Dawsonville, Georgia, urged the Board of Commissioners to support the county's firefighters, as well as Sheriff's deputies, with a pay increase. He said the county continues to grow and that there has not been a pay raise for firefighters in 10 years. He said the county must be proactive and asked the board to approve a pay increase for the county's firefighters as well as for the firefighters who join the county in the future. Leuliette said more firefighters are needed and encouraged the board to increase staffing on every fire engine. He said he understood budget concerns but stressed the importance of keeping the county and its citizens safe, even if it means implementing a fire tax or raising the millage rate.

**ALCOHOL LICENSE:**

Alcohol License Transfer (Retail Consumption on Premises of Beer and Wine) - Point Bluff LLC d/b/a Crave Hot Dogs

Motion passed 4-0 to approve the Alcohol License Transfer (Retail Consumption on Premises of Beer and Wine) - Point Bluff LLC d/b/a Crave Hot Dogs. Satterfield/Fausett

**NEW BUSINESS:**

Consideration of Special Event Business License Application - Carol Stream Amusements Inc. Carnival

Motion passed 4-0 to approve the Special Event Business License Application - Carol Stream Amusements Inc. Carnival. Gaines/Fausett

Consideration of Special Event Business License Application - North Georgia Premium Outlets Food Truck Events

Motion passed 4-0 to approve the Special Event Business License Application - North Georgia Premium Outlets Food Truck Events. Fausett/Satterfield

Consideration of Special Event Business License Application - Papa Pat's Corn Maze

Motion passed 4-0 to approve the Special Event Business License Application - Papa Pat's Corn Maze with the following stipulation:

1. The applicant shall seek rezoning of the property to Residential Agricultural (RA)

Fausett/Satterfield

Consideration of Emergency Services Pay Compensation Proposal

A motion was made by Commissioner Satterfield, and seconded by Commissioner Gaines, to approve the Emergency Services Pay Compensation Proposal – Option B: a 5 percent pay increase for firefighters / EMTs and a 10 percent pay increase for firefighters / paramedics.

Following discussion, a motion was made by Commissioner Satterfield, and seconded by Commissioner Gaines, to amend the original motion to include that the Emergency Services Pay Compensation Proposal – Option B take effect during the pay period that began June 29, 2019.

Motion passed 4-0 to approve the amendment to the original motion: to include that the Emergency Services Pay Compensation Proposal – Option B take effect during the pay period that began June 29, 2019. Satterfield/Gaines

Motion passed 4-0 to approve the Emergency Services Pay Compensation Proposal – Option B: a 5 percent pay increase for firefighters / EMTs and a 10 percent pay increase for firefighters / paramedics. There currently are 10 vacant positions budgeted for Emergency Medical Services that are not filled; those funds will be used to pay for the pay increases for Emergency Medical Services. There are three vacant positions for Fire that are not filled; those funds will be used to pay for the pay increases for Fire. Satterfield/Gaines

Consideration of RFP #343-19 - Salary Study for Dawson County Award Request

Motion passed 4-0 to approve RFP #343-19 - Salary Study for Dawson County Award Request; to accept the proposals submitted and to award a contract to Management Advisory Group in the

amount of \$32,500. Funds will come from the General Government Contingency. Satterfield/Gaines

Consideration of Settlement Agreement with ALA Riley Place LLC with Respect to a Stop Work Order Issued on June 3, 2019, for the Riley Place Subdivision

Motion passed 4-0 to approve a Settlement Agreement with ALA Riley Place LLC with Respect to a Stop Work Order Issued on June 3, 2019, for the Riley Place Subdivision. Nix/Fausett

Consideration of Appeal by ALA Riley Place LLC of a Stop Work Order Issued on June 3, 2019, for the Riley Place Subdivision

This item was deemed moot following approval of the previous agenda item: Settlement Agreement with ALA Riley Place LLC with Respect to a Stop Work Order Issued on June 3, 2019, for the Riley Place Subdivision. Counsel for ALA Riley Place LLC and counsel for the county stated such for the record.

Consideration of FY 2020 Department of Human Services / Deanna Specialty Transportation Inc. Contract

Motion passed 4-0 to approve the FY 2020 Department of Human Services / Deanna Specialty Transportation Inc. Contract. Fausett/Gaines

**PUBLIC COMMENT:**

Anna Richardson- Dawsonville, Georgia, said she is concerned about some of the unstable trees near the area of Vandiviere and Valley roads. She said it likely would be best if the trees were removed since they pose a threat, especially during the winter months. Richardson spoke about the possibility of further code enforcement regarding accumulation of refuse in the same area. She said there is an especially “bad situation” on Valley Road. She said there is a large amount of garbage, etc., on a particular parcel, noting that it is “getting out of control.” Richardson said she is a certified residential appraiser and that such refuse deters builders and developers who might be interested in the area, as well as lowers property values. Richardson also said the area is a “hotspot” for drugs and alcohol, adding the way that some of the properties appear lends itself to such activity. She suggested that perhaps the Sheriff’s Office could check the areas of Vandiviere and Thompson roads and / or Highway 53 and Valley Road on Friday or Saturday night. She said she and her neighbors have picked up alcohol cans and bottles as well as needles in the area. Richardson said she is concerned because such appearances and activity stigmatizes a “beautiful area.” She requested the board focus a little of its time on the area and “remove the stigma.”

**ADJOURNMENT:**

APPROVE:

ATTEST:

\_\_\_\_\_  
Billy Thurmond, Chairman

\_\_\_\_\_  
Kristen Cloud, County Clerk

**Item Attachment Documents:**

1. ZA 19-05 – Dawson Village Partners requests rezoning of property located at TMP 112-019, 113-057-002, 112-109, 104-065, 104-028, 104-029 and 112-018 from CHB (Commercial Highway Business), RA (Residential Agriculture), RPC (Residential Planned Community), CPCD (Commercial Planned Community Development) and COI (Commercial Office / Institution) to Mixed Use Village. *(Tabled from the June 20, 2019, Voting Session. 2nd of 2 public hearings; 1st public hearing was held May 16, 2019)*

Dawson County Planning & Development  
25 Justice Way, Suite 2322  
Dawsonville, GA 3053  
Attention: Jameson Kinley, Director

RE: ZA 19-05, Proposed Etowah Village

Dear Mr. Kinley,

It is with much regret that we must withdraw our Rezoning Application. Upon careful consideration of the responses from county planning committee and county board of commission, one of our primary investor has decided not to proceed with the development. The compounding requirements and restrictions placed upon the property through the continuing zoning process especially, the non-approval development on the property of west side of the river have exceeded his expectations to the point that he believes it is no longer in his best interest to pursue the project. Please understand that this was not an impulsive decision. The investment already infused into this project and being abandoned is in several hundred thousand dollars.

