



# DAWSON COUNTY

## COMPREHENSIVE PLAN 2013-2033

As Adopted  
October 17, 2013



prepared by:

Dawson County Planning & Development  
25 Justice Way, Suite 2322  
Dawsonville, GA 30534

PHOTOS COURTESY OF:  

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DAWSON COUNTY  
DAWSON COUNTY CONVENTIONS & VISITORS BUREAU  
RICK CANNON

*Georgia, Dawson County*

## **Adoption Resolution**

### **2033 Comprehensive Plan Update**

#### **Dawson County, Georgia**

WHEREAS, Dawson County adopted a *Dawson County Comprehensive Plan*; and

WHEREAS, Dawson County has prepared an Update to the adopted Comprehensive Plan; and

WHEREAS, this adoption resolution shall be effective March 20, 2014; and

WHEREAS, Dawson County has completed an update of its comprehensive plan and is submitting it with this resolution for notice of adoption to the Georgia Mountains Regional Commission and the Department of Community Affairs.


WHEREAS, Dawson County held the required public hearings and have involved the public in development of the plan in a manner appropriate to our community's dynamics and resources. Evidence of this has been included with our plan. The appropriate staff and decision-makers have reviewed both the Regional Water Plan covering our area and the Rules for Environmental Planning Criteria (O.C.G.A. 12-2-8) and taken them into consideration in formulating our plan.

BE IT THEREFORE RESOLVED that the Board of Commissioners of Dawson County does hereby adopt the Comprehensive Plan Update and submits the resolution to the Georgia Mountains Regional Commission, as per the requirements of the Minimum Standards and Procedures for Local Comprehensive Planning.

BY: \_\_\_\_\_

  
Chairman Mike Berg

ATTEST: \_\_\_\_\_

  
Danielle Yarbrough, County Clerk

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## Introduction

### *Purpose*

The Community Agenda outlines a future development road map for Dawson County and therefore is the most important part of the Dawson County Comprehensive Plan 2033. Given the extensive public participation process involved in developing the plan to this point, the Community Agenda should generate local pride and enthusiasm about the future of Dawson County and thereby encourage citizens to remain engaged in the development process and ensure that the county implements the plan.

The Community Agenda serves the purpose of meeting the intent of the Georgia Department of Community Affairs' (DCA) "Minimum Standards and Procedures for Local Comprehensive Planning," as adopted on November 7, 2012. Preparation in accordance with these standards is an essential requirement in maintaining Dawson County's status as a Qualified Local Government.

### *Scope*

The Community Agenda includes the county's vision for the future, key issues and opportunities it chooses to address during the planning period and its implementation program for achieving this vision and addressing the identified issues and opportunities.

## Public Participation Program

### *Purpose*

The purpose of the Community Participation Program is to ensure that the Dawson County Comprehensive Plan update reflects the full range of the community's values and desires, by involving a diverse spectrum of stakeholders in development of the Comprehensive Plan. This broad-based participation will help ensure that the plan is implemented because many are involved in its development and thereby become committed to seeing it through. The Community Participation Program provides a concise schedule to guide the development of the Update process, including planned community participation events or meetings at key points during the process. This document includes three required steps described in sections below:

- Identification of Stakeholders
- Identification of Participation Techniques
- Schedule for Completion of the Community Agenda

### *Scope*

State law requires Dawson County to update its Comprehensive Plan by October 31, 2018. As prescribed by the Georgia Department of Community Affairs (DCA), the update of the Comprehensive Plan follows the Standards and Procedures for Local Comprehensive Planning effective January 1, 2013.

The following sections typically would describe how Dawson County plans to involve the public in the update of the comprehensive plan. Preparation of the vision and element began when DCA guidelines outlined a much different planning process. The planning process included a variety of public involvement techniques designed to engage the community in the decision-making process in order to create a Community Vision and Future Land Use Map.

The community participation that led to the creation of the Community Vision and Future Land Use map provides the foundation for the Dawson County Comprehensive Plan 2013-2033. Rather than starting from scratch, Dawson County will lean heavily on analysis of the previous plan to engaging stakeholders as described below to ensure that the comprehensive plan update reflects the vision of the community. Dawson County plans to use survey data from the previous 2008-2028 plan as reissue the survey to stakeholders for a side by side comparison of data. Additional public hearings, focus group meetings, and community organized meetings will provide opportunities for all citizens to express their concerns.

### *Identification of Stakeholders*

Coordination and oversight are very important parts of the overall work effort for this project. This approach, to ensure proper management of the process, includes oversight by the Dawson County Board of Commissioners, the Dawson County Planning Commission, Dawson County Planning Staff and other Dawson County organizations. Dawson County has identified both Advisory and Representative Stakeholders. Groups participating as advisory stakeholders are listed below and a representative or representatives from each group make up the Representative stakeholders.

## **Advisory Stakeholder Groups:**

### **Dawson County Board of Commissioners**

- Chairman – Mike Berg
- District 1 – Gary Pichon
- District 2 – James Swafford
- District 3 – Jimmy Hamby
- District 4 – Julie Hughes Nix

### **Dawson County Planning Commission**

- Chairman – Dick Bergen
- Vice Chairman – Jason Hamby
- Jeff Looper
- Vernon Smith
- Norman Samples

### **Project Management Staff**

- David McKee – Dawson County Planning and Development Director
- Rachel Burton, RLA- Dawson County Zoning Administrator

### **Department Representatives**

- Fire
- Planning
- Public Works
- Recreation
- Sheriff
- Dawson County School System
- Etowah County Water and Sewer Authority

### **Dawson County Municipalities**

- City of Dawsonville

### **Dawson County Organizations**

- Dawson County Development Authority
- Dawson County Chamber of Commerce
- Dawson County Rotary
- Dawson County Veterans Association
- Dawson County Business Owners
- Downtown Development Authority
- Dawson County Residents



### ***Representative Stakeholders:***

<b>Name</b>	<b>Affiliation</b>
Mike Berg	Dawson County BOC
Gary Pichon	Dawson County BOC
James Grogan	City of Dawsonville
Chris Gaines	City of Dawsonville/Downtown D.A.
Dick Bergen	Dawson County Planning Commission
Brooke Anderson	Etowah Water & Sewer Authority
Will Wade	Board of Education
Christie Haynes	Chamber of Commerce
Charlie Auvermann	Dawson County Development Authority
Jeremy Porter	Resident/AMP
Clint Bearden	Resident/Attorney
Wayne Watkins	Resident/Dawson VVA
Charlie Tarver	Resident/PC Alternate
Vernon Smith	Resident/Planning Commission
Linda Clary-Umberger	Resident
Angela Harben	Resident/Kathy Fuller & Assoc.
Pepper Petit	Resident
Carol Tyger	Resident
Chip Pearson	Resident
Tony Kellar	Resident/Chick-fil-a Owner
Bill Minor	Resident
Sharon Fausett	Resident
Jim King	Resident

### ***Identification of Participation Techniques***

Dawson County will rely heavily on data that is collected during the survey phase in relation to the data collect in 2004 using the same survey. Techniques described below will include those used during that previous process and those planned to develop the update to the Comprehensive Plan. Techniques described include Advisory stakeholder interviews, Representative stakeholder meetings, Surveys, Social Media, Focus Group Meetings and public hearings.

### ***Advisory Stakeholder Interviews***

During the development of the current 2008-2028 Community Vision and Land Use Element Update, the consultant team conducted one-on-one interviews with key community leaders using a standardized series of questions designed to gather detailed information about the county's future. Dawson County project management staff met one on one with key elected officials as well as community members to determine that the current 2008-2028 plan needs updating both graphically as well as demographically.

### ***Representative Stakeholder Meetings***

Dawson County will have 3 to 5 representative stakeholder meetings. The representative stakeholders will meet in an accessible central location in the community. The purpose of the meetings will be to first relay information regarding the process for update the comprehensive plan and determine if the areas of geographical interest discovered during the advisory stakeholder interviews are in need of updating. The first meeting project management staff will distribute the 2013 Comprehensive plan update survey. Subsequent stakeholder meetings will be conducted to relay information the project management staff has acquired during focus group meeting, relay survey results, and allow for open discussion on any proposed changes. Dawson County plans to have a final representative stakeholder meeting to allow

the stakeholders to assist in relaying the updated information to their respected advisory groups.

### ***Public Hearings***

The Dawson County Board of Commissioners will hold public hearings to announce to the public that the planning process for updating the comprehensive plan is underway, as required under the state Standards and Procedures for Local Comprehensive Planning. The meeting is scheduled for May 16, 2013. The public will be informed of the plan's project schedule and how they can get involved as outlined in this document. The public hearing also provides the community an opportunity to comment on the draft update process as well as any update to the Comprehensive plan. Following the public hearings, and based on input from the public and county officials, this document and the Updated Comprehensive Plan will be transmitted to the Georgia Mountains Regional Commission (GMRC) for their review and comment and ultimately sent to DCA for approval and adoption by the Dawson County Board of Commissioners.

### ***Website and Social Media***

The Dawson County Planning Department will post the updated Community Participation Plan, Analysis of Supporting Data, and Comprehensive Plan to the Dawson County website. Browsers will be able to download the documents in PDF format and will be provided with contact information in order to provide comments by traditional mail, by e-mail, or by telephone. The Dawson County website address is <http://www.dawsoncounty.org/>. Links to the documents will be posted to Dawson the Dawson County Facebook page.

### ***Surveys***

The Dawson County project management staff will distribute the 2013 Comprehensive plan survey during the initial representative stakeholder meeting. The purpose of this survey is to provide the community with comparison data regarding the Communities Vision. Dawson County project management staff will advise each representative stakeholder to have at least 3-5 additional community members complete the survey. The survey will be administered using survey monkey as well as the traditional hardcopy survey with pen and paper. The results of the survey will be submitted in the appendix. Survey results were a principal means of capturing citizen comments during the initial update process.

### ***Focus Groups***

Dawson County project management staff will conduct several focus group meetings during the update process. The purpose of the focus group meetings will be to determine alternative geographic location the Comprehensive map shall be updated as well as determine if the areas of interest relayed from the Advisory stakeholder interviews will be accepted and are warranted by the community. Dawson County anticipates 3-5 focus group meetings with neighborhood representatives, business owners and large parcel property owners.

### ***Public Hearing for Plan Transmittal***

*The project management staff will present the Dawson County Comprehensive Plan 2013-2033 at a public hearing before the Board of Commissioners. The public will have an opportunity to comment on the plan before the plan is transmitted to the GMRC for review. The tentative date of the transmittal hearings is September 26, 2013.*

### Schedule for Completion of the 2013-2033 Comprehensive Plan Update

Below is a graphic that shows the schedule for completion of the update to the Dawson County Comprehensive Plan. Milestones in this schedule which are highlighted are required by state minimum planning standards:

Schedule	
March/April	
<b>Date:</b>	<b>Action:</b>
3/14/2013	Present update request to BOC at Work Session
3/21/2013	BOC Approval to update Comp Plan
4/12/2013	Develop Community Participation Program, Determine key Stakeholders, Determine areas of interest on Map, and Text
4/19/2013	Finalize Update process
May	
5/23/2013	Public Hearing (1) Update Process (Required by DCA)
5/27/2013	Address Citizen Comments from PH
5/20/13 week	1st Stakeholders Meeting (submit surveys, discuss update process, present areas and points of interest)
5/21/2013	Update Planning Commission at regular Meeting
June	
6/14/2013	Surveys returned to staff
6/3-6/21	Staff update text, map per survey findings
6/18/2013	Present Findings at Planning Commission Meeting
July	
7/1-7/19	Small group community meetings by staff "kitchen table" meetings with affected property owners
7/16/2013	Present Findings at Planning Commission Meeting
7/22-7/26	2nd Stakeholders Meeting discuss findings from community meetings and draft
August	
8/21/2013	Finalize Update to Comprehensive Plan
8/20/2013	Present schedule and update summary to Planning Commission
September	
9/26/2013	Present Update to the BOC worksession
October	
10/3/2013	BOC approve draft to PH
10/15/2013	2nd Public Hearing on Comp Plan Update before Planning Commission
10/17/2013	3rd Public Hearing on the Draft Comp Plan Update before BOC
10/21/2013	Address Comments from PH, Submit to the RC and DCA for review (Must wait 60 days to adopt)
10/21/2013	BOC Transmittal Resolution to RC
	Staff address comments from RC and DCA
November	
	60 day review period
December	
12/16/2013	60 Day review period completed
12/19/2013	BOC Adoption Resolution following approval from DCA BOC Adopt Updated Comp Plan

# 1 Community Goals

The Community Vision section paints a picture of what the Dawson County desires to become and provides complete descriptions of the development patterns envisioned. This section begins with the vision statements for the county, the City of Dawsonville, the Georgia 400 Corridor and the Georgia 53 Corridor. Next, the Community Vision outlines its relationship to the Quality Community Objectives as set forth by DCA. Finally, the Community Vision presents the Future Development Maps subsection that includes the Character Area Map along with the character area descriptions and the Future Land Use Map along with the future land use category descriptions.

## 1.1 General Vision Statement

This subsection presents the vision statements of the overall goals and desired future that the county seeks to achieve. "Where quality of life matters."



*Character of Dawson County – (Left) Rural meadow in southeast Dawson County; (right) Historic Dawson County Courthouse*

### 1.1.1 Dawson County

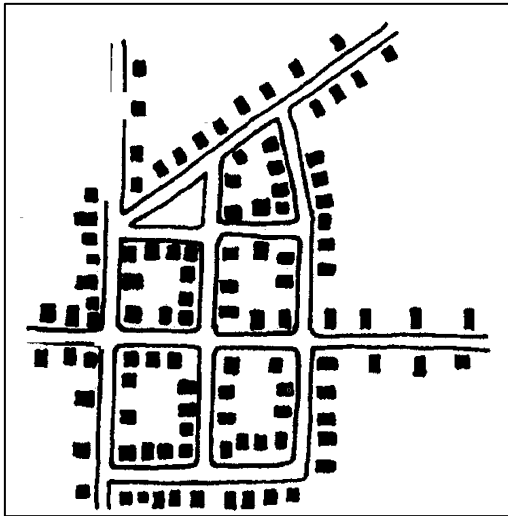
Dawson County, which is part of the Georgia Mountains region, envisions a future where its special places, scenery, and cultural resources are preserved and urban growth is concentrated within a compact area that is economical to serve with infrastructure guiding the timing and location of urban growth.

Dawson County will maintain its unique character, which includes a mountain heritage, rich scenic beauty, specialty farms, friendly people, and small town/rural feel. Its natural resources (i.e., mountains, hillsides, rivers, streams, scenic views, forests, farms, and rural lands) will be protected and their values sustained for the use and enjoyment of future generations, as managed growth occurs.





*Highway 9 in Dawsonville*



*Traditional development pattern*

### 1.1.2 City of Dawsonville

Dawsonville, an integral part of Dawson County and the Georgia Mountains region, envisions a future where it maintains and enhances its distinct character, which includes the birthplace of stockcar racing, moonshine production/running, a mountain heritage, rich scenic beauty, friendly people, and a small town/rural atmosphere.

Dawsonville will further define its unique character through traditional town planning principles, as shown in the sketch shown to the left. The downtown will be a vibrant, pedestrian-friendly, mixed-use destination, free from truck traffic and franchise architecture, with proud citizens and small business owners who admire their past. It will preserve historic, cultural, and small-town qualities and maintain and promote aesthetic charm.

Dawsonville will continue to serve as the government and cultural center for the county. Its city limits will expand over time in a responsible manner to accommodate more urban development, consistent with this vision, without losing its identity and heritage.

Note: The City will prepare a Comprehensive Plan separate from Dawson County.

### 1.1.3 Georgia 400 Corridor

The north portion and south portion of the Georgia 400 corridor will each have their own unique character and land use characteristics. Quality development in the Georgia 400 corridor will be ensured through controls on architecture and site design.

The southern portion of the Georgia 400 corridor (south Harmony Church Road) will be developed and characterized by light industry and highway commercial uses, including large retailers and restaurants. Large and small retailers will be welcomed in the south part of the Georgia 400 corridor.

The northern portion of the Georgia 400 corridor (north of Lumpkin Campground Road/Harmony Church Road) will have a distinct character of rural scenery and long vistas of forested hills and mountains.

Development in the north part of the Georgia 400 corridor will preserve mountain and scenic views, respect existing topography, and blend with the natural landscape.

Development in the north portion of the corridor will consist of mixed-use pedestrian activity centers at crossroads, institutional and commercial campus-style developments, large-scale, master-planned residential communities and higher-density retirement and apartment communities

Georgia 400 will provide for through traffic with enhanced access and mobility within the corridor via frontage roads.



*Georgia 400 South commercial*



*Georgia 400 North residential*



*South Georgia 400 access*

### 1.1.4 Georgia 53 Corridor

The scenic portions of the Georgia 53 corridor west of Lumpkin Campground Road and east of Perimeter Road will be preserved, including views of undeveloped hillsides, open forest land, trees, rustic stores and restaurants, and rural residential development.

It is recommended that quality development be ensured through controls on architecture and site design administered by a design review board. Existing development in the corridor will be visually softened to maintain the corridor's scenic elements.

Portions of the Georgia 53 corridor within urban growth areas will be developed as campus-style light industrial/business parks, planned senior communities, and, at designated crossroads, mixed-use pedestrian centers.

The Savanna\* area, where the Etowah River crosses Georgia 53, will remain a special place, with its views preserved and values sustained for the use and enjoyment of future generations, as development occurs. This area will include an area of crossroads commercial in addition to the rural character commercial. Dawson County envisions a future where Georgia 53 east of Georgia 9 is widened (capacity added) without eliminating scenic curves or disrupting the natural landscape.



*Rural corridor commercial*



*Rural character commercial use on Georgia 53*

\*Savanna (or Savannah): common definition of a grassy woodland with a significant woody plant component.

## Community Goals

In 1999 the DCA Board adopted the Quality Community Objectives (QCO) as a statement of the development patterns and options that will help Georgia preserve its unique cultural, natural and historic resources while looking to the future and developing to its fullest potential. Each character area described in Section 2.6 lists the QCO's that will be pursued in that area. Each QCO title is listed below in bold and fully presented in italics followed by an explanation of the relationship between the objective and the Dawson County Vision.

- a. **Regional Identity:** *Regions should promote and preserve an identity, defined in terms of traditional regional architecture, common economic linkages that bind the region together, or other shared characteristics.*

Economic linkages to the region that are important to Dawson County and Dawsonville include mountain tourism, agri-tourism, the nurturing of small businesses, and the retention of family farms. Through architectural review, development in identified areas will have architectural features and characteristics that reinforce historical settlement patterns and are compatible with natural resources, including mountain and other scenic views.

- b. **Growth Preparedness:** *Each community should identify and put in place the prerequisites for the type of growth it seeks to achieve. These may include housing and infrastructure (roads, water, sewer and telecommunications) to support new growth, appropriate training of the workforce, ordinances to direct growth as desired, or leadership capable of responding to growth opportunities.*



Figure 1-1: Historic building in Dawsonville

An immediate prerequisite for additional growth in Dawson County and Dawsonville is to secure future potable water supplies. Since water withdrawals from Lake Lanier have not been settled, Dawsonville, Dawson County, and the Etowah Water and Sewer Authority must work collaboratively to secure local water supplies. Dawson County and Dawsonville envision a future where they have a guaranteed, long-term, sustainable water supply to meet their needs. Water will not necessarily be extended countywide. Water service will not necessarily be extended in areas where the marginal costs of serving such areas exceed marginal revenues. The county and Etowah Water and Sewer Authority (water/sewer) will serve unincorporated employment areas with the necessary infrastructure (roads, water, sewer, etc.). Sanitary sewer will be provided only in a limited growth area of the county. Sewer service will not be extended outside the designated service area, unless consistent with the comprehensive plan and Service Delivery Strategy, so as to economize on public expenditures and to manage the location and timing of urban growth.

Citizens have expressed the desire to have the road network increase in advance of or at least concurrently with development, including frontage roads, a network of new, connected local roads as subdivisions occur, a system of scenic roads, and sidewalks. As the workforce expands and the population grows increasingly older, moderate-income housing opportunities in the form of apartments/condominiums will be needed and which are planned for in the Georgia 400 corridor. Dawson County will within the short-term adopt new ordinances to direct growth



as desired, including scenic corridor overlay districts, architectural review requirements in those overlays, and hillside development standards.

- c. **Appropriate Business:** *The businesses and industries encouraged to develop or expand in a community should be suitable for the community in terms of job skills required, linkages to other economic activities in the region, impact on the resources of the area, and future prospects for expansion and creation of higher-skill job opportunities.*

Dawson County envisions a future where it has an economic base consisting of sufficient commercial and industrial development to offset the tax burdens placed on residents and farmers and the large amount of publicly owned land in the county which does not generate property taxes.

Dawson County's preferred economic strategies are to: (1) promote mountain tourism, mountain settlement heritage, and racecar/moonshine history; (2) attract and maintain light and medium industry; (3) maintain farming and promote specialty farming; (4) provide a strong base of retail and services; and (5) promote senior-friendly communities and recreation.

A significant percentage of the county's land area is public forest land, which does not generate property tax revenues for the county. Therefore, Dawson County must ensure a healthy future economic base by designating sufficient areas of land for light industrial and commercial development. Public sponsorship of industrial recruitment activities is envisioned, and the county envisions helping to support industrial park development through the extension of utilities and continuous planning for road construction.

Dawson County envisions a future where it leases, manages, and develops Corps of Engineers public lands along Lake Lanier for tourist-related economic and recreational development.

Through adequate protection, the Etowah River will become a draw for ecologically friendly tourism that allows public access to and enjoyment of the river and its wildlife. Another economic development strategy is to attract seniors to live in planned communities, a trend already established with Big Canoe, Gold Creek, and Chestatee, which are three existing developments. Dawson County envisions that its family farms and active agricultural operations will continue, including poultry, cattle, equestrian estates, crops, specialty crops, and forestry, among others. The county desires to attract unique and specialty farming activities that are sustainable and respect the land.

Dawsonville envisions remaining the government and civic-institutional center for Dawson County. It also envisions extending water and sanitary sewer service to all portions of the city.

- d. **Educational Opportunities:** *Educational and training opportunities should be readily available in each community – to permit community residents to improve their job skills, adapt to technological advances, or to pursue entrepreneurial ambitions.*

Educational needs of the population will be identified in the population element of the comprehensive plan. Educational and training is needed to prepare the workforce for higher paying jobs. The vocational-technical and public schools have an important role to play. The county will update its Economic Development Plan that will include addressing these issues fully.

- e. **Employment Options:** *A range of job types should be provided in each community to meet the diverse needs of the local workforce.*

The county needs to attract higher-paying jobs. An updated Economic Development Plan will provide the county with a game plan for addressing the county's needs.

- f. **Heritage Preservation:** *The traditional character of the community should be maintained through preserving and revitalizing historic areas of the community, encouraging new development that is compatible with the traditional features of the community, and*

*protecting other scenic or natural features that are important to defining the community's character.*

Questionnaire results show that Dawson County citizens want to retain historic settlements and characteristics of the community. Dawson County and Dawsonville envision active historical and cultural societies dedicated to preserving the past and sustaining county and city cultural traits and resources.

- g. **Open Space Preservation:** *New development should be designed to minimize the amount of land consumed, and open space should be set aside from development for use as public parks or as greenbelts/wildlife corridors.*

The single most important open space issue is the future of the 10,000-acre Dawson Forest tract. Dawson County envisions a future where it gains control of, or significant voice in, the future use and development or preservation of Dawson Forest, which is owned by the Atlanta Airport Authority but currently leased by the Georgia Department of Natural Resources for forest and wildlife management.



*Amicalola River at Georgia 53*

Although blessed with many natural resources and significant protected forest and wildlife management lands, Dawson County envisions a future where even more land is set aside for publicly accessible open space and parks. Questionnaire results show support for acquisition of open spaces.

In areas of the county where subdivision development is permitted, a portion of the land should be retained as greenbelts, wildlife corridors, open space, or agriculture.

- h. **Environmental Protection:** *Air quality and environmentally sensitive areas should be protected from negative impacts of development. Environmentally sensitive areas deserve special protection, particularly when they are important for maintaining traditional character or quality of life of the community or region. Whenever possible, the natural terrain, drainage, and vegetation of an area should be preserved.*

Citizens of Dawson County and Dawsonville support stronger measures to protect river water quality, air quality, mountain and hillside development, and environmentally sensitive areas.

Special reviews and regulations are needed to ensure that, as development occurs in the Georgia 400 corridor and the Georgia 53 corridor east of Georgia 400, stormwater runoff is treated to high water quality standards and returned to Lake Lanier.

Dawson County envisions a future where its trout streams remain cold and pollution free, protected by riparian buffers, and where streams that have been impacted are restored to their former status as trout fisheries.

- i. **Regional Cooperation:** *Regional cooperation should be encouraged in setting priorities, identifying shared needs, and finding collaborative solutions, particularly where it is critical to success of a venture, such as protection of shared natural resources.*

Dawson County and Dawsonville will both share responsibility with other local governments and organizations for preservation of the environment. Dawson County, and as appropriate, Dawsonville, may participate in the following regional initiatives:

Upper Etowah River Alliance: This is collaborative of partners in the Etowah River watershed that is promoting the protection and wise use of the river as a resource.

Upper Chattahoochee Basin Group: This is a coalition of the local governments within the Lake Lanier Basin, dedicated to the protection of water quality in Lake Lanier and its tributaries.

- j. **Transportation Alternatives:** *Alternatives to transportation by automobile, including mass transit, bicycle routes and pedestrian facilities, should be made available. Greater use of alternative transportation should be encouraged.*

Although most areas of the county will remain mostly dependent on the automobile for transportation, Dawson County envisions a future where a community network of lanes connects residential neighborhoods to commercial, institutional, and recreational destinations. The county and city also envisions pedestrian-friendly, mixed-use communities in activity centers proposed within urban corridors at locations designated on the future land use plan map.

Dawson County envisions additional park-and-ride lot and eventual inclusion of a form of transit service that would connect the county to points south. The lot would be located in the southern portion of the Georgia 400 corridor.

Dawsonville envisions a future where bicycle lanes or paths and a system of sidewalks are provided and used within the downtown area and in mixed-use communities.

**Regional Solutions:** Regional solutions to needs shared by more than one local jurisdiction are preferable to separate local approaches, particularly where this will result in greater efficiency and less cost to the taxpayer.

Residents of Dawson County and Dawsonville support continuous consideration of ways to meet their mutual needs with innovative city-county and regional solutions.

- k. **Housing Opportunities:** *Quality housing and a range of housing size, cost, and density should be provided in each community, to make it possible for all who work in the community to also live in the community.*

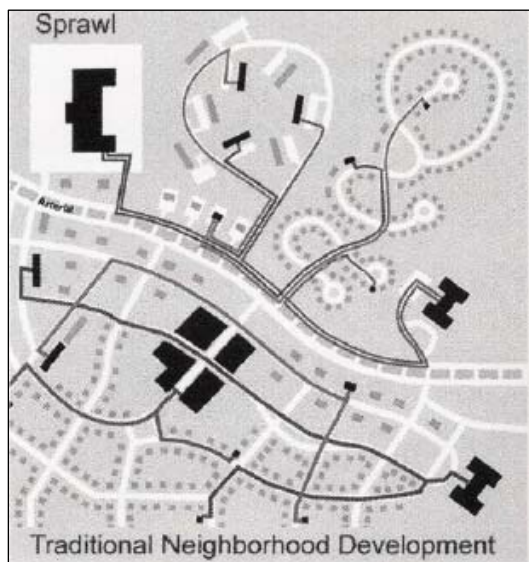
Dawson County's land use plan will provide for a wide variety of residential living opportunities, including: (1) senior-friendly communities; (2) mixed-use, mixed-density residential centers and neighborhoods; (3) rural and farm dwellings; (4) golf course, planned, and/or gated or resort communities, (5) apartment communities, and (6) low-density conventional subdivisions.

Dawson County envisions a future where a majority, if not substantial majority, of persons working in Dawson County have an opportunity, through varieties of housing choice at different ranges of affordability, to reside in Dawson County.

Where master planned residential communities are permitted and developed, they should include some housing that is affordable to a variety of households, not just middle- and upper-income families.

Apartments/condominiums, which are appropriate within the Georgia 400 corridor and in mixed-use activity centers, shall be developed in larger complexes (200-300 units) that provide sufficient park and recreation facilities to serve the needs of their residents.

- l. **Traditional Neighborhood:** *Traditional neighborhood development patterns should be encouraged, including use of more human scale development, mixing of uses within easy walking distance of one another, and facilitating pedestrian activity.*



***Traditional neighborhood development versus Sprawl***

Traditional neighborhood developments are encouraged within and adjacent to mixed-use activity centers as designated on the future land use plan map of Dawson County within the northern portion of the Georgia 400 corridor, within the Georgia 53 corridor, within the City of Dawsonville, and at selected crossroads.

- m. **Infill Development:** *Communities should maximize the use of existing infrastructure and minimize the conversion of undeveloped land at the urban periphery by encouraging development or redevelopment of sites closer to the downtown or traditional urban core of the community*

Commercial development will be concentrated and contained in specifically designated areas, including: (1) the Georgia 400 corridor; (2) the Georgia 53 corridor; (3) the City of Dawsonville; and (4) mixed-use, pedestrian-friendly activity centers at selected crossroads.

The preferred method of developing residentially is through larger-scale, master-planned communities with amenities such as open space networks, golf courses, and wildlife corridors. Where they are developed, large-scale residential subdivisions shall be developed according to principles of community master planning and conservation subdivision design, with networks of open space. Conventional residential subdivisions with low and mixed densities are not desired in parts of the county designated for farm and rural living, and the land use plan may not permit them in such areas. This growth management strategy of preventing scattered, low-density subdivisions in locations outside designated urban growth areas will help Dawson County achieve policies of filling in vacant lands in already developed urban areas.

- n. **Sense of Place:** *Traditional downtown areas should be maintained as the focal point of the community or, for newer areas where this is not possible, the development of activity centers that serve as community focal points should be encouraged. These community focal points should be attractive, mixed-use, pedestrian-friendly places where people choose to gather for shopping, dining, socializing and entertainment.*

Dawsonville is the only traditional downtown area in Dawson County. Scenic corridor overlays will ensure future development is sensitive to the natural landscape that contributes to the county's sense of place.

Large-scale retailers, outlet malls, and strip malls shall only be permitted in the Georgia 400 corridor and in designated portions of the Georgia 53 corridor. These uses are considered incompatible with original settlement patterns of other parts of the county.

### 1.2.1 Regional Planning Goals and Initiatives

The Georgia Mountains Regional Commission mission statement provides a succinct statement of regional goals, which are important to consider in local comprehensive planning efforts:

- Modern and cost-effective operations for local governments.
- Economic development in the region which will increase the number of jobs available and personal incomes.
- Solutions to multi-jurisdiction problems and collaboration on mutual interests.



- Balance between growth factors and the need for conservation of the area's natural resources.
- Alleviation of suffering caused by income, health status, age or other factors; and the overall quality of life.
- Harmonious relationships among cities and counties.

## **1.2 Character Areas and Defining Narrative**

This sub-section includes two maps: Character Area Map and Future Land Use. Character areas serve as the higher level category. Future Land Use Map categories further detail the types of uses allowed in each future land use category.

Map 1-1 shows the character areas as identified for Dawson County. Section 1.2.2 provides a defining narrative for the character areas. Map 1-2 shows the Future Land Use map. Section 1.4.3 provides a defining narrative for the Future Land Use categories.

The Future Development Map was developed over the course of two separate planning processes. The Future Land Use Map was adopted in 2008 for Dawson County. This included the future land use category descriptions. The Character Area Map was developed in 2008 as part of the creation of this plan. It includes the character areas described here. The character areas were created to correspond with the Future Land Use Map.

### **1.2.1 Defining Narrative**

This subsection provides a specific narrative for each character area and future land use category. The narrative includes the following information:

- Written description, pictures and/or illustrations
- List of specific land uses or zoning categories allowed in the area
- Listing of the Quality Community Objectives that will be pursued in the area

### **Summary**

The Character Area Map and Future Land Use Map for Dawson County are based on a strategy of managing the extent, location, and timing of development. The plan directs development toward five areas:

- Georgia 400 corridor
- Georgia 53 corridor between Dawsonville and Georgia 400
- Georgia 9 corridor south of Dawsonville
- Lands within and immediately surrounding the City of Dawsonville
- Lands surrounding the Atlanta Motorsports Park along Duck Thurmond Road

The location of urban development in the Georgia 400 corridor north of the Georgia 53 corridor is proposed to be limited by a belt of existing agricultural lands running northwest-southeast on the west side of the Etowah River. A scenic road designation along the middle part of the Georgia 53 corridor will help prevent urban/suburban-style development from filling in the area between Dawsonville and Georgia 400. Urban development in the Dawsonville area is proposed to be limited geographically by Perimeter Road.

Also, a belt of forested land running northeast-southwest, west of Dawsonville and north of Dawson Forest, serves as a second urban limit line to Dawsonville-area growth. This forest belt divides the Dawsonville area from the rural, mountainous north part of the county. West of the forest belt, unincorporated Dawson County will maintain its current character as very low-density, rural residential. No urban or suburban subdivision tract development is anticipated in that area, which is subject to difficult terrain and a five-acre minimum lot size. Suburban and urban residential development is anticipated east of the forest belt, near Dawsonville. Dawson

Forest and the national forest lands along Amicalola Creek provide a third line separating rural lands in the far southwest corner and northwest portions of unincorporated Dawson County from suburban and urban development.

### 1.2.2 Character Areas

Character area planning focuses on the way an area looks and how it functions. Applying development strategies to character in Dawson County can preserve existing areas and help others function better and become more attractive. They help guide future development through policies and implementation strategies that are tailored to each situation. The character areas recommended for Dawson County, defined and shown in Map 1-1, define areas that:

- Presently have unique or special characteristics that need to be preserved.
- Have potential to evolve into unique areas.
- Require special attention because of unique development issues.

Table 1-3 shows the relationship between character area categories and future land use map categories. Character areas serve as the higher level organizing category. Future Land Use Categories may be appropriate in more than one character area. However, some future land use categories are only appropriate in a single character area. Each character area is defined below based on the development pattern, land uses and zoning districts that accommodate the character area. Implementation measures recommended to either preserve or create the condition described by each character area are also included.