We will continue to try to attract investors to fill his position; however, at this moment we do not have anyone willing to step in. We wish we will see some nice development happens in this great location in near future that will bring the good benefit to the Dawson County residence.

Please consider this our formal request to withdraw our Rezoning Application without prejudice.

Sincerely,

Dawson Village Partners, LLC



Yong Pan

Title: *president*



# Rezoning Narrative

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Dawson Village Partners, LLC | Etowah Village, Ga 400 | June 2019

The applicant, Dawson Village Partners, LLC requests the Rezoning of Parcel Numbers: 112 019, 112 109, 112 018, 104 065, 113 057 002, 112 025 002, and from R-A, RPC, C-HB, C-PCD, & C-CI to MUV- Mixed Use Village District in order to build a Master Planned Community on 518 acres bordered on the East by Ga 400 and Lumpkin Campground Road and on the West by the Etowah River. The site is the former location of the defunct Southern Catholic College. The existing zoning, based upon the Southern Catholic Master Plan, permits a variety of uses of which most are mirrored within the proposed development plans: Retail, Office, Multi-Family and Single-Family Residences. The applicant wishes to modify the arrangement of these uses and add a few additional parcels to create a viable alternative use for this tract that will become an asset to Dawson County.

The gross density for all residential components combined is 2.4 units/acre. This remarkable development will consist of the following uses:

- 338,000 Square Feet of Retail/Service Space. This area will be designed with an Avalon-Urban Village Life-Style, incorporating Residential Living on the 2<sup>nd</sup> & 3<sup>rd</sup> Story above the Retail Area.
- 243,200 Square Feet of Class A Office Space with a building height up to 10 Stories
- A Convention and Performing Arts Center
- Site for a future Fire Station on Ga 400
- An Historic Chinese Cultural Center providing Public Awareness of the Chinese Arts, Gardens, Herbal Medicine, and Lifestyle. This area will also provide an additional 199,000 Square Feet of Retail Space, Restaurants, and Retail Service including a 4-Story Hotel.
- 800 Units of Multi-Family Living
- 180 Units of Single-Family Attached Homes
- A 350-Unit Continuing Care Retirement Community providing for both Independent and Assisted Living
- 265 Single Family Detached Homes divided within 3 separate neighborhoods
- 156 acres Preserved for Parks and Greenspace

The property is bordered on the West by the Etowah River. It is bordered on the east by Ga 400, and on the North and South by various Residential and Agricultural properties. This property is designated as Commercial-Highway, Multi-Family, Campus-Style Business Park, Planned Residential, Suburban Residential, Agriculture, and Parks/Recreation on the Future Land Use Plan which is what was used to guide our Master Plan. The proximity to a major transportation corridor warrants a higher density in order to condense development, concentrate growth along arterial roads, and minimize the impact on secondary roads.

The proposed Retail Village will contain shopping, offices, and restaurants that will be integrated into the Residential Neighborhoods providing a walkable and sustainable live-work-play community. It will also serve the surrounding area and become a sister-destination to the Outlet Mall expanding the shopping visitor's experience in Dawson County. The architecture will portray a traditional village and will complement the streetscape.

The Cultural Center is expected to be a Regional Destination for tourists drawing not only from the Outlet Mall, but from the entire Southeastern US Region. A similar Center was opened in Portland in 2000 and draws 170,000 visiting tourist per year. The Hotel, Conference Center, and Fine-Dining Restaurants will provide a much-needed overnight option for out-of-state and international tourists visiting the outlet

mall. Maximizing the stay and experience of tourists maximizes the income for Dawson County. Medical Offices providing organic and holistic medicinal solutions will be located here to both educate and treat the proposed, as well as, the existing local residents. A Fire Station will also be incorporated into the Town Center to provide a much needed emergency service center for the surrounding area.

Pocket Parks and Sidewalks will be integrated throughout the Master-Planned community to create pedestrian-friendly environment and provide social gathering areas for the residents. By decreasing the size of the lots, we increased open space. We are preserving a remarkable 156 acres of Open Space. This land will be utilized to create large usable and meaningful green areas that can realistically sustain wildlife habitats and be enjoyed by the entire community.

The residential neighborhoods will be integrally connected to the proposed retail areas to provide a true Live, Work, Play destination for the community.

The Primary access points for the community will be Ga 400 and Lumpkin Campground Rd just west of Ga 400. Minor ingress/egress will be provided to Grant Road at Ga 400 and a gated entrance restricted to emergency vehicles only will be provided to SR 53. A Traffic Study has been performed and Traffic improvements identified by the Study will be implemented throughout the development phases as they are warranted. The nature of the proposed Mixed-Use Development greatly reduces traffic by providing easy access to most needs within the community. It is also well documented that Senior-Oriented Developments, similar to this, generate far less traffic than traditional neighborhoods.

# Dawson County Rezoning Application

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## Application Requirements/Applicant Checklist

1. Pre-Application meeting with Planning & Development Staff (voluntary)
  2. Completed Application to include:  
Property Owner Authorization (if acting agent)  
Adjoining Property Owner information (found on the Tax Assessor's website)  
Notice of RA Agency form (if applicable)
  3. Letter of Intent
  4. Letter from Environmental Health Department (706-265-2930) for review of septic
  5. Recorded Plat of the property (Clerk of Court)
  6. Site plan drawn to scale of any proposed structures  
\*Commercial rezoning require more information – please see insert
  7. Paid tax receipt for most current year (Tax Commissioner's office)
  8. Aerial location map of the subject property (i.e. Mapquest)
  9. Check or Money Order in the correct amount made payable to Dawson County
  10. Completed Affidavit for Issuance of a Public Benefit.
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This application packet contains all of the information required to submit a change in a zoning category. If, after reading this, you have questions, please contact Planning & Development at (706) 344-3500 extension 42336. It is strongly suggested that an applicant schedule a pre-application meeting with staff prior to submitting the application.

To avoid unnecessary delays, please be sure the application is complete. Incomplete applications **without all required attachments will be REJECTED.**

It is the applicant's responsibility to attend the Public Hearings and be able to answer any questions regarding the request. If you are uncomfortable in this role, you may want to seek the help of a lawyer, surveyor or other professional.

**FAILURE TO APPEAR AT MEETINGS CONSTITUTES  
ABANDONMENT AND DISMISSAL OF THE CASES, UNLESS THE  
APPLICANT SHOWS JUST CAUSE BY REASON OF ILLNESS/HEALTH  
ISSUES OR OTHER EMERGENCY WITHIN A REASONABLE TIME, IN  
WRITING, AND ACCOMPANIED BY NEW COSTS FOR RE-  
ADVERTISEMENT AND HEARING.**

**Dawson County Board of Commissioners**

<p align="center"><b>Chairman</b>  <b>Billy Thurmond</b>                  230 Brookwood Drive                  Dawsonville, GA 30534                  706-525-9255                  Fax: 706-344-3889                  chairman@dawsoncounty.org</p>	<p align="center"><b>District 3</b>  <b>Tim Satterfield</b>                  246 Hickory Nut Trail                  Dawsonville, GA 30534                  706-531-5871                  district3@dawsoncounty.org</p>
<p align="center"><b>District 1</b>  <b>Sharon Fausett</b>                  11524 Highway 136 West                  Dawsonville, GA 30534                  706-265-8432                  district1@dawsoncounty.org</p>	<p align="center"><b>District 4</b>  <b>Julie Hughes Nix</b>                  87 Julington Court                  Dawsonville, GA 30534                  706-531-6185                  district4@dawsoncounty.org</p>
<p align="center"><b>District 2</b>  <b>Chris Gaines</b>                  228 Stillwater Lane                  Dawsonville, GA 30534                  (706) 344-2628                  District2@dawsoncounty.org</p>	<p align="center"><b>County Manager</b>  <b>David Headley</b>                  25 Justice Way, Suite 2236                  Dawsonville, GA 30534                  706-344-3501 ext. 42236                  dheadley@dawsoncounty.org</p>

**Planning Commission Members**

<p align="center"><b>Chairman Appointee</b>  <b>John Emory Dooley</b>                  2677 Grizzle Road                  Dawsonville, GA 30534                  (678) 776-2355                  edooley@dawsoncounty.org</p>	<p align="center"><b>District 1</b>  <b>Jason Hamby</b>  <b>Chairman</b>                  1362 Bailey Waters Road                  Dawsonville, GA 30534                  (706) 265-1382                  jahamby@dawsoncountoy.org</p>
<p align="center"><b>District 2</b>  <b>John Maloney</b>                  9 Bent Ridge Road                  Dawsonville, GA 30534                  (678) 936-0347                  jmaloney@dawsoncounty.org</p>	<p align="center"><b>District 3</b>  <b>Tim Bennett</b>                  327 Couch Road                  Dawsonville, GA 30534                  (678) 776-5443 or (706) 216-1784                  tbennett@dawsoncounty.org</p>
<p align="center"><b>District 4</b>  <b>Neil Hornsey</b>                  P.O. Box 1776                  Dawsonville, GA 30534                  706-974-3350                  nhornsey@dawsoncounty.org</p>	<p><b>ALTERNATES' INFORMATION:</b>  <b>HAYNES JOHNSON</b> (Jason Hamby) 10175 Big Canoe, Jasper, GA 30143; (706) 579-1048; hjohnson@dawsoncounty.org Dawsonville, GA 30534;                  (Tim Bennett) , Dawsonville, GA 30534  <b>MIKE MILLER</b> (Neil Hornsey) 711 Elliott Road, Dawsonville, GA 30534; (770) 287-4967 &amp; (706) 265-2732; mamiller@dawsoncounty.org</p>



## 2019 Rezoning/Variance Submittal Dates and Meeting Schedules

Submittal Dates @12:00 p.m.	Planning Commission Meeting Dates (6:00 p.m.)	Board of Commissioners Meeting Dates for Rezoning Hearings (6:00 p.m.)
December 11, 2018	January 15, 2019	February 21, 2019
January 11, 2019	February 19, 2019	March 21, 2019
February 8, 2019	March 19, 2019	April 18, 2019
March 8, 2019	April 16, 2019	May 16, 2019
April 12, 2019	May 21, 2019	June 20, 2019
May 10, 2019	June 18, 2019	July 25, 2019
June 14, 2019	July 16, 2019	August 15, 2019
July 12, 2019	August 20, 2019	September 19, 2019
August 9, 2019	September 17, 2019	October 17, 2019
September 13, 2019	October 15, 2019	November 21, 2019
October 11, 2019	November 19, 2019	December 19, 2019
November 8, 2019	December 17, 2019	TBD
December 13, 2019	TBD	TBD

Prior to the submittal date, applicants are encouraged to request and participate in a pre-application conference with staff to discuss the particulars of the request and/or potential coordination with the requirements of the Comprehensive Plan and the Future Land Use map.

Applications may be submitted at anytime during the month prior to the submittal deadline date and time. However, **APPLICATIONS MUST BE SUBMITTED BY 12:00 NOON ON THE SUBMITTAL DATE LISTED ABOVE** to be considered for that cycle.

Please be aware that each monthly rezoning cycle has a maximum number of agenda items limited to eight (8) applications. If that number is met, then your application will be placed on the next monthly cycle.

The above schedule is subject to change. Check the local legal organ for meeting dates and times. If you have any questions, please call the Planning & Development office at (706) 344-3500 extension 42336.