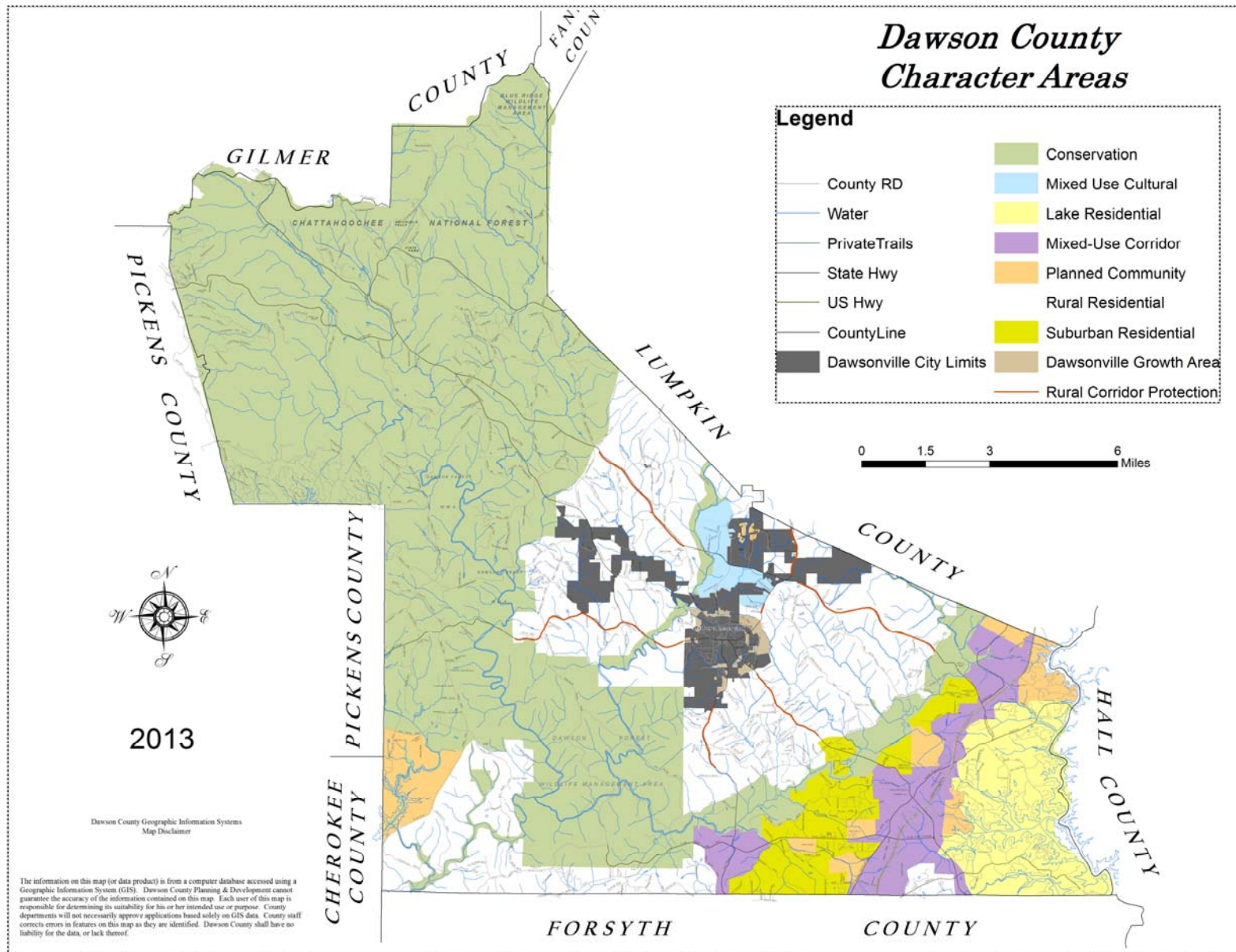
Future land use was determined in 2004 before DCA adopted the requirement for character areas. The county chose to maintain the Future Land Use Map developed in 2004 with the future land use categories as described both then and in this plan in Section 1.4.3. The character areas serve as a higher-level organizing system built on the foundation of the previously established future land use categories.

The character areas are described in the following pages. Each description includes the following information at a minimum:

- Development Pattern
- Future Land Use Categories
- Zoning Districts
- Strategies

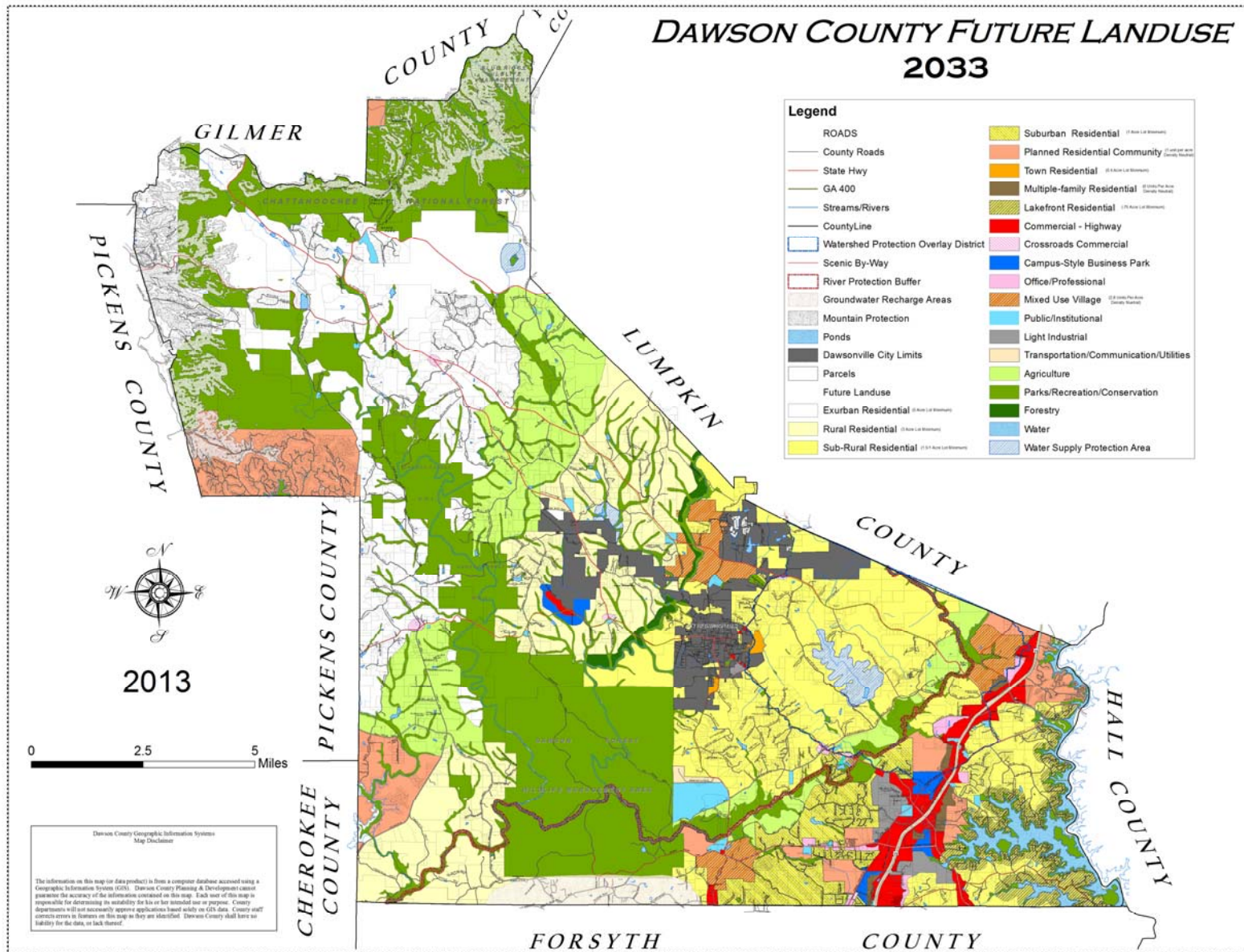
The Development Pattern describes the nature of development included in the character area including appropriate land use, design, infrastructure and intensity. The future land use categories section lists in bullets the Future Land Use Map categories included within each character area. The future land use categories of Public Institutional and Transportation, Communication and Utilities are allowed in each character area and are not listed in the descriptions below. The Zoning Districts section will list in bullets each zoning district allowed and those the county will need to adopt in order to implement the development pattern prescribed by each character area. The Strategies section will list in bullets the measures the county can take to ensure that the development pattern described by each character area can become reality.

Map 1-1: Character Areas





Map 1-2: Future Land Use Map



## Conservation

### *Development Pattern*

Undeveloped natural lands, agricultural lands, forest lands and environmentally sensitive lands not suitable for suburban development make up the bulk of the Conservation character area. These areas include river corridors, scenic views, steep slopes, flood plains, wetlands, watersheds, wildlife management areas and other environmentally sensitive areas. Development in the Conservation character area may include very low density residential development served by septic systems. Sidewalks, curbs and gutters are not compatible, but pedestrian access and connectivity can take place with multi-use trails. The desired development pattern should seek to:

- Promote the use of conservation easements
- Maintain large lot sizes to protect farmland, open space and environmentally-sensitive areas
- Follow best management practices for erosion and sedimentation, as defined in the Georgia Erosion and Sedimentation Act
- Minimize impervious surfaces in environmentally sensitive areas
- Discourage extension of public utilities, especially sewer, that would encourage development in these areas
- Support only the extensions of streets and utilities based on acceptable environmental and fiscal impacts and planned uses
- Widen roads only when absolutely necessary and only with designs that will minimize the visual impact
- Limit truck traffic in congested areas by redirecting it to higher capacity roads
- Set aside land for a network of greenways/trails for use by non-motorized users that link to similar character areas
- Interconnect adjacent trails, recreation areas, and greenspace where possible
- Provide appropriate way finding along trails
- Limit the amount of curb-cuts
- Require paved roads to use drainage swales in lieu of curb and gutter

### *Future Land Use Categories*

The future land use categories that correspond to the Conservation character area are provided below. Section 1.4.3 Future Land Use provides full descriptions of the development patterns for each future land use category.

- Parks, Recreation and Conservation
- Forestry
- Agriculture
- Exurban Residential

### *Zoning Districts*

- R-A (lot size minimum of 1.5 acres or five acres in subdivisions)
- RRE (lot size minimum of 1.5 acres or three acres in subdivisions)

### *Quality Community Objectives*

- Regional Identity
- Growth Preparedness
- Heritage Preservation
- Open Space Preservation
- Environmental Protection
- Regional Cooperation

- Transportation Alternatives
- Regional Solutions

### *Strategies*

- Adopt Scenic Corridor Overlay zoning
- Adopted the Best Management Practices (BMP) for addressing storm water run-off in the conservation area
- Adopt a policy framework to prevent encroachment of inappropriate automobile-oriented development that would adversely affect the quality of life and public realm
- Designate historic and scenic corridors, and provide for a thorough impact assessment process in these designated areas
- Prepare a Bike/Pedestrian/Greenways Master Plan
- Update county's development regulations to address drainage, driveway and impervious surface requirements

## **Rural Residential**

### *Development Pattern*

The development pattern for this character area consists of rural, undeveloped land likely to face development pressures for lower density (one unit per two plus acres) residential development. These areas typically have limited water/sewer infrastructure and rely on septic systems. In addition, they typically have low pedestrian orientation and access, very large lots, open space, pastoral views and high degree of building separation. Sidewalks, curbs and gutters generally are not compatible with this character area, but conservation subdivisions located here should include pedestrian and bicycle networks and connect to regional multi-use trails. The desired development pattern should seek to:

- Permit rural cluster or conservation subdivision design that incorporates significant amount of open space
- Limit extension of public utilities in these areas
- Support only the extensions of streets and utilities based on acceptable environmental and fiscal impacts and planned uses
- Limit parking in front of properties
- Plan for future expansion as the surrounding area grows
- Separate through-traffic from local traffic
- Connect to regional network of greenspace and trails, available to pedestrians, bicyclists, and equestrians for both tourism and recreational purposes
- Consider the use of drainage swales on paved roads in lieu of curb and gutter
- Ensure safe and direct access to major thoroughfares
- Provide at least one access point from a County road for a minimum number of homes
- Allow unpaved roads and shared driveways that provide access for up to six residences

### *Future Land Use Categories*

The future land use categories that correspond to the Rural Residential character area are provided below. Section 1.4.3 Future Land Use provides full descriptions of the development patterns for each future land use category.

- Rural Residential
- Sub-rural Residential



### *Zoning Districts*

- RSR (for Sub-Rural Residential with 1.5 acre lot minimum on septic and well; one acre on septic and public water)
- RRE (lot size minimum of 1.5 acres or three acres in subdivisions)
- Quality Community Objectives
- Regional Identity
- Growth Preparedness
- Heritage Preservation
- Open Space Preservation
- Environmental Protection
- Transportation Alternatives

### *Strategies*

- Develop Greenspace Master Plan
- Develop Bike/Pedestrian/Greenways Master Plan
- Adopt conservation subdivision regulations
- Adopt Best Management Practices (BMP) for stormwater run-off
- Update county's development regulations to address drainage, parking, driveway requirements

## **Rural Corridor**

### *Development Pattern*

The development pattern for this character area consists of developed or undeveloped land paralleling the route of a major thoroughfare that has significant natural, historic or cultural features, and scenic or pastoral views with a distinct rural character. Rural Corridor character area covers 300 feet of property on each side of these major thoroughfares (i.e. Georgia 53, 9 and 136). Small nodes of commercial development with small, enclosed retail trade and service are appropriate at important intersections (as designated with the Crossroads Commercial future land use map category). These nodes maintain the rural character with appropriate building designs. The desired development pattern should seek to:



*Rural Corridor - Georgia 53*

These nodes maintain the rural character with appropriate building designs. The desired development pattern should seek to:

- Limit extension of public utilities in these areas
- Enact guidelines for new development that enhance the scenic value of the corridor and addresses landscaping and architectural design
- Consider the use of drainage swales for paved roads in lieu of curb and gutter
- Encourage compatible architectural styles that maintain the regional rural character and do not include franchise or corporate architecture
- Limit parking in front of commercial properties
- Ensure that major commercial or employment centers do not encroach on residential development
- Connect to regional network of greenspace and trails, available to pedestrians, bicyclists, and equestrians for both tourism and recreational purposes
- Provide pedestrian linkages to adjacent and nearby residential or commercial districts

- Provide bicycle accommodations
- Consolidate driveways and use directional signage to clustered developments
- Institute driveway controls and access management standards to facilitate traffic flow
- Separate through-traffic from local traffic
- Plan for future expansion as the surrounding area grows
- Allow unpaved roads and shared driveways that provide access for up to six residences

#### *Future Land Use Categories*

The future land use categories that correspond to the Rural Corridor character area are provided below. Section 1.4.3 Future Land Use provides full descriptions of the desired development patterns for each future land use category. Due to the linear nature of this character area, it crosses multiple development patterns that are represented by the future land use map categories.

- Parks, Recreation and Conservation
- Forestry
- Agriculture
- Exurban Residential
- Rural Residential
- Sub-rural Residential
- Suburban and Lakefront Residential
- Office Professional
- Crossroads Commercial

#### *Zoning Districts*

- C-RB, C-CB (for Crossroads Commercial)
- Georgia 53 Corridor Overlay District needed
- Other Scenic Corridors Overlay Districts needed

#### *Quality Community Objectives*

- Regional Identity
- Growth Preparedness
- Heritage Preservation
- Open Space Preservation
- Environmental Protection
- Transportation Alternatives

#### *Strategies*

- Adopt regulations for Scenic Corridors
- Adopt Georgia 53 Corridor Overlay
- Develop an Access Management Plan
- Develop Master Bike/Pedestrian/Greenways Plan
- Update county's development regulations to address parking, drainage and driveway requirements

## Planned Community

### *Development Pattern*

The development pattern of this character area may consist of the resort variety, like Big Canoe, which has increasingly become home to permanent as well as seasonal residents and "Chestatee," a golf course community. Planned residential communities provide unique, flexible, creative and imaginative arrangements and site plans that result in predominantly single family residential development. The desired development pattern should seek to:

- Encourage higher density housing types within walking distance of services and amenities within and adjacent to the community
- Support only the extensions of streets and utilities based on acceptable environmental and fiscal impacts and planned uses
- Emphasize connectivity with adjacent subdivisions and/or commercial developments in the layout of new developments
- Design for walkability throughout, encouraging creative pedestrian networks
- Create interconnected pattern of streets and trails extending into surrounding neighborhoods for cars, bikes, golf carts, and pedestrians
- Limit truck traffic in congested areas by redirecting it to higher capacity roads
- Separate through-traffic from local traffic
- Examine potential for traffic calming techniques on major corridors to facilitate enhanced pedestrian use (including safe crossings)
- Encourage strong connectivity and continuity between each master planned development
- Use access management strategies in appropriate locations e.g. requiring new subdivisions to be developed with an internal street system and no private driveways accessing the highway; for lots adjacent to arterial streets, encourage alley access to allow the building to face highway with automobile access to the rear
- Conduct strict review of driveway permits, right-of-way, and road construction plans to ensure full consideration of the quality of life for residential property owners

### *Future Land Use Category*

The future land use category that corresponds to the Planned Community character area is provided below. Section 1.4.3 Future Land Use provides a full description of the desired development pattern for the future land use category.

- Planned Community

### *Zoning District*

- R-PC

### *Quality Community Objectives*

- Regional Identity
- Growth Preparedness
- Heritage Preservation
- Open Space Preservation
- Environmental Protection
- Transportation Alternatives
- Housing Opportunities
- Traditional Neighborhood

### *Strategies*

- Adopt a gateway and signage master plan for planned communities
- Adopt a circulation master plan that defines how the street, sidewalk, and path network will look and how it will connect to surrounding neighborhoods
- Update county's regulations to require interconnected streets, parking, driveways, sidewalks, greenways, and trails for planned communities
- Adopt a policy framework to prevent encroachment of inappropriate automobile-oriented development that would adversely affect the quality of life and public realm

### **Lakeside Residential**

#### *Development Pattern*

The development pattern of this character area consists of suburban residential subdivision development surrounding Lake Lanier. Stormwater runoff becomes an issue in this area because it drains into the lake that provides drinking water for Metropolitan Atlanta and supports the habitat of a variety of species. The desired development pattern should seek to:

- Reflect more stringent requirements for water quality enhancement measures on individual sites
- Incorporate regional (i.e., serving multiple sites) water quality enhancement areas to intercept stormwater and improve water quality as it flows from development areas into the lake. These regional facilities would be located along the tributaries between Georgia 400 and the lake's shoreline and would likely consist of wetlands, retention ponds, biofiltration swales, and other best management practices for water quality protection
- Set aside land for a network of greenways/trails for use by non-motorized users that link to similar character areas
- Connect to regional network of greenspace and trails, available to pedestrians, bicyclists, and equestrians for both tourism and recreational purposes
- Encourage strong connectivity and continuity between each master planned development
- Develop vehicular and pedestrian/bike connections to retail/commercial serves (where possible) as well as internal street connectivity, connectivity to adjacent properties/subdivisions and multiple site access points
- Promote street design that fosters traffic calming such as narrower residential streets, on-street parking and addition of bicycle and pedestrian facilities
- Minimize impervious surfaces in environmentally sensitive areas
- Encourage County/GDOT to follow best management practices for erosion and sedimentation, as defined in the Georgia Erosion and Sedimentation Act
- Encourage use of pervious materials for driveways and other hard surface areas
- Reduce or eliminate parking space requirements, and encourage pervious surface for overflow parking areas
- Support only the extensions of streets and utilities based on acceptable environmental and fiscal impacts and planned uses

#### *Future Land Use Category*

The future land use category that corresponds to the Lakeside Residential character area is provided below. Section 1.4.3 Future Land Use provides a full description of the development pattern for the future land use category.

- Suburban and Lakeside Residential

*Zoning District*

- RL (lot size minimum of 1.5 acres on septic and well; .75 acres on septic and public water; .75 acres on public water and sewer)

*Quality Community Objectives*

- Regional Identity
- Growth Preparedness
- Heritage Preservation
- Open Space Preservation
- Environmental Protection
- Transportation Alternatives
- Housing Opportunities

*Strategies*

- Adopt Best Management Practices to protect water quality from stormwater runoff and sedimentation
- Review requirements for paving, drainage, and impervious surface, and amend development regulations accordingly
- Develop Bike/Pedestrian/Greenways Master Plan
- Investigate establishing a local government stormwater utility
- Implement strategies, studies, and plans that call for water quality protection on a regional basis (i.e., all counties in the Lake Lanier basin)
- Set specific time frames for adding additional staff (e.g., water quality engineer) to implement water quality enhancement projects and enforce water quality standards during the development plans review process

**Suburban Residential***Development Pattern*

The development pattern of this character area consists of locations where pressures for the typical types of suburban residential subdivision development are greatest (due to availability of water and sewer service). Guidelines are needed to encourage pedestrian-friendly neighborhoods that are accessible to transit (when it becomes available), adequate open space, strategically placed civic buildings, a connected system of streets and housing choices. The desired development pattern should seek to:

- Incorporate regional (i.e., serving multiple sites) water quality enhancement areas to intercept stormwater and improve water quality as it flows from development areas into the lake. These regional facilities would be located along the tributaries of the Etowah River and would likely consist of wetlands, retention ponds, biofiltration swales, and other best management practices for water quality protection
- Incorporate master planned mixed-uses blending residential development with schools, parks, recreation, retail businesses and services, linked in a compact pattern that encourages walking and minimizes the need for auto trips within the subdivision
- Locate schools, community centers, or well-designed small commercial activity centers at suitable locations within walking distance of residences
- Promote moderate density, traditional neighborhood development (TND) style residential subdivisions
- Employ design features that encourage safe, accessible streets such as narrower streets, on-street parking, sidewalks, street trees and landscaped raised medians for minor collectors and wider streets



- Encourage comparable architectural styles that maintain the regional character and do not include franchise or corporate architecture
- Establish strong connectivity within, and continuity between, each master planned development to disperse traffic and shorten trips (may include minimizing or prohibiting cul-de-sacs) to disperse traffic in a more traditional grid pattern and to shorten walking/biking trips
- Provide safe facilities for pedestrians, school buses, and bicyclists using the road right-of-way
- Enhance the pedestrian-friendly environment by adding sidewalks and creating other pedestrian-friendly multi-use trail/bike routes linking neighboring communities and major destinations such as libraries, neighborhood centers, health facilities, commercial clusters, parks, schools, etc.
- Add traffic calming improvements, sidewalks and increased street interconnections to improve walkability within existing neighborhoods
- Separate through-traffic from local traffic
- Use access management strategies in appropriate locations
- Limit truck traffic in congested areas by redirecting it to higher capacity roads and designating truck routes where appropriate
- Encourage on-street parking and shared parking
- Limit driveway spacing along the highway frontage and align driveways where needed to improve traffic flow
- Require residential subdivisions accessing the highway to be interconnected
- Ensure that residential development does not encroach on major employment centers
- Require traffic studies for developments with more than 200,000 square feet

#### *Future Land Use Categories*

The future land use categories that correspond to the Suburban Residential character area are provided below. Section 1.4.3 Future Land Use provides a full description of the development pattern for the categories.

- Parks, Recreation and Conservation
- Suburban and Lakefront Residential
- Crossroads Commercial
- Village Activity Center

#### *Zoning Districts*

- C-RB and C-CB (for Crossroads Commercial)
- RS (lot size minimum of 1.50 acres on septic and well; 1 acre on septic and public water; 1 acre on public water and sewer)
- MUV (2.8 Units per acre overall density neutral)
- Overlay zoning needed for Georgia 53 (small portion within Suburban Residential)

#### *Quality Community Objectives*

- Regional Identity
- Growth Preparedness
- Heritage Preservation
- Open Space Preservation
- Transportation Alternatives
- Regional Solutions
- Housing Opportunities
- Traditional Neighborhood
- Infill Development
- Sense of Place

*Strategies*

- Adopt Traditional Neighborhood Development ordinance
- Adopt a policy framework to prevent encroachment of inappropriate automobile-oriented development that would adversely affect the quality of life and public realm
- Adopt a collector street plan
- Adopt sidewalk requirements
- Adopt greenspace master plan
- Update traffic study requirements
- Develop Bike/Pedestrian/Greenways Master Plan
- Update county development regulations to address driveway and parking requirements

**Cultural Amenities/Mixed Use Corridor***Development Pattern*

The development pattern for this character area consists of sites of local cultural significance that will experience growth related to the cultural resources. These areas in the future will include a mixture of uses that support the cultural resources. This character area includes Southern Catholic College, Dawson County Park and Bowen Arts Center as well as vacant property located near each. The desired development pattern should seek to:

- Require developments accessing the highway to be interconnected
- Encourage shared driveways and inter-parcel access for adjacent commercial uses
- Limit driveway spacing along the highway frontage and align driveways wherever possible
- Examine potential for traffic calming techniques on major corridors to facilitate enhanced pedestrian use (including safe crossings)
- Provide safe facilities for pedestrians, school buses, and bicyclists using the road right-of-way
- Create safe, convenient pedestrian and bicycle connections to the adjacent neighborhoods and subdivisions
- Create a network of interconnected streets and parking lots
- Incorporate sidewalks, crosswalks, and bike paths

*Future Land Use Categories*

The future land use categories that correspond to the Cultural Amenities/Mixed Use Corridor character area are provided below. Section 2.4.3 Future Land Use provides a full description of the development pattern for the categories.

- Parks, Recreation and Conservation
- Sub-rural Residential
- Suburban and Lakefront Residential
- Village Activity Center

*Zoning Districts*

- MUV (2.8 Units per acre overall density neutral)

*Quality Community Objectives*

- Regional Identity
- Growth Preparedness
- Employment Options
- Heritage Preservation
- Open Space Preservation
- Transportation Alternatives
- Housing Opportunities

- Traditional Neighborhood
- Sense of Place

#### *Strategies*

- Develop an Access Management Plan for the corridor
- Develop a Bike/Pedestrian/Greenways Master Plan
- Interparcel access and driveway requirements

### **Mixed Use Corridor**

#### *Development Pattern*

The development pattern for this character area includes developed or undeveloped land on both sides of lands designated along Georgia 9 and 400. This area includes retail centers, office and employment areas usually located on large tracts of land with campus or unified development, mixed use activity centers, multi-family development, light industrial and other associated uses. The desired development pattern should seek to:

- Locate Commercial/Office Employment Centers in areas with ample sewer capacity, with direct access to major arterials, and in close proximity to major population centers
- Provide suitable transitions to surrounding residential uses
- Establish a grid pattern of public streets with block lengths between 300 and 600 feet
- Locate mixed-use centers on land that has good access to GA 400 and other high-capacity highways, utilities and infrastructure
- Emphasize connectivity with adjacent subdivisions and/or commercial developments in the layout of new developments
- Create a network of interconnected streets and parking lots
- Provide safe facilities for pedestrians, school buses, and bicyclists using the road right-of-way
- Create safe, convenient pedestrian and bicycle connections to neighborhoods and subdivisions that are adjacent to the commercial corridors
- Incorporate sidewalks, crosswalks and bike paths
- Require dedicated right-of-way
- Limit driveway spacing along the highway frontage and align driveways where needed to improve traffic flow
- Encourage shared driveways and inter-parcel access for adjacent commercial uses
- Require residential subdivisions accessing the highway to be interconnected and to provide at least two entrances
- Encourage shared parking lots between uses
- Relate road alignment to topography
- Ensure environmental protection

#### *Future Land Use Categories*

The future land use categories that correspond to the Mixed Use Corridor character area are provided below. Section 1.4.3 Future Land Use provides a full description of the desired development pattern for the categories.

- Parks, Recreation and Conservation
- Urban Residential
- Multi-family Residential
- Office Professional
- Commercial Highway
- Light Industrial
- Campus-style Business Park

- Urban Activity Center

#### *Zoning Districts*

- RMF (multi-family residential 6 units per acre density neutral)
- C-OI (Office Professional)
- C-HB; C-PCD (Commercial)
- C-IR (Light Industrial)
- Georgia 400 Corridor Design Overlay
- New district needed for Campus Style Business Park
- MUV (2.8 Units per acre overall density neutral)
- New overlay needed for Georgia 53 corridor RT (1.5 Acre lot minimum on septic and well; .75 acres on septic and public water; .40 acre on public water and public sewer)
- 
- Quality Community Objectives
- Regional Identity
- Growth Preparedness
- Employment Options
- Heritage Preservation
- Open Space Preservation
- Transportation Alternatives
- Housing Opportunities
- Traditional Neighborhood
- Sense of Place

#### *Strategies*

- Adopt a shared parking ordinance
- Adopt Campus Style Business Park zoning district
- Adopt Urban Activity Center zoning district
- Adopt Georgia 53 overlay zoning district
- Create an access management and driveway control master plan for corridors that allow signalized intersections every 600 to 1,200 feet without intervening curb cuts

### **1.2.3 Future Land Use**

- The Future Land Use Plan 2033 for Dawson County-Dawsonville is based on a strategy of managing the extent, location, and timing of urban development. Urban development will be directed primarily toward five areas: The Georgia 400 corridor; parts of the Georgia 53 corridor between Dawsonville and Georgia 400; the Georgia 9 corridor south of Dawsonville; lands within and immediately surrounding the City of Dawsonville; lands surrounding the Atlanta Motorsports Park along Duck Thurmond Road. The location of urban development in the Georgia 400 corridor north of the Georgia 53 corridor is proposed to be limited by a belt of existing agricultural lands running northwest-southeast on the west side of the Etowah River. A scenic road designation along the middle part of the Georgia 53 corridor will help prevent urban/suburban-style development from expanding eastward from Dawsonville and westward from Georgia 400). Urban development in the Dawsonville area is proposed to be limited geographically by Perimeter Road and/or the current sanitary sewer service area for the City of Dawsonville as established in the Service Delivery Strategy Agreement. Areas surrounding the Atlanta Motorsports Park are proposed to blend current contrasting uses with campus style business park and commercial highway business.

Also, a belt of forest land running northeast-southwest, west of Dawsonville and north of Dawson Forest, serves as a second urban limit line to Dawsonville-area growth. This forest belt divides the Dawsonville area from the rural, mountainous north part of the county. West of the forest belt,

unincorporated Dawson County will maintain its current character as very low-density, rural residential. No urban or suburban subdivision tract development is anticipated in that area, which is subject to difficult terrain and a 5-acre minimum lot size. Suburban and urban residential development is anticipated east of the forest belt, near Dawsonville. Dawson Forest and the national forest lands along Amicalola Creek provide a third line separating rural lands in the far southwest corner and northwest portions of unincorporated Dawson County from suburban and urban development.

The future land use plan map of Dawson County-Dawsonville organizes the city and county into the following "base" and "overlay" categories, described in the following paragraphs.

#### Base Categories:

- Parks, Recreation, and Conservation
- Forestry
- Agriculture
- Exurban Residential
- Rural Residential
- Sub-rural Residential
- Suburban and Lakefront Residential
- Urban Residential
- Planned Residential Community
- Multiple-family Residential
- Transportation, Communications and Utilities
- Public-Institutional
- Office-Professional
- Crossroads Commercial
- Commercial
- Light Industrial
- Campus-style Business Park
- Urban Activity Center
- Village Activity Center

#### Overlay Categories:

- Georgia 400 Overlay District (North and South)
- Georgia 53 Corridor Overlay District
- Other Scenic Corridors Overlay District(s)
- Water Supply Watershed Protection Overlay District
- Groundwater Recharge Area Overlay District
- River Corridor Protection Overlay District
- Wetlands Protection Overlay District
- Mountain Protection Overlay District
- Hillside and Steep Slope Protection Area



*Parks, Recreation Conservation – Dawson Forest*



*Forested land, Georgia 9*

#### Parks, Recreation, and Conservation

Dawson Forest, a 10,000-acre tract of land owned by the Hartsfield-Jackson Atlanta Airport Authority, is the largest single tract of land shown on the future land use plan map as Parks, Recreation, and Conservation, as are the lands owned by the U.S. Forest Service.



## Forestry

Although extensive private forest lands may remain in Dawson County during the next ten years, the future land use plan map does not show lands within a Forestry category. Much of the existing private forest land in the county is shown within the Exurban Residential and Rural Residential future land use categories. This means that some loss of forestland will occur, but it does not mean that forest lands will be completely converted to residential use during the planning horizon. National Forests are shown in the parks, Recreation, and Conservation future land use category. The lack of a Forestry designation on the future land use plan map does not imply encouragement that forest lands will be converted to other uses, if that is the preference of property owners.

## Agriculture

The Future Land Use Map, Map 1-2, shows three significant blocks of Agriculture in Dawson County. First, an area of existing Agriculture, paralleling the west side of the Etowah River, is proposed to be maintained until 2015 or beyond as an agricultural belt. The agricultural belt along the Etowah River serves to limit the western expansion of urban development in and near the Georgia 400 corridor. A second area of Agriculture is shown on the Future Land Use Map in the northern-central part of unincorporated Dawson County. A third, much smaller area of Agriculture is shown west of (below) national forest lands abutting Amicalola Creek. Agricultural protection techniques, including the transfer of development rights may be appropriately applied to preserve these identified agricultural lands.

At least some of the land in shown as Agriculture is within the Current Use Assessment Program for agriculture. The program allows farmland owners to keep their taxes low by agreeing not to convert their property to a non-agricultural use for a period of 10 years.

Although most Agriculture shown on the future land use plan map is cropland, some agricultural operations such as poultry houses may result in odors, dust, noise, or other effects which can be incompatible with single-lot residential development, which is permitted in this land use category. Although designated as Agriculture, property owners continue to have low-density residential subdivision rights. Within the designated agricultural belt along the west side of the Etowah River, subdivision for detached, single-family residences may be appropriate if developed at lot sizes of two acres or more. If subdivided, lands in the agricultural belt should adhere to conservation subdivision principles in order to retain as much of the belt as possible, thereby protecting sensitive habitat along the river and also contributing to objectives of protecting the existing water supply watershed. Transferable development rights (TDR) is also a potentially useful technique for maintaining this agricultural belt.



*Agricultural land at Georgia 9/Thompson Road and the Etowah River*

**Exurban Residential**

The exurban residential area is neither exclusively agricultural nor exclusively residential. Much of this area is rural, agricultural, steeply sloping, and/or forest land. The minimum lot size of five (5) acres is the least amount of land that is considered necessary to sustain viable agricultural or forestry operations.

Most of the land in this future land use classification has steeply sloping mountain and hillside topography. It is attractive from a residential market standpoint for Exurban Residential development, given the scenic mountain views. This area is well beyond the projected limits of urban development during the 20-year planning horizon (to 2025). In the context of growth management, a five-acre minimum for subdivision is expected to prevent suburban subdivision development, though amenities-driven (i.e., mountain view) exurban development is still likely despite the five-acre minimum lot size.



*Exurban Residential (Juno)*

**Rural Residential**

This future land use category corresponds to lands west of the forest greenbelt which runs west of Dawsonville's proposed urban area. This area as of 2005 includes exurban and rural residences, farms, and forests. A three-acre lot size ensures that this area remains rural and very low density residential, so as to prevent the need to extend urban facilities and services to that area.



*Rural Residential*

It is desirable that conservation subdivision principles be followed in this area in order to encourage the set-asides of open space or retention of farm and forest lands.

**Sub-rural Residential**

The primary area of unincorporated Dawson County designed as Sub-Rural Residential is bounded by the forest belt and Dawson Forest on the west, Lumpkin County line on the north, and the agricultural belt to the south and east. In the southern part of this area, there is extensive residential development, but the northern part of this area is mostly undeveloped.