**REGULAR MONTHLY MEETINGS OF THE PLANNING COMMISSION AND THE BOARD OF COMMISSIONERS MEET IN THE DAWSON COUNTY GOVERNMENT CENTER, ASSEMBLY ROOM 2303 LOCATED AT 25 JUSTICE WAY, DAWSONVILLE, GEORGIA.**

*Planning Commission meetings begin at 6:00 p.m.  
The Board of Commissioners meetings begin at 6:00 p.m.*

## Dawson County Fee Schedule

RT	(Residential Town)	\$250.00
RL	(Residential Lakefront)	\$250.00
RS	(Residential Suburban)	\$250.00
RSR	(Residential Sub-Rural)	\$250.00
RSRMM	(Residential Sub-Rural Manufactured/Moved)	\$250.00
RMF	(Residential Multi-Family)	\$350.00
RA	(Residential Exurban/Agricultural)	\$150.00
RRE	(Residential Rural Estate)	\$150.00
RPC	(Residential Planned Community)	\$500.00
RMHP	(Residential Manufactured/Mobile Home Park)	\$300.00
C-RB	(Commercial Rural Business)	\$500.00
C-CB	(Commercial Community Business)	\$500.00
C-HB	(Commercial Highway Business)	\$2,500.00
C-PCD	(Commercial Planned Comprehensive Development)	\$2,500.00
**ADDED FEE ACCORDING TO LAND RESOLUTION SECTION 404, I		\$400.00
		<b>TOTAL \$2,900.00</b>
C-OI	(Commercial Office Institutional)	\$2,500.00
C-IR	(Commercial Industrial Restricted)	\$2,500.00
Communication Tower (Conditional Use)		\$2,500.00
Home Occupation		\$50.00
Variance		\$300.00
Special Use Permits are based on the Current Zoning District		VARIES
Appeals		\$225.00

The fee schedule is subject to change by the Board of Commissioners. Please check with Planning & Development staff if you have any questions.

# DAWSON COUNTY REZONING APPLICATION

\*\*\*This portion to be completed by Zoning Administrator\*\*\*

ZA \_\_\_\_\_ Tax Map & Parcel # (TMP): \_\_\_\_\_

Submittal Date: \_\_\_\_\_ Time: \_\_\_\_\_ am/pm Received by: \_\_\_\_\_ (staff initials)

Fees Assessed: \_\_\_\_\_ Paid: \_\_\_\_\_ Commission District: \_\_\_\_\_

Planning Commission Meeting Date: \_\_\_\_\_

Board of Commissioners Meeting Date: \_\_\_\_\_

## APPLICANT INFORMATION (or Authorized Representative)

Printed Name: Dawson Village Partners c/o Shaun R. Adams, Esq. of Andersen Tate & Carr, P.C.

Address: 1960 Satellite Blvd., Suite 4000, Duluth, GA 30097

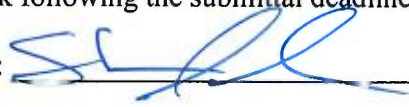
Phone: Listed 770-822-0900 Email: Business sadams@atclawfirm.com  
Unlisted \_\_\_\_\_ Personal \_\_\_\_\_

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: Dec. 11, 2018 Applicant Signature: 

## PROPERTY OWNER/PROPERTY INFORMATION

Name: \_\_\_\_\_

Street Address of Property being rezoned: \_\_\_\_\_

Rezoning from: \_\_\_\_\_ to: \_\_\_\_\_ Total acreage being rezoned: \_\_\_\_\_

Directions to Property: \_\_\_\_\_

Subdivision Name (if applicable): \_\_\_\_\_ Lot(s) #: \_\_\_\_\_

Current Use of Property: \_\_\_\_\_

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

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

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

If yes, what section? \_\_\_\_\_

**SURROUNDING PROPERTY ZONING CLASSIFICATION:**

North \_\_\_\_\_ South \_\_\_\_\_ East \_\_\_\_\_ West \_\_\_\_\_

Future Land Use Map Designation: \_\_\_\_\_

Access to the development will be provided from:

Road Name: \_\_\_\_\_ Type of Surface: \_\_\_\_\_

**REQUESTED ACTION & DETAILS OF PROPOSED USE**

Rezoning to: \_\_\_\_\_  Special Use Permit for: \_\_\_\_\_

Proposed Use: \_\_\_\_\_

Existing Utilities:  Water  Sewer  Gas  Electric

Proposed Utilities:  Water  Sewer  Gas  Electric

**RESIDENTIAL**

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

Minimum Heated Floor Area: \_\_\_\_\_ sq. ft. Density/Acre: \_\_\_\_\_

Type:  Apartments  Condominiums  Townhomes  Single-family  Other

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

**COMMERCIAL & INDUSTRIAL**

Building area: \_\_\_\_\_ No. of Parking Spaces: \_\_\_\_\_



## APPLICANT CERTIFICATION


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

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

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

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

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

Signature  Date 2/5/19  
Witness AnaLahmaty Date 2/5/19

---

## 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 \_\_\_\_\_

TMP#: \_\_\_\_\_

**List of Adjacent Property Owners**

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

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

Name

Address

TMP _____	1.	_____
TMP _____	2.	_____
TMP _____	3.	_____
TMP _____	4.	_____
TMP _____	5.	_____
TMP _____	6.	_____
TMP _____	7.	_____
TMP _____	8.	_____
TMP _____	9.	_____
TMP _____	10.	_____
TMP _____	11.	_____
TMP _____	12.	_____
TMP _____	13.	_____
TMP _____	14.	_____
TMP _____	15.	_____


Use additional sheets if necessary.

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

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

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

This notice and acknowledgement shall be public record.

Applicant Signature: 

Applicant Printed Name: Shaun R. Adams, Esq.

Application Number: \_\_\_\_\_

Date Signed: 2/5/19

Sworn and subscribed before me

this 5<sup>th</sup> day of February, 2019.

Angela Gratz  
Notary Public

My Commission Expires: Jan. 2, 2023



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

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

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

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

\_\_\_\_\_

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

Amount \$ \_\_\_\_\_ Date: \_\_\_\_\_

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

\_\_\_\_\_  
\_\_\_\_\_  
\_\_\_\_\_  
\_\_\_\_\_

Signature of Applicant/Representative of Applicant:

\_\_\_\_\_ Date: \_\_\_\_\_

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

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



**PROPERTY OWNER AUTHORIZATION**

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

112 019, 112 109, 112 013, 104 028, 104 029,  
104 065 and 113 057 002

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: Shaun R. Adams, Esq. of Andersen, Tate & Carr, P.C.

Signature of applicant or agent: [Signature] Date: 2/5/19

\*\*\*\*\*

Printed Name of Owner(s): Barry Conner, America's Home Place & Lumpkin Campground, LLC

Signature of Owner(s): [Signature] Date: 2/5/19

Mailing address: 2144 Hilton Dr.

City, State, Zip: Gainesville, GA 30501

Telephone Number: Listed 770-318-8396  
Unlisted

Sworn and subscribed before me this 5 day of February, 2019.

[Signature]  
Notary Public

My Commission Expires: March 9, 2022



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

**PROPERTY OWNER AUTHORIZATION**

I/we, Chris Stephens, hereby swear that I/we own the property located at (fill in address and/or tax map & parcel #):  
112018

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: Shaun R. Adams, Esq. of Andersen, Tate & Carr, P.C.  
Signature of applicant or agent: [Signature] Date: 2/5/19

\*\*\*\*\*

Printed Name of Owner(s): Chris Stephens  
Signature of Owner(s): Chris Stephens Date: 2/5/19  
Mailing address: 397 Morris Drive  
City, State, Zip: Ringsgold, Ga, 30736  
Telephone Number: Listed 423-508-4641  
Unlisted

Sworn and subscribed before me this 8 day of February, 2019.  
Rachel Baxter  
Notary Public  
My Commission Expires: 2/12/2022



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



## 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

## APPLICATION PROCESSING: STAFF USE ONLY

**ZA** \_\_\_\_\_ **Applicant Name:** \_\_\_\_\_

**Application Fee:** \$ \_\_\_\_\_

IF APPLICABLE:

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



**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 \_\_\_\_\_ (city), \_\_\_\_\_ (state)

\_\_\_\_\_  
**Signature of Applicant**

\_\_\_\_\_  
**Date**

\_\_\_\_\_  
**Printed Name**

\_\_\_\_\_  
**Name of Business**

SUBSCRIBED AND SWORN BEFORE ME ON

THIS \_\_\_\_\_ DAY OF \_\_\_\_\_, 20\_\_\_\_\_

\_\_\_\_\_  
Notary Public

My Commission Expires: \_\_\_\_\_

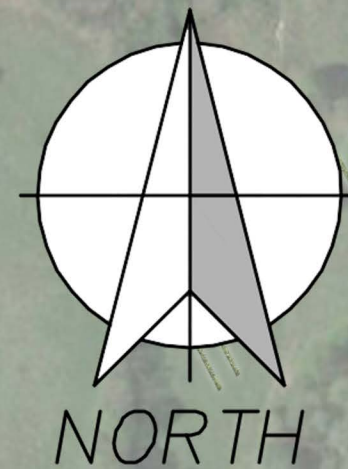
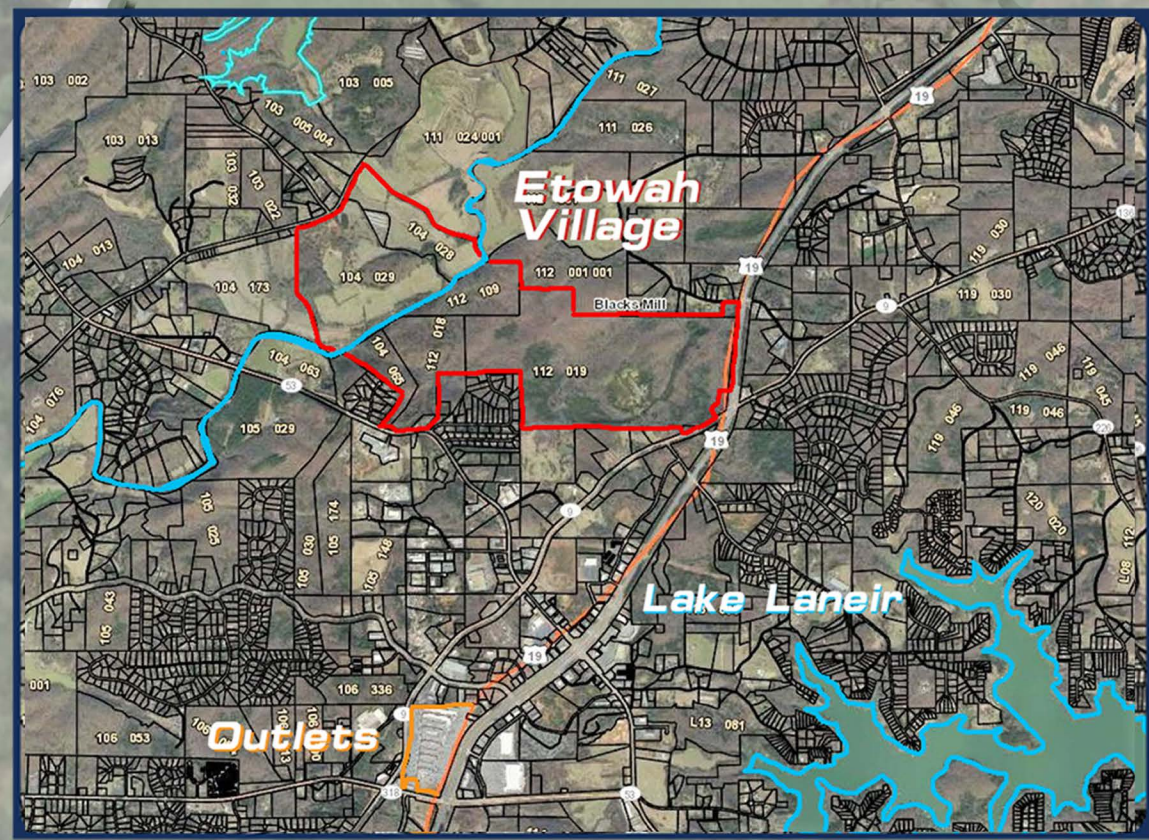
{Notary Seal}

### Secure and Verifiable Documents Under O.C.G.A. § 50-36-2

The following list of secure and verifiable documents, published under the authority of O.C.G.A. § 50-36-2, contains documents that are verifiable for identification purposes, and documents on this list may not necessarily be indicative of residency or immigration status.