*Sub-rural Residential*

Though this area may receive new development at gross densities of up to 0.67 unit per acre (1.0 acre with public water), it is not targeted for major development. Public water service should be extended into much of this area, particularly the southern half, during the planning horizon (year 2033). It is desirable that conservation subdivision principles be followed in this area in order to encourage the set-asides of open space or retention of farm and forest lands.

There is a second area designated as Sub-rural Residential by the future land use plan map, east of Georgia 400 and lakefront residential uses along Lake Lanier. Development in this area must be sensitive to the Lake Lanier watershed, and as a result, densities are proposed to be kept low (0.67 unit per acre) in this area.



*Suburban and Lakefront Residential*



*Urban Residential*



*Planned Community residence in Chestatee development in Dawson County*

**Suburban and Lakefront Residential**

This future land use category provides for suburban residential development at densities of up to approximately 1.7 units per acre with public water. It corresponds to an area in the southern part of unincorporated Dawson County south of the Etowah River and its agricultural belt, between Georgia 9 and Georgia 400. Without public utilities, the allowable density is one unit per 1.5 acres. However, because of infrastructure availability (new schools, convenient highway access, water, and some sanitary sewer) and position vis-à-vis metro-Atlanta residential market demand, this area is expected to begin developing.

Designating this area for up to 1.7 units per acre allows for significant new residential development at a density that is still compatible with the established residential density. It is anticipated that residential subdivisions in this category may be developed according to conventional suburban development principles. However, as subdivisions are developed, they should be connected with one another, counter to conventional cul-de-sac-type designs.

**Urban Residential**

This category is assigned to the unincorporated lands surrounding the City of Dawsonville that are expected to be served by sanitary sewer (generally within Perimeter Road).

**Planned Residential Community** (density established by master plan)

This future land use classification corresponds with existing development and new areas that are master-planned as a unit for predominantly residential subdivisions. Planned residential communities may be of the resort variety, like “Big Canoe,” which has increasingly become home to permanent as well as seasonal residents, and “Chestatee,” a golf course community. Planned residential communities are encouraged to provide unique, flexible, creative, and imaginative arrangements and site plans that result in predominantly single-family residential development.



The allowed density of existing planned residential communities (e.g., Chestatee, Gold Creek, and Big Canoe) is set and limited by master plan approvals. Planned residential communities provide for open space or greenspace that constitutes 30 percent of the land area within the development. For any future planned residential communities, overall gross densities must be compatible with their surroundings and set by binding master plans. Within the Georgia 400 corridor, net densities should not exceed 4 units per acre, with lesser densities more appropriate where topographical limitations exist in or near the Georgia 400 corridor.

Planned community residential designated in the southwest corner of Dawson County should not exceed a gross density of 1 unit per acre.



*Public School on Dawson Forest Road*

**Multiple-family Residential**

This category includes senior communities, apartments, townhouses, and condominiums. It is limited predominantly to the Georgia 400 corridor. The recommended residential density is a maximum of 6 units per acre.

**Public-Institutional**

This future land use category is the same as that described in the existing land use classification (i.e., schools, churches, government office buildings, etc.). In addition, the Future Land Use Map shows three areas of possible public acquisition for future water supplies. These designations are intended to recognize the importance of reserving these sites as potential future water supply reservoirs to meet long-range needs for Dawson County and Dawsonville.



*Office Development*

**Office-Professional**

This category is for land dedicated to business and service establishments that do not have retail sales and which operate in an office environment. It is a subset of commercial land use. For the purpose of this plan, office land uses are addressed separately from commercial uses because they are more compatible with residential land uses and can serve as a transitional land use between commercial and residential areas.



*Crossroads Commercial*

**Transportation, Communications and Utilities**

This category is the same as the existing land use category by the same name. It includes such uses as major transportation routes, public transit stations, power generation plants, railroad facilities, radio towers, telephone switching stations, electric utility substations, airports, and other similar uses.

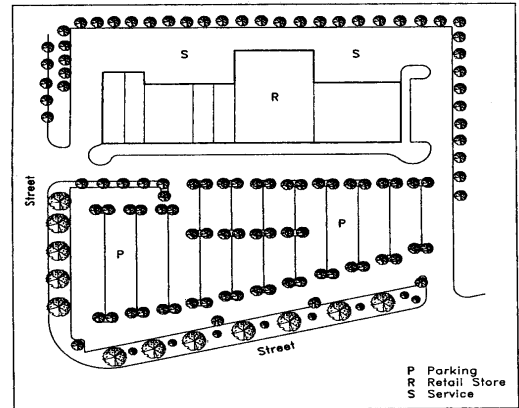
**Crossroads Commercial**

This category is for small node (4-15 acres) of commercial development at intersections primarily in rural/exurban areas along corridors designated as "scenic." Crossroads

Commercial nodes are not appropriate for automobile sales and service establishments or other highway commercial uses. Rather, they are intended to be limited to very small, enclosed retail trade and service establishments serving the immediate area. Crossroads Commercial areas are also subject to design review and approval to ensure their architecture and site design are in keeping with policies for scenic corridors and rural/exurban development character.

**Commercial - Highway**

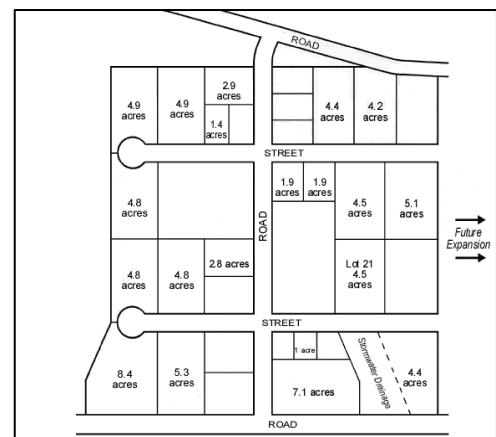
This category is for land dedicated to non-industrial business uses, including retail sales, services, and entertainment facilities. Commercial uses may be located as a single use in one building or grouped together in a shopping center.



*Typical shopping center*

**Campus-Style Business Park**

This category combines commercial and light industrial uses. It is intended to provide for campus-style developments containing businesses, light manufacturing, and related uses such as research and development, showrooms, assembly and fabrication. This use is appropriate primarily in the Georgia 400 and Georgia 9 corridors in designated locations on the Future Land Use Map.



*Illustrative Industrial/Business Park Subdivision*

**Light Industrial**

Light Industrial districts are established where some industrial operations such as warehousing and low-intensity manufacturing can occur without objectionable impacts such as noise, vibration, smoke, dust, gas, fumes, odors, and radiation and that do not create fire or explosion hazards or other objectionable conditions.

**Mixed Use Categories**

The minimum planning standards require that if mixed land use categories are included on the future land use plan map, they must be clearly defined, including the types of land uses allowed, the percentage distribution among the mix of uses (or other objective measure of the combination), and the density or intensity of each use. Accordingly, a detailed explanation and specifications for Urban Activity Center and Village Activity Center are provided.

**Urban Activity Center**

The Urban Activity Center is defined here specifically for Dawson County and is anticipated to apply at no more than four locations – two in the northern part of the Georgia 400 corridor; one on Dawson Forest Road just west of Lumpkin Campground Road; and one on Georgia 53 west of Georgia 400.

An Urban Activity Center consists of a combination of retail, service, civic, office, institutional and multi-family and other residential uses. It is planned usually with blocks no larger than 400-500 feet wide and a scale that accommodates and encourages pedestrian activity. An Urban



Activity Center provides for building intensities (floor-area ratios) and greater building heights that encourage shared parking in low-rise (1.5-3 story) parking decks as opposed to surface parking and low-intensity buildings characteristic of suburban development.

On what basis should the Urban Activity Center be designed? There are no “magical” numbers or formulas for proper mixing of land uses in urban activity centers that are accepted generally by the planning profession. The primary considerations in designing urban activity centers in Dawson County’s Georgia 400 corridor are twofold: First, provide for a minimum market threshold necessary to support, on its own, some retail activity and civic uses; and second, provide for a balance of jobs and housing in a way that will keep some vehicle trips within the development, thus reducing traffic congestion.

The Urban Activity Center specifications (see Table 2-1) are based on a desired household population within the center of 1,250 persons. This equates to 500 housing units if fully occupied at 2.5 persons per unit. As noted above, this market threshold of 1,250 persons or 500 households is considered enough to support convenience retail and service uses (e.g., a couple of “corner stores”), along with a few churches. The Urban Activity Center category as proposed, however, has more retail and service uses than the market within the center itself can support (i.e. if residents within the urban activity center’s residents were the only customers considered). The greater amount of retail and service uses is justified, considering that the Urban Activity Center is located in or near a highway corridor (Georgia 400) which provides for passer-by traffic and where a much higher population base exists in the vicinity. In other words, a market base of numerous additional customers helps support retail and service uses in the urban activity center.

Urban activity centers must contain different types of housing units. An appropriate (desired and recommended) range of housing unit mixes (500 total units) is 150-200 (30-40 percent) townhouses, 200-300 (40-60 percent) apartments/lofts/condos in mixed-use buildings (above nonresidential uses), and 0-150 (0-30 percent) single-family cluster houses (i.e., approximately 7,500 square foot lots).

Urban activity centers should be balanced in terms of jobs-housing needs. Since there is an average of 1.5 workers per household, urban activity centers should employ 750 persons. Not everyone who works in a center will live there, but providing a quantitative balance between the on-site housing and employment helps provide greater opportunities for persons to live and work within the center. Assuming 300 square feet per worker average, there is a need for 225,000 square feet of building space devoted to employment. Because a pedestrian scale and close connection among buildings is desirable, no individual user should occupy more than 50,000 square feet of floor area. The 225,000 square feet of nonresidential space includes civic-institutional uses in addition to employment uses. Sufficient space must be provided within the center for plazas, greens, and parks and recreation. A minimum of 20 percent of the total land area is required to be designated as open space or green space.



**Illustrative Urban Activity Center Concept**

Source: Calthorpe, Peter. “The Regional City.” In *Time-Saver Standards for Urban Design*, edited by Donald Watson, Alan Plattus, and Robert Shibley. New York: McGraw-Hill, p. 1.5-6.

Urban Activity Centers, at this proposed scale of 1,250 persons, 500 housing units, and 225,000 square feet of employment and civic building area, would require from 53 to 150 acres (see Table 2-1). This is a wide range in acreage, because the size of the urban activity can vary based on many different characteristics of development, including the mix of land uses, the intensity of development, and the spatial form that development takes within the center.

**Table 1-1: Urban Activity Center**

Land Use	Description	Number of Units or Square Footage	Density or Intensity	General Range of Land Area Needed (acres)	Range of % Total Land Area in Activity Center
Detached (cluster) homes (approximately 7,500 square foot lots)	Fee-simple lots	0-150 units	Up to 6 units per acre	0-25	0-17%
Townhouses/attached condominiums	Freestanding	150-200 units	6-10 units per acre	20-25	14-33%
Apartments/condominiums, 650 – 1850 square feet per unit, 1250 square feet average	2 <sup>nd</sup> & 3 <sup>rd</sup> floors of mixed-use buildings	0-300 units	0-375,000 square feet	Included with employment	
Employment uses: Office, retail, service, restaurants, civic, institutional	In mixed-use building or partially freestanding	225,000 square feet	0.5-0.75 Floor-area ratio	7-10	5-13%
Parking structure(s) for employment uses and apartments/condominiums	85-100% of spaces for	1115-1500 spaces	1 per 300 square feet	8-10	6-13%
Subtotal (acres)				35-70	
Landscaping, parks, recreation, open space	20% of subtotal			7-14	20%
Miscellaneous	10% of subtotal			4-7	4-10%
Roads	20% of subtotal			7-14	7-26%
TOTAL (acres)				53-150	

Urban Activity Centers will not necessarily be served by transit in the short term, but they should be built at a scale, urban form, and intensity such that they reach a threshold where future transit access is probable. The specifications assume the need for two parking spaces per housing unit (provided on-site for single-family and townhouse units) and four spaces for each 1,000 square feet of employment area, or a possible total of 1,500 parking spaces not accommodated on single-family or townhouse lots. Development of centers needs to be phased so that both residential and nonresidential spaces are provided at the same time, as opposed to one or the other being built first. The appropriate phasing of land use mix depends on market conditions at the time of development and therefore is not specified here.

### Village Activity Center

The Village Activity Center is defined here specifically for Dawson County and is anticipated to apply at locations identified on the future land use map which include the intersection of Georgia 53/Etowah River Road, on Georgia 136 north of downtown Dawsonville, along Georgia 9, and along Dawson Forest Road west of Lumpkin Campground Road. Using assumptions described for Urban Activity Centers (see prior description), the desirable scale for a pedestrian-oriented Village Activity Center is up to 200 units (500 persons), which is the minimum threshold necessary to support a corner store. A Village Activity Center has more retail, service, restaurant and other commercial space than supported by the residents of the village activity center, however, since it provides a neighborhood retail center that serves a larger population base in the vicinity/neighborhood. Village activity centers are also located in areas; hence, they can draw customers from passer-by traffic.

Village activity centers consist of a combination of retail, service, civic, office, institutional and multi-family and other residential uses. They should be planned with blocks no larger than 600 feet wide and scales that accommodate and encourage pedestrian activity. A Village Activity Center provides for building intensities (floor-area ratios) and low- moderate building heights and intensities served primarily by surface parking, but with 1.5-2.0-story parking decks possible and encouraged in a shared parking arrangement.

A Village Activity Center must contain two, preferably three, different types of housing units. An appropriate range of housing unit mixes for 200 total units, considering three types, is 75-100 (37.5-50 percent) townhouses, 75-100 (37.5-50 percent) apartments/lofts/condos, and 0-50 (0-25 percent) single-family cluster houses (i.e., approximately 10,000 square foot lots).

If jobs and households are to be quantitatively balanced in a village activity center, there needs to be sufficient space to accommodate 300 employees. At 333 square feet per worker, the total employment space would be approximately 100,000 square feet. Village activity centers should be balanced in terms of jobs-housing needs, if possible. Because a pedestrian scale and close connection among buildings is desirable, no individual user should occupy more than 50,000 square feet of floor area. The 100,000 square feet of nonresidential space also includes civic-institutional uses. Sufficient space must also be provided in village activity centers for plazas, greens, and parks and recreation and a minimum of 20 percent of the total land area should be set aside as open space or green space.

Village activity centers, at this proposed scale of 500 persons, 200 housing units, and 100,000 square feet of nonresidential building area (including employment and civic-institutional uses), would require from 43 to 62 acres (see Table 2-2). A range of land area is provided, because the size of the village activity can vary based on many different characteristics of development, including the mix of land uses, the intensity of development, and the spatial form that development takes on the site. If spread among four corners of an intersection (but connected at a pedestrian scale), development at each quadrant ranges in land area from 10-20 acres and is at least multi-use, if not mixed-use. When properly connected, developments at the four quadrants of the intersection together might comprise the whole of a village activity center.

**Table 1-2: Village Activity Centers**

Land Use	Description	Number of Units or Square Footage	Density Intensity or	General Range of Land Area Needed (acres)	Range of % Total Land Area in Activity Center
Detached (cluster) homes (approximately 10,000 square foot lots)	Fee-simple lots	0-50 units	4-5 units per acre	10-12	13-24%
Townhouses	Freestanding	75-100 units	5-8 units per acre	10-20	13-40%
Apartments/condominiums, 650 – 1850 square feet per unit, 1250 square feet average	2 <sup>nd</sup> floor of mixed-use buildings	75-100 units		Included with employment	
Employment uses: Office, retail, service, restaurants, civic, institutional	In mixed-use building or partially freestanding	100,000 square feet	0.4-0.6 Floor-area ratio	4-6	5-12%
Parking for employment and apartments/condominiums (surface or structure)		600 spaces	1 per 300 square feet; 2 per unit	4	5-8%
Subtotal				28-42	
Landscaping, parks, recreation, open space	20% of subtotal			6-8	20%
Miscellaneous	10% of subtotal			3-4	4-10%
Roads	20% of subtotal			6-8	10-20%
<b>TOTAL</b>				<b>43-62</b>	

Development of these centers needs to be phased so that both residential and nonresidential spaces are provided at the same time, as opposed to one or the other being built first. The appropriate phasing of land use mix depends on market conditions at the time of development and therefore is not specified here.

**1.2.4 Future Land Use Overlays**

**Georgia 400 Overlay District (North and South)**

This overlay district, which is further divided into a northern and southern portions each with its own character, was previously established by amendment to the 2010 Comprehensive Plan. Regulations and guidelines were prepared in 2000 and adopted by the Board of Commissioners. The boundaries of the overlay district, including the north-south line of division, are revised slightly in this land use element update. The Georgia 400 corridor also receives focused attention in terms of revisions to the regulations and guidelines and adoption of a frontage road access management plan.

**Georgia 53 Corridor Overlay District**

This corridor was also previously established by amendment to the 2010 Comprehensive Plan. The boundary of the corridor was refined to focus on Georgia 53 from the Dawsonville city limits (approximately at Georgia 9 in Dawsonville) eastward to the Forsyth County line. In 2003, Dawson County received a Georgia Quality Growth Grant to prepare a corridor plan for the

Georgia 53 corridor. As a part of that corridor plan, which is incorporated into the Comprehensive Plan 2010 by amendment, regulations are being prepared to implement its various recommendations.

That part of the Georgia 53 corridor west of Georgia 400 between the limits of urban development near Lumpkin Campground Road and the limits of urban development near Perimeter Road is designated as a scenic corridor. The scenic part of the corridor is flanked by urban or suburban development.

### **Other Scenic Corridors Overlay District(s)**

A prior amendment to the 2010 Comprehensive Plan established other major highway corridors as "scenic." These corridors include Georgia 53 west of Dawsonville, Georgia 183 from Georgia 53 to Georgia 52 including the Juno community, Georgia 136 (Gold Creek Parkway), and Georgia 52. Dawson County has not yet prepared regulations to implement those designations. In addition, the county's Chamber of Commerce has sought and received official designation of a scenic route encompassing these parts of these areas and also including Etowah River Road.

### **Water Supply Watershed Protection Overlay District**

This is one of five environmental protection districts established pursuant to environmental planning criteria of the Georgia Department of Natural Resources. It establishes buffer requirements, impervious surface setbacks, and overall impervious surface limitations for watersheds (for more information, see the natural resources element of the comprehensive plan). This district establishes protection criteria which apply upstream of the Etowah Water and Sewer Authority's intake on the Etowah River (just below Georgia 53). Dawson County has adopted regulations to implement the state's environmental planning criteria for water supply watersheds.

### **Groundwater Recharge Area Overlay District**

One Groundwater Recharge Area is located within Dawson County – a long, narrow area straddling the Forsyth County-Dawson County line west of Georgia 9. Within this area, lot sizes are established for on-site septic use to ensure that groundwater is not adversely affected. For more information, see the Natural Resources element of the Comprehensive Plan. Dawson County has adopted regulations to implement the state environmental planning criteria for the protection of groundwater recharge areas.

### **River Corridor Protection Overlay District**

A third district established pursuant to the Rules for Environmental Planning Criteria is River Corridors. The Etowah River, which reaches the regulatory threshold of 400 cubic feet per second (cfs) below Georgia 9, is subject to these rules which establish a minimum two-acre lot size and a 100-foot buffer on both sides of the river. While not required by state rules, the land use element update establishes the entire river in Dawson County as "protected" given the sensitivity of this corridor with regard to habitat for sensitive or endangered species. In addition, the future land use plan designates the west side of the Etowah River as an agricultural belt. Dawson County has adopted regulations to implement the state environmental planning criteria as it applies to the portion of the river requiring compliance.

### **Wetlands Protection Overlay District**

A fourth district established pursuant to state Rules for Environmental Planning Criteria is Wetlands. The state criteria do not specify regulations to be adopted, but they require Wetlands to be identified (see Natural Resources element of the Comprehensive Plan) and the impacts of



the land use plan on Wetlands be identified. Dawson County has adopted regulations to implement wetlands protection.

### **Mountain Protection Overlay District**

A final district established pursuant to the Rules for Environmental Planning Criteria is "Protected Mountains." This overlay district applies to land areas with an elevation of 2,200 or more, and with slopes of 25 percent or more, including ridges and crests above. Generally, such areas are found mostly within national forest lands. Development criteria place limits on building heights, establish lot size minimums and multi-family density maximums, and require reforestation and landscaping plans in some instances. Dawson County has adopted regulations to implement these state environmental planning criteria.

### **Hillside and Steep Slope Protection**

While not an overlay district per se, this section is intended to recognize the potential threats posed by development on steep slopes with regard to public safety, environmental protection, and the aesthetic character of the county. A significant portion of northern Dawson County contains steep slopes. The county is currently drafting regulations for hillside and steep slope protection. A slope map will serve as a de-facto overlay district, within which certain development regulations apply.

**Table 1-3: Character Area and Future Land Use Relationship**

Land Use Category	Character Areas									
	Conservation	Rural Residential	Rural Corridor	Planned Community	Lakeside Residential	Sub-urban Residential	Cultural Amenities Mixed Use Corridor	Mixed Use Corridor/ Node	Dawsonville Area	
Parks, Recreation and Conservation	✓		✓			✓	✓	✓	✓	
Forestry	✓		✓							
Agriculture	✓		✓							
Exurban Residential	✓		✓							
Rural Residential		✓	✓							
Sub-rural Residential		✓	✓				✓			
Planned Community				✓						
Suburban and Lakefront Residential			✓		✓	✓	✓			
Urban Residential							✓	✓	✓	
Multi-family Residential							✓	✓	✓	
Office Professional			✓				✓	✓	✓	
Crossroads Commercial			✓			✓	✓			
Commercial Highway								✓	✓	
Light Industrial								✓	✓	
Campus-style Business Park								✓		
Urban Activity Center								✓	✓	
Village Activity Center						✓	✓			
Transportation, Communication and Utilities	✓	✓	✓	✓	✓	✓	✓	✓	✓	
Public-Institutional	✓	✓	✓	✓	✓	✓	✓	✓	✓	

### 1.2.5 Future Land Use Acreages

Table 1-4 provides the acreage of future land use by land use classification.

**Table 1-4: Future Land Use Acreage 2033**

Land Use Classification	Unincorporated	
	Acres	%
Forestry	487	0.36
Agriculture	9,576	7.14
Exurban Residential	22,241	16.59
Rural Residential	14,115	10.53
Sub-rural Residential	17,281	12.89
Suburban and Lakefront Residential	5,650	4.22
Planned Residential Community	7,146	5.33
Urban Residential	118	.08
Residential, Multi-Family	323	.24
Public/Institutional	1000	.75
Transportation, Communication, Utilities (exc. Roads)	122	.09
Water Supply Watershed (acquisition for protection)	2,111	1.57
Road Right-of-Way	5,502	4.10
Office – Professional	370	.28
Commercial Crossroads	201	.15
Commercial – Highway	2,238	1.67
Campus-style Business Park	584	.44
Central Business District	--	--
Light Industrial	757	.56
Parks, Recreation, and Conservation	44,218	32.99
Total	134,040	100

### 1.2.6 Relationship of Land Use to Regulations

Table 1-5 identifies how the existing zoning or overlay districts that match the future land use plan base and overlay categories. The purpose is to show not only what zoning classifications help implement the future land use classifications but also to determine where new zoning or overlay districts will need to be created.

**Table 1-5: Future Land Use and Zoning Districts**

Future Land Use Classification	Zoning Dawson County	District
Parks, Recreation, and Conservation	None needed	
Forestry	None needed	
Agriculture	RA	
Exurban Residential	RA	
Rural Residential	RRE	
Rural Residential	RSR	
Suburban/Lakefront Residential	RS	
Urban Residential	RT	
Planned Residential Community	RPC	
Multiple-family Residential	RMF	
Transportation, Communications and Utilities	None needed	
Public-Institutional	None needed	
Office-Professional	C-OI	
Crossroads Commercial	C-RB; C-CB	
Commercial	C-HB; C-PCD	
Central Business District (Dawsonville)	None needed	
Light Industrial	C-IR	
Campus-style Business Park	New district needed	
Urban Activity Center	MUV	
Village Activity Center	MUV	
Georgia 400 Overlay District	Existing	
Georgia 53 Corridor	New district needed	
Other Scenic Corridors	New district needed	
Water Supply Watershed Protection	Special district adopted	
River Corridor Protection	Special district adopted	
Groundwater Recharge Area	Special district adopted	
Wetlands Protection	Special district adopted	
Mountain Protection	Special district adopted	
Hillside and Steep Slope Protection	New regulation needed	

Sources: Assessment of county and city zoning ordinances.

### 1.2.7 Land Use Change 2013-2033

Table 1-6 shows how land use will change in number of acres over the twenty-year period, if development takes place in accordance with the future land use plan.

#### Parks, Recreation, and Conservation

Most of the 44,000 acres of the Park, Recreation, and Conservation land in 2033 is National Forest. Another large percentage is the 10,000-acre Dawson Forest, currently managed for

wildlife.<sup>1</sup> The remainder of parks, recreation, and conservation is primarily along streams and rivers in the county, including flood plains. Total acreage in Parks, Recreation, and Conservation will increase by almost 9,000 acres between 2013 and 2033, due primarily to the designation of flood plains and riparian buffers throughout unincorporated Dawson County.

**Table 1-6: Land Use Change 2004-2025 Unincorporated**

Land Use Classification	Existing Land Use 2004		Future Land Use 2033		Change in Land Use Acres
	Acres	%	Acres	%	
Forestry	50,483	38.1	487	0.4	-49,996
Agriculture	20,045	14.8	9,576	7.1	-10,469
Residential, all non-multi-family	22,591	16.7	69,114	51.6	+46,523
Residential, Multi-Family	95	0.1	323	0.2	+228
Public/Institutional	385	0.3	1000	0.75	+615
Water Supply Watershed acquisition	n/a	n/a	2,111	1.57	+2,111
Transportation, Communication, Utilities	309	0.3	122	0.1	-185
Road Rights-of-Ways	3,502	2.6	5502	2.6	0
Commercial, all categories	571	0.4	4,150	3.1	+3,579
Light Industrial	524	0.4	757	.56	+233
Parks, Recreation, and Conservation	35,253	26.1	40,920	32.9	+5,667
Vacant	282	0.2	n/a	n/a	-282
Total	134,040	100	134,040	100	

### Forest and Agricultural Lands

The figures in Table 1-6 appear as though private forest land will be reduced entirely. Stakeholders indicated that the private timber companies intended to sell off forest lands because they were not viable in competition with cheaper land in south Georgia on which productive forests can be grown. Private forest lands have been reclassified as Residential (of varying density types, especially five-acre minimum exurban development). Although some private forest land will undoubtedly be converted to other uses, portions of forest are likely to remain as undeveloped tracts, conservation land, and or woodlots incorporated into low-density residential properties.

Agriculture is anticipated to decrease by more than 10,639 acres. The Future Land Use Map provides for two large blocks of agriculture, one northeast and one southwest of the national forest lands along Amicalola Creek. That loss of agricultural land may be an exaggeration, however, since viable farms are likely to continue in the northwest portion of the county, on lands within the Exurban Residential future land use category.

<sup>1</sup> Dawson Forest is owned by the Atlanta Airport Authority and was purchased for a possible second Atlanta region airport. The future use of the Dawson Forest site is not known, but if it were to be planned as a second Atlanta regional airport, the future land use plan map would most likely change dramatically.



## Residential

The Future Land Use Map provides for a small amount of multi-family residential use in unincorporated Dawson County (an increase of 229 acres). This is a very small percentage of unincorporated land area (0.2 percent). Land in all non-multi-family residential categories will increase by approximately 48,000 acres. Table 1-7 shows the percentage distribution of all residential land among the various residential categories of the future land use plan. The estimated number of housing units for those categories is provided under the section, "Buildout Scenario."

**Table 1-7: Distribution of Residential Acreage 2033 Unincorporated**

Residential Category of the Future Land Use Plan 2025	Acres 2033	Percent of all Residential Development
Exurban (5-acre lot)	22,241	32.2%
Rural (3-acre lot)	14,115	20.4%
Sub-rural (1.5-acre lot)	17,281	25.0%
Suburban/lakefront (0.75 acre lot)	5,650	8.2%
Planned residential community	7,146	10.3%
Urban Residential (0.33-acre lot)	118	0.2%
Multi-family (0.083 acre per unit)	323	0.5%
Total, Residential Categories	69,114	100%

Not included within Table 1-7 are residential units that will be constructed within Village Activity Centers and Urban Activity Centers, which are accounted for in the buildout scenario (see Table 2-8).

## Public-Institutional

Land in the water supply watershed category will increase by 1,100 acres so as to acquire certain three watershed lakes (and watershed protection areas) for future water supply. The largest of these water supply acquisition sites is north of Georgia 53, east of Dawsonville, and just west of the Etowah River. It is critically important that the county or its water and sewer authority acquire these lands in order to provide for future water supplies. Other Public-Institutional acreages will increase by a small amount.

## Commercial and Industrial Lands

A key consideration in the design of the Future Land Use Plan 2033 for unincorporated Dawson County was ensuring that enough commercial and industrial land would be available to balance the property tax base between residential and nonresidential development. This was particularly important for Dawson County, since it has a high percentage of public (not taxed) land.

As of 2004, commercial and industrial land constituted only 1,095 acres, or 0.8 percent of the unincorporated land area. By designating all appropriate lands within the growth areas for commercial and industrial development, the Future Land Use Map provides for 4,150 acres, or 3.09 percent of the total unincorporated land area. Table 1-8 shows the distribution of acreage among types of commercial and industrial development in unincorporated Dawson County.

**Table 1-8: Distribution of Commercial and Industrial Acreage 2033 Unincorporated**

Commercial or Industrial Category of the Future Land Use Plan 2033	Acres 2033	Percent of all Commercial and Industrial Development
Office-Professional	370	8.1%
Commercial Crossroads	201	4.8%
Commercial – Highway	2,238	53.9%
Campus-style Business Parks	584	14.1%
Light Industrial	757	18.2%
Total	4,150	100%

### 1.2.8 Buildout Scenario for Unincorporated Dawson County

A “buildout scenario” is an approximate analysis of how many additional dwelling units can be constructed in unincorporated Dawson County given the densities established in the Future Land Use Map. The buildout figure is not the same as a population forecast or projection. Buildout refers to the amount or capacity of land to develop according to the plan, assuming that every piece of undeveloped property will fully develop as described in the plan. Such an assumption is not always realistic, but it is important to conduct such an analysis in order to determine if the plan is balanced and does not provide for too much residential land.

Population forecasters have projected Dawson County’s population (including Dawsonville) could grow to a total of 35,000 persons during the planning horizon. The buildout figures in Table 1-9 indicate that Dawson County’s Future Land Use Plan (with the residential categories provided) is adequate to meet the forecasted long-term population growth of approximately 35,000 persons, but also not excessive in terms of land supply for housing.

**Table 1-9: Buildout Scenario for the Future Land Use Plan - Unincorporated**

Land Use Classification	Acres	Density	Units
Estimated housing units, 2010(unincorporated)	--	--	10084
Agriculture	-10,528	1 per 20 acres	-526
Exurban Residential – 5 acre lot	22,241	1 per 5 acre	4,448
Rural Residential – 3 acre lot (assumes ½ built, ½ unbuilt)	14,115	1 per 3 acre	4,705
Sub-rural Residential – 1.5 acre lot (assumes 2/3 unbuilt, 1/3 built)	17,281	1 per 1.5 acre	11,520
Suburban Lakefront Residential – 0.75 acre lot (assumes 60% built, 40% unbuilt)	2,200	1 per 0.75 acre	2,933
Planned Residential Community (assumes ½ built, ½ unbuilt)	7,146	2.0 per acre	3,573
Urban Residential (0.33 acre lot)	118	3 per acre	354
Residential, Multi-Family	323	12 per acre	3,876
Total Housing Units, Buildout (unincorporated)			40,967

### 1.2.9 Phased Growth Strategy

The Future Land Use Map is a guide that shows future land use patterns envisioned to be appropriate for the county during a 20 period. There is a tendency, however, for property owners to recognize the future uses recommended in the plan and then immediately attempt to market them for sale, and developers to develop all such lands within the short-term rather than over a 20-year period.

A key consideration with Dawson County’s future land use plan is the need to provide enough commercial and industrial development to offset the burden of property taxes on residential

property owners. The future land use plan maximizes the available (and appropriately situated) land for commercial and industrial development in an effort to close the imbalance between residential and nonresidential tax bases. Even so, there may not be sufficient land reserved in the future land use plan for commercial and industrial development given the limits on suitable locations and the lack of water and sewer infrastructure. It therefore becomes critically important that land reserved for commerce and industry not be developed for residential land uses. Also, if residential development continues at a pace substantially greater than commercial and industrial development, the property tax burden will fall disproportionately on residential development.

In showing desirable future patterns 20 years into the future, this does not mean that Dawson County will authorize in the short term (through rezoning) the building of all of the activity centers and multi-family development. Such a premature usage of all such lands would be contrary to the intent of the county. In addition, the 20-year growth pattern assumes that the proper facilities and services (e.g., water, sewer, roads, and schools) will be in place at the time of development. It is unrealistic, for this reason as well, to expect that all development shown in the 20-year plan can occur in the short run.

To guard against the possibility that property owners and land developers will seek approval in the short term to develop according to the plan but at a faster pace than anticipated, a strategy for phasing development is provided in the plan as described in the following paragraphs and table.

Although the "buildout" of Dawson County would provide for an estimated 35,000 residents, that does not mean the county encourages that much residential development. As noted above, if residential development continues at a pace exceeding commercial and industrial development, the county government will continue to face an imbalance in terms of tax revenues and expenditures.

### **1.3 Policies**

This subsection lists the policies the county has adopted with this plan to provide ongoing guidance and direction to county government officials for making decisions consistent with achieving the Community Vision or addressing the Community Issues and Opportunities.

#### **1.3.1 Policies for managing the location of growth**

- a. Urban development in the Georgia 400 corridor north of the Georgia 53 corridor will be limited by a belt of existing agricultural lands running northwest-southeast on the west side of the Etowah River. The agricultural land will be preserved by preferential tax assessment, conservation subdivision designs, conservation easements, and/or other appropriate agricultural protection techniques.
- b. Urban development in the Georgia 53 corridor will be prevented from expansion in a linear fashion (eastward from Dawsonville and westward from Georgia 400) with a scenic road designation along the middle part of the corridor near the Big Savanna area at the Etowah River.
- c. Urban development in the Dawsonville area will be located inside Perimeter Road. Also, a belt of forest land running northeast-southwest, west of Dawsonville and north of Dawson Forest, serves as a second limit line to urban residential growth.
- d. Dawson Forest and the national forest lands along Amicalola Creek provide a third boundary between lands in the far southwest corner and northwest portions of unincorporated Dawson County and suburban and urban development to the east.