- A **United States Passport or Passport Card** [O.C.G.A. § 50-36-2(b)(3); 8 CFR § 274a.2]
- A **United States Military Identification card** [O.C.G.A. § 50-36-2(b)(3); 8 CFR § 274a.2]
- A **Driver's License** issued by one of the United States, the District of Columbia, the Commonwealth of Puerto Rico, Guam, the Commonwealth of the Northern Marianas Islands, the United States Virgin Island, American Samoa, or the Swain Islands, provided that it contains a photograph of the bearer or lists sufficient identifying information regarding the bearer, such as name, date of birth, gender, height, eye color, and address to enable the identification of the bearer [O.C.G.A. § 50-36-2(b)(3); 8 CFR § 274a.2]
- An **Identification Card** issued by one of the United States, the District of Columbia, the Commonwealth of Puerto Rico, Guam, the Commonwealth of the Northern Marianas Islands, the United States Virgin Island, American Samoa, or the Swain Islands, provided that it contains a photograph of the bearer or lists sufficient identifying information regarding the bearer, such as name, date of birth, gender, height, eye color, and address to enable the identification of the bearer [O.C.G.A. § 50-36-2(b)(3); 8 CFR § 274a.2]
- A **Tribal Identification Card** of a federally recognized Native American tribe, provided that it contains a photograph of the bearer or lists sufficient identifying information regarding the bearer, such as name, date of birth, gender, height, eye color, and address to enable the identification of the bearer. A listing of federally recognized Native American tribes may be found at:  
<http://www.bia.gov/WhoWeAre/BIA/OIS/TribalGovernmentServices/TribalDirectory/index.htm>  
[O.C.G.A. § 50-36-2(b)(3); 8 CFR § 274a.2]
- A **United States Permanent Resident Card or Alien Registration Receipt Card** [O.C.G.A. § 50-36-2(b)(3); 8 CFR § 274a.2]
- An **Employment Authorization Document** that contains a photograph of the bearer [O.C.G.A. § 50-36-2(b)(3); 8 CFR § 274a.2]
- A **Passport Issued by a Foreign Government** [O.C.G.A. § 50-36-2(b)(3); 8 CFR § 274a.2]
- A **Merchant Mariner Document or Merchant Mariner Credential** issued by the United States Coast Guard [O.C.G.A. § 50-36-2(b)(3); 8 CFR § 274a.2]
- A **Free and Secure Trade (FAST) card** [O.C.G.A. § 50-36-2(b)(3); 22 CFR § 41.2]
- A **NEXUS Card** [O.C.G.A. § 50-36-2(b)(3); 22 CFR § 41.2]
- A **Secure Electronic Network for Travelers Rapid Inspection (SENTRI) card** [O.C.G.A. § 50-36-2(b)(3); 22 CFR § 41.2]
- A **Driver's License issued by a Canadian Government Authority** [O.C.G.A. § 50-36-2(b)(3); 8 CFR § 274a.2]
- A **Certificate of Citizenship** issued by the United States Department of Citizenship and Immigration Services (USCIS) (Form N-560 or Form N-561) [O.C.G.A. § 50-36-2(b)(3); 6 CFR § 37.11]
- A **Certificate of Naturalization** issued by the United States Department of Citizenship and Immigration Services USCIS) (Form N-550 or Form N-570) [O.C.G.A. § 50-36-2(b)(3); 6 CFR § 37.11]





# ETOWAH VILLAGE

Mixed-use Village Project  
Dawson County, GA

**POD A: RETAIL**

- 1. Fire Station (4.18 acres)
- 2. Cinema
- 3. Office Space

**POD B: ARTS CENTER**

- 4. Convention & Performing Arts Center (8.07 acres)

**POD C: HOTEL +TOUR CENTER**

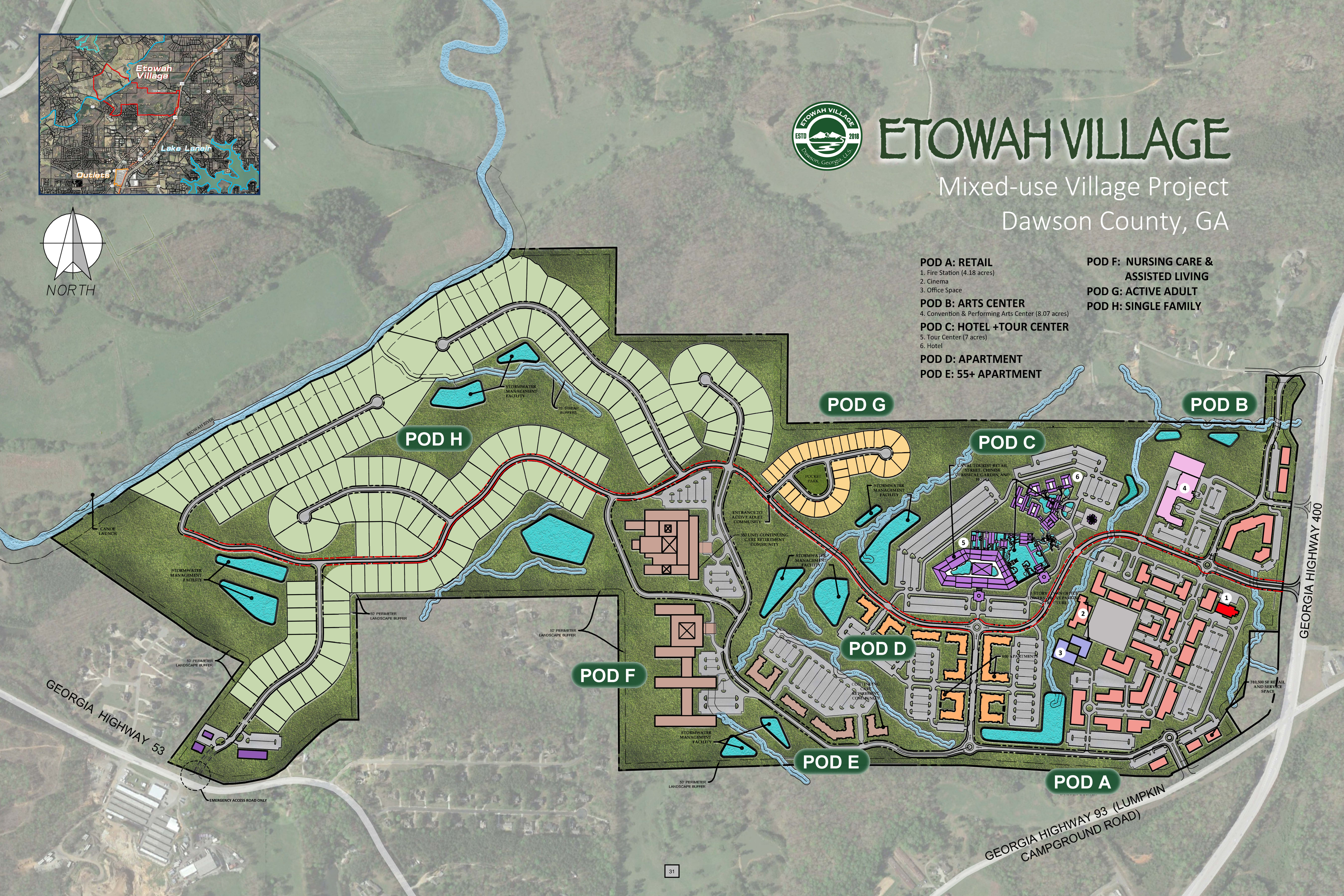
- 5. Tour Center (7 acres)
- 6. Hotel

**POD D: APARTMENT**

**POD E: 55+ APARTMENT**

**POD F: NURSING CARE & ASSISTED LIVING**

**POD G: ACTIVE ADULT**  
**POD H: SINGLE FAMILY**





**Item Attachment Documents:**

1. Consideration of Request for Sheriff's Office Compensation



## DAWSON COUNTY BOARD OF COMMISSIONERS AGENDA FORM

Department: Dawson County Sheriff's Office

Work Session: 07.02.19

Prepared By: Sheriff Jeff Johnson

Voting Session: 07.18.19

Presenter: Sheriff Jeff Johnson

Public Hearing: Yes \_\_\_\_\_ No \_\_\_\_\_

Agenda Item Title: Presentation of Sheriff's Office Compensation

**Background Information:**

Similar to the recent Fire Department request, The Sheriff's Office continues to struggle with adequate staffing, retention and recruitment. In a time when law enforcement agencies are aggressively competing for staff through increased pay, benefits, signing bonuses, recruiting bonuses, etc., DCSO continues to fall further and further behind in these areas. DCSO competes with its neighbors to the south for personnel. The pay gaps between our DCSO and our competing agencies are notable and ever increasing with the most recent average reflecting that DCSO deputies are paid approximately \$7,226 less than these others. It is important to note that this addresses starting pay for non-experienced officers. We have many serving here with multiple years of experience who do not make the starting pay of these competing agencies.

**Current Information:**

To bring our staff more in line with our primary competitors, to retain our staff, to recruit experienced officers; we request a realistic pay increase for our law enforcement professionals. Options to be presented at work session.

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

Fund	Dept.	Acct No.	Budget	Balance	Requested	Remaining

Recommendation/Motion: \_\_\_\_\_

Department Head Authorization: \_\_\_\_\_

Date: \_\_\_\_\_

Finance Dept. Authorization: Vickie Neikirk

Date: 6/26/19

County Manager Authorization: DH \_\_\_\_\_

Date: 6/27/19

County Attorney Authorization: \_\_\_\_\_

Date: \_\_\_\_\_

Comments/Attachments:

**Item Attachment Documents:**

2. Consideration of Board Appointment:

**a. Library Board**

- i. Carroll L. Turner- *replacing Duane Wallace* (Term: July 2019 through June 2023)

DAWSON COUNTY BOARD OF COMMISSIONERS  
APPLICATION FOR APPOINTMENT TO COUNTY  
BOARDS AND AUTHORITIES



The Dawson County Board of Commissioners accepts applications for appointments. Interested parties should submit this form and supporting documentation to the County Clerk.

Board or Authority Applied for \_\_\_\_\_

Name Dr. Carroll L. Turner

Home Address 1872 Kilough Church Rd.

City, State, Zip Dawsonville, GA 30534

Mailing Address (if different) \_\_\_\_\_

City, State, Zip \_\_\_\_\_

Telephone Number \_\_\_\_\_ Alternate Number \_\_\_\_\_

Fax Telephone Number \_\_\_\_\_

E-Mail Address \_\_\_\_\_

Additional information you would like to provide:

\_\_\_\_\_

\_\_\_\_\_

\_\_\_\_\_

Signature Carroll L. Turner Date 6/15/2019

Please note: Submission of this application does not guarantee an appointment.

## Carroll L. Turner

1872 Kilough Church Rd. Dawsonville, GA 30534 - h/706-216-2804 -

### SUMMARY

As of May 2019 Carroll Turner is Retired Executive Director of the Business Incubator at Brenau University formerly Lanier Technical College Manufacturing Development Center. Past member, Northeast Georgia Health System Institutional Review Board, Past Chairman, North Georgia Heart Foundation. Member, Lanier Technical College Foundation Board of Trustees from 2002 until 1/17/2007. He is a medical devices executive with strong and effective clinical research, manufacturing, sales, and management skills. Understanding healthcare delivery systems and being involved in many healthcare expansion projects, gives him a fresh business perspective. He has international and OEM experience, with outstanding sales, operations, strategic planning, P&L implementation, and extraordinary communication skills. Turner is a member of the Greater Hall Chamber of Commerce Economic Development Council and serves on the Board of Directors of the Dawson County Chamber of Commerce.