### 1.3.2 Policies for phasing and timing of growth

- a. Dawson County adopts a policy to balance its residential growth with an appropriate amount of commercial and industrial development that will help offset the tax burden of residents.
- b. The Director of Planning and Development Services will monitor the amount of residential building (i.e., number of housing units) to determine whether the pace of residential development is within the range of "target" and "maximum" housing units in unincorporated Dawson County.
- c. If it cannot be shown by development applicants that adequate water supply and sanitary sewer or on-site sewage disposal systems are available, the Board of Commissioners is under no obligation, despite the recommendations of the future land use plan, to approve rezoning or development requests that would exceed the targets or maximums of the phased growth strategy.
- d. If due to homebuilding the number of total housing units exceeds the maximum number of housing units specified in the phased growth strategy for a given five-year interval, or annual permit data show a pace that would if sustained exceed the maximum, the Board of Commissioners may impose maximum annual permit caps by resolution or ordinance to regulate the pace of residential development consistent with this phased growth strategy.
- e. If the number of apartments permitted exceeds the maximum apartment units specified in the phased growth strategy, the Board of Commissioners may, consistent with its adopted phased growth policy, deny rezoning of land for apartment projects until such additions to the housing stock will not exceed the maximum levels of apartment units specified in the phased growth strategy.
- f. If the county receives more than one application for an urban activity center, and the plan only calls for one additional Urban Activity Center to be developed at the time or during the time frame considered, the Board of Commissioners shall not be obligated to approve rezoning for both activity centers. In such event that competing proposals for activity centers are filed, the Board may approve the application for an activity center project that is most advantageous to the county after considering public benefits, amount of open space, quality of design, and advantage of location. This policy extends to village activity centers, as well.
- g. Crossroads commercial designations are not all intended to be built in the short term. An application for rezoning to accomplish a crossroads commercial land use designation may be rejected by the Board of Commissioners as premature, i.e., not needed within the time frame proposed to be developed, unless the applicant submits sufficient evidence of need for the uses proposed due to residential growth in the vicinity of the crossroads.
- h. For lands shown on the future land use plan map as commercial and industrial, proposals to rezone and develop for residential uses should be rejected because such change would upset the planned balance of the property tax burden between residential and nonresidential uses.

### 1.3.3 General Land Use Policies and Objectives

- a. Promote orderly and high-quality growth and development based on physical, social, and economic needs; environmental and historic protection considerations; and the ability of the tax base and public facilities and services to support such growth and development.

- b. Plan for more intensive growth to occur around existing infrastructure and in designated growth areas when new infrastructure is supplied, in order to minimize infrastructure costs and the adverse effects of sprawl.
- c. Maintain a controlled pace of growth that will not outpace the ability to provide community facilities and services (e.g. fire, police, water, sewer, transportation systems, schools and recreation).
- d. Require all new developments of any type to be developed where all appropriate infrastructure is available, or require development to bear the costs of providing additional needed infrastructure.
- e. Ensure that the existing character of each area of the county is given strong consideration when determining the appropriate type and design characteristics of future development in such areas, to assure that changes do not severely disrupt the quality of life currently enjoyed by members of the community.
- f. Preserve unique and historically significant communities, structures and places whenever possible and encourage adaptive reuse of historic structures and properties in order to maintain their long term viability.
- g. Use a variety of growth management techniques, including containment and growth phasing strategies that are available and appropriate for Dawson County and Dawsonville to achieve goals for conservation, growth and development.
- h. Encourage a land use distribution pattern that emphasizes: land use compatibility; safe, efficient and sustainable development, and preservation of the integrity of existing land uses.
- i. Ensure appropriate transitions between incompatible land uses.
- j. Coordinate land use and transportation planning and minimize the adverse effect of traffic and parking on the quality of life, environment, and visual attractiveness of developed areas in Dawson County and Dawsonville.
- k. Manage development activity to minimize negative impacts on the natural environment.
- l. Protect Dawson County's water resources by regulating development and other activities in water supply watersheds and near all lakes, ponds, rivers, streams, wetlands, floodplains, and groundwater recharge areas.

#### **1.3.4 Commercial and Industrial Development Policies**

- a. Guide commercial developments to occur in compact nodes and within corridors (e.g., Georgia 400, 53 and 9) as designated on the future land use plan map.
- b. Provide adequate land for industrial development to be located in areas designated on the future land use plan for light industry and campus-style business park, supported by appropriate infrastructure and services (i.e. water, sewer, highway access, etc.).
- c. Within urban activity centers and village activity centers and in the City of Dawsonville, provide a grid pattern of local streets rather than a hierarchy of roads (e.g., arterial, collector, etc.) to increase roadway efficiency and reduce traffic congestion.

#### **1.3.5 Policies for Economic Development**

- a. Dawson County seeks additional high-skilled and high-paying jobs that will allow more of the county's new residents to have the choice of living and working in the county.



- b. Dawson County aggressively seeks education and training opportunities that will provide the population with the job skills they need to attract high-skilled jobs to the county
- c. Dawson County supports programs for retention, expansion and creation of businesses that are a good fit in the County's economy in terms of job skill requirements and linkages to existing businesses.
- d. Dawson County seeks to balance the supply of housing and employment and consider their location in relation to each other.
- e. In cooperation with Forsyth County and Lumpkin County, Dawson County seeks to maintain the quality of convenience afforded to the county by Georgia 400 and will seek to limit congestion by ensuring good stewardship of the property, sustainable industry and maintain the access by ensuring cooperation among all highway users as development occurs.

### **1.3.6 Policies for Natural and Cultural Resources**

- a. Dawson County will follow best management practices for protecting its treasured animal habitats and will lead the region in developing and implementing measures to protect these valuable resources. As a result, the protection and conservation of Dawson County's resources will play an important role in the decision-making process when making decisions about future growth and development.
- b. Dawson County will promote enhanced solid waste reduction and recycling initiatives.

### **1.3.7 Policies for Community Facilities**

- a. Dawson County will continue to seek ways for new growth to pay for itself (in terms of public investment in infrastructure and services to support the development) to the maximum extent possible. Dawson County will maintain the adopted impact fees program and encourage the collection of such fees throughout the county.
- b. Dawson County will work with the Dawson County Board of Education to encourage school location decisions that support the community's overall growth and development plans.

### **1.3.8 Policies for Housing**

- a. The housing stock of Dawson County will provide residents with the ability to live each stage of life in one neighborhood or in adjacent neighborhoods where homes of various scales meet the needs residents have at different stages of life. This means providing locations for renters just starting out, young families with children, empty nesters and seniors who need assistance. As such, zoning regulations in Dawson County should support the inclusion of housing that meets the needs of all of the county residents, especially seniors.

### **1.3.9 Policies for Land Use**

- a. Dawson County is committed to creating walkable, safe, and attractive neighborhoods throughout the community in areas designated for such development, where people have easy access to schools, parks and necessary services (grocery store, drug store) without having to travel by car.
- b. Dawson County will ensure appropriate transitions occur between incompatible land uses.

### 1.3.10 Policies for Transportation

- a. County provides communities that are connected to each other and provide places for walking, biking for all ages, encourage healthy lifestyles where people of all ages can safely walk and bike for leisure as an alternative transportation mode.
- b. Within urban activity centers and village activity centers and in the Dawsonville Growth Area, provide a connected network of streets rather than a hierarchy of roads (e.g., arterial, collector, etc.) to increase roadway efficiency and reduce traffic congestion.
- c. Dawson County promotes connectivity of the road network (such as fostering a network of connected streets, multiple connections between subdivisions).
- d. Dawson County supports the creation of a community-wide pedestrian/bike path network.
- e. Dawson County encourages new development that supports and ties in well with existing and planned public transit options in the community.
- f. Dawson County does not support the addition of an airport within the county.

### 1.3.11 Policies for Intergovernmental Coordination

- a. Dawson County will provide services to residents of Dawson County in both incorporated and unincorporated areas based on the service delivery strategy agreements with the City of Dawsonville and other entities.
- b. Dawson County will be led by boards and commissions that coordinate effectively in part due to the use of crossover appointments that allow board members to gain the perspective of and experience with a variety of tasks that the county is responsible for.
- c. Dawson County seeks opportunities to share services and facilities with neighboring jurisdictions when mutually beneficial.
- d. Dawson County works jointly with neighboring jurisdictions on developing solutions for shared regional issues (i.e. growth management, watershed protection), pursues joint processes for collaborative planning and decision-making with neighboring jurisdictions and consults other public entities in the area when making decisions that are likely to impact them.
- e. Dawson County provides input to other public entities in the area when they are making decision that are likely to have an impact on the county residents and the county's plans for future development.

## 2 Needs and Opportunities

The Community Issues and Opportunities chapter provide an updated list of Community Issues and Opportunities. It provides an updated description of the issues and opportunities that incorporates changes needed to respond to public comments or other input gathered during the public review of the Community Assessment.

The issues and opportunities described below have been identified from a review the Analysis of Supportive Data and Information. This analysis included an examination of the Quality Community Objectives. The Analysis of Supportive Data and Information can be found as an addendum to this report. The report organizes the issues and opportunities by the major topics defined in the State of Georgia Department of Community Affairs (DCA) Local Planning Requirements, which are listed as follows:

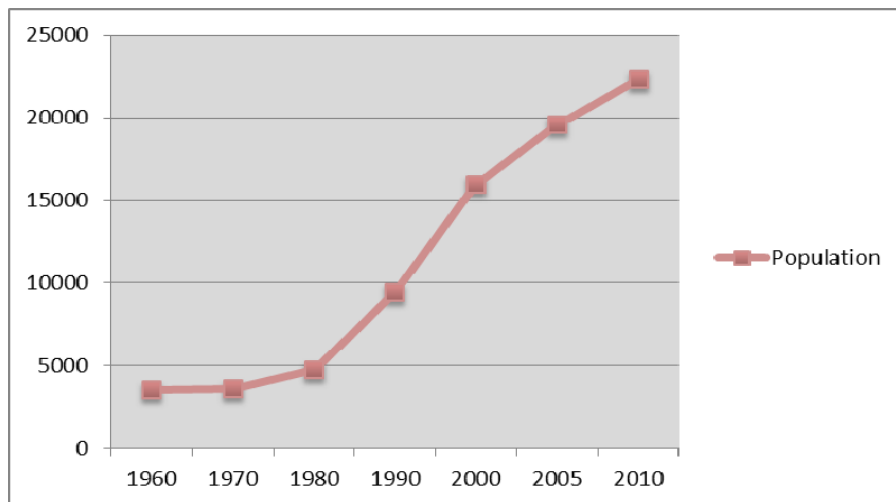
- Population
- Economic Development
- Housing
- Natural and Cultural Resources
- Community Facilities and Services
- Transportation
- Intergovernmental Coordination
- Land Use

### 2.1 Population

#### 2.1.1 Issues

**Rapid population growth** – Dawson County sits directly in the path of the northern expansion of suburban metropolitan Atlanta. As a result, dramatic growth rates have occurred over the last 20 years. From 1990 to 2010, population increased by 136 percent from 9,429 to an estimated 22,330 – an average annual growth rate of 6.8 percent. Dawson County’s population grew by an estimated 39.5 percent from 2000 to 2010,

Figure 2-1: County Historical Population

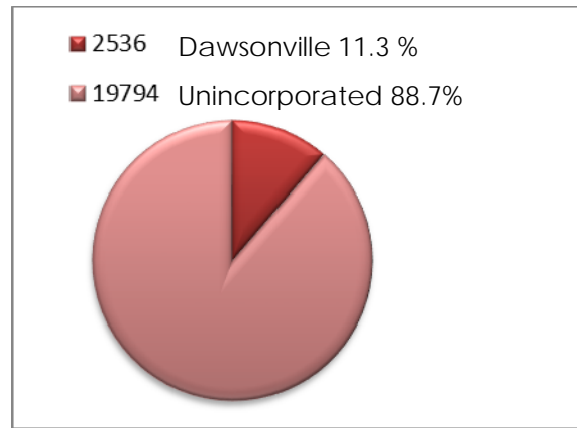


Source: U.S. Census Bureau

**Rapid household growth** – Growth in the number of households accompanied the high rate of population growth. County households increased from 3,360 in 1990 to 10,425 households in 2010, which is an annual rate of growth of 10.5 percent from 1990 to 2010.

**Growth focused in unincorporated areas** – Much of Dawson County’s growth has most recently occurred from the City of Dawsonville south and along the Georgia 400 corridor in the Southeast section of the county. A small amount of the county’s growth has occurred within the city limits of Dawsonville. Much of the growth has occurred along Dawson Forest Road near the Etowah Water and Sewer Authority’s sewer trunk line. Growth taking place in other areas of the county will depend on the use of septic systems, which will require a larger minimum lot size.

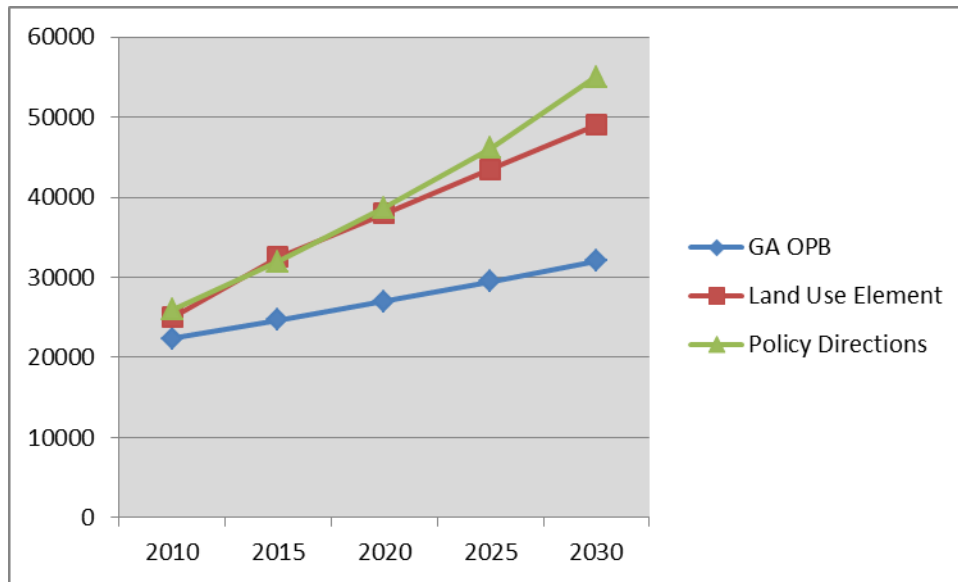
Figure 2-2: Population Distribution



Source: U.S. Census Bureau

**Population and Housing projections show continued growth** – Assuming the infrastructure needs can be provided, population projections for Dawson County show that the population would continue to soar over the next 20 years to nearly 35,000, and an average annual growth rate of nearly 2.8 percent. Figure 2-3 shows the range of population projections analyzed for the Comprehensive Plan. The population increase projected for 2033 would create approximately 12,600 households, an average annual growth rate of almost 1.5 percent. As shown, growth in number of households will outpace population growth as the average household size continues to shrink in Dawson County, as projected throughout the nation.

Figure 2-3: County Population Projections 2010-2030



Source: U.S. Census Bureau, Ga OPB population projections, Policy Directions report

**2.1.2 Strategies**

- Maintain existing phased growth strategy
- Determine maximum amount of growth allowed per year or develop more specifically a system by which to judge its need annually

- Focus growth to areas served with existing infrastructure

## 2.2 Economic Development

### 2.2.1 Issues

**Gap in education and training** – In Dawson County, segments of the labor force lack education and job training needed to attract higher wage jobs, while other segments of the labor force have education and skill levels that make them overqualified for jobs available in the county. Overall, the latest available numbers for educational attainment show room for improvement. 13.1 percent of county residents held bachelor's degrees between 2006 to 2010, while only 45.8 percent had education beyond high school.

**Lagging wages in county** – Dawson County's wages lag far behind the state and national wages in almost every category recorded by the Bureau of Labor Statistics. Dawson County's average annual wage in 2012 was only 54 percent of the state average annual wage, and 50 percent of the national annual wage. While the number of jobs in the county is increasing, they are not increasing as fast as the population and are increasing fastest in sectors with lower wages (retail trade, accommodation and food service, etc.).

**Mismatched labor force** – Since higher paying jobs reside in other counties, a majority of the county's growing labor force leaves the county each day for work. Meanwhile, just over half of the county's jobs are filled by Dawson County residents. Workers enter the county from neighboring counties to work. The median household income of Dawson County in 2007 was \$56,201, which was significantly higher than the state of Georgia (\$48,540) and the United States (\$50,007) median income. Meanwhile, average annual pay for those who work in Dawson County (and may live in other counties) is only \$26,104, which trails the state of Georgia (\$48,204) and the United States (\$52,000).

**Tax base relies too heavily on residential property** – Dawson County residential property owners accept a significant portion of the tax burden due to a shortage of commercial and industrial development. Property designated for future commercial use in prime locations needs to be developed as commercial in order to boost the County commercial tax base. Too often, however, this property is being used for residential uses, thus reducing potential contribution to the county tax base.

### 2.2.2 Opportunities

**Growing economic base** – Employment has increased by more than 368 percent between 1990 and 2012, rising from 1,151 to 8,029, according to the Bureau of Labor Statistics. With projected population growth between 2005 and 2030, the employment is expected to increase to 19,982, an increase of 151 percent, according to the Dawson County's Policy Directions Report.

**New population brings higher incomes and education attainment** – Increasing population has brought higher-income households with increased levels of college and post-graduate educational attainment. The share of Dawson County residents with a college degree increased from 6.5 percent to 11.9 percent between 1990 and 2000, which in real numbers was an increase of 103 percent. Population growth between 2000 and 2005 has likely shifted that number even higher as incomes, cost of new housing and population increased. Median income in Dawson County grew from \$48,455 between 2000 and 2003, an increase of 3.0 percent, outpacing the state and nation. The county could use these changes to attract higher-paying jobs to the county, which will provide more employment choices for the county's labor force within the county.

**Educational and training opportunities expanding** – One institution of higher learning has been established in Dawson County that can provide opportunities for preparing the labor force.



Lanier Technical College opened a campus in Dawsonville in the spring of 2006. The University of North Georgia, located north of Dawson County in Lumpkin County, also offers nearby opportunities in education and training.

**Tourist Expansion** – Dawson County’s abundant natural resources, rich history and culture, recreational opportunities and outlet shopping provide multiple options for visitors to the county. The Etowah River, Lake Lanier and many mountain streams provide ideal settings for a variety of outdoor activities. In addition, the North Georgia Premium Outlet mall draws thousands for shopping and has attracted many other businesses to Georgia 400 between the Forsyth County line and area around Georgia 53. A marketing campaign encouraging tourists to take advantage of these opportunities could draw more income to the county.

**Access and land** – The Georgia 400 corridor connects southeast Dawson County, the most developable portion of the county, with greater Atlanta by way of a four-lane highway in Dawson County that becomes a limited access freeway in Forsyth County. The highway provides an important connection to the interstate system, creating an abundance of industrial and warehousing opportunities.

**Expanded commercial tax base** – Developing the Georgia 400 corridor as planned with industrial and commercial uses will expand the commercial tax base and reduce the burden currently placed on residential property owners. The county has set a goal that commercial property should contribute 40 percent of the tax base. Developing as planned in this area will help the county reach that goal.

### 2.2.3 Strategies

- Market county’s increasing educational levels to potential employers
- Coordinate with Lanier Technical College to develop skills pool to attract higher paying jobs
- Develop Marketing Plan to encourage tourism
- Maintain goal of 40 percent of tax base coming from commercial property and 60 percent from residential property
- Work closely with Forsyth and Lumpkin counties to maintain Georgia 400 as a convenient connection to Interstate 285 and the Atlanta region in order to attract business and tourism
- Protect natural, historical and cultural resources
- Ensure long-term support of mall and surrounding shopping areas

## 2.3 Natural and Cultural Resources

### 2.3.1 Issues

**Water Quality** – Stormwater runoff from developed and developing areas increases the pollution of the watershed and increases flooding as water moves more quickly. Development in the county and upstream on the county’s rivers, streams and creeks threatens the county’s water quality, especially from non-point pollution. Development in the county and upstream has threatened endangered species, particularly those with habitats in the Etowah River. Development demand for lakeside residential property in the Lake Lanier watershed could threaten a major source of the greater Atlanta water supply.

**Air quality** – The region’s, housing growth, industrial expansion and associated increases in traffic have contributed to the region’s air quality challenges to the extent that may soon place the county under air quality non-attainment status. Non-attainment status typically results in a loss of federal highway funding.

**Landscape** – Much of the county’s landscape is not suited for conventional suburban development. Steep slopes of more than 30 percent cover a great deal of the county. Development of these areas would contribute to soil erosion among other problems.

**Historic and cultural character threatened** – Development of farmland has contributed to the disappearance of farmland and the rural scenery of the county. Since level ground suitable for development is limited, development has drifted toward agricultural land. As suburban development continues in these areas, it threatens the rural, agricultural character and heritage of Dawson County. In addition, much of the county's historic resources can be found in rural areas.

### 2.3.2 Opportunities

**Seeking solutions to threatened habitats** – Several studies are currently underway that will provide recommendations for policy and regulation changes. These studies include the Etowah Habitat Conservation Plan (HCP) and the Statewide Water Management Planning Act. Updates to the county's stormwater regulations in response to the recommendations of the HCP could provide the design requirements needed to prevent pollution, habitat destruction and flooding.

**Preserve county character and environmentally sensitive areas** – Conservation subdivisions, transfer of development rights (TDR), zoning regulations and creative land development practices can be used to preserve and conserve agricultural lands, environmentally sensitive areas and open space character, while also allowing new construction.

**Preserve history and culture** – The county can protect its heritage by conducting an extensive review of historical, cultural and archeological resources. This review would be followed by the development of regulations, guidelines and educational/marketing programs specifically tailored to ensure current residents and future generations have the opportunity to appreciate the county's history and culture.

### 2.3.3 Strategies

- Implement many of the Etowah Habitat Conservation Plan recommendations
- Update the Storm Water Design Manual
- Encourage sustainable industrial practices
- Develop long-range water resources plan
- Encourage sidewalks, bikeways, and introduction of public transportation to limit pollution caused by automobiles
- Encourage greenspace protection, protection of forests and other sensitive areas to protect air and water quality
- Prepare historical, cultural and archeological resources inventory and preservation plan
- Prepare regulations and guidelines to provide protection for the historical, cultural and archeological resources
- Implement education and marketing program to increase the appreciation of the historical, cultural and archeological resources
- Prepare guidelines and regulations to protect scenic highways
- Develop Conservation Subdivision Ordinance
- Develop TDR ordinance
- Adopt stricter requirements for water quality enhancement measures on individual sites
- Install regional water quality enhancement areas to intercept stormwater and improve water quality as it flows from developing areas
- Implement strategies, studies and plans that call for water quality protection on a regional basis (i.e. all counties in the Lake Lanier basin)
- Consider possible establishment of a local government stormwater utility

## 2.4 Facilities and Services Issues

### 2.4.1 Issues

**Coordination between land and school planning** – Members of the Dawson County Board of Education are not currently represented on the City of Dawsonville and Dawson County planning committees. State law does not require these groups to agree on location of new schools and other land development related issues. Coordination does currently take place, but more coordinated planning is needed to ensure that new schools will be able to serve the growing population.

**Limited drinking water resources** – Water resources are limited, and no approved plans are in place to correct limitation (supply is limited region wide).

**Limited sewer service areas** – Sewer service is limited to the south and southeast portions of the county near Georgia 400. As a result, new suburban development must occur at densities low enough to support septic systems.

### 2.4.2 Opportunities

**Parks master plan** – Dawson County approved a parks master plan in 2012 that provides the framework for developing the county parks system and recreational programs.

**Greenspace master plan** - A detailed green space plan could expand on the parks master plan and provide more guidance for property acquisition.

**Expanded school capacity** – New school projects in the county include a new High School; this expansion provides increased capacity to meet the demands of new development.

**Shared cost of providing public services and facilities for new development** – Efforts are currently underway to determine the best way to pay for facilities and services in order to serve the growing population (e.g. impact fees, etc.).

### 2.4.3 Strategies

- Continue support of the Statewide Water Plan in cooperation with EWSA. Include Board of Education representatives on the Dawson County Planning Commission
- Develop long-range water resources plan with EWSA
- Promote conservation culture – become leader in conservation ingenuity
- Develop long-range sewer expansion plan
- Develop Greenspace Master Plan

## 2.5 Housing

### 2.5.1 Issues

**Lack of housing type mix** – The new housing market currently provides few options beyond single-family homes on large lots and limits options that would meet residents' needs at all stages of life. As shown in Figure 3-4, single family homes made up 78 percent of the county's housing stock in 2000, according to the U.S. Census Bureau. Multi-family housing made up only four percent of the total housing stock, which was an increase from less than one percent in 1990. Conditions that contributed the prevalence of single family housing include:

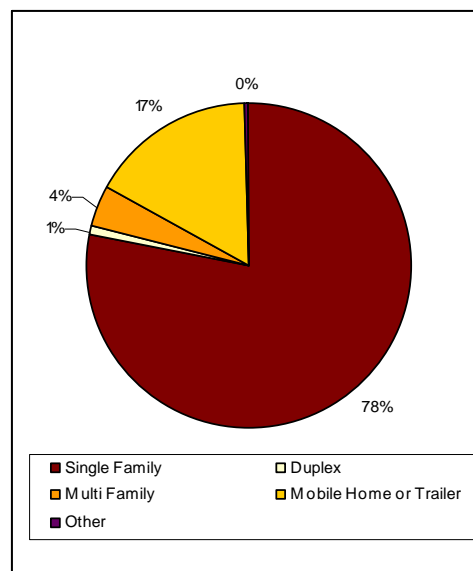
- Zoning regulations that segregate housing types and do not provide for mixed use development
- Drinking water capacity limits the total supportable density
- Limited sewer availability means that homes built without sewer must rely on septic systems that need large lots in order to operate

**Special housing needs** – Special housing needs of those with substance abuse rehabilitation needs are not currently being met in the county. Special housing needs for elderly also are not being met (e.g. no nursing homes, assisted living facilities, hospitals, etc.)

**Jobs-Housing Imbalance** – The jobs-housing balance goal seeks a geographic equilibrium between housing and jobs. The underlying theory is that as jobs and housing are more evenly distributed and mixed, people will be able to live closer to their jobs, and traffic congestion and vehicular traffic will be reduced. A balanced community generally has a jobs-housing ratio of 1.25 to 1.75, with 1.4 considered ideal.

Dawson County’s jobs-housing ratio in 2004 of 0.64 indicates that the county serves as a bedroom community more than a balanced community. In addition, the housing available along the high-growth Georgia 400 corridor is priced to attract the bedroom community resident and prices out a large portion of those who work in the county. The average wage for employees in Dawson County in 2004 would allow for the purchase of a home valued at \$91,688. The median income of residents of Dawson County, meanwhile, would allow for the purchase of an \$189,654 home. The actual average sale prices for homes in 2003 (data not available for 2004) in Dawson County was \$204,463, which explains why many of those who work in the county (48 percent of all workers in 2000) live elsewhere. No public housing or subsidized housing currently exists in Dawson County to help offset this imbalance.

Figure 2-4: County Housing Mix



Source: U.S. Census Bureau

**2.5.2 Opportunities**

**Housing stock continues to increase** – Housing development between 2000 and 2010 increased the number of housing units from 7,162 to 10,425, an increase of 45.5 percent. While the market has focused on single-family units, as population increases and diversifies, the growing housing market provides opportunities to meet an expanded list of housing needs for new residents (e.g. variety of housing types, assisted living facilities, etc.).

**Increased share of multi-family housing** – Multi-family housing gained in share from less than one percent in 1990 to more than four percent in 2000. Multi-family housing near Georgia 400, between Georgia 53 and Dawson Forest Road, can provide housing for people working in the retail center.

**Mixed use activity centers** – Mixed use activity centers placed at strategic locations or nodes throughout the county can provide affordable housing options for a wider range of potential residents. Undeveloped vacant land still has potential to develop in ways that will enhance the surrounding areas and provide mixed-use activity centers at strategic locations along the major corridors. The Commercial Planned Community Development district can be used for creating mixed-use activity centers.

**Revitalization of existing homes to provide affordable housing** – Neglected homes/neighborhoods in need of revitalization can provide affordable housing for new residents in areas with existing services and infrastructure and provide the residential base to support existing businesses.

**New regulations increasing opportunities for aging-in-place housing** – New zoning districts designed to provide a variety of housing types can make it possible to develop communities that provide Dawson County residents with an opportunity to live in one neighborhood throughout the various stages of life, including senior housing.

### 2.5.3 Strategies

- Adopt Traditional Neighborhood Development ordinance
- Create zoning districts that implement all Future Land Use Map Categories
- Consider form-based zoning solutions for mixed-use activity centers
- Develop inventory of existing housing stock and determine revitalization needs
- Develop home revitalization programs
- Develop zoning districts that provide incentives for providing senior living near other housing

## 2.6 Land Use

### 2.6.1 Issues

**Commercial to residential land use changes** – Residential development of properties designated for commercial growth threatens the county tax base. The Future Land Use Map adopted in 2008 and also a component of the Community Agenda was created with the goal of a future tax base with 60 percent of the receipts coming from residential and 40 percent coming from commercial. This plan will ultimately lessen the residential property owner tax. Residential development in areas designated for commercial threatens that goal. Conversion of prime commercial land to residential use creates potential for land use incompatibility between new residential uses and commercial/industrial uses and severely restricts the potential to build the non-residential tax base.

**Agricultural conflicts** – Agricultural-residential land use conflicts can emerge when new residents move to areas with intensive farming (i.e. poultry farming).

**Residential to office demand** – Residential uses are converting to office uses are taking place on lots fronting highway and major road corridors due to development pressure.

**Commercial encroachment** – Encroachment of automobile-oriented, larger-scaled commercial uses in residential neighborhoods can detract significantly from neighborhood character.

**Incompatible land uses** – Incompatible land uses and abrupt zoning changes along the Georgia 400 corridor and parts of the Georgia 53 corridor occur as a result of the desire to focus commercial uses into these locations. This focus creates the potential for problems as new commercial and industrial uses locate adjacent to established low-density residential areas.

**Strip commercial development** – Strip commercial development will require special attention over the life of the plan to prevent underutilization and blight as market and economic conditions change (along the Georgia 400 corridor and the Georgia 53 corridor in the Dawsonville area).

### 2.6.2 Opportunities

**Encouragement of traditional neighborhood development** – Traditional neighborhood development can provide a wide range of housing types in newly developing areas with a connected pedestrian-friendly street system and ample open space. In addition it provides the



opportunity to cluster community facilities including schools, fire stations, libraries and parks in order to create a sense of place.

**Large minimum lot sizes in farming areas** – Lot size minimums in areas with intense farming can decrease the impact of the farming operations on adjacent residents. Five acres and two acres are the current minimums for these areas.

**Encourage TDRs** – TDRs can be applied to preserve agricultural lands and other sensitive areas in need of protection from development.

**Encourage conservation subdivisions** – Conservation subdivisions can be used to retain the character of agriculture and protect the natural resources of the environmentally sensitive areas. Conservation subdivisions could be developed with the Residential Planned Community Comprehensive Development district.

**Promote green space** – Regulations can encourage developers of residential and mixed-use development to set aside appropriate amounts of green space for public recreation and stormwater collection/filtering.

**Protect views** – Guidelines for scenic corridors could protect views. Adopted guidelines for Georgia 400 and the adoption of guidelines for Georgia 53 can help create a sense of place and can provide clear guidance for property owners with residential lots facing Georgia 53 that are experiencing pressure to convert to office or commercial uses.

### 2.6.3 Strategies

- Develop educational program in order for the public to understand the tax consequences of not providing more commercial and industrial tax base
- Adopt zoning ordinance amendments to ensure adequate buffer exists between new commercial and industrial uses anticipated along the Georgia 400 corridor and the neighboring existing single-family residential areas
- Adopt Georgia 53 corridor guidelines
- Adopt Traditional Neighborhood Development ordinance
- Adopt Scenic Corridor guidelines
- Adopt Greenspace Master Plan
- Adopt Bike/Pedestrian/Greenways Master Plan
- Develop long-range water resources plan
- Adopt Conservation Subdivision Ordinance
- Identify appropriate locations for Conservation Subdivisions
- Adopt Transfer of Development Rights ordinance
- Increase the minimum lot size requirements for agricultural uses

## 2.7 Transportation Issues

**Few transportation alternatives** – The Dawson County transportation system relies too heavily on the private automobile for transportation. Few alternative transportation options (i.e. pedestrian, bicycle, public transportation, etc.) exist for those who do not drive, including those who cannot afford to purchase an automobile, but children, teenagers and some elderly.

**Intersection of Georgia 400/53** – Georgia Department of Transportation (GDOT) plans to alter the intersection of Georgia routes 400 and 53. GDOT would like to replace the at-grade intersection by with a continuous flow intersection. The proposed intersection is an at grade project. The planned intersection improvements could negatively impact the surrounding commercial centers by limiting access and visibility from Georgia 400.

**Limited pedestrian and bicycle network** – Few sidewalks and walking trails exist to provide places for walking and biking. In all districts, the county subdivision regulations and zoning ordinances

do require the construction of sidewalks and/or other walking and bicycle networks with subdivision development to be placed on one side of the street. The county has worked with the City of Dawsonville on a plan to provide sidewalks near Dawson County High School, but a program for installing sidewalks in neighborhoods and along corridors throughout the county is not in place.

**Limited street connectivity** – Limited street connectivity and the lack of a street grid providing alternative routes for navigating the Georgia 400 area means that drivers must access arterials to make even the shortest trips. Dawson County does not have a collector street plan or regulation that would require new development to connect to existing neighborhoods, commercial areas, nearby parks, schools or recreational areas, with the exception of the Residential Community Planned Comprehensive Development district and the Commercial Planned Comprehensive Development district. Currently adopted land development regulations encourage the use of cul-de-sacs in all districts except in the Commercial Planned Comprehensive Development. As a result, the county has seen an overuse of cul-de-sacs, contributing to a disconnected street system.

**No road improvement plan** – The County Road Improvement Program provides limited long-range vision for meeting future road improvement needs and instead works to catch-up as new development takes place. The funding currently is not in place to finance such a program, which limits the county's ability to direct development into specific areas with the use of new roadway infrastructure.

### 2.7.1 Opportunities

**Transportation alternatives** – An express bus service operated by the Georgia Regional Transportation Authority (GRTA) currently provides service from the City of Cumming in Forsyth County to downtown Atlanta, with various stops along the way. Expansion of that service north to the Georgia 400 area between Dawson Forest Road and Georgia 53 would provide new options for commuters in Dawson County. In addition to bus service, providing a park-and-ride lot near the intersection of Georgia 400 and Georgia 53 would provide a formalized location for commuters to meet and travel to jobs in other areas.

**Guidelines for connected streets** – A collector street/street connectivity plan could establish a better connected street system for the county. Regulations that require street connectivity and the construction of planned streets could establish a network of connected streets providing the county with alternatives to Georgia 400 and other arterial roadways. Guidelines could build off of the corridor guidelines created for Georgia 400 and Georgia 53 in addition to the district regulations for the Residential Community Planned Comprehensive Development district and the Commercial Planned Comprehensive Development district.

**Bicycle and pedestrian improvements** – Installation of off-road bike trails and multi-use paths could improve pedestrian safety and encourage walking. Pedestrian enhancements at major intersections (e.g. crosswalks, signals, medians, etc.) could improve pedestrian safety and encourage walking as a transportation alternative for short trips. One example of the improvements needed would be pedestrian and bicycle bridges spanning Georgia 400 located along the corridor between Dawson Forest Road and Georgia 53. This and other improvements could increase connectivity and encourage walking and biking as transportation alternatives for short trips.

**Scenic by-ways** – Dawson County's major roads all have a "Scenic By-Ways" designation in the currently adopted comprehensive plan. These designations provide the framework for establishing protective guidelines for these corridors to ensure the protection of scenic view sheds.

**Access management** – Guidelines for corridors in the county can include access management techniques that limit the number of curb cuts. Limiting curb cuts will provide for a more efficient flow of traffic, reduce left hand turns and reduce the number of entry points on to the roadway. Limited curb cuts also limit the interruptions of the streetscape, leading to fewer pedestrian conflicts on sidewalks and fewer conflicts with bicyclists in designated lanes.

**Provide appropriate cross sections for functional classifications** – Roadway cross-section and intersection treatments should reflect the functional classification of the roadway and relative needs for access and pedestrian flow versus circulation.

### 2.7.2 Strategies

- Increase alternatives to automobile travel
- Adopt standards for street cross sections that include sidewalks
- Add bike lanes, bicycle-friendly shoulders and multi-use paths/trails where appropriate for future construction
- Coordinate with GDOT or GRTA for possible extension of the regional express bus system into the county
- Require sidewalks in all new developments
- Pursue Livable Centers Initiative (LCI) planning and Implementation Funds, and Transportation Enhancement (TE) Grants
- Continued coordination with GDOT
- Develop a road improvement plan
- Improve communication with GDOT Board Representative
- Adopt Bike/Pedestrian/Greenways Master Plan
- Incorporate a connected street plan where appropriate for future connectivity in the County
- Develop a system of alternate routes to alleviate dependency on Georgia 400
- Improve pedestrian access at the major intersections along Georgia 400 with signals, cross sections, etc.
- Coordinate with GDOT to incorporate some context sensitive improvements for Georgia 400
- Require developers to submit a plan for a grid or street network that increases connectivity
- Educate the citizens on alternatives to automobile travel
- Add bike lanes, bicycle-friendly shoulders and multi-use paths/trails where appropriate for future construction
- Require sidewalks in all new developments
- Coordinate with local traffic enforcement authorities for safety/accident data
- Coordinate with GDOT's office of Highway Safety for statistics
- Coordinate and become familiar with GDOT's Navigator System
- Research the Automated Transportation Management System (ATMS) program offered by the U.S. Department of Energy and the Intelligent Transportation Systems (ITS) programs offered by the U.S. Department of Transportation (research specifically how some adjacent counties have benefited from the use of these programs to improve the efficiency of the transportation network with the latest technologically advanced traffic management systems)
- Attend the Quarterly State Transportation Board meetings and become familiar with area board representative
- Allow County staff to become more active in professional organizations/associations
- Educate local community on the relationship of GDOT to the county
- Increase coordination with GDOT's policies on Context Sensitive Design
- Work with local elected officials on innovative financing methods
- Coordinate with local municipalities in the Special Purpose Location Option Sales Tax (SPLOST) Program

- Educate the local business community on the benefits of creating a Community Improvement District (CID) to assist in raising funds for infrastructure improvements
- Inventory cross sections on county roads and assess conditions of each

## **2.8 Intergovernmental Coordination**

### **2.8.1 Issues**

**Dawsonville growth area** – Dawson County and the City of Dawsonville worked together and completed an updated joint city-county Land Use Element in 2005. Since that time, however, conflicts have emerged over how unincorporated areas adjacent to Dawsonville should be developed. The City of Dawsonville and Dawson County do not currently work together to address long-term land use issues.

**Provision of county services** – Service Delivery Strategies between Dawson County and the City of Dawsonville no longer accurately reflect the provision of many services. Updated agreements between city and county are needed in order to provide an efficient delivery of services to all residents of Dawson County.

**Dawson Forest Wildlife Management Area (WMA)** – The Atlanta Airport Authority owns a large portion of the Dawson Forest WMA. While the Authority does not plan to use the property as an airport, use of the property for development could create demands for service that the county does not have resources to provide.

**Relationship among various county boards and commissions** – Coordination among the various boards and commissions in Dawson County lacks the written formality needed to ensure that all groups are pursuing a common goal.

### **2.8.2 Opportunities**

**Special Purpose Location Option Sales Tax (SPLOST)** – Dawson County and the City of Dawsonville currently work to use tools effectively and efficiently. The SPLOST is an excellent means for funding public improvements.

**Shared services** – Dawson County continues to provide many services to residents of incorporated and unincorporated areas of the county.

**Improved coordination among various county boards and commissions** – Members of important boards and commissions in Dawson County can improve coordination by using crossover appointments.

### **2.8.3 Strategies**

- Include Board of Education representation on the Planning Commission
- Pursue with the Atlanta Airport Authority a long-term conservation master plan for the Dawson Forest WMA

### 3 Community Work Program

The four subsections included in this section outline the overall strategy for achieving the Community Vision and for addressing the Needs and Opportunities. It identifies specific measures to be undertaken by the county to implement the plan. The four subsections include the following:

- Short Term Work Program
- Long-term and ongoing activities
- Policies
- Supplemental Plans

#### 3.1 *Short Term Work Program*

The Short Term Work Program identifies specific implementation actions the county government or other entities intend to take during the first five-year time frame of the planning period. This program includes ordinances, administrative systems, community improvements or investments, financing arrangements or other programs or initiatives for plan implementation. For each action this subsection outlines the following information:

- Brief description
- Timeframe for undertaking the activity
- Responsible party for implementing the activity
- Estimated cost
- Funding source



<i>DCA Category</i>	<i>Activity</i>	<i>2013</i>	<i>2014</i>	<i>2015</i>	<i>2016</i>	<i>2017</i>	<i>2018</i>	<i>Responsible Party</i>	<i>Cost Estimate</i>	<i>Funding Source</i>
<i>Community Facilities</i>	<i>Wastewater treatment plant expansion for additional 300,000-500,000 GDP capacity</i>	✓	✓	✓	✓	✓	✓	EWSA	TBD	<i>SPLOST, CDBG, GE FA, ARC, USDA, RD</i>
<i>Community Facilities</i>	<i>Library Collection Materials (945 units) - delayed from 2006</i>	✓						BOC	\$18,059	<i>93% Impact Fees, General Fund</i>
<i>Community Facilities</i>	<i>Library Collection Materials (980 units) - delayed from 2007</i>		✓					BOC	\$18,605	<i>93% Impact Fees, General Fund</i>
<i>Community Facilities</i>	<i>Library Collection Materials (1,014 units) - delayed from 2008</i>			✓				BOC	\$19,131	<i>93% Impact Fees, General Fund</i>
<i>Community Facilities</i>	<i>Library Collection Materials (1,051 units) – delayed from 2009</i>				✓			BOC	\$19,697	<i>93% Impact Fees, General Fund</i>
<i>Community Facilities</i>	<i>Library Collection Materials (1,090 units)</i>	✓						BOC	\$20,275	<i>93% Impact Fees, General Fund</i>
<i>Community Facilities</i>	<i>Library Collection Materials (1,247 units)</i>		✓					BOC	\$24,315	<i>93% Impact Fees, General Fund</i>
<i>Community Facilities</i>	<i>Library Collection Materials (1,297 units)</i>			✓				BOC	\$25,121	<i>93% Impact Fees, General Fund</i>
<i>Community Facilities</i>	<i>Library Collection Materials (1,349 units)</i>			✓				BOC	\$25,944	<i>93% Impact Fees, General</i>

<i>DCA Category</i>	<i>Activity</i>	<i>2013</i>	<i>2014</i>	<i>2015</i>	<i>2016</i>	<i>2017</i>	<i>2018</i>	<i>Responsible Party</i>	<i>Cost Estimate</i>	<i>Funding Source</i>
										<i>Fund</i>
<i>Community Facilities</i>	<i>Library Collection Materials (1,403 units)</i>					✓		<i>BOC</i>	<i>\$26,786</i>	<i>93% Impact Fees, General Fund</i>
<i>Community Facilities</i>	<i>Library Collection Materials (1,459 units)</i>					✓		<i>BOC</i>	<i>\$27,645</i>	<i>93% Impact Fees, General Fund</i>
<i>Community Facilities</i>	<i>Engine</i>						✓	<i>Fire Dept., BOC</i>	<i>\$289,277</i>	<i>100% Impact Fees</i>
<i>Community Facilities</i>	<i>Tanker</i>			✓				<i>Fire Dept., BOC</i>	<i>\$123,975</i>	<i>100% Impact Fees</i>
<i>Community Facilities</i>	<i>Aerial</i>			✓				<i>Fire Dept., BOC</i>	<i>\$850,517</i>	<i>100% Impact Fees</i>
<i>Community Facilities</i>	<i>Engine</i>						✓	<i>Fire Dept., BOC</i>	<i>\$289,334</i>	<i>100% Impact Fees</i>
<i>Community Facilities</i>	<i>Tanker</i>		✓				✓	<i>Fire Dept., BOC</i>	<i>\$124,000</i>	<i>100% Impact Fees</i>
<i>Community Facilities</i>	<i>Fire Station 9 (4,900 sf)</i>		✓	✓	✓			<i>Fire Dept., BOC</i>	<i>\$351,388</i>	<i>100% Impact Fees</i>
<i>Community Facilities</i>	<i>2 Picnic Pavilions (War Hill)</i>				✓			<i>Parks &amp; Rec Dept., BOC</i>	<i>\$62,077</i>	<i>100% Impact Fees</i>
<i>Community Facilities</i>	<i>2 Trails (Veterans Trail, Board Walk Trail Rock Creek)</i>		✓	✓				<i>Parks &amp; Rec Dept., BOC</i>	<i>\$256,461</i>	<i>69% Impact Fees, TE Grant</i>
<i>Community Facilities</i>	<i>3 Playgrounds (War Hill, Rock Creek, River Park)</i>		✓	✓	✓			<i>Parks &amp; Rec Dept., BOC</i>	<i>\$206,922</i>	<i>100% Impact Fees</i>

<i>DCA Category</i>	<i>Activity</i>	<i>2013</i>	<i>2014</i>	<i>2015</i>	<i>2016</i>	<i>2017</i>	<i>2018</i>	<i>Responsible Party</i>	<i>Cost Estimate</i>	<i>Funding Source</i>
<i>Community Facilities</i>	<i>Indoor Swimming Pool (Rock Creek)</i>			✓				<i>Parks &amp; Rec, BOC</i>	<i>\$2,500,000</i>	<i>Impact Fees, Grant, General Fund</i>
<i>Community Facilities</i>	<i>Land Acquisition</i>			✓				<i>Parks &amp; Rec, BOC</i>	<i>\$8,000-15,000/acre</i>	<i>Impact Fees, Grant, General Fund</i>
<i>Economic Development</i>	<i>Work closely with Forsyth and Lumpkin counties to maintain Georgia 400 as a convenient connection to Interstate 285 and the Atlanta region in order to attract business and tourism.</i>	✓	✓	✓	✓	✓	✓	<i>PCD, GMRC, GDOT, Chamber, DCDA</i>	<i>N/A</i>	
<i>Economic Development</i>	<i>Market County's increasing educational levels to potential employers</i>	✓	✓	✓	✓	✓	✓	<i>DCDA, Chamber</i>	<i>N/A</i>	
<i>Economic Development</i>	<i>Coordinate with Lanier Technical College to develop skills pool to attract higher paying jobs</i>	✓	✓	✓	✓	✓	✓	<i>DCDA, Chamber</i>	<i>N/A</i>	
<i>Economic Development</i>	<i>Develop Marketing Plan to encourage tourism</i>	✓	✓	✓			✓	<i>Chamber</i>	<i>\$210,000</i>	<i>General Fund</i>
<i>Housing</i>	<i>Develop zoning districts that provide incentives for providing senior living near other housing</i>	✓	✓					<i>PCD</i>	<i>\$5,000</i>	<i>General Fund</i>
<i>Intergovernmental Coordination</i>	<i>Pursue with the Atlanta Airport Authority a long-term conservation master plan for the Dawson Forest Wildlife Management Area</i>	✓	✓	✓	✓			<i>PCD, BOC, USFS</i>	<i>N/A</i>	
<i>Land Use</i>	<i>Adopt Georgia 53 Corridor Overlay</i>		✓	✓				<i>PCD, BOC</i>	<i>\$25,000</i>	<i>General Fund</i>
<i>Land Use</i>	<i>Create zoning districts that implement all future land use map categories</i>	✓	✓	✓				<i>PCD</i>	<i>\$10,000</i>	<i>General Fund</i>
<i>Land Use</i>	<i>Adopt Campus Style Business Park zoning district</i>	✓	✓	✓				<i>PCD</i>	<i>\$5,000</i>	<i>General Fund</i>
<i>Land Use</i>	<i>Develop educational program in order for the public to understand the tax consequences of not providing more commercial and industrial tax base</i>		✓	✓				<i>Finance, BOC</i>	<i>\$5,000</i>	<i>General Fund</i>
<i>Land Use</i>	<i>Create master plan for Mixed Use Cultural Amenities Character Area</i>		✓	✓	✓			<i>PCD</i>	<i>\$9,000</i>	<i>General Fund</i>

<i>DCA Category</i>	<i>Activity</i>	<i>2013</i>	<i>2014</i>	<i>2015</i>	<i>2016</i>	<i>2017</i>	<i>2018</i>	<i>Responsible Party</i>	<i>Cost Estimate</i>	<i>Funding Source</i>
Land Use	Create master plan for Mixed Use Corridor Character Area at SR 9/Dawson Forest Road and SR 9/Rock Creek Park				✓			PCD	\$25,000	General Fund
Land Use	Update GA 400 Overlay District		✓	✓				PCD	\$10,000	General Fund
Natural & Cultural Resources	Update Greenspace Master Plan			✓	✓			PCD, Parks and Recreation	\$20,000	General Fund
Natural & Cultural Resources	Update county development regulations to tighten requirements pertaining to impervious surface erosion control, drainage, etc.			✓	✓	✓	✓	PCD, PWD	\$15,000	General Fund
Population	Develop more specifically a system by which to measure growth in population vs. infrastructure and available stock demands	✓	✓	✓	✓	✓	✓	PCD	\$5,000	General Fund
Transportation	Attend the Quarterly State Transportation Board meetings and become familiar with area Board Rep	✓	✓	✓	✓	✓	✓	PCD, PWD	N/A	General Fund
Transportation	Develop/Maintain a road improvement plan	✓	✓	✓	✓	✓	✓	PWD	\$10,000	General Fund
Transportation	Interchange at SR 400 and SR 53 - New Interchange	✓	✓	✓				GDOT	\$12,000,000	State
Transportation	Add bike lanes, bicycle-friendly shoulders and multi-use paths/trails where appropriate for future construction		✓	✓	✓			PWD	\$150,000	T-Grant /General Fund
Transportation	Adopt a collector street plan		✓	✓				PWD	\$10,000	General Fund
Transportation	Coordinate with local traffic enforcement authorities for safety/accident data	✓	✓	✓	✓	✓	✓	PWD, Sheriff	N/A	
Transportation	Develop Access Management Plans for the GA 400 corridor		✓	✓				PCD, GDOT, PWD	\$10,000	General Fund
Transportation	Improve pedestrian access at the major intersections along GA 400 with signals, cross sections, etc. in the County	✓	✓	✓	✓	✓	✓	GDOT, PCD, PWD	\$100,000	General Fund, GDOT
Transportation	Projects identified in SR 400 Access Management Study	✓	✓	✓				GDOT, PCD, PWD	\$5,000,000	General Fund, Impact Fees
Transportation	Pursue TE Grants	✓	✓	✓	✓	✓	✓	PCD, GMRC, DCDA, PWD	N/A	

<i>DCA Category</i>	<i>Activity</i>	<i>2013</i>	<i>2014</i>	<i>2015</i>	<i>2016</i>	<i>2017</i>	<i>2018</i>	<i>Responsible Party</i>	<i>Cost Estimate</i>	<i>Funding Source</i>
Transportation	Replace/repair deficient bridges as described in Dawson County Comprehensive Plan 2006-2026 Analysis of Supporting Data Chapter 7 (Table 7-6)	✓	✓	✓	✓			PWD	(See table 7.6 Transportation Element)	
Transportation	SR 52: two westbound passing lanes between Gilmer and Lumpkin Counties - Reconstruction, Passing Lanes		✓	✓				GDOT, PWD	\$1,096,000	GDOT
Transportation	SR 9 passing lanes from Thompson Rd to Jenkins Rd. - Reconstruction, Passing Lanes		✓	✓				GDOT, PWD	\$1,068,000	GDOT
Transportation	Road resurfacing and rehabilitation	✓	✓	✓	✓	✓	✓	PWD	\$700,000	General Fund, SPLOST
Transportation	SR 53 and Lumpkin Campground Rd intersection improvements		✓	✓	✓			PWD	\$1,500,000	GDOT
Transportation	Dawson Forest Rd and SR 9 intersection improvements		✓	✓				PWD	\$3,000,000	GDOT, General Fund
Transportation	Culvert replacements and upgrades	✓	✓	✓	✓	✓	✓	PWD	\$100,000	General Fund, GDOT, SPLOST, FEMA



### 3.2 Long Term and Ongoing Activities

This subsection identifies specific long-term or ongoing implementation actions the County government or other entities intend to take beyond the first five-year time frame of the planning period. This includes ordinances, administrative systems, community improvements or investments, financing arrangements or other programs or initiatives for plan implementation. For each action this subsection outlines the following information

- Brief description
- Timeframe for undertaking the activity
- Responsible party for implementing the activity
- Estimated cost
- Funding source

<i>DCA Category</i>	<i>Activity</i>	<i>Long-Range/Ongoing</i>
Housing	Develop inventory of existing housing stock and determine revitalization	Long Range
Housing	Develop home revitalization programs	Long Range
Land Use	Adopt regulations for Scenic Corridors	Long Range
Land Use	Adopt Scenic Corridor Overlay zoning	Long Range
Land Use	Implement master plan for mixed Use corridor area at SR 9 / Dawson	Long Range
Land Use	Require a gateway and Master Signage Plan for Planned Communities	Long Range
Land Use	Adopt Traditional Neighborhood Development ordinance	Long Range
Land Use	Adopt Transfer of Development Rights ordinance	Long Range
Natural & Cultural Resource	Develop Transfer of Development Rights ordinance	Long Range
Natural & Cultural Resource	Develop education and marketing program to increase the appreciation of the historical, cultural and archeological resources	Long Range
Natural & Cultural Resource	Implementation of strategies, studies and plans that call for water quality protection on a regional basis (i.e. all counties in the Lake Lanier basin)	Long Range
Natural & Cultural Resource	Install regional water quality enhancement areas to intercept storm water and improve water quality as it flows from developing areas.	Long Range
Natural & Cultural Resource	Investigate establishing a local government storm water utility	Long Range
Natural & Cultural Resources	Designate historic and scenic corridors, and provide for a thorough impact assessment process in these designated areas	Long Range
Natural & Cultural Resource	Prepare guidelines and regulations to protect scenic highways	Long Range
Natural & Cultural Resource	Prepare historical, cultural and archeological resources inventory and preservation plan	Long Range
Natural & Cultural Resource	Prepare regulations and guidelines to provide protection for the historical cultural and archeological resources	Long Range
Transportation	Cowart Rd from SR 53 to the Cherokee County line - widen road	Long Range
Transportation	Coordinate with GDOT or GRTA for possible extension of regional express	Long Range
Transportation	Coordinate with GDOT on context sensitive improvements to the GA 400 corridor.	Long Range

Transportation	Coordinate with GDOT's office of Highway Safety for statistics	Long Range
Transportation	Dawson Forest Rd. from Lumpkin Camp Ground Rd. to SR 400- Widening	Long Range
Transportation	Dawsonville Bypass from White Lane to SR 9	Long Range
Transportation	Develop a system of alternate routes to alleviate dependency on GA 400	Long Range
Transportation	Educate local community on the relationship of GDOT to the County	Long Range
Transportation	Educate the citizens on alternatives to automobile travel	Long Range
Transportation	Educate the local business community on the benefits of creating a Community Improvement District (CID) to assist in raising funds for infrastructure improvements	Long Range
Transportation	Inventory cross sections on county roads and assess conditions of each	Long Range
Transportation	SR 136 at Chestatee River & @ Etowah River- Bridge Rehabilitation	Long Range
Transportation	SR 400 from the Forsyth County line to Lumpkin Camp Ground Rd - Widening	Long Range
Transportation	SR 53 from the Forsyth County line to East Bypass/Perimeter Road - Widening and Completion of Perimeter Rd/Dawsonville Bypass from White Lane to SR 9	Long Range
Transportation	Adopt a shared parking ordinance	Long Range
Transportation	Coordinate and become familiar with GDOT's Navigator System	Long Range
Transportation	Dawsonville Bypass from White Lane to SR 9 - New Construction Roadway	Long Range
Transportation	Develop Bike/Pedestrian/Greenways Master Plan	Long Range
Transportation	Gold Mine Road at Sweetwater Juno Rd - Intersection and Operation Improvements	Long Range
Transportation	Kilough Church Road from Lumpkin Campground Road to SR 53 (new location between Kilough Church Road and SR 53) - Widening/New Location Roadway	Long Range
Transportation	Lumpkin Campground Road from Forsyth County line to Kilough Church	Long Range
Transportation	Research the ATMS/ITS programs & features of surrounding counties	Long Range
Transportation	Develop a Bike/Pedestrian/Greenways Master Plan	Long Range
Transportation	SR 53 from West Bypass/Perimeter Rd. to Cowart Rd.- Widening and Completion of Perimeter Rd./Dawsonville Bypass from White Lane to SR 9	Long Range

### 3.3 Report of Accomplishments

#### Dawson County Short Term Work Program 2007-2012

DCA Category	Activity	Status	Comment	Responsible Party	Cost Estimate	Funding Source
Community Facilities	Develop long-range water resources plan	Complete/Ongoing	Reviewed annually	EWSA	TBD	General Fund
Community Facilities	Develop long-range sewer expansion plan	Complete/Ongoing	Reviewed Annually	EWSA	TBD	General Fund
Community Facilities	Wastewater treatment plan expansion for additional 300,000-500,000 GDP capacity	Complete/Ongoing	Additional Capacity planned	EWSA	TBD	SPLOST, CDBG, GEFA, ARC, USDA, RD
Economic Development	Work closely with Forsyth and Lumpkin counties to maintain Georgia 400 as a convenient connection to Interstate 285 and the Atlanta region in order to attract business and tourism.	In Progress		PCD, GMRDC, GDOT, Chamber, DCDA	N/A	
Economic Development	Market County's increasing educational levels to potential employers	In Progress		DCDA, Chamber	N/A	
Economic Development	Coordinate with Lanier Technical College to develop skills pool to attract higher paying jobs	In Progress		DCDA, Chamber	N/A	
Economic Development	Develop Marketing Plan to encourage tourism	In Progress		Chamber	TBD	TBD
Housing	Develop zoning districts that provide incentives for providing senior living near other housing	Postponed	Lower Priority	PCD	TBD	General Fund
Housing	Consider alternative zoning solutions for mixed-use villages	Complete		PCD	TBD	General Fund
Intergovernmental Coordination	Pursue with the Atlanta Airport Authority a long-term conservation master plan for the Dawson Forest Wildlife Management Area	In Progress		PCD, BOC, USFS	N/A	
Land Use	Adopt Georgia 53 Corridor Overlay	In Progress	Lower Priority	PCD, BOC	TBD	General Fund
Land Use	Revise and update Subdivision Regulations	Complete		PCD	\$15,000	General Fund
Land Use	Create zoning districts that implement all future land use map categories	In Progress		PCD	TBD	General Fund
Land Use	Adopt Campus Style Business Park zoning district	In Progress		PCD	\$5,000	General Fund
Land Use	Adopt Mixed Use Village zoning district	Complete		PCD	TBD	General Fund
Land Use	Adopt Urban Residential zoning district	Complete		PCD	TBD	General Fund
Land Use	Adopt conservation subdivision ordinance	Complete		PCD	\$10,000	General Fund
Land Use	Adopt zoning ordinance amendments to ensure adequate buffer exists between new commercial and industrial uses anticipated along the Georgia 400 corridor and the neighboring existing single-family	Complete		PCD	TBD	General Fund

	residential areas					
Land Use	Develop educational program in order for the public to understand the tax consequences of not providing more commercial and industrial tax base	Postponed	Lower Priority	Finance, BOC	\$5,000	General Fund
Land Use	Create master plan for Mixed Use Cultural Amenities Character Area	Postponed	Lower Priority	PCD	TBD	General Fund
Land Use	Create master plan for Mixed Use Corridor Character Area at SR 9/Dawson Forest Road	Complete		PCD	\$25,000	General Fund
Land Use	Require a gateway and master signage plan for planned communities	Complete		PCD	TBD	General Fund
Natural & Cultural Resources	Support Federal enforcement of the Etowah Habitat Conservation Plan recommendations	Canceled	Not priority	PCD, PWD, EWSA, FWS	N/A	
Natural & Cultural Resources	Adopt stricter requirements for water quality enhancement measures on individual sites.	Complete		PCD, PWD	\$15,000	General Fund
Natural & Cultural Resources	Adopt Green space Master Plan	Complete		PCD, Parks and Recreation	\$80,000	General Fund
Natural & Cultural Resources	Add staff (e.g., water quality engineer) to implement water quality enhancement projects and enforce water quality standards during the development plans review process	Canceled	Not Priority	PWD	\$45,000/year	General Fund
Natural & Cultural Resources	Adopt Best Management Practices (BMP) for storm water run-off	Completed		PCD, PWD	\$15,000	General Fund
Natural & Cultural Resources	Update county development regulations to tighten requirements pertaining to impervious surface erosion control, drainage, etc.	Completed	LAUE Watershed implementation Plan	PCD, PWD	TBD	General Fund
Population	Develop more specifically a system by which to measure growth in population vs. infrastructure and available stock demands	Postponed	Lower Priority	PCD	N/A	
Transportation	Attend the Quarterly State Transportation Board meetings and become familiar with area Board Rep	In Progress		PCD, PWD	N/A	
Transportation	Coordinate with GDOT to incorporate some context sensitive improvements for GA 400	In Progress		PCD, GDOT, GA 400 Task Force	\$60,000	General Fund
Transportation	Develop a road improvement plan	Postponed	Lower Priority	PWD	TBD	General Fund
Transportation	Interchange at SR 400 and SR 53 - New Interchange	In Progress		GDOT	Varied	State
Transportation	Add bicycle-friendly shoulders and multi-use paths/trails where appropriate for future construction	In Progress		PWD	TBD	General Fund
Transportation	Adopt a collector street plan	Postponed	Lower Priority	PWD	TBD	General Fund
Transportation	Adopt sidewalk requirements (sidewalks in all new suburban and urban developments)	Complete		PCD, PWD	TBD	General Fund

Transportation	Adopt standards for street cross sections that include sidewalks	Complete		PCD, PWD	TBD	General Fund
Transportation	Coordinate with local traffic enforcement authorities for safety/accident data	In Progress		PWD, Sherriff	N/A	
Transportation	CR 223/Lumpkin Campground Road at CR 252/Dawson Forest Road - Intersection Improvement	Complete		GDOT, PWD	TBD	General Fund, GDOT, SPLOST
Transportation	Develop Access Management Plans for prioritized or "selected" corridors	Complete		PCD, GDOT, PWD	TBD	General Fund
Transportation	Improve pedestrian access at the major intersections along GA 400 with signals, cross sections, etc. in the County	In Progress		GDOT, PCD, PWD	TBD	General Fund, GDOT
Transportation	Projects identified in SR 400 Access Management Study	Postponed	Lack of Funding	GDOT, PCD, PWD	TBD	General Fund, Impact Fees
Transportation	Pursue TE Grants	In Progress		PCD, GMRDC, DCDA, PWD	N/A	
Transportation	Replace/repair deficient bridges as described in Dawson County Comprehensive Plan 2006-2026 Analysis of Supporting Data Chapter 7 (Table 7-6)	Postponed	Lack of Funding	PWD	(See table 7.6 Transportation Element)	
Transportation	SR 52: two westbound passing lanes between Gilmer and Lumpkin Counties - Reconstruction, Passing Lanes	Postponed	Lack of Funding	GDOT, PWD	\$1,096,000	GDOT
Transportation	SR 9 passing lanes from Thompson Rd to Jenkins Rd. - Reconstruction, Passing Lanes	Postponed	Lack of Funding	GDOT, PWD	\$1,068,000	GDOT
Transportation	Update county's regulations to require interconnected streets, parking, driveways, sidewalks, greenways, and trails for planned communities	Complete		PCD	TBD	General Fund
Transportation	Update traffic study requirements	Complete		PCD, PWD	TBD	General Fund

**Dawson County Long Term and Ongoing Activities**

DCA Category	Activity	Long-Range/ Ongoing	Status	Comment
Community Facilities	Renovations and addition to Dawson County Courthouse	Long Range	Complete	
Housing	Develop inventory of existing housing stock and determine revitalization needs	Long Range	Ongoing	
Housing	Develop home revitalization programs	Long Range	Ongoing	
Land Use	Adopt regulations for Scenic Corridors	Long Range	Complete	
Land Use	Adopt Scenic Corridor Overlay zoning	Long Range	Ongoing	



Land Use	Adopt Traditional Neighborhood Development ordinance	Long Range	Complete	
Land Use	Adopt Transfer of Development Rights ordinance	Long Range	Ongoing	
Natural & Cultural Resources	Develop Transfer of Development Rights ordinance	Long Range	Ongoing	
Natural & Cultural Resources	Develop education and marketing program to increase the appreciation of the historical, cultural and archeological resources	Long Range	Ongoing	
Natural & Cultural Resources	Implementation of strategies, studies and plans that call for water quality protection on a regional basis (i.e. all counties in the Lake Lanier basin)	Long Range	Ongoing	
Natural & Cultural Resources	Install regional water quality enhancement areas to intercept storm water and improve water quality as it flows from developing areas.	Long Range	Ongoing	
Natural & Cultural Resources	Investigate establishing a local government storm water utility	Long Range	Postponed	Lower Priority
Natural & Cultural Resources	Designate historic and scenic corridors, and provide for a thorough impact assessment process in these designated areas	Long Range	Ongoing	
Natural & Cultural Resources	Prepare guidelines and regulations to protect scenic highways	Long Range	Ongoing	
Natural & Cultural Resources	Prepare historical, cultural and archeological resources inventory and preservation plan	Long Range	Ongoing	
Natural & Cultural Resources	Prepare regulations and guidelines to provide protection for the historical, cultural and archeological resources	Long Range	Complete	
Transportation	Cowart Rd. from SR 53 to the Cherokee County line - widen road	Long Range	Complete	
Transportation	Coordinate with GDOT or GRTA for possible extension of regional express bus in the County	Long Range	Ongoing	
Transportation	Coordinate with GDOT on context sensitive improvements within the GA 400 corridor	Long Range	Ongoing	
Transportation	Coordinate with GDOT's office of Highway Safety for statistics	Long Range	Ongoing	
Transportation	Dawson Forest Rd. from Lumpkin Camp Ground Rd. to SR 400 - Widening	Long Range	Ongoing	
Transportation	Dawsonville Bypass from White Lane to SR 9	Long Range	Ongoing	
Transportation	Develop a system of alternate routes to alleviate dependency on GA 400	Long Range	Ongoing	

Transportation	Educate local community on the relationship of GDOT to the County	Long Range	Ongoing	
Transportation	Educate the citizens on alternatives to automobile travel	Long Range	Ongoing	
Transportation	Educate the local business community on the benefits of creating a Community Improvement District (CID) to assist in raising funds for infrastructure improvements	Long Range	Ongoing	
Transportation	Inventory cross sections on county roads and assess conditions of each	Long Range	Complete	
Transportation	SR 136 at Chestatee River & @ Etowah River – Bridge Rehabilitation	Long Range	In Progress	
Transportation	SR 400 from the Forsyth County line to Lumpkin Camp Ground Rd. - Widening	Long Range	Ongoing	
Transportation	SR 53 from the Forsyth County line to East Bypass/Perimeter Road - Widening and Completion of Perimeter Rd./Dawsonville Bypass from White Lane to SR 9	Long Range	Ongoing	
Transportation	Adopt a shared parking ordinance	Long Range	Complete	
Transportation	Coordinate and become familiar with GDOT’s Navigator System	Long Range	Complete	
Transportation	Dawsonville Bypass from White Lane to SR 9 - New Construction Roadway Project	Long Range	Ongoing	
Transportation	Develop Bike/Ped/Greenways Master Plan	Long Range	Ongoing	
Transportation	Gold Mine Road at Sweetwater Juno Rd. - Intersection and Operation Improvements	Long Range	Ongoing	
Transportation	Kilough Church Road from Lumpkin Campground Road to SR 53 (new location between Kilough Church Road and SR 53) - Widening/New Location Roadway	Long Range	Postponed	Lower Priority
Transportation	Lumpkin Campground Road from Forsyth County line to Kilough Church Road - Widening	Long Range	Ongoing	
Transportation	Research the ATMS/ITS programs & features of surrounding counties	Long Range	Ongoing	
Transportation	Develop a Bike/Ped/Greenways Master Plan	Long Range	Ongoing	
Transportation	SR 53 from West Bypass/Perimeter Rd. to Cowart Rd. - Widening and Completion of Perimeter Rd./Dawsonville Bypass from White Lane to SR 9	Long Range	Ongoing	

## 4 Capital Improvements Element

This Capital Improvements Element Annual Update has been prepared based on the rules and regulations pertaining to impact fees in Georgia, as specified by the Development Impact Fee Act (DIFA) and the Department of Community Affairs (DCA) documents Development Impact Fee Compliance Requirements and Standards and Procedures for Local Comprehensive Planning. These three documents dictate the essential elements of an Annual Update, specifically the inclusion of a financial report and a schedule of improvements.

According to the Compliance Requirements, the Annual Update:

“Must include: 1) the Annual Report on impact fees required under O.C.G.A. 36-71-8; and 2) a new fifth year schedule of improvements, and any changes to or revisions of previously listed CIE projects, including alterations in project costs, proposed changes in funding sources, construction schedules, or project scope.” (Chapter 110-12-2-.03(2)(c))

This Annual Update itself is based on the Dawson County Capital Improvements Element, as adopted by the County on July 20, 2006.

### Financial Report

The Financial Report included in this document is based on the requirements of DIFA, specifically:

“As part of its annual audit process, a municipality or county shall prepare an annual report describing the amount of any development impact fees collected, encumbered, and used during the preceding year by category of public facility and service area.” (O.C.G.A. 36-71-8(d)(1))

The County’s fiscal year runs from January 1 to December 31. Thus, this financial report is based on the audit prepared for FY 2012. The required financial information for each public facility category appears in the main financial table (page 3); service area designations appear in the project tables that follow (pages 4 through 7).