### PROFESSIONAL EXPERIENCE

1/07 to 5/19 BUSINESS INCUBATOR at BRENAU UNIVERSITY formerly LANIER TECHNICAL COLLEGE MANUFACTURING DEVELOPMENT CENTER, Executive Director, Gainesville, Georgia  
4/05 to 1/2007 TURNER MEDICAL CORPORATION (formerly BECON MEDICAL CORPORATION, Biopsy Punch, AEDs, Life Support, Nuclear Medicine Instrumentation, Owner, Dawsonville, GA  
3/99 to 4/05 CAROLINA MEDICAL INC., President/CEO, King, NC while serving simultaneously at ADVANCED BIOSENSOR INC., President/CEO, Columbia, SC 8/01 to 3/05  
His six years of extensive experience with liquidity and mergers, ISO 9000, CE Mark, cTUVus, FDA pre-market approval and 510k, arms him for making the right decisions.  
10/96 to 3/99 ELA ANGEION, LLC. Cardiac Pacemakers Regional Director, Atlanta, GA  
1993 to 1996 ENDOSONICS CORPORATION, Intravascular Ultrasound, Regional Manager, Managing the partnership with Cordis Atlanta, GA  
1982 to 1992 HEWLETT PACKARD MEDICAL GROUP New Enterprise Start Up (Echocardiography) Sales 1991 and 1992 General Manager, Penmed Group, Stress Echo, Richmond, VA  
1980 to 1982 SPACELABS INC. ICU CCU Hospital Sales, Richmond, VA  
1978 to 1980 PICKER/ADAC, Nuclear Medicine/ Radiation Therapy Sales, Richmond, VA  
1975 & 1978 GENERAL ELECTRIC MEDICAL SYSTEMS, Cardiac Pacemaker/ Nuclear Medicine Sales St Louis, MO and Kansas City, MO

### EDUCATIONAL BACKGROUND

National Institutes of Health, Dec. 2015, Protecting Human Research Participants Certification No.1938887  
International Standards & Quality ISO 13485:2003, 2011 Georgia Institute of Technology  
American Heart Association Certified Instructor Emergency Medical Services Certified Instructor  
PhD, Biomedical Ethics, 1995 Mellen University, Turks and Caicos, B.W.I., Endosonics Educational Grant  
Project Management, 1990 Hewlett Packard Medical Post Graduate Studies, University of Virginia  
MBA, 1992 California Coast University, Santa Ana, CA, HP Educational Grant  
BA, Sports Medicine, 1982 Stephens College, Columbia, MO  
Medical Sonics, 1978 Bowman Gray School of Medicine, Wake Forest University, Winston Salem, NC  
Nuclear Medicine, 1977 General Electric Medical Institute, Waukesha, WI

### PERSONAL

-Married, father of three daughters: Robyn, Monika, and Amelia. -Grew up in southeastern Virginia. -Served as PTA, President. -Active in local Church. -Active with the Dawson County School System. -Director, Brandermill Community Association. -Member, American Management Association. -Member, Dawson County Chamber of Commerce. -Member Hall County Chamber of Commerce. -Member Rotary International. -Board Member NE, Fellowship of Christian Athletes. -Avid Yachtsman. -Involved in offshore powerboat racing. -Lived in Dawsonville for the past 25 years. Serves on the Dawson County School System Governance Council.

Abstracts and Publications Attached



## ABSTRACTS AND PUBLICATIONS

Carroll L. Turner

### CHANGING TIMES IN BUSINESS INCUBATION

Carroll L. Turner, PhD, Lanier Technical College, January 2014

### EMERGING MARKETS GROWTH OPPORTUNITIES IN MEDICAL DEVICES

Carroll L. Turner, PhD, Life Science, December 2013

### BEST PRACTICES IN RUAL BUSINESS INCUBATION

Carroll L. Turner, PhD, Lanier Technical College Business Incubator  
MBIA Presentation Boston, MA, May 2013

### EVOLUTION OF MANAGEMENT MODELS

Carroll L. Turner, PhD, Georgia Tech, Atlanta, Georgia, April 2011

### IMAGES IN THE PALM OF YOUR HAND

Carroll L. Turner, PhD, RT IMAGE NEWSMAGAZINE FOR ADMINISTRATORS, EDUCATORS, AND  
RADIOLOGIC SCIENCE PROFESSIONALS, Valley Forge, PA, September 1999

### LONG TERM/EXTENDED CARE FACILITIES REACTION TO REGULATION: AN ETHICAL CONSIDERATION

Carroll L. Turner, PhD, Mellen University, Grand Turk Island, Turks and Caicos, B.W.I., June 1995

### MYOCARDIAL CONTRAST ECHOCARDIOGRAPHY FOR THE ASSESSMENT OF CORONARY BLOOD FLOW RESERVE: VALADATION IN HUMANS

Thomas R. Porter, MD, Alwyn D'Sa, PhD, Carroll L. Turner, MBA, Loris A James, PharmD, Anthony J. Minisi,  
MD, FACC, Pramod K. Mohanty, MD, FACC, George W. Vetrovec, MD, FACC, John V. Nixon, MD, FACC  
Medical College of Virginia, Richmond, Virginia  
Journal of the American College of Cardiology, pp. 349-55, February 1993

### USEFULNESS OF MYOCARDIAL CONTRAST ECHOCARDIOPGRAPHY IN DETECTING THE IMMEDIATE CHANGES IN ANTEROGRADE BLOOD FLOW RESERVE AFTER CORONARY ANGIOPLASTY

Thomas R. Porter, MD, Alwyn D'Sa, PhD, Carroll L. Turner, MBA, Amar Nath, George Vetrovec, J. V. Nixon  
American Journal of Cardiology, Vol. 71, no 11, pp. 893-896, February 1993

### SIMULTANEOUS ASSESSMENT OF CORONARY FLOW RESERVE USING INTRACORONARY DOPPLER AND MYOCARDIAL CONTRAST IN HUMANS

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### ON LINE SUBSELECTIVE INTRACORONARY MYCARDIAL CONTRAST ECHOCARDIOGRAPHY TO ASSESS CORONARY FLOW RESERVE FOLLOWING CORONARY ANGIOPLASTY

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### THE RELATIONSHIP OF VARIOUS PARAMETERS OF ULTRASOUND TIME VIDEOINTENSITY CURVE TO INTRACORONARY DOPPLER FLOW RESERVE USING ON LINE MYOCARDIAL CONTRAST ECHOCARDIOGRAPHY

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### EVALUATION OF METABOLIC CARDIOVASCULAR AND MYOCARDIAL ADAPTATIONS TO COMPETITIVE ENDURANCE CYCLING

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