### Schedule of Improvements

In addition to the financial report, the County has prepared a five-year schedule of improvements—a short term work program (STWP)—as specified in the Compliance

Requirements (Chapter 110-12-2-.03(2)(c)), which states that local governments that have a CIE must “update their entire Short Term Work Programs annually.”<sup>2</sup>

According to DCA’s requirements,<sup>3</sup> the STWP must include:

- A brief description of the activity;
- Timeframe for undertaking the activity;
- Responsible party for implementing the activity;
- Estimated cost (if any) of implementing the activity; and,
- Funding source(s), if applicable.

All of this information appears in the Short Term Work Program portion of this document, beginning on page 8.

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<sup>2</sup> Note that the Compliance Requirements specify that the short term work program is to meet the requirements of Chapter 110-12-1-.04(7)(a), which is a reference to the STWP requirements in a previous version of the Standards and Procedures for Local Comprehensive Planning. The correct current description of a STWP is found at Chapter 110-12-1-.05(2)(c)(i).

<sup>3</sup> Chapter 110-12-1-.05(2)(c)(i).

**IMPACT FEES FINANCIAL REPORT – DAWSON COUNTY, GA  
Fiscal Year 2012**

DAWSON COUNTY	Annual Impact Fee Financial Report - Fiscal Year 2012						
	Libraries	Fire Protection	Detention	Roads	Parks & Recreation	Admin-istration	TOTAL
<b>Service Area</b>	County-wide	County-wide	County-wide	GA 400 Corridor	County-wide		
<b>Impact Fee Fund Balance January 1, 2012</b>	\$5,311.54	\$83,009.94	\$45,286.30	\$1,198.11	\$67,652.20	(\$11,315.11)	\$191,142.99
<b>Impact Fees Collected (January 1, 2012 through December 31, 2012)</b>	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00
<b>Subtotal: Fee Accounts</b>	\$5,311.54	\$83,009.94	\$45,286.30	\$1,198.11	\$67,652.20	(\$11,315.11)	\$191,142.99
<b>Accrued Interest</b>	\$8.44	\$131.87	\$71.94	\$1.90	\$107.47	(\$17.98)	\$303.65
<b>(Impact Fee Refunds)</b>	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00
<b>(FY 2012 Expenditures)</b>	\$0.00	\$30,000.00	\$0.00	\$0.00	\$0.00	\$0.00	\$30,000.00
<b>Impact Fee Fund Balance December 31, 2012</b>	\$5,319.98	\$53,141.81	\$45,358.25	\$1,200.02	\$67,759.67	(\$11,333.09)	\$161,446.64
<b>Impact Fees Encumbered</b>	\$5,319.98	\$53,141.81	\$45,358.25	\$1,200.02	\$67,759.67		\$161,446.64

<b>Public Facility:</b>		<b>Library</b>						
<b>Service Area:</b>		County-wide						
<b>Project Description</b>	<b>Project Start Date</b>	<b>Project End Date</b>	<b>Local Cost of Project</b>	<b>Maximum Percentage of Funding from Impact Fees</b>	<b>Maximum Funding Possible from Impact Fees</b>	<b>Impact Fees Expended to Date</b>	<b>Impact Fees Encumbered</b>	<b>Status/Remarks</b>
Collection Materials	2006	2007	\$18,058.93	92.6%	\$16,721.08	\$10,000.00	\$5,319.98	Delayed from 2006
Collection Materials	2007	2007	\$18,604.53	92.5%	\$17,218.04	\$5,000.00		Delayed from 2007
Collection Materials	2008	2008	\$19,130.71	92.6%	\$17,716.20			Delayed from 2008
Collection Materials	2009	2009	\$19,697.39	92.6%	\$18,236.00			
Collection Materials	2010	2010	\$20,274.72	92.6%	\$18,767.42			
Collection Materials	2011	2011	\$24,315.04	92.6%	\$22,520.51			
Collection Materials	2012	2012	\$25,120.79	92.6%	\$23,261.00			
Collection Materials	2013	2013	\$25,944.34	92.6%	\$24,020.68			
Collection Materials	2014	2014	\$26,785.89	92.6%	\$24,799.78			
Collection Materials	2015	2015	\$27,645.59	92.6%	\$25,598.48			
Collection Materials	2016	2016	\$21,330.62	92.6%	\$19,745.10			
Collection Materials	2017	2017	\$22,067.42	92.6%	\$20,429.19			
Collection Materials	2018	2018	\$22,826.74	92.6%	\$21,135.77			
Collection Materials	2019	2019	\$23,609.37	92.6%	\$21,865.61			
Collection Materials	2020	2020	\$24,446.10	92.6%	\$22,631.61			
Collection Materials	2021	2021	\$30,724.87	92.6%	\$28,440.61			
Collection Materials	2022	2022	\$32,049.43	92.6%	\$29,677.41			
Collection Materials	2023	2023	\$33,454.48	92.6%	\$30,974.56			
Collection Materials	2024	2024	\$34,912.04	92.6%	\$32,323.39			
Collection Materials	2025	2025	\$36,424.25	92.6%	\$33,726.03			
Collection Materials	2026	2026	\$28,623.63	92.6%	\$26,503.60			
Collection Materials	2027	2027	\$29,693.35	92.6%	\$27,492.96			
Collection Materials	2028	2028	\$30,797.07	92.6%	\$28,515.77			
Collection Materials	2029	2029	\$31,935.97	92.6%	\$29,573.19			
Collection Materials	2030	2030	\$33,111.25	92.6%	\$30,666.44			
New library space (3,264 sf)	2017	2018	\$664,532.97	100.0%	\$664,532.97	\$80,700.00		2008 land purchase
			<b>\$1,326,117.46</b>		<b>\$1,277,093.41</b>	<b>\$95,700.00</b>	<b>\$5,319.98</b>	



<b>Public Facility:</b> Fire Protection									
<b>Service Area:</b> County-wide									
<b>Project Description</b>	<b>Project Start Date</b>	<b>Project End Date</b>	<b>Local Cost of Project</b>	<b>Maximum Percentage of Funding from Impact Fees</b>	<b>Maximum Funding Possible from Impact Fees</b>	<b>Impact Fees Expended to Date</b>	<b>Impact Fees Encumbered</b>	<b>Status/Remarks</b>	
Engine	2011	2011	\$289,275.69	100.0%	\$289,275.69	\$30,000.00	\$53,141.81	2012 payment	
Tanker	2012	2012	\$123,975.30	100.0%	\$123,975.30				
Aerial	2012	2012	\$850,516.57	100.0%	\$850,516.57				
Engine	2011	2011	\$289,334.28	100.0%	\$289,334.28				
Tanker	2012	2012	\$124,000.41	100.0%	\$124,000.41				
Truck	2008	2008	\$82,033.00	100.0%	\$82,033.00	\$82,033.00			
Engine	2011	2011	\$289,803.41	100.0%	\$289,803.41				
Tanker	2020	2020	\$124,201.46	100.0%	\$124,201.46				
Truck	2008	2008	\$82,033.00	100.0%	\$82,033.00	\$82,033.00			
Engine	2024	2024	\$290,038.27	100.0%	\$290,038.27				
Tanker	2024	2024	\$124,302.11	100.0%	\$124,302.11				
Burn Facility (1,000 sf)	2008	2008	\$180,000.00	100.0%	\$180,000.00	\$183,192.91			
Station 8 (4,900 sf)	2009	2010	\$0.00	100.0%	\$0.00				
Station 9 (4,900 sf)	2010	2010	\$351,388.26	100.0%	\$351,388.26				
Station 10 (4,900 sf)	2020	2021	\$718,928.50	100.0%	\$718,928.50				
Station 11 (4,900 sf)	2024	2025	\$724,642.99	100.0%	\$724,642.99				
			<b>\$4,644,473.24</b>		<b>\$4,644,473.24</b>	<b>\$377,258.91</b>	<b>\$53,141.81</b>		
<b>Public Facility:</b> Detention									
<b>Service Area:</b> County-wide									
<b>Project Description</b>	<b>Project Start Date</b>	<b>Project End Date</b>	<b>Local Cost of Project</b>	<b>Percentage of Funding from</b>	<b>Funding Possible from</b>	<b>Impact Fees Expended to Date</b>	<b>Impact Fees Encumbered</b>	<b>Status/Remarks</b>	
New Jail	2006	2007	\$10,938,328.34	59.9%	\$6,547,013.60	\$44,899.39	\$45,358.25		
			<b>\$10,938,328.34</b>		<b>\$6,547,013.60</b>	<b>\$44,899.39</b>	<b>\$45,358.25</b>		

Public Facility:		Roads							
Area:		Ga 400 Corridor Service Area							
Number		Start Date	Date	Project	Percentage of	Funding	Impact Fees Expended to Date	Encumbered	Status/Remarks
E-1	Whitmire Rd	2011	2012	\$874,246.59	100.0%	\$874,246.59	\$513,000.00	\$1,200.02	In Design
W-1	Reeves Rd from county line to Heath Rd	tbd	tbd	\$420,494.21	100.0%	\$420,494.21			
W-1/2	Heath Rd from SR 400 to N-S frontage rd	tbd	tbd	\$333,609.58	100.0%	\$333,609.58			
W-4	Stowers Rd west of SR 400 to N-S frontage rd	tbd	tbd	\$482,463.91	100.0%	\$482,463.91			
W-5/6	Grant Rd from SR 400 to N-S frontage rd	tbd	tbd	\$225,081.84	100.0%	\$225,081.84			
W-6/7	Lumpkin Campground Rd from 400 to frontage rd	tbd	tbd	\$9,386,889.48	100.0%	\$9,386,889.48			
W-10	Gordon Moss Rd from Whitmire to Dawson Forest	tbd	tbd	\$3,069,843.79	100.0%	\$3,069,843.79			
W-10	Whitmire Rd from SR 400 to N-S frontage rd	tbd	tbd	\$312,340.36	100.0%	\$312,340.36			
E-3	N-S frontage rd from Whitmire to Dawson Forest Rd	tbd	tbd	\$198,527.66	100.0%	\$198,527.66			
E-11	Landrum Rd from SR 400 to south turn	tbd	tbd	\$62,450.27	100.0%	\$62,450.27			
W-2	E-W connection #2 from SR 400 to N-S frontage rd	tbd	tbd	\$288,451.79	100.0%	\$288,451.79			
W-4	N-S frontage rd from SR 136 to Stowers Rd	tbd	tbd	\$2,123,713.53	100.0%	\$2,123,713.53			
W-5	E-W connection from SR 400 to N-S frontage rd	tbd	tbd	\$438,453.91	100.0%	\$438,453.91			
W-6	N-S frontage rd from Grant Rd to Campground Rd	tbd	tbd	\$3,355,749.20	100.0%	\$3,355,749.20			
				<b>\$21,572,316.12</b>		<b>\$21,572,316.12</b>	<b>\$513,000.00</b>	<b>\$1,200.02</b>	

<b>Public Facility:</b>		<b>Parks &amp; Recreation</b>						
<b>Service Area:</b>		County-wide						
<b>Project Description</b>	<b>Project Start Date</b>	<b>Project End Date</b>	<b>Local Cost of Project</b>	<b>Percentage of Funding from</b>	<b>Funding Possible from</b>	<b>Impact Fees Expended to Date</b>	<b>Impact Fees Encumbered</b>	<b>Status/Remarks</b>
Recoupment (5.4 acres)	2008	2009	\$93,750.00	100.0%	\$93,750.00			
Future Park (50 acres)	2014	2014	\$1,201,458.98	100.0%	\$1,201,458.98		\$67,759.67	
Future Park (58 acres)	2023	2023	\$677,053.57	100.0%	\$677,053.57			
4 Ball Fields	2014	2014	\$1,052,359.69	100.0%	\$1,052,359.69			
4 Ball Fields	2018	2018	\$1,088,780.52	100.0%	\$1,088,780.52			
6 Ball Fields	2023	2023	\$1,704,126.27	100.0%	\$1,704,126.27			
2 Ball Fields	2030	2030	\$602,890.94	77.7%	\$468,446.26			
7 Soccer Fields	2023	2023	\$1,789,332.58	92.1%	\$1,647,770.81			
2 Football Fields	2018	2018	\$489,951.23	69.3%	\$339,670.94			
2 Tennis Courts	2014	2014	\$84,188.78	100.0%	\$84,188.78			
4 Tennis Courts	2018	2018	\$174,204.88	100.0%	\$174,204.88			
1 Tennis Courts	2023	2023	\$45,443.37	100.0%	\$45,443.37			
2 Tennis Courts	2030	2030	\$96,462.55	26.9%	\$25,920.87			
2 Basketball Courts	2016	2016	\$53,520.76	100.0%	\$53,520.76			
2 Basketball Courts	2022	2022	\$56,323.09	73.3%	\$41,295.39			
5 Volleyball Courts	2016	2016	\$107,041.52	100.0%	\$107,041.52			
Running Track	2016	2017	\$239,992.69	70.0%	\$167,994.88			
2 Swimming Pools	2023	2023	\$2,272,168.36	69.3%	\$1,575,237.52			
3 Spraygrounds	2016	2016	\$1,273,618.87	79.6%	\$1,013,185.04			
2 Trails	2010	2012	\$256,461.46	69.3%	\$177,798.32	\$150,120.19		
4 Playgrounds	2012	2012	\$206,921.75	100.0%	\$206,921.75			
4 Playgrounds	2020	2020	\$221,492.18	86.2%	\$190,826.59			
2 Pavilions	2013	2013	\$62,076.52	100.0%	\$62,076.52			
2 Pavilions	2015	2015	\$63,680.94	100.0%	\$63,680.94			
2 Pavilions	2028	2028	\$71,126.58	75.0%	\$53,344.94			
Gymnasium	2014	2014	\$263,089.92	100.0%	\$263,089.92			
Gymnasium	2023	2023	\$284,021.05	40.0%	\$113,608.42			
Maintenance Bldg	2014	2014	\$52,617.98	100.0%	\$52,617.98			
Maintenance Bldg	2023	2023	\$56,804.21	100.0%	\$56,804.21			
Maintenance Bldg	2030	2030	\$60,289.09	80.0%	\$48,231.28			
			<b>\$14,701,250.35</b>		<b>\$12,850,450.91</b>	<b>\$150,120.19</b>	<b>\$67,759.67</b>	

#### **4.1 Short Term Work Program**

Refer to Section 3.1.

## **5 Land Use Element**

### **ARTICLE I**

#### **5.1 Title, Purpose, and Jurisdiction**

##### **Section 100. Title.**

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

##### **Section 101. Purpose.**

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

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

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

##### **Section 102. Jurisdiction.**

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

### **ARTICLE II**

#### **ESTABLISHMENT OF LAND USE DISTRICTS**

##### **Section 200. Purpose.**

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

##### **Section 201. Land Use Districts Established.**

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

- A. Residential Land Use Districts

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

#### B. Commercial Land Use Districts

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

#### C. Mixed Use Village (MUV)

### **Section 202. Land Use Districts Explained.**

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

## **ARTICLE III**

### ***5.2 Residential Land Use Districts***

#### **Section 300. Purpose.**

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

- Campers, travel trailers, recreational vehicles, motor homes, busses, and the like, which may require or may have been required to purchase a tag for travel on the road cannot be permanently connected to utilities and cannot be used as a single family dwelling in any zoning category.

**Section 301. RT Residential Town.**

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

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



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

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

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

**Section 302. RL Residential Lakefront.**

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

- A. Permitted Uses. The following uses are allowed within this district. Uses not listed in this Subsection are prohibited in this district.
1. Single family dwellings with on-site construction only. Only one principal residence per parcel of land.
  2. Bed and Breakfast establishment in accord with the definition of "bed and breakfast" and that complies with the following requirements:
    - a. Bed and Breakfast Permit requirements:
      - i. The permit shall include the name and phone number of the owner/operator whose primary residence is the Bed and Breakfast.
      - ii. Only one Bed and Breakfast is allowed per parcel.
      - iii. The number of guest rooms is limited to one less than the total number of bedrooms in the dwelling unit, with an overall maximum of 6 guest rooms. Maximum occupancy is limited to two adults per guest room.
      - iv. Must remit all applicable hotel/motel taxes.
      - v. The permit shall include a notarized statement signed by the owner/operator that the Bed and Breakfast shall be in compliance with these regulations.
      - vi. Proof of ownership is required at time of permitting.
      - vii. Bed and Breakfast structure must have a Certificate of Occupancy prior to issuance of permit.

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

7. Home Occupations upon approval if the following requirements are met in addition to those found under Article VI, Section 611.
    - a. The use of an accessory building for a home occupation is prohibited.
  8. Industrialized single family modular home.
  9. Public parks and subdivision amenity areas.
  10. Private Amenity areas such as swimming pools, tennis courts, children's play areas, small gardens, non-commercial greenhouses, fitness and recreations centers, club houses or community rooms and other similar uses provided that the following conditions are met:
    - a. Adequate parking area is provided for the amenity area, typically a minimum of 15 parking spaces, unless a variance is approved,
    - b. The area is fenced and landscaped. All pools should be landscaped and screened such that at least 50% of the view from the public road is obscured.
    - c. The amenity area is constructed and completed in the first phase of the development.
    - d. Lighting is provided for the parking area and all walkways and pedestrian access points.
  11. Schools and other public buildings.
  12. Public Utilities with a maximum gross total of 400 sq. ft. of structure per parcel unless a variance is approved.
- B. Prohibited Uses.
1. Commercial Uses.
  2. Industrial Uses.
  3. Manufactured (Mobile) Homes and houses moved from other locations (excluding industrialized modular homes) are prohibited.
  4. Animals which individually or in numbers, create a nuisance by noise, smell, unsanitary or visual effects. Horses on lots less than 3 acres and stables housing horses other than those owned by the resident are prohibited. Kennels for the breeding of any animal for sale are prohibited. Pet fowl or birds may be kept in cages under the same provisions. No swine are permitted.
  5. Any use not permitted in accord with the terms hereof.
- C. Building Requirements.
- The minimum area, yard, setback, and building requirements in the RL Land Use District are as set forth herein, unless a variance is approved.
1. Minimum Lot Size: 1.50 acre on septic tank and well; 0.75 acre on septic and community or public water; 0.75 acre on public water and sewer; minimum width at building line - 75 feet, minimum depth - 100 feet.

2. Minimum Setbacks: Front yard – 80 feet on parkways, 60 feet on state highways, 40 feet on others; side yard - 10 feet; rear yard - 20 feet. Front yard setback applies to all frontages on publicly maintained streets with the exception of rear alleys.
3. Minimum Setbacks for Accessory Structures: Front Yard –100 feet on parkways, 60 feet on state highways, 40 feet; on others; Side Yard 5 feet; and Rear Yard 10 feet
4. Maximum Building Height: 35 feet.
5. If a principal residential structure is located less than 15’ from any property line, then local fire codes impose certain requirements.
6. All utilities shall comply with applicable regulations, and street lighting shall be included on all new public streets.

**Section 303. RS Residential Suburban.**

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

- A. Permitted Uses. The following uses are allowed within this district. Uses not listed in this Subsection are prohibited in this district.
1. Single family dwellings with on-site construction only. Only one principal residence per parcel of land.
  2. Churches or other places of worship and cemeteries.
  3. Accessory uses, such as private garages, swimming pools, home workshops, tennis courts, children’s play houses, small gardens, non-commercial greenhouses, and home offices. Accessory uses must be located on a parcel that is currently occupied by a principal residential structure.
    - a. Accessory structures shall be no larger than the footprint of the primary structure or one-half the gross square footage, whichever is greater.
      - i. Exception: When the lot size is three (3) acres or greater, then the size of the accessory structure shall not be regulated in size but shall meet all setback requirements.
  4. Short-Term Home Rentals in accord with the definition of “short-term home rental” and that also comply with the following requirements:
    - a. Only one rental residence is allowed per parcel.
    - b. Must obtain a permit from the Dawson County Planning and Development department.
    - c. Must remit all applicable hotel/motel taxes as necessary and required by law.
    - d. Parking must be provided off-street for a minimum of two (2) vehicles.
    - e. Maximum occupancy is limited to two persons per bedroom plus two additional persons per household from 11 PM to 8 AM.

- f. Short Term Rental Permit requirements:
    - i. The permit shall include the name and phone number of the owner and operator who is available 24 hours a day seven days a week to respond to complaints regarding the operation or occupancy of the short term rental unit.
    - ii. The permit shall include a notarized statement signed by the owner/operator that the short term rental shall be in compliance with these regulations.
    - iii. Proof of ownership is required at time of permitting.
    - iv. Short term rental structure must have a Certificate of Occupancy prior to issuance of permit.
    - v. Unless revoked the short term rental permit is valid for one year from the date of issuance of the permit.
    - vi. If the permit is revoked or denied it may be appealed to the Board of Commissioners.
  5. Animals such as dogs or cats owned by the resident for their personal enjoyment in compliance with the Dawson County Animal Control Ordinance and not for commercial purposes.
  6. Home Occupations upon approval if the following requirements are met in addition to those found under Article VI, Section 611.
    - a. The use of an accessory building for a home occupation is prohibited.
  7. Industrialized single family modular home.
  8. Public parks and subdivision amenity areas.
  9. Private Amenity areas such as swimming pools, tennis courts, children's play areas, small gardens, non-commercial greenhouses, fitness and recreations centers, club houses or community rooms and other similar uses Provided that the following conditions are met:
    - a. Adequate parking area is provided for the amenity area; typically a minimum of 15 parking spaces, unless a variance is approved.
    - b. The area is fenced and landscaped. All pools should be landscaped and screened such that at least 50% of the view from the public road is obscured.
    - c. The amenity area is constructed and completed in the first phase of the development.
    - d. Lighting is provided for the parking area and all walkways and pedestrian access points.
  10. Schools and other public buildings.
  11. Public Utilities with a maximum gross total of 400 sq. ft. of structure per parcel, unless a variance is approved.
- B. Prohibited Uses.



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

C. Building Requirements.

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

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

**Section 304. RSR Residential Sub-Rural**

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

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

1. Single family dwellings with on-site construction only. Only one principal residence per parcel of land.
2. Churches or other places of worship and cemeteries.

3. Accessory uses, such as private garages, swimming pools, home workshops, tennis courts, children's play houses, small gardens, non-commercial greenhouses, and home offices. Accessory uses must be located on a parcel that is currently occupied by a principal residential structure.
  - a. Accessory structures shall be no larger than the footprint of the primary structure or one-half the gross square footage, whichever is greater.
    - i. Exception: When the lot size is three (3) acres or greater, then the size of the accessory structure shall not be regulated in size, but shall meet all setback requirements.
4. Short-Term Home Rentals in accord with the definition of "short-term home rental" and that also comply with the following requirements:
  - a. Only one rental residence is allowed per parcel.
  - b. Must obtain a permit from the Dawson County Planning and Development department.
  - c. Must remit all applicable hotel/motel taxes as necessary and required by law.
  - d. Parking must be provided off-street for a minimum of two (2) vehicles.
  - e. Maximum occupancy is limited to two persons per bedroom plus two additional persons per household from 11 PM to 8 AM.
  - f. Short Term Rental Permit requirements:
    - i. The permit shall include the name and phone number of the owner and operator who is available 24 hours a day seven days a week to respond to complaints regarding the operation or occupancy of the short term rental unit.
    - ii. The permit shall include a notarized statement signed by the owner/operator that the short term rental shall be in compliance with these regulations.
    - iii. Proof of ownership is required at time of permitting.
    - iv. Short term rental structure must have a Certificate of Occupancy prior to issuance of permit.
    - v. Unless revoked the short term rental permit is valid for one year from the date of issuance of the permit.
    - vi. If the permit is revoked or denied it may be appealed to the Board of Commissioners.
5. Animals such as dogs or cats owned by the resident for their personal enjoyment and not for commercial purposes.
6. Home Occupations if requirements in Article VI, Section 611 are met.
  - a) The use of an accessory building for a home occupation is prohibited.
7. Industrialized Single Family Modular Home.
8. Public parks and Subdivision amenity areas
9. Private Amenity areas such as swimming pools, tennis courts, children's play areas, small gardens, non-commercial greenhouses, fitness and recreations centers, club house or community rooms and other similar uses Provided that the following conditions are met:

- a. Adequate parking area is provided for the amenity area, typically a minimum of 15 parking spaces
  - b. The area is fenced and landscaped. All pools should be landscaped and screened such that at least 50% of the view from the public road is obscured.
  - c. The amenity area is constructed and completed in the first phase of the development.
  - d. Lighting is provided for the parking area and all walkways and pedestrian access points.
10. Schools and other public buildings
11. Public Utilities with a maximum gross total of 400 sq. ft. of structure per parcel, unless a Variance is approved.
- B. Prohibited Uses.
1. Commercial Uses.
  2. Industrial Uses.
  3. Manufactured (Mobile) Homes and houses moved from other locations (Except industrialized single family modular homes).
  4. Animals which individually or in numbers, create a nuisance by noise, smell, unsanitary or visual effects. Animals such as dogs and cats are permitted when their number in relation to area does not create a nuisance to neighbors. Kennels for the breeding of any animal for sale are prohibited. Pet fowl or birds may be kept in cages under the same provisions. No swine are permitted.
  5. Horses are prohibited on lots less than (3) acres.
  6. Any use not permitted in accord with terms hereof.
- C. Building Requirements.
- The minimum area, yard, setback, and building requirements in the RSR Land Use District are as follows, unless a variance is approved:
1. Minimum Lot Size: 1.50 acre on septic tank and well; 1 acre on septic and community or public water; minimum width at building line - 100 feet, minimum depth - 150 feet.
  2. Minimum Setbacks: Front yard - 100 feet on parkways, 60 feet on state highways, 40 feet on others; side yard - 10 feet; rear yard - 20 feet. Except that no setbacks are required from U.S. Army Corps of Engineers line on Lake Lanier unless a road is involved. Front yard setback applies to all frontages on publicly maintained streets with the exception of rear alleys.
  3. Minimum Setbacks for Accessory Structures: Front Yard – 100 feet on parkways, 60 feet on state highways, 40 feet on others; Side Yard 5 feet; and Rear Yard 10 feet

4. Maximum Building Height: 35 feet.
5. If a principal residential structure is located less than 15' from any property line, then local fire code imposes certain requirements.

**Section 305. RSRMM Residential Sub-Rural Manufactured/Moved**

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

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

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

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

### C. Building Requirements.

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

### D. Manufactured Home Compatibility Standards. Manufactured or mobile homes are allowed provided that only one such principal residence is permitted per lot and shall be subject to the following compatibility standards:

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



**306. RMF Residential Multi-Family**

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

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

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

**B. Prohibited Uses.**

1. Commercial Uses.

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

C. Development Regulations.

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

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

- a. An interior road(s) serving any multi-family development shall be paved and have a minimum width of 24 feet, including curb and gutter. Parking on interior roads is to be regulated by Section 607. Off-Street Parking and Loading Spaces Required.
  - b. Access from a street to an individual townhouse or residential unit shall be restricted to a single driveway of no more than 10 feet in width. Two such units may combine and share their driveways along a common property line if the width of the common drive does not exceed 10 feet for each unit. Side-by-side parking spaces between a street and a townhouse, duplex, triplex, quadplex or semi-detached residence is not allowed.
  - c. All interior roads shall have sidewalks installed on both sides of the street.
  - d. Sidewalks and pedestrian ways shall connect to public streets and adjoining developments as applicable.
7. Fire Protection.
- a. All multi-family developments shall provide adequate fire protection in the form of placement of water lines, fire hydrants, sprinkler systems, and fire walls as required by local and state fire codes required for these types of structures.
  - b. If a residential structure is located less than 15' from any property line, then local fire codes impose certain requirements.
8. Buffer, Landscaping, and Open Space Requirements.
- a. All multi-family developments shall conform to the following regulations. The following regulations are designed to promote the health, safety, order, aesthetics and general welfare by protecting against incompatible uses of land, controlling problems of flooding, soil erosion and air pollution, providing for a more attractive environment, assuring adequate open space, and reducing noise, night lighting, glare, odor, objectionable view, loss of privacy and other adverse impacts and nuisances through the use of buffers, landscaping and open space.
  - b. Each development shall have a minimum of 25 percent of the development's total land area as landscaped open space. A buffer of at least 10 feet in width shall be provided and maintained around the entire exterior perimeter of all apartment, condominium, duplex and townhouse developments. Utilization of existing trees and vegetation is appropriate for inclusion within the buffer, or when not found appropriate, shall be supplemented with approved additional landscaping and plantings.
9. Service Buildings. Subordinate accessory structures are permitted for maintenance, storage and other incidental uses supportive to the primary use of the property. Community service facilities and accessory structures are subject to site plan approval, for the convenience of the residents of the property. Such structures may include, but are not limited to, the following uses: facility management offices, community laundry facilities, and indoor community recreation areas.
- D. Townhouse Development Regulations.
1. Lots - Each townhouse shall be located on its own lot of record.
  2. Minimum Lot Size - A minimum lot size for a total townhouse development is three (3) acres.

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

2. Width and Frontage - The minimum frontage for each development on a public street shall be at least 60 feet.
3. Structure Separation - Apartment buildings shall be constructed with a separation of at least 20 feet.
4. Setbacks - All apartment developments shall have side setbacks minimum of 20 feet and a minimum rear setback of 50 feet.
5. Building Height - No apartment building or structure shall exceed the height of 35 feet, except as otherwise specifically exempted by the Planning Commission upon approval of a conditional use.
6. Minimum Heated Floor Area - All units shall have minimum heated floor area of 800 square feet.
7. Maximum Units per Building - No more than twelve (12) units shall be permitted to form any one single building.
8. Maximum Density - All apartment developments shall not exceed a density of six (6) units per acres. This maximum is to be density neutral and construction on site may be creatively arranged such that the total average gross density is no more than 6 units per acre.

G. Semi-Detached Residential Development Regulations.

1. Minimum Lot Size - Each development shall have a minimum lot size of ten (10) acres.
2. Frontage - The minimum lot frontage on a public street for each semi-detached residential development project shall be at least 60 feet.
3. Setbacks - All developments shall have side setbacks minimum of 20 feet and a minimum rear setback of 50 feet.
4. Building Height - No building or structure shall exceed the height of 35 feet.
5. Maximum Units per Building - No more than four (4) units shall be permitted to form any one total building.
6. Minimum Heated Floor Area - All units shall have a minimum heated floor area of eight hundred (800) square feet.
7. Maximum Density - All developments shall not exceed a density of six (6) units per acre. This maximum is to be density neutral, and construction on site may be creatively arranged such that the total average gross density is no more than 6 units per acre.

**Section 307. VCR - Vacation Cottage Restricted.**

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

## A. Permitted Uses.

1. Single family dwellings with on-site construction only. Only one principal residence per parcel of land.
2. Churches or other places of worship and cemeteries.
3. Accessory uses, such as private garages, swimming pools, home workshops, tennis courts, children's play houses, small gardens, non-commercial greenhouses, and home offices. Accessory uses must be located on a parcel that is currently occupied by a principal residential structure.
  - a. Accessory structures shall be no larger than the footprint of the primary structure or one-half the gross square footage, whichever is greater.
    - i. Exception: When the lot size is three (3) acres or greater, then the size of the accessory structure shall not be regulated in size, but shall meet all setback requirements.
4. Short-Term Home Rentals in accord with the definition of "short-term home rental" and that also comply with the following requirements:
  - a. Only one rental residence is allowed per parcel.
  - b. Must obtain a permit from the Dawson County Planning and Development department.
  - c. Must remit all applicable hotel/motel taxes as necessary and required by law.
  - d. Parking must be provided off-street for a minimum of two (2) vehicles.
  - e. Maximum occupancy is limited to two persons per bedroom plus two additional persons per household from 11 PM to 8 AM.
  - f. Short Term Rental Permit requirements:
    - i. The permit shall include the name and phone number of the owner and operator who is available 24 hours a day seven days a week to respond to complaints regarding the operation or occupancy of the short term rental unit.
    - ii. The permit shall include a notarized statement signed by the owner/operator that the short term rental shall be in compliance with these regulations.
    - iii. Proof of ownership is required at time of permitting.
    - iv. Short term rental structure must have a Certificate of Occupancy prior to issuance of permit.
    - v. Unless revoked the short term rental permit is valid for one year from the date of issuance of the permit.
    - vi. If the permit is revoked or denied it may be appealed to the Board of Commissioners.
5. Animals such as dogs or cats owned by the resident for their personal enjoyment and not for commercial purposes.
6. Home occupations upon approval if the following requirements are met in addition to those found under Article VI, Section 611 are met
  - a) The use of an accessory building for a home occupation is prohibited.



7. Industrialized Single Family Modular Home.
  8. Public parks and Subdivision amenity areas
  9. Private Amenity areas such as swimming pools, tennis courts, children's play areas, small gardens, non-commercial greenhouses, fitness and recreations centers, club house or community rooms and other similar uses Provided that the following conditions are met:
    - a. Adequate parking area is provided for the amenity area, typically a minimum of 15 parking spaces
    - b. The area is fenced and landscaped. All pools should be landscaped and screened such that at least 50% of the view from the public road is obscured.
    - c. The amenity area is constructed and completed in the first phase of the development.
    - d. Lighting is provided for the parking area and all walkways and pedestrian access points.
  10. Schools and other public buildings
  11. Public Utilities with a maximum gross total of 400 sq. ft. of structure per parcel, unless a Variance is approved.
- B. Prohibited Uses.
1. Commercial Uses.
  2. Industrial Uses.
  3. Manufactured (Mobile) Homes and houses moved from other locations (Except industrialized single family modular homes).
  4. Animals which individually or in numbers, create a nuisance by noise, smell, unsanitary or visual effects. Animals such as dogs and cats are permitted when their number in relation to area does not create a nuisance to neighbors. Kennels for the breeding of any animal for sale are prohibited. Pet fowl or birds may be kept in cages under the same provisions. No swine are permitted.
  5. Horses are prohibited on lots less than (3) acres.
  6. Any use not permitted in accord with terms hereof.
- C. Building Requirements. Unless a variance is approved the minimum requirements for the VCR Land Use District are:
1. Minimum square footage for all residential structures in this district is 1,200 square feet (heated).
  2. Minimum lot size - 25,700 square feet if served by a septic tank and private, individual well; 20,000 square feet if served by an approved public water system; 16,000 square feet if served by an approved public water system and an approved public sewerage system. (NOTE: The Dawson County Health Department may require larger lot sizes; lot sizes may also be affected by slope requirements, performance standards, and additional requirements found in the Dawson County Land Development Resolution.)

3. Minimum Setbacks: Front yard - 100 feet on parkways, 60 feet on state highways, 40 feet on others; side yard - 10 feet; rear yard - 20 feet. Except that no setbacks are required from U.S. Army Corps of Engineers line on Lake Lanier unless a road is involved. Front yard setback applies to all frontages on publicly maintained streets with the exception of rear alleys.
4. Minimum Setbacks for Accessory Structures: Front Yard – 100 feet on parkways, 60 feet on state highways, 40 feet on others; Side Yard 5 feet; and Rear Yard 10 feet
5. Maximum Building Height is 35 feet.
6. If a principal residential structure is located less than 15' from any property line, then local fire codes impose certain requirements.

### **Section 308. VC - Vacation Cottage.**

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

#### A. Permitted Uses.

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

- i. The permit shall include the name and phone number of the owner and operator who is available 24 hours a day seven days a week to respond to complaints regarding the operation or occupancy of the short term rental unit.
      - ii. The permit shall include a notarized statement signed by the owner/operator that the short term rental shall be in compliance with these regulations.
      - iii. Proof of ownership is required at time of permitting.
      - iv. Short term rental structure must have a Certificate of Occupancy prior to issuance of permit.
      - v. Unless revoked the short term rental permit is valid for one year from the date of issuance of the permit.
      - vi. If the permit is revoked or denied it may be appealed to the Board of Commissioners.
  5. Animals such as dogs or cats owned by the resident for their personal enjoyment and not for commercial purposes.
  6. Home Occupations upon approval if the following requirements are met in addition to those found under Article VI, Section 611
    - a. The use of an accessory building for a home occupation is prohibited.
  7. Industrialized Single Family Modular Home.
  8. Public parks and Subdivision amenity areas
  9. Private Amenity areas such as swimming pools, tennis courts, children's play areas, small gardens, non-commercial greenhouses, fitness and recreations centers, club house or community rooms and other similar uses Provided that the following conditions are met:
    - a. Adequate parking area is provided for the amenity area, typically a minimum of 15 parking spaces
    - b. The area is fenced and landscaped. All pools should be landscaped and screened such that at least 50% of the view from the public road is obscured.
    - c. The amenity area is constructed and completed in the first phase of the development.
    - d. Lighting is provided for the parking area and all walkways and pedestrian access points.
  10. Schools and other public buildings
  11. Public Utilities with a maximum gross total of 400 sq. ft. of structure per parcel, unless a
    - a. Variance is approved.
  12. Manufactured Housing and houses moved from another location. Only one principal residence per parcel of land.
- B. Prohibited Uses.

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

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

Residential Agricultural/Residential Exurban Districts are areas that are either primarily agricultural in land use with residential or other use incidental to the agricultural use, or areas that are not under intensive development pressures and are in relatively large parcels. Agricultural uses range from horticulture, animal husbandry, poultry, and forestry, including intensively managed tree farms to non-managed woodlands. The conservation of prime agricultural and forestry land use from intensive development into other uses is a primary objective of this classification and is encouraged. Some prime agricultural land is geographically located on land with constraints on intensive residential or commercial development, such as steep forested slopes or river valley floor plains; therefore, careful consideration should be given to changes in those areas.

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

1. "Only one principal farm residence is permitted per tract of land. One Guest quarters or caretaker/employee residence is permitted per tract of land in accordance with Section 310.A.2. Moved-in houses, manufactured housing, and mobile homes are allowed on tracts of land of five (5) acres or more and are conditionally allowed with the approval of the Planning Commission and Board of Commissioners on tracts of land under five (5) acres. All manufactured and mobile homes must comply with the compatibility conditions of Section 305 of this Resolution."
2. Bed and Breakfast establishment in accord with the definition and also compliant with the following:
  - a. Bed and Breakfast Permit requirements:
    - i. The permit shall include the name and phone number of the owner/operator whose primary residence is the Bed and Breakfast.
    - ii. Only one Bed and Breakfast is allowed per parcel.
    - iii. The number of guest rooms is limited to one less than the total number of bedrooms in the dwelling unit, with an overall maximum of 6 guest rooms. Maximum occupancy is limited to two adults per guest room.
    - iv. Must remit all applicable hotel/motel taxes.
    - v. The permit shall include a notarized statement signed by the owner/operator that the Bed and Breakfast shall be in compliance with these regulations.
    - vi. Proof of ownership is required at time of permitting.
    - vii. Bed and Breakfast structure must have a Certificate of Occupancy prior to issuance of permit.
    - viii. Unless revoked the Bed and Breakfast permit is valid for one year from the date of issuance of the permit.
    - ix. Structure must be inspected and approved by Dawson County Fire Marshal and Building Official prior to the issuance of Bed and Breakfast permit.
    - x. Off street parking spaces must be provided and screened from the view of adjoining property uses and the public street.
    - xi. If the permit is revoked or denied it may be appealed to the Board of Commissioners.
3. Short-Term Home Rentals in accord with the definition of "short-term home rental" and that comply with the following requirements:
  - b. Only one rental residence is allowed per parcel.
  - c. Must obtain a permit from the Dawson County Planning and Development department.
  - d. Must remit all applicable hotel/motel taxes as necessary and required by law.
  - e. Parking must be provided off-street for a minimum of two (2) vehicles.
  - f. Maximum occupancy is limited to two persons per bedroom plus two additional persons per household from 11 PM to 8 AM.
  - g. Short-Term Rental Permit requirements:
    - i. The permit shall include the name and phone number of the owner and operator who is available 24 hours a day seven days a week to respond

- to complaints regarding the operation or occupancy of the short term rental unit.
- ii. The permit shall include a notarized statement signed by the owner/ operator that the short term rental shall be in compliance with these regulations.
  - iii. Proof of ownership is required at time of permitting.
  - iv. Short term rental structure must have a Certificate of Occupancy prior to issuance of permit.
  - v. Unless revoked the short term rental permit is valid for one year from the date of issuance of the permit.
  - vi. If the permit is revoked or denied it can be appealed to the Board of Commissioners.
4. All agricultural and forestry uses, including fisheries, the raising or growing of crops, bee and other farm animals, all types of poultry production, and any other livestock or animal husbandry operations; provided, however, that there shall be no meat processing, or manufacturing operations related to the agricultural use. Temporary location of a portable sawmill on timber sale property for no more than one year.
  5. Customary and essential accessory farm buildings and uses including barns and other livestock structures, storage sheds, used for the day-to-day operation of such activities, for the storage or preservation of said crops, products and foodstuffs raised or grown on said parcel, and roadside stands for the sale of products grown on that property only.
    - a. Accessory structures shall be no larger than the footprint of the primary structure or one-half the gross square footage, whichever is greater.
      - i. Exception: When the lot size is three (3) acres or greater, then the size of the accessory structure shall not be regulated in size, but shall meet all setback requirements.
  6. Storage, retail or wholesale marketing, or processing of agricultural products into a value-added agricultural product is a permitted use in a farming operation if more than 50 percent of the stored, processed or merchandised products are produced by the farm operator.
  7. Wineries selling wine, in a tasting room, subject to the following conditions:
    - a. Wineries must be licensed according to the Dawson County Alcohol Ordinance.
    - b. Retail sales and ancillary restaurant facilities are allowed if approved by the Board of Commissioners after review and recommendation of the Planning Commission.
    - c. Retail sales and restaurant or food service facilities are clearly accessory to the production of wine.
    - d. Any restaurant facilities shall be approved by the Dawson County Health Department.
  8. Direct marketing of produce in a farm market, on-farm market or roadside stand no greater than five hundred (500) square feet of building area, unless a variance is approved.
  9. Seasonal U-pick fruits and vegetable operations.



10. Seasonal Outdoor mazes of agricultural origin such as straw bales or corn, small-scale outdoor entertainment such as a car show, art fair or music concert, fun houses or haunted houses, non-profit benefits, and festivals with a special use business permit.
11. Food sales/processing, processing any fruits/produce, with the exception of no meat processing and no food franchises or franchise products.
12. Agricultural farm operations may include any or all of the following ancillary agriculturally related uses and some non-agriculturally related uses so long as the general character of the farm is maintained and the activities represent less than 50 percent of the gross receipts of the farm:
  - a. Value-added agricultural products or activities such as education tours or processing facilities, etc.
  - b. Bakeries selling baked goods containing produce grown on site.
  - c. Playground areas or equipment, not including motorized vehicles or rides.
  - d. Petting farms, animal display and pony rides.
  - e. Wagon, sleigh and hay rides.
  - f. Nature trails.
  - g. Open air or covered picnic areas with restrooms.
  - h. Educational classes, lectures, seminars.
  - i. Historical agricultural exhibits.
  - j. Kitchen facilities and/or tasting rooms for processing/cooking or serving of items for sale containing produce and crops grown on site.
  - k. Gift shops for the sale of agricultural products and non-agricultural products such as antiques or crafts, limited to 1000 sq. ft. building area.
13. Animal hospitals, Veterinary Clinics, dog kennels, and grooming catteries, riding stables, hunting preserves using natural or native game resources, or wildlife preserves and structures necessary or accessory to the above uses; provided that approval is granted for a permissive use through a special use permit by the Planning Commission. The Planning Commission shall consider the evidence presented on the proposed use and shall consider all relevant data relating to the public health, safety and welfare including:
  - a. Noise factors that may impact adjacent residential areas,
  - b. Isolating factors, such as topography or buffers, and
  - c. noxious odors affecting adjacent properties
14. Non-commercial racetracks and arenas, permitted after Public Hearing and approval by the Planning Commission.
15. Churches, other places of worship and Cemeteries.
16. Solar Farms
  - a. Freestanding solar panels located on the ground shall not exceed twenty (20) feet in height above the ground
  - b. Freestanding solar panels shall meet all setback requirements as required for buildings
  - c. Solar Farms shall have approval by the Planning Commission and the Board of Commissioners as a permissive use or special use permit.
  - d. Solar Farms shall be located on parcels greater than five (5) acres

17. Home Occupations if requirements in Article VI, Section 611 are met.
18. Public Parks and recreation areas.
19. Schools and other public buildings.
20. Public Utilities with a maximum gross total of 400 sq. ft. of structures per parcel unless a variance is approved.

B. Prohibited Uses.

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

C. Building Requirements

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

1. Minimum lot size: 1.5 acre or as determined by the Dawson County Health Department, whichever is greater. Except in residential subdivisions, when the minimum lot size is 5 acres.  
Minimum width at building line: 175 feet  
Minimum depth: 200 feet
2. Minimum Setback.
  - a. Residences and accessory structures directly related to the primary residence - Front yard 100 feet on parkways, 60 feet on State Highways, 40 feet on all others; side yard - 20 feet, rear yard - 35 feet. Front yard setback applies to all frontages on publicly maintained streets with the exception of rear alleys.
  - b. Major farm buildings - fifty (50) feet from the property line or 200 feet from the nearest residence, other than the residence of the owner, whichever is greater. The exhaust end of all poultry houses shall be located not less than 300 feet from any existing residence other than the applicant's. All poultry houses shall be located not less than 300 feet from a property line adjacent to residentially zoned property and 50 feet from the property line of any property located in an RA, or C-RB district. As an alternative to this requirement, the applicant may upon approval of the Planning Commission, construct an earth berm, vegetative buffer or other

barrier as specified and approved by the Planning Commission to shield the exhaust from any such residence.

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

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

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

#### D. Special District Requirements.

Agricultural districts include uses of land primarily for active farming activities and will result in odors, noise, dust and other effects, which may not be compatible with adjacent single-family development. Future abutting developers in non-RA land use districts shall be provided with a "Notice of RA Adjacency" at the time of application for a building or occupancy permit for property adjacent to an RA district. Prior to administrative action on either the land use district or the issuance of a building or occupancy permit the applicant therefore shall be required to sign a waiver on a form prepared by the Planning and Development Director which will indicate that the applicant understands that a use is ongoing adjacent to his use which will produce odors, noise, dust and other effects which may not be compatible with the applicant's development. Nevertheless, understanding the effects of the adjacent RA use, the applicant agrees by executing the form to waive any objection to those effects and understands that his district change and/or his permits are issued and processed in reliance on his agreement not to bring any action (asserting that the adjacent uses in the RA District constitute a nuisance) against local governments and adjoining landowners whose property is located in an RA District. Any such notice or acknowledgment provided to or executed by a landowner adjoining a tract in an RA District shall be a public record.

#### **Section 310. RRE Residential Rural Estate.**

Residential Estate Districts are areas that are either primarily single family residential with other agricultural, pastoral or recreational uses incidental to the principal residential use, or areas that

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

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

1. "Only one principal residence is permitted per tract of land. One Guest quarters or caretaker/employee residence is permitted per tract of land in accordance with Section 310.A.2. Moved-in houses, manufactured housing, and mobile homes are allowed on tracts of land of five (5) acres or more and are conditionally allowed with the approval of the Planning Commission and Board of Commissioners on tracts of land under five (5) acres. All manufactured and mobile homes must comply with the compatibility conditions of Section 305 of this Resolution."
2. Only one (1) caretaker or guest house is permitted on a parcel or lot and must be located on the same parcel as the principal residence provided:
  - a. At least one of the residences must be owner occupied full-time.
  - b. Access to the guest quarters shall be from the same driveway as the primary residence.
  - c. Primary residence must be existing or under construction prior to allowance of a caretaker or guest residence.
3. Bed and Breakfast establishment in accord with the definition and also compliant with the following:

Bed and Breakfast Permit requirements:

  - i. The permit shall include the name and phone number of the owner/operator whose primary residence is the Bed and Breakfast.
  - ii. Only one Bed and Breakfast is allowed per parcel.
  - iii. The number of guest rooms is limited to one less than the total number of bedrooms in the dwelling unit, with an overall maximum of 6 guest rooms. Maximum occupancy is limited to two adults per guest room.
  - iv. Must remit all applicable hotel/motel taxes.
  - v. The permit shall include a notarized statement signed by the owner/ operator that the Bed and Breakfast shall be in compliance with these regulations.
  - vi. Proof of ownership is required at time of permitting.
  - vii. Bed and Breakfast structure must have a Certificate of Occupancy prior to issuance of permit.
  - viii. Unless revoked the Bed and Breakfast permit is valid for one year from the date of issuance of the permit.
  - ix. Structure must be inspected and approved by Dawson County Fire Marshal and Building Official prior to the issuance of Bed and Breakfast permit.
  - x. Off street parking spaces must be provided and screened from the view of adjoining property uses and the public street.

- xi. If the permit is revoked or denied it may be appealed to the Board of Commissioners.
4. Short-Term Home Rentals in accord with the definition of "short-term home rental" that also comply with the following requirements:
    - a. Only one rental residence is allowed per parcel.
    - b. Must obtain a permit from the Dawson County Planning and Development department.
    - c. Must remit all applicable hotel/motel taxes as necessary and required by law.
    - d. Parking must be provided off-street for a minimum of two (2) vehicles.
    - e. Maximum occupancy is limited to two persons per bedroom plus two additional persons per household from 11 PM to 8 AM.
    - f. Short Term Rental Permit requirements:
      - i. The permit shall include the name and phone number of the owner and operator who is available 24 hours a day seven days a week to respond to complaints regarding the operation or occupancy of the short term rental unit.
      - ii. The permit shall include a notarized statement signed by the owner/operator that the short term rental shall be in compliance with these regulations.
      - iii. Proof of ownership is required at time of permitting.
      - iv. Short term rental structure must have a Certificate of Occupancy prior to issuance of permit.
      - v. Unless revoked the short term rental permit is valid for one year from the date of issuance of the permit.
      - vi. If the permit is revoked or denied it can be appealed to the Board of Commissioners.
  5. When compatible with residential uses in a limited area, agriculture, floriculture, horticulture, silviculture, cultivation of field or garden crops or similar related uses.
  6. Customary and essential accessory farm buildings and uses including barns and other livestock structures, storage sheds, and roadside stands not greater than 100 sq. ft. for the sale of products grown on that property only.
  7. Accessory structures shall be no larger than the footprint of the primary structure or one-half the gross square footage, whichever is greater.
    - i. Exception: When the lot size is three (3) acres or greater, then the size of the accessory structure shall not be regulated in size, but shall meet all setback requirements.
  8. Animal hospitals, Veterinary Clinics, dog kennels, and grooming catteries, riding stables, hunting preserves using natural or native game resources, or wildlife preserves and structures necessary or accessory to the above uses; provided that approval is granted for a permissive use through a special use permit by the Planning Commission. The Planning Commission shall consider the evidence presented on the proposed use and shall also consider all relevant data relating to the public interest including;

- a. Noise factors that may impact adjacent residential areas,
    - b. Isolating factors, such as topography or buffers, and
    - c. Possibility of noxious odors affecting adjacent properties
  9. Churches, other places of worship, and cemeteries.
  10. Home Occupations if requirements in Article VI, Section 611 are met.
    - a) The use of an accessory building for a home occupation is prohibited.
  11. Public Parks and recreation areas.
  12. Schools and other public buildings.
  13. Private Amenity areas such as swimming pools, tennis courts, children's play areas, small gardens, non-commercial greenhouses, fitness and recreations centers, club house or community rooms and other similar uses Provided that the following conditions are met:
    - a. Adequate parking area is provided for the amenity area, typically a minimum of 15 parking spaces, unless a variance is approved.
    - b. The area is fenced and landscaped. All pools should be landscaped and screened such that at least 50% of the view from the public road is obscured.
    - c. The amenity area is constructed and completed in the first phase of the development.
    - d. Lighting is provided for the parking area and all walkways and pedestrian access points.
  14. Public Utilities with a maximum gross total of 400 sq. ft. of structures per parcel.
- B. Prohibited Uses.
1. Residential subdivisions with lots less than three (3) acres in size.
  2. Commercial campgrounds or multiple ownership land sales operations, or nudist colonies.
  3. Commercial activities listed under Commercial District permitted uses.
  4. Industrial and warehousing uses.
  5. Any use not permitted in accord with the terms hereof.
- C. Building Requirements
- The building requirements in the RRE, Residential Rural Estate District are as follows, unless a variance is granted:
1. Minimum lot size: 1.5 acre or as determined by the Dawson County Health Department, whichever is greater. Except in residential subdivisions where the minimum lot size is 3 acres.  
Minimum width at building line: 150 feet

Minimum depth: 200 feet

2. Minimum Setback.

- a. Residences - Front yard 100 feet on parkways, 60 feet on State Highways, 40 feet on all others; side yard - 20 feet, rear yard - 35 feet. Front yard setback applies to all frontages on publicly maintained streets with the exception of rear alleys.
- b. Major farm buildings (Horse barns, etc.) - thirty (30) feet from the property line or 100 feet from the nearest residence, other than the residence of the owner, whichever is greater.
- c. Minimum Setbacks for Accessory Structures: Front Yard – 100 feet on parkways, 60 feet on state highways, 40 feet on others; Side Yard 5 feet; and Rear Yard 10 feet
- d. No setback required from Lake Lanier Government Line, but is encouraged by the Planning Commission.

3. Maximum Building Height.

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

D. Special District Requirements.

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

**Section 311. RPC Residential Planned Community.**

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

- A. Applicability. RPC is permitted only if a single developer or development group is planning and constructing the entire unit, including all amenities, and shall not be available to any development if any lots or parcels are sold to others before construction of amenities and buildings (excepting single family residences). Amenities may be shown as part of a specific phase(s) of the master plan and must be constructed accordingly.



- B. In the event of the failure of the developer to complete any portion of the approved plan, then all requirements of subdivision regulations shall be complete before sale of any lots or issuance of building or occupancy permits.
- C. The minimum acreage permitted for RPC is 100 contiguous acres. The amount of permanent open space or natural space required shall be no less than forty (40) percent of the development. An active amenity area consisting of at least a pool, clubhouse, and two tennis courts is required. The overall net density shall be no more than one (1) unit per acre. In some cases, the health department may require a lower density for septic tank requirements based on soils and slope.
- E. An application for zoning and any development permits shall be preceded in each case by informal meeting with the Planning staff prior to submission and shall be consistent with the format required for subdivision approval with the following additions:
  - 1. A proposed master plan showing at minimum:
    - a. Total property area included in the development with a legal description of the subject property and bounds;
    - b. Proposed buildings with approximate square footage and footprints;
    - c. Proposed street layout;
    - d. Existing topographic conditions to include a contour interval of a minimum 5 feet based on field surveys or photogram metric photogrammetric methods;
    - e. Amenity areas and buildings, including defined open space;;
    - f. Traffic impact study.
  - 2. Water and sewage disposal and other utility plans.
  - 3. A Statement of Intent containing disclosure of ownership, financial information, of the character of the proposed development, including a summary of gross density, types of dwelling units, amenities provided, agreements or protective covenants, and a schedule for the completion of various stages of the development including completion of amenities, open space and landscaping.
  - 4. A master drainage plan shall be provided with the application for rezoning to identify the detention/retention and encourage creative water quality and quantity treatment processes.
- F. Lapse of approval shall occur two years after the approval of the development plan or if the applicant fails to reasonably maintain the development schedule (delay over 6 months for any phase of the project without satisfactory explanation.) The Planning Commission may extend approval for one year at its discretion. Upon lapse of approval, all approved documents shall be revoked and the area shall be returned to the previous district classification following appropriate notice, hearings and approvals of the Board of Commissioners. The developer shall receive a minimum of 60 day's notice of intent to revoke approval prior to initiating the application.
- G. The approved rezoning to RPC shall automatically be conditioned upon the approved master plan regardless of ownership unless approval lapses pursuant to Section 311.F. Any Change or revision to the master plan after the initial rezoning or any change to any other zoning condition imposed by the County, shall require a rezoning application. The approved

plan and any revisions shall be recorded in the office of the County Clerk with the minutes of the meeting when the plan is approved or revised.

- H. Any major or substantial change in the approved master development plan that affects the intent and character of the development, increases the density or changes the land use pattern, changes the location or dimensions of streets or similar changes must be reviewed and approved by the Dawson County Board of Commissioners after review and recommendation by the Planning Commission before any work shall be permitted. A request for revision of the master development plan shall be supported by a written statement justifying the necessity or desirability for such revision. Any such major change shall be considered a request to change a zoning condition and shall be subject to rezoning procedures.

I. Permitted Uses.

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

1. Single family dwellings with on-site construction only. Only one principal residence per parcel of land.
2. Apartments, duplexes, triplexes, quadplexes, semi-detached residences and townhouses.
3. Owner-occupied condominiums.
4. Bed and Breakfast establishment in accord with the definition of "bed and breakfast" and that complies with the following requirements:
  - a. Bed and Breakfast Permit requirements:
    - i. The permit shall include the name and phone number of the owner/operator whose primary residence is the Bed and Breakfast.
    - ii. Only one Bed and Breakfast is allowed per parcel.
    - iii. The number of guest rooms is limited to one less than the total number of bedrooms in the dwelling unit, with an overall maximum of 6 guest rooms. Maximum occupancy is limited to two adults per guest room.
    - iv. Must remit all applicable hotel/motel taxes.
    - v. The permit shall include a notarized statement signed by the owner/operator that the Bed and Breakfast shall be in compliance with these regulations.
    - vi. Proof of ownership is required at time of permitting.
    - vii. Bed and Breakfast structure must have a Certificate of Occupancy prior to issuance of permit.
    - viii. Unless revoked the Bed and Breakfast permit is valid for one year from the date of issuance of the permit.
    - ix. Structure must be inspected and approved by Dawson County Fire Marshal and Building Official prior to the issuance of Bed and Breakfast permit.
    - x. Off street parking spaces must be provided and screened from the view of adjoining property uses and the public street.

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

10. Industrialized single family modular home.
  11. Public parks and subdivision amenity areas.
  12. Private Amenity areas such as swimming pools, tennis courts, children's play areas, small gardens, non-commercial greenhouses, fitness and recreations centers, club house or community rooms and other similar uses Provided that the following conditions are met:
    - a. Adequate parking area is provided for the amenity area;, typically a minimum of 15 parking spaces, unless a variance is approved,
    - b. The area is fenced and landscaped. All pools should be landscaped and screened such that at least 50% of the view from the public road is obscured.
    - c. The amenity area shall be constructed and completed in the first phase of the development if the development is 100 acres or less. If the development is greater than 100 acres, the developer shall construct the amenity area in conjunction with the development of a specific phase of the development. This shall be clearly delineated and noted on the master plan.
    - d. Lighting is provided for the parking area and all walkways and pedestrian access points.
  13. Schools and other public buildings.
  14. Public Utilities with a maximum gross total of 400 sq. ft. of structure per parcel.
  15. A limited commercial component to the project is allowed, i.e. golf clubhouse, villas, etc. This may be included at no more than four percent (4%) of the total gross acreage. The commercial uses are intended for small-scale neighborhood service and will be specifically determined by the Board of Commissioners upon Master Plan approval. The commercial component of the plan shall be integrally designed with the residential component and shall provide both vehicular and pedestrian interconnectivity and access throughout.
- J. Prohibited Uses.
1. Commercial Uses not specifically permitted under Section 311.I.14.
  2. Industrial Uses.
  3. Manufactured (Mobile) Homes and houses moved from other locations are prohibited.
  4. Animals that individually or in numbers create a nuisance by noise, smell, unsanitary or visual effects. Horses are prohibited. Kennels for the breeding of any animal for sale are prohibited. Pet fowl or birds may be kept in cages in accord with the terms of this sub-section. No swine are permitted.
  5. Any use not permitted in accord with the terms hereof.
- K. Open Space Requirements.

1. Minimum area. Each separate tract of open space shall contain at least two acres; except that no minimum tract size is required for open space in medians in streets or islands for cul-de-sac turnarounds.
  2. Minimum width. Walkways or "fingers" of open space created to provide access from individual lots to a larger expanse of open space shall have a minimum width sufficient to accommodate a path, given the existing terrain, the center of which path shall be at least twenty-five (25) feet from any property line. All path dimensions shall have a width no more than eight (8) feet.
  3. Desired features. Open Space shall include irreplaceable natural features of the site such as streams, significant stands of trees, individual trees of significant size, rock outcropping, and peaks and ridges that are themselves scenic features or from which scenic views are available.
  4. Natural limitations. Natural areas which are unsafe for or not easily accessible to pedestrians - including swamps, floodplains, wetland areas, steep slopes (35% or more for a distance of 100 feet or more), woodlands, lakes, ponds and streams - may be included as open space. These areas shall not count for more than fifty percent (50%) of the total open space required.
  5. Uses restricted. Buildings shall not occupy open space, but may occupy area allocated for one or more conventional lots.
  6. Easements restricted. Open space may be entered or crossed by utility easements where such easements will involve access by persons or vehicles for periodic maintenance or repair only.
  7. Open space shall be undisturbed except where designed as an active amenity area.
- L. Roads and utilities:
1. All roads within RPC zoning district shall be private roads and shall be maintained by a property owners association formed by the developer; except those roads which serve to connect the development to other public roads.
  2. All roads within a RPC development district shall be designated as private on all plats, maps, deeds, and road signs of the development.
  3. All private roads with the development shall be built to public standards.
  4. All roads shall have sidewalks and/or permanent pedestrian access designed throughout the project.
  5. All utilities shall comply with applicable codes, and street lighting shall be included on all new streets by the developer. If either condition exists, then ongoing responsibility for maintenance of utilities and lighting shall be held by the Homeowners or Property Owner's Association as appropriate.
- M. Annual Review. To ensure continued progress toward completion, the approved Master Development Plan with updated accomplishments shall be submitted to the Dawson County

Planning Commission for annual review. Failure to submit the review documents may result in Lapse of Approval pursuant to Sec.311.F.

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

A. Purpose and Intent.

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

B. Permitted Uses.

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

C. Mobile Home Park Development Regulations.

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

1. Site Plan Approval Required:

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

2. Location and Frontage:

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

3. Street Requirement:

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

roads within the development are the responsibility of the property owner(s) and shall be adequately maintained to acceptable county standards.

4. Lot Area and Width:

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

5. Density:

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

6. Recreation and Other Community Facilities:

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

7. Perimeter Setback Required:

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

8. Perimeter Screening Required:

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

9. Utilities:

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

10. Refuse Collection:

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

11. Space Numbering:

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

12. Fire Protection:



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

13. Service Buildings:

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

14. Animal Control:

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

15. Parking:

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

16. Street Lighting:

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

17. Miscellaneous:

- a. In the event that a swimming pool is developed or planned as a part of the mobile home park, this facility shall be enclosed by a chain link, masonry or wood fence not less than six feet high.
- b. No individual lot or space in any mobile home park may be sold or control of that lot or space transferred with the intent or effect of a sale unless that lot or space and

mobile home park shall meet all requirements of the county subdivision regulations and the park owner shall hold a valid subdivision recording permit.

- c. Junk vehicles shall not be allowed to be stored or placed at any location within a mobile home park. This shall be enforced by the owner(s) of the mobile home park.
- d. Any covenants required by the owner(s) of all mobile home parks shall be submitted with the site plan.

#### D. Mobile Home and Mobile Home Space Requirements.

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

##### 1. Space Size and Width:

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

##### 2. Setbacks:

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

##### 3. Foundations and Tie-Downs:

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

##### 4. Porches/Landings:

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

## ARTICLE IV

### 5.3 Commercial Land Use Districts

#### **Section 400. Purpose.**

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

- A. Setbacks; The Minimum Setbacks from the Right of Way for all Commercial Districts (Unless noted otherwise in this Resolution) are as follows; 100 feet on Parkways and Divided State Highways, 60 feet on Collector Roads and State Highways, 40 feet on all other County Roads and Interior Development Streets. The Minimum Setback for Parking Areas is 20 feet from Parkways and Divided State Highways and 10 feet on all other Rights of Way. (If no right of way is established the right of way shall be considered 15 feet from the centerline of the road)

B. Maintenance Requirements. Developments in commercial districts shall comply with the site maintenance requirement set forth herein after a Certificate of Occupancy has been issued and released. The owner shall be responsible for these requirements regardless of any tenant relationship or any relationship with any other party:

1. the cleanliness of the entire site shall be maintained by removing any trash, rubbish or other debris deposited at the site;
2. landscaping shall be maintained, and dead or damaged plants shall be replaced;
3. any damaged elements of a building (including broken windows) and the site (including curb stops, parking stripes and dumpster screening) shall be repaired or replaced if the building or the site becomes dilapidated or in disrepair;
4. all fire suppression systems, including sprinkler systems, shall be maintained in compliance with applicable local, state, and federal statutes, regulations, and ordinances;
5. if the commercial structure or structures shall be vacated, then the owner shall continue to maintain the site in accord with the terms hereof and shall remove all signs from the site within 60 days of the day the structure becomes vacant; and,
6. if any single occupant premise becomes vacant for more than 60 days and the owner fails to maintain the property in accord with the terms hereof and after notice from the County of such failure, then the owner shall be subject to citation and shall be subject to the maximum fine permitted for ordinance violations for each day of each violation of any provision of this ordinance.

C. Outdoor Lighting. Outdoor lighting shall be designed to provide the minimum lighting necessary to insure adequate safety, night vision and comfort and shall not create nor cause excessive glare upon adjacent properties or public streets or rights-of-way. All light sources shall be located, designed, fitted, aimed, shielded, installed and maintained to limit illumination only to the target area and shall minimize light trespass. Light sources shall not at any time be directed or angled such that the light emitted from the fixture is focused to a point off the property of the owner of such light fixture.

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

	at property lines including rights-of-way	minimum foot-candles	maximum foot-candles
a.	at property line abutting a residential zoning district	None	0.5
b.	at property line abutting an office-professional zoning district	None	1.0
c.	at property line abutting a commercial or light industrial zoning district	None	1.5

	<u>off-street parking lots</u>	<u>minimum foot-candles</u>	<u>average foot-candles</u>	<u>maximum foot-candles</u>
d.	office-professional districts	1.0	4	8
e.	commercial districts	2.0	6	12
f.	light industrial districts	1.0	4	8

2. Security and Parking Lot Lighting.

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

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

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

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

5. Architectural Lighting. Architectural lighting shall be as follows: decorative and architectural lighting is allowed upon the building façade if the lighting emits ten or less foot-candles and is focused downward.

6. Grandfathering of Nonconforming Light Fixtures. Grandfathering of Nonconforming Light Fixtures shall be as follows:

- a. all light fixtures lawfully in place before the date of this Ordinance shall be grandfathered. However, any light fixture that replaces a grandfathered light fixture or any grandfathered light fixture that is moved shall meet the standards of this Ordinance;
- b. grandfathered light fixtures that direct light toward a street or parking lot that causes disabling glare to motorists shall be either shielded or redirected within 90 days of notification from Dawson County so that the light fixtures do not cause a potential hazard to motorists;
- c. grandfathered light fixtures that can be adjusted to conform to this ordinance without changing the fixture shall so comply within 30 days of notice from Dawson County regarding conforming to the terms hereof; and
- d. new businesses occupying existing structures with grandfathered light fixtures that do not comply with the terms of this ordinance may not replace bulbs or repair offending light fixtures. Instead, the offending fixture shall be replaced.

7. Submission of Plans. All sites of new commercial construction shall provide the Dawson County Planning and Development Office a lighting plan for the site at the time of submission of plans before the issuance of land development permits or building permits, as applicable. The lighting plan shall include all proposed light fixtures, including light fixtures to be placed upon the building. The lighting plan shall show an overview of the site with light level calculations and foot-candles. The light intensity of each light fixture shall be in accordance with the regulations set forth herein. If light fixtures to be placed upon the building façade cannot be included during the submission of the plans, then the developer/owner/applicant shall show cause regarding why descriptions of the light fixtures cannot be shown at that time. If the cause shown is sufficient, then the Planning Director may allow the light fixtures to be shown when the developer/owner/applicant submits building plans if the developer/owner/applicant provides a revised lighting plan that provides information regarding the added light generated by such fixtures. All lighting plans submitted shall include a detail sheet, which shall provide descriptions of all light fixtures to be installed."
8. Single-Family residential use is permitted in any commercial zoning district.

**Section 401. C-RB Rural Business District.**

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

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

beyond property boundaries.

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

C. Building Requirements:

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

1. Minimum lot size: 43,560 square feet (one acre) except that where contiguous to a commercial district the minimum lot size will be that necessary to meet health department requirements concerning water supply and sewage disposal if required.
2. Minimum setbacks: See Section 400 – A, Side - 25 feet; Rear - 25 feet, except none when the adjacent property is commercial and there is no fire hazard created by lack of setback. Where the Rural Business District abuts a residential district, an additional 10 feet setback in order to provide a 10-foot wide screen or buffer may be required at the discretion of the Planning Commission.
3. Maximum Building Height: No structure shall be higher than 35 feet.
4. Screens or Buffers: Where noise, visual effects, or distracting activity is determined by the Planning Commission to affect adjacent property or roadway, a vegetative screen, cement or masonry wall, or earth berm may be required by the Planning Commission to reduce the undesirable effects.

C. Full Disclosure.

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

**Section 402. C-CB Community Business Commercial District.**

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

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

1. All uses allowable in the C-RB District allowable in the C-RB District.
2. Retail bakeries, art galleries, florist shops, fresh produce grocers, retail stores and service businesses, (specifically including automobile service stations) that are not otherwise prohibited under this district, provided that no single use permitted shall occupy more

than 5,000 gross square feet of floor area in either a single building or within a multi-tenant center.

3. Personal service uses including day care facilities, self-service laundries, barber shops, beauty parlor, photo studios, catering services, dress making, tailoring, alterations, shoe repair, appliance repair, bicycle repair, personal care homes and other uses similar in character provided that no single use permitted shall occupy more than 5,000 gross square feet of floor area.
  4. Kennels and animal grooming businesses; provided however, that approval is granted for a permissive use by the Board of Commissioners, after review and recommendation by the Planning Commission. The Board shall consider the evidence presented on the proposed use. They shall also consider all relevant data relating to the public interest including:
    - a) Noise factors which may impact adjacent residential areas,
    - b) Isolating factors, such as topography or buffers,
    - c) Possibility of noxious odors affecting adjacent properties
  5. Fabricating shops of small size such as woodworking shops, cabinet shops and upholstery shops (maximum size is 5,000 square feet).
  6. Churches and cemeteries.
  7. Public recreational, emergency service, utility, and semi-public uses.
- B. Prohibited Uses: The following uses are specifically not allowed within this district. Other uses not listed as permitted uses above are also prohibited in this district.
1. Retail Building Supply, lumber yards, etc.
  2. Those uses which generate sounds, odors, or visual effects, which are objectionable to the majority of adjacent property owners.
  3. Manufacturing, Processing or other uses listed as permitted uses under the Commercial Highway Business or Commercial Industrial Restricted District that are not expressly permitted in the Commercial Community Business District.

#### C. Building Requirements

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

1. Minimum lot size: 43,560 square feet (one acre) except that where contiguous to a commercial district the minimum lot size will be that necessary to meet health department requirements concerning water supply and sewage disposal if required.
2. Minimum setbacks: Front yard – See Section 400 – A, Side yard - 25 feet; Rear yard - 25 feet, except none when the adjacent property is commercial and there is no fire hazard created by lack of setback. Where the commercial district abuts a residential district, an additional 10 feet setback in order to provide a 10-foot wide screen or buffer may be required at the discretion of the Planning Commission. Back yard setback requirements are the same as side yard requirements herein.



3. **Maximum Building Height.** Buildings designed for human occupancy shall not be higher than 35 feet unless adequate fireproofing construction materials are used, an adequate sprinkler system is provided, and a fire escape system approved by the County Fire Marshall is installed. Non-occupied buildings, and water towers, smokestacks, radio antennas, etc. may be permitted if no hazard or other adverse effect is created for adjacent properties as determined by the Planning Commission after public notice and hearing.
4. **Screens or Buffers -** Where noise, visual effects, or distracting activity is determined by the Planning Commission to affect adjacent property or roadway, a vegetative screen, cement or masonry wall, or earth berm may be required by the Planning Commission to reduce the undesirable effects.
5. **Maximum building size:** No building or other use permitted in this district may occupy more than 5,000 gross square feet of floor area. Buildings containing more than one business or other permitted use shall be no larger than a total of 15,000 gross square feet of floor area.

D. **Full Disclosure.**

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

**Section 403. C-HB Highway Businesses Commercial District.**

- A. Highway Business Commercial Districts are areas along major thoroughfares or major arterial roadways that provide services to transient customers, or serve a wide area, or depend upon the highway to transport materials or customers.
- B. **Permitted Uses:** The following uses are allowed within this district. Uses not listed in this Subsection are prohibited in this district.
  1. Any use permitted in a C-CB district. (except the 5,000 square feet floor area limitation is excluded).
  2. Any use permitted in C-OI district.
  3. Hotel or motel, restaurants, cafes, or like establishments.
  4. Automobile, boat or farm implement sales or rental businesses.
  5. Assisted Living Facility, Nursing Homes
  5. Automobile or boat repair and service garages.
  6. Retail building supply stores and warehouses.

7. Painting shops, printing shops, and sales outlets.
  8. Farmers market, flea markets.
  9. Greenhouses and nurseries.
  10. Furniture and appliance sales.
  11. Theaters, bowling alleys, pool halls.
  12. Radio or television broadcasting studios.
  13. Funeral homes and mortuary.
  14. Bus terminals, taxi stands, parking garages.
  15. Mini-warehouses.
  16. Dry-Cleaning establishments.
  17. Intensive recreation facilities (Music Parks, Recreation Vehicle Parks, Multiple Ownership Camping Areas, Racetracks, Sports Arenas, Gun Ranges, etc.) after Planning Commission review and approval of the Board of Commissioners.
  18. Public recreational, emergency service, utility, and semi-public uses.
  19. Wholesale Landscape supply yards (mulch, rocks, pinestraw, etc.)
- C. Prohibited Uses: The following uses are specifically not allowed within this district. Other uses not listed as permitted uses above are also prohibited in this district.
1. Those uses and activities generating sound, odor, or visual effects, which are objectionable and noticeable beyond property boundaries.
  2. Manufacturing, Processing or other uses specifically listed as Permitted Uses in the Restricted Industrial District.
- D. Building Requirements

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

1. Minimum lot size: 43,560 square feet (one acre) except that where contiguous to a commercial district the minimum lot size will be that necessary to meet health department requirements concerning water supply and sewage disposal if required.
2. Minimum setbacks: See Section 400 – A, Side yard - 25 feet; Rear yard - 25 feet,
  - a) Exceptions: No side or rear setback may be required when the adjacent property is commercial and there is no fire hazard created by lack of setback. Rear setback when abutting a residential district is 50 feet. Where the commercial district abuts a residential district, an additional 10 feet setback may be required in order to provide a 10-foot wide screen or buffer at the discretion of the Planning Commission or Board of Commissioners

to reduce or eliminate noise factors, visual effects or the possibility of noxious odors that may negatively impact the adjacent residential area.

3. **Maximum Building Height.** Buildings designed for human occupancy shall not be higher than 35 feet unless adequate fireproofing construction materials are used, an adequate sprinkler system is provided, and a fire escape system approved by the County Fire Marshall is installed. Non-occupied buildings, and water towers, smokestacks, radio antennas, etc. may be permitted if no hazard or other adverse effect is created for adjacent properties as determined by the Planning Commission after public notice and hearing.
4. **Screens or Buffers -** Where noise, visual effects, or distracting activity is determined by the Planning Commission to affect adjacent property or roadway, a vegetative screen, cement or masonry wall, or earth berm may be required by the Planning Commission or Board of Commissioners to reduce the undesirable effects.

E. Full Disclosure.

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

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

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

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

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

1. Corporate headquarters' and corporate campus developments
2. Churches and their customary related uses, including cemeteries upon specific approval by the Board of Commissioners
3. Assisted Living Facility
4. Parks, playgrounds, community centers, and schools (public or private)

5. Public cultural buildings such as libraries, museums, playhouses and theaters, and art galleries
  6. Condominiums and Townhouses
  7. Banks and other Financial Institutions
  8. Business and Professional Offices, including, but not limited to, medical, dental, legal, financial, architectural, engineering, real estate, insurance and manufacturing representatives.
  9. Personal service establishments, including, but not limited to, barber and beauty shops, drycleaners, and shoe repair.
  10. Retail establishments except the following:
    - a. Automobile dealerships
    - b. Motels, Hotels
    - c. Liquor stores
    - d. Drive-in Theaters
  11. Restaurants, grills, and similar eating and/or drinking establishments, including drive throughs.
  12. Nursery schools, and Day Care Centers
  13. Continuing Care Retirement Community upon specific approval by the Board of Commissioners
  14. Wholesalers with a retail outlet.
  15. Upon determination by the Planning Commission and the County Commission that same will not be a hazard, or detrimental to the community, mixed density residential uses. Town homes and single-family residential units shall be limited to rear entry garages or drives via alleyways.
  16. Public recreational, emergency service, utility, and semi-public uses.
- B. Prohibited Uses. The following uses are specifically not allowed within this district. Other uses not listed as permitted uses above are also prohibited in this district.
1. Those uses and activities generating deleterious and hazardous sound, odor, or visual effects beyond the boundary of the area proposed for the C-PCD zone.
- C. Requirements and Standards for Approval.
1. An application for development as a Commercial Planned Comprehensive Development must contain a minimum area of ten (10) contiguous acres for strictly commercial proposals. The minimum area required for Commercial Planned Comprehensive Developments with a Residential component other than second story residential is twenty (20) acres.

2. The Planning Commission and the County Commission in their review of the proposed development shall consider:
  - a. The proper relation between the proposed development and surrounding uses, and the effect of the plan upon comprehensive planning for Dawson County;
  - b. The adequacy of existing and proposed street, utilities, and other public services to serve the development; and
  - c. The character, design and appropriateness of the proposed land uses and the adequacy of the character, design and land use to encourage desirable development, including providing separation and screening between uses if desirable.
3. Maximum building height shall be thirty-five feet (35') to allow for two to three story buildings. Cornices on buildings shall align where possible within the development and the height shall transition in a step-down approach when adjacent to residential development
4. Final approval of a C-PCD shall not be granted until the owner or owners of the property give written notice of their consent to the proposed development.
5. All CPCD projects shall have a minimum of two distinct types of land use. A minimum of fifty percent (50%) of the project shall consist of either, commercial, office, public, personal service, restaurant or similar uses. Land use calculation shall be determined by gross floor area for those projects that contain a vertical mixture of uses, and shall be calculated by the total project land area for those projects containing a horizontal mixture of uses. Separate land uses shall be integrated both horizontally and vertically.
6. Parking shall be oriented behind or to the side of a building if possible and shared parking is highly encouraged.
7. If a horizontal residential component is included in the proposed development the following requirements apply:
  - a. If more than 80 residential units are included then a minimum of one amenity area including at least one pool, clubhouse, and two tennis courts, or a substantially similar equivalent amenity area;
  - b. Commercial and residential components of development shall be integrally designed to provide vehicular and pedestrian interconnectivity throughout the development;
  - c. Residential units may be developed up to a maximum density of 6 units per acre up to a maximum of 100 units.
8. Roads:
  - a. All Roads within C-PCD zoning may be a mixture of public and private roadways with public roadways primarily in commercial areas and private roadways within the residential area of the development.

- b. Private roads are to be maintained by a mandatory property owners association formed by the developer.
  - c. Private roads are to be designated as private roads on all plats, maps, and deeds of the development. A disclosure statement shall be placed in each transfer deed regarding future maintenance responsibility of the private roads.
  - d. All private roads within the development shall be built to county standards for public roads.
  - e. All roads shall have sidewalks and permanent pedestrian access designed throughout the development and connecting adjoining developments.
  - f. Public or private streets shall connect the development to adjacent neighborhoods in zoning districts if possible
  - g. A traffic study shall be required on any project of more than 100,000 sq. ft. of commercial use and/or more than 100 dwelling units
9. Utilities:
- a. Access and connection to public water and sewer shall be required for development within the CPCD zone.
10. Lighting:
- a. Building entrances and parking areas and pathways shall be lit to two-foot candles with pedestrian scale lighting.
  - b. Parking area lighting shall have an average of no more than 6-foot candles for the projects.
  - c. In general light should be designed so that light is not directed off the site and the fixtures shall be fully shielded or be designed with cut-offs to eliminate up lighting, spill, and glare.
  - d. Illuminance levels at property lines abutting adjoining residential districts shall be a maximum of 0.5-foot candles.
11. Open Space:
- a. The amount of permanent open space or natural space required shall be no less than thirty percent (30%) of the development.
  - b. Natural areas that are unsafe for pedestrians or not easily accessible to pedestrians - including swamps, floodplains, wetland areas, steep slopes (thirty-five percent (35%) or more for a distance of 100 feet or more), woodlands, lakes, ponds and streams - may be included as open space; but these areas shall not count for more than fifty percent (50%) of the total open space required.

- c. Developments are encouraged to utilize creative methods for storm water management and quality when such methods provide additional open space opportunities.
12. Bonuses:
- a. Residential Density bonus:
    - i. Residential density may be increased by including second story units above retail or office which will not count against the overall 6 dwelling unit per acre density.
  - b. Open space reduction bonus: A ten (10) percent reduction in open space may be granted if the development includes a majority of the following items:
    - i. The site layout clusters building on the site to promote linked trips. A cluster is a group of buildings that are attached, oriented on adjacent street corners, or are close together such that a pedestrian need not walk across more than 64 lineal feet between building entrances.
    - ii. The site layout includes pedestrian facilities that connect through the development to the public right-of-way
    - iii. The site includes within its open space an active park
    - iv. The development provides at least ten (10) sq. ft. of public space (i.e. public art, fountains, benches with a focal area, or similar public spaces) in addition to sidewalks for every ten (10) off street surface parking spaces.
    - v. Reducing impervious cover of parking areas using alternative paving techniques by ten percent (10%).
- D. Review and Application Procedures.
- 1. Pre-application Conference. Prior to filing a formal application as a C-PCD, the applicant shall confer with the Planning Staff in order to review the general character of the plan (on the basis of a tentative land use sketch if available) and to obtain information on projected programs and other matters.
  - 2. Development Plan
    - a. An applicant shall file an application with the Planning Staff for approval of a Commercial Planned Comprehensive Development. This application shall be supported by a development plan and written summary of intent, and shall show the relation between the proposed development and the surrounding area, both existing and proposed.
    - b. The following items shall be presented
      - i. A general location map;



- ii. Existing topographic conditions, including contour interval of no more than two feet based on field surveys or photogrammetric methods;
  - iii. The existing and proposed land uses and the approximate location of all buildings and structures;
  - iv. The approximate location of all existing and proposed streets and major thoroughfares;
  - v. The approximate location of all existing and proposed utilities; including a preliminary utility and drainage plan;
  - vi. A legal description of the subject property and a current boundary survey;
  - vii. The location and use of existing and proposed, public, semi-public or community facilities such as school, parking and open areas. The plans should include areas proposed to be dedicated or reserved for community or public use;
  - viii. If a proposed development creates special concerns or problems or involves unusual circumstances, then additional information may be required to properly evaluate the proposal; the additional information may include the following information:
    - \* An off-street parking and loading plan;
    - \* An economic feasibility study report or market analysis;
    - \* A comprehensive traffic study of the area;
    - \* A traffic circulation plan within the development;
    - \* An environmental impact study; and
    - \* Other information as may be required.
3. The written statement submitted with the development plan shall include the following items:
  - a. A statement of the present ownership of all land within the proposed development;
  - b. An explanation of the character of the proposed development, including a summary of acres, development units, and gross density by type of land use. The explanation shall include minimum standards for floor area, lot size, yard and spacing requirements;
  - c. A development schedule and progression of unit division or staging; if applicable, both residential and commercial portions of the project shall be included in the first phase.
  - d. Proposed agreements, provisions, and covenants, which govern the use, maintenance, and protection of the development and any common or open areas.
4. A master drainage plan to identify major forms of detention/retention and to encourage creative water quality and quantity treatment processes.

#### E. Approval.

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

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

#### F. Building and Occupancy Permits.

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

#### G. Revision of the Development Plan.

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

#### H. Reversion of Zoning Approval.

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

the procedures set forth in Subsection G above. This provision shall be in lieu of the requirements of this Resolution.

I. Fees.

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

**Section 405. C-OI Commercial Office Institutional District.**

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

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

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

12. Governmental office functions, including police stations, fire stations and administrative facilities.
  13. Parking or public garage.
  14. Public recreational, emergency service, utility, and semi-public uses.
- B. Prohibited Uses. The following uses are specifically not allowed within this district. Other uses not listed as permitted uses above are also prohibited in this district.
1. Those uses and activities generating sound, odor, or visual effects, which are objectionable and noticeable beyond property boundaries.
  2. Manufacturing, processing or other uses specifically listed as Permitted Uses in the Commercial Industrial Restricted District.
- C. Building Requirements

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

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

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

**Section 406. C-IR Commercial Industrial Restricted District.**

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

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

14. Inert waste landfills and compost production facilities.
  15. Adult Oriented Businesses as per the Dawson County Adult Oriented Business Ordinance.
  16. Any other industrial use that the Planning Commission or Board of Commissioners determines not to be dangerous, offensive, unhealthy, or detrimental to the community that is not listed as prohibited activities or uses in Dawson County in Section 601.
  17. Solar Farms
    - a. Freestanding solar panels located on the ground shall not exceed twenty (20) feet in height above the ground
    - b. Freestanding solar panels shall meet all setback requirements as required for buildings
    - c. Solar Farms shall have approval by the Planning Commission and the Board of Commissioners as a permissive use or special use permit.
    - d. Solar Farms shall be located on parcels greater than five (5) acres
- B. Prohibited Uses. The following uses are specifically not allowed within this district. Other uses not listed a permitted uses above are also prohibited in this district.
1. Any industrial or commercial use that the Planning Commission or the Board of Commissioners determines to be a hazard, detrimental, or objectionable to the community.
  2. The following uses and activities unless specifically approved by the Planning Commission and Board of Commissioners: cement or asphalt manufacture, steel fabrication industries, petroleum refinishing or bulk storage of highly inflammable products, stockyards or feedlots, commercial slaughtering of animals, paper or wood pulp manufacture, open pit mining, quarrying, or sand/gravel removal operations.
- C. Building Requirements
- The minimum area, yard, setback, and building requirements in the C-IR District are as follows:
1. Minimum lot size: 43,560 square feet (one acre) except that where contiguous to a C-IR the minimum lot size will be that necessary to meet health department requirements concerning water supply and sewage disposal if required.
  2. Minimum setbacks: See Section 400 – A, Side yard - 35 feet; Rear yard - 35 feet, except none when the adjacent property is commercial and there is no fire hazard created by lack of setback. Rear setback when abutting a residential district is 50 feet. Where the commercial district abuts a residential district, an additional 10 feet setback in order to provide a 10-foot wide screen or buffer may be required at the discretion of the Planning Commission. Additional exaction and requirements for access, curb cuts, deceleration and acceleration lanes, traffic signals, water, sewer, etc., may be determined and required by the planning commission.

3. **Maximum Building Height.** Buildings designed for human occupancy shall not be higher than 35 feet unless adequate fireproofing construction materials are used, an adequate sprinkler system is provided, and a fire escape system approved by the County Fire Marshall is installed. Non-occupied buildings, and water towers, smokestacks, radio antennas, etc. may be permitted if no hazard or other adverse effect is created for adjacent properties as determined by the Planning Commission after public notice and hearing.
4. **Screens or Buffers -** Where noise, visual effects, or distracting activity is determined by the Planning Commission to affect adjacent property or roadway, a vegetative screen, cement or masonry wall, or earth berm may be required by the Planning Commission to reduce the undesirable effects.
5. **Additional Requirements -** The Planning Commission and Governing Body reserve the right to set special requirements for certain industries which may require greater screening and buffer requirements, thereby creating greater lot or area requirements.

D. **Full Disclosure.**

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

### **Section 407. Conditional Uses**

**Purpose.** The purpose of identifying conditional uses is to establish clear guidelines for those uses allowable within specific districts provided additional visual and site requirements, etc. are followed. These additional requirements are necessary to mitigate any potential impacts on adjoining properties that may occur due to the inclusion of a particular use. In many cases these conditional uses may be allowed with approval of the Planning Commission and Board of Commissioners without formal rezoning. The following uses are considered Conditional by Dawson County and allowed with conditions as detailed in each subsection:

#### **1. Telecommunication Towers and Antennas**

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

- a. To provide for the location of communication towers and communication antennas in Dawson County;
- b. To effect the visual impacts of communication towers and antennas through careful design, siting, landscape screening and innovative camouflaging techniques;
- c. To accommodate the growing need for communication towers and antennas while minimizing the total number of towers within the community necessary to provide adequate personal wireless services to residents of Dawson County;



- d. To promote and encourage shared use/co-location of existing and new communication towers as a primary option rather than construction of additional single-use towers;
- e. To consider public health, safety and welfare;

#### **Applicability.**

- a. All new communication towers and communication antennas in Dawson County shall be subject to these regulations and all other applicable regulations. For purposes of measurement, communication tower setbacks and separation distances as set forth in this Article shall be calculated and applied irrespective of County and municipal jurisdictional boundaries.
- b. All communication towers and communication antennas legally existing on [date of adoption] shall be considered legal non-conforming uses, allowed to continue their usage as they presently exist: provided however, anything other than routine maintenance, including without limitation, structural modifications including provisions for additional antennas or additional providers and/or new construction on an existing communication tower, shall comply with the requirements of this Article with the exception of separation distances. Routine maintenance shall be permitted on such existing towers.
- c. The performance and construction standards provided for in this Article shall apply to all new communication tower construction including such construction that shall occur in areas zoned under the Commercial Tower zoning designation established by the Land Use Resolution of Dawson County, now repealed.
- d. All government towers with public safety systems or equipment shall be exempt from the requirements of this subsection. However, private facilities and structures proposed for placement on governmentally owned property shall not be exempt.
- e. This ordinance shall not govern any tower, or the installation of any antenna, that is thirty-five (35) feet or less in height and is owned and operated by a federally licensed amateur radio station operator from the operator's residence.

#### **General Requirements.**

- a. **Principal or Accessory Use.** A tower and/or antenna is considered a principal use if located on any lot or parcel of land as the sole or primary structure, and is considered an accessory use if located on a lot or parcel shared with a different existing primary use or existing structure. An existing use or structure on the same lot or parcel shall not preclude the installation of an antenna or tower. For purposes of determining whether the installation of a tower or antenna complies with zoning district requirements, including but not limited to set-back, buffer and other requirements, the dimensions of an entire lot or parcel shall control, even though the antenna or tower may be located on a leased area within such lot or parcel. Towers that are constructed and antennas that are installed, in accordance with the provisions of this ordinance shall not be deemed to constitute the expansion of a non-conforming use or structure. Accessory structures to the tower are for that of the facility only, no offices, vehicles or material storage is allowed in structure.

- b. **Inventory of Existing Sites.** To facilitate the co-location of antennas, each applicant seeking to locate a new tower, alternative tower structure or antenna, or to modify any such existing structure, shall provide to the Department of Planning and Development an inventory of applicant's existing towers or alternative tower structures. Applicants seeking to erect an amateur radio tower or antenna as defined by Federal Communications Commission (FCC) regulations shall be exempt from this provision. The inventory shall include all such structures that are within the jurisdiction of the governing authority; within a municipality located, in whole or in part, within Dawson County; and within a one mile border of Dawson County, and shall include specific information about the location (latitude and longitude coordinates), height, design, tower type and general suitability for antenna co-location of each tower, and other pertinent information as may be required by the Department of Planning and Development. The Department of Planning and Development may share such information with other applicants for a Communication Tower permit under this Ordinance or other organizations seeking to locate towers or antennas within the jurisdiction of the governing authority, provided, however that the Department of Planning and Development is not, by sharing such information, in any way representing or warranting that such sites are available or suitable.

#### **Application Requirements.**

- a. Each conditional use application shall include a scaled site plan with topographical information, an elevation view, and other supporting drawings, calculations and documentation.
- b. The site plan must include setbacks, drives, parking, fencing, landscaping, adjacent uses, also the distances to all structures within 1000 feet, and any other information necessary to review the request.
- c. Documentation of radio frequency range, coverage area, and tower height requirements.
- d. Documentation of all hazardous and / or flammable materials that may be located on site, their quantity and method of storage.
- e. Location and height of all existing towers owned by the applicant inside of and within one mile of the boundary of Dawson County.
- f. New freestanding communication towers and communication antennas shall not be allowed unless the applicant makes an affirmative showing based on competent substantial evidence that:
1. Existing towers and buildings do not technologically afford the applicant the ability to provide service to the service area of the applicant or service provider, and
  2. The geographical boundaries of the proposed service area cannot technologically be bifurcated to avoid the necessity for a freestanding tower/antenna, and
  3. There exists a present demand and formal commitment by a minimum of one wireless provider (may be that of the applicant) to locate at the proposed site.
- j. All wireless telecommunications applications that are located on rooftops, water tanks must be able to adhere to the following aesthetic criteria:

1. Camouflage radome material
  2. Paintable
  3. Dual Polarized Antenna if camouflage and painting is unavailable.
  4. No roof top MW dish may exceed 4 feet in diameter.
  5. Antennae placed on rooftops should be setback from the roof edge at a 1:1 ratio to the height of the antenna.
- k. A balloon test is also required to be performed. Provide the date and time of the testing on the application and the applicant is further required to notify adjoining property owners of same.
- l. If the telecommunications tower is federally funded, licensed or permitted a Section 106 Review is required pursuant to the National Historic Preservation Act to establish the effect, if any, on historic resources.

### Zoning Requirements.

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

- a. C-CB
- b. C-HB
- c. C-PCD
- d. C-IR
- e. R-A, if proposed to be located on a single lot or parcel of not less than 5 acres
- f. C-RB
- g. CT, if zoned prior to May 1, 2010.

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

### Performance and Construction Standards.

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

tower separation shall be measured from the base of the tower to the closest point of off-site uses.

- d. **Separation Distances between Communication Towers.** Separation distances between communication towers shall be applicable for and measured between the proposed tower and those towers that are existing and/or have received land use or building permit approval from the County. The separation distances shall be measured by drawing or following a straight line from the base of the existing tower to the base of proposed tower, pursuant to a site plan, of the proposed tower. Minimum separation distances (listed in linear feet) shall be as follows:

**SEPARATION REQUIREMENTS BY TOWER TYPES**

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

- e. **Fencing.** A chain link fence or wall not less than six (6) feet in height, from finished grade equipped with an appropriate anti-climbing device shall be provided around each communication tower. Access to the tower shall be through a locked gate.
- f. **Landscaping.** Landscaping shall mitigate the visual impacts of a communication tower. Where adequate vegetation is not present, tower facilities shall be landscaped with a landscape buffer that effectively screens the view of the tower compound. The use of existing vegetation shall be preserved to the maximum extent practicable and may be used as a substitute for or in supplement towards meeting landscaping requirements.
  1. Landscape buffers shall be a minimum of ten (10) feet in width and located outside the fenced perimeter of the tower compound; and
  2. A row of trees a minimum of eight (8) feet tall (planted height) and a maximum of twenty (20) feet apart shall be planted around the perimeter of the fence; and
  3. A continuous hedge at least thirty (30) inches high at planting and capable of growing to at least thirty-six (36) inches in height within eighteen (18) months shall be planted in front of the tree line referenced above; and
  4. All landscaping shall be of the evergreen variety and conform with landscape standards to be approved by Planning & Development Office at the time of permitting.
  5. If existing foliage is to be used as buffer, it must be labeled and incorporated into site plan and approved through Planning & Development Office.

6. Upon final installation of new trees, shrubs or other landscape material planted to meet the requirements of this section and prior to receipt of a Certificate of Occupancy, the owner shall either provide proof of warranty or post a Maintenance Bond or other acceptable surety, warranting the new material for a period of no less than one (1) year. The bond shall be posted in an amount equal to 20% of the actual cost of the material and installation.
  - a. The department shall perform an inspection of the plantings and landscape materials required by these regulations prior to the expiration of the one (1) year warranty or maintenance period. The tower owner shall be notified of any replacements or restoration that must be made to maintain compliance with these regulations.

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

#### **Height.**

1. No freestanding communication tower/antenna shall exceed 195 feet in height from ground level.
2. Where installed on top of a building, no communication tower/antenna shall extend greater than 20% over the building height.
3. *An existing communication tower may be modified to a taller height not to exceed 20 feet over the tower's existing height, NEVER to exceed the maximum height of 195 ft., to accommodate the co-location of an additional communication antenna(s).*
  - A. The height change referred to in this subsection may only occur one time per communication tower.
  - B. The additional height referred to in this subsection shall not require an additional distance separation. The communication tower pre-modification height shall be used to calculate such distance separations.

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

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

1. Monopole communication towers shall be engineered and constructed to accommodate a minimum of three additional communication service providers.

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

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

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

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

**Signs and Advertising.** A small sign placed on the entrance gate of sufficient size, not to exceed four (4) feet in total area shall display the name of the person or corporation owning the tower, the name of the person or corporation owning the property (if different from tower owner), FCC registration number and a current mailing address with a name and phone number of a person to contact in case of an emergency. All other signage is prohibited and the use of any portion of a tower for sign or advertising purposes including, without limitation, company name, banners, or streamers, is prohibited.

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

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

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

**Liability Insurance.** Liability insurance in an amount not less than \$1,000,000 shall be maintained by the owner and operator of the facility until such facility is dismantled and removed from the parent site. Failure to maintain insurance coverage shall constitute a violation of this Code and grounds for revocation of conditional use approval. Proof of same shall be supplied to the Department of Planning and Development upon application for permit.

#### **Fees.**

1. The fees for conditional use approval for a communication tower/antenna shall be \$ 2,500 inclusive of the third party review cost.
2. The development plan review fees shall be the same as for any commercial development.
3. The building permit fees shall be set at \$500.00 and shall cover the tower and associated equipment building. Any other permits required shall be charged at the prescribed rate at the time of development or construction.
4. As with any conditional use or special exception application, the applicant shall be required to submit fee amounts as deemed sufficient and appropriate by the County in order to obtain any needed technological expertise so as to assist County staff in evaluation the request. In order to receive an objective, qualified verification of the application submitted requesting the approval of a conditional use permit for a communication tower / antenna, an independent RF consulting company, chosen by Dawson County, will evaluate such application. The independent consulting company will evaluate all RF applications on the merits of the applicant's ability to meet or exceed the standards of this article. The fee to secure a third party review shall be inclusive in the conditional use request fee paid by the applicant at the time of filing for a conditional use permit with the County. Information to be provided to the independent consultant for review and evaluation is as follows:
  - a. No new telecommunications structure may be constructed without providing the following information:
    1. Propagation map of Existing Coverage (scale) on Paper and Proposed Coverage (scale) on Clear Film with RSSI (Received Signal Strength Indicator) or Eb/Io values distinguished by different color criteria.



2. Latitude/Longitude (NAD 27), Ground Elevation AMSL, Antenna Radiation Center, ERP (watts) out of the antenna, Antenna Manufacturer, Antenna model, Antenna Beam width, Antenna Tilt, Antenna Gain and Antenna Pattern.
3. Name of Propagation Tool, Propagation Parameters specifications.
4. Frequency TX Band / RX Band, License Block.
5. Inventory of applicant's existing sites within a 5-mile radius.
6. Name, Number and title of submitting engineer.

[Note: If propagation parameters are not submitted then a test transmitter drive shall be conducted after test procedures and hardware are pre-approved and verified on site by the Independent Consulting Company.]

- b. No new telecommunications structure may be constructed if proof of the following can be made:
  1. 80% of the proposed coverage area can be accomplished by an existing structure or alternate means of transmission (i.e. repeater, carrier system modification).
  2. Proposed Telecommunications site exceeds FCC RF emissions Power Density standard of 1 mw/cm<sup>2</sup> for uncontrolled environments.
  3. Telecommunication site does not meet FAA/FCC rules and Regulations.
  4. A previously approved site application will meet the current applicant's coverage or capacity objectives.
- c. Any approved wireless telecommunication tower must adhere to the following conditions:
  1. Proof of FAA 'No hazard determination assessment' or 'No notice of construction needed'. If a notice of construction is required, the FAA can only grant the 'No Hazard of Determination Assessment'. Only an Aviation consultant once coordinated with the Independent Consultant can determine if a No notice of Construction is warranted if and only if the tower is greater than 5 miles from an airport or 2 miles from a Heliport.
  2. Update of ERP (watts) per site, per sector upon filing for new cell tower.
  3. Update of antenna type, antenna beam width, antenna gain, antenna tilt, and Radiation Center upon filing for new cell tower.

**Variance.** Any request for variance from the provisions of this article shall be presented directly to the Dawson County Planning Commission per Article IX of this resolution.

**Violation.** Any person violating the provisions of these regulations shall be guilty of violating a duly adopted Ordinance of Dawson County, and upon conviction by a court of competent jurisdiction may be penalized pursuant to Section 1206 of the Land Use Resolution.

## ARTICLE V.

### (MUV) Mixed Use Village Use District

#### **Section 500. Purpose.**

The Mixed Use Village (MUV) district is established primarily to encourage the development of mixed use developments consisting of both residential and commercial property. The MUV district is intended to:

- A. Encourage the development of large tracts of land as planned, mixed use communities;
- B. Encourage flexible and creative concepts in site planning;
- C. Preserve the natural amenities of the land by encouraging scenic and functional open space areas; and
- D. Provide for an efficient use of land.

#### **Section 501. Use Regulations.**

Within the MUV district, land and structures shall be used in accordance with the standards set forth herein. Any use not specifically designated as a permitted use shall be prohibited.

#### A. **Permitted Uses.** Structure and land may be used for only the following purposes:

- 1. Single-family attached dwellings;
- 2. Single-family detached dwellings;
- 3. Multi-family dwellings;
- 4. Patio homes;
- 5. Townhomes;
- 6. Condominiums;
- 7. Apartments;
- 8. Live work units; residential, above or behind commercial and office uses in the same building;
- 9. Small accessory apartments (guest house);
- 10. Accessory buildings and uses;
- 11. Clubs and lodges (non-commercial);
- 12. Colleges and universities;
- 13. Commercial and office uses;
- 14. Retail and service uses;
- 15. Day care facilities;
- 16. Family day care;
- 17. Golf courses;
- 18. Group homes;
- 19. Guest houses;
- 20. Home occupations;
- 21. Neighborhood recreation centers;
- 22. Nursing home facilities;
- 23. Continuum of care retirement facilities
- 24. Parks, public and private;

25. Personal care homes;
  26. Public utility facilities;
  27. Recycling centers (collecting);
  28. Religious institutions;
  29. Retirement centers;
  30. Schools, public and private;
  31. Public uses;
  32. Parking structures
- B. **Conditional Uses:** Low intensity manufacturing not to exceed 50,000 square feet for the total MUV. Such facilities must be located in an enclosed building or structure, must be designed to fit the architectural theme of the community, must not emit any noxious odors or noise and shall not be used for the storage of hazardous materials.
- C. **Prohibited Uses:** Structure and land shall not be used for the following purposes: Adult entertainment establishments; adult video stores; adult book stores; adult novelty stores; mobile homes; or any use not designated as a permitted use.

#### **Section 502. Land Area.**

Land area for the MUV shall be 500 to 1,000 acres in size.

#### **Section 503. Density and Lot Sizes.**

The gross overall density shall not exceed 2.8 units per acre; however, to promote innovative design, the intent of the MUV is to be density neutral. There is no specific lot size required or specified. Lot sizes shall be based on the development master plan presented and approved by the Dawson County Board of Commissioners. Density and intensity of land uses are specified in Table 2-1 "Mixed Use Village" of the latest adopted version of the Dawson County Comprehensive Plan.

#### **Section 504. Village Core Area.**

The Village Core Area is defined as the geographic area within the community where the majority of commercial, business and public facilities shall be located that are intended to serve the entire community. The Village Core Area should also contain dense housing as compared to the rest of the community. The Village Core Area shall be designated on the conceptual plan.

#### **Section 505. Setbacks and Buffers.**

Front, side and rear setbacks and buffer requirements shall be established as part of the Master Development Plan.

#### **Section 506. Building Height.**

No building shall be more than 3 stories in height or more than 35 feet in height, whichever is less, unless approved by the County Board of Commissioners as part of the Master Development Plan. The height limitation does not apply to unoccupied and inaccessible architectural features (e.g., church spires, belfries, cupolas and domes, parapet walls, monuments, government-owned observation towers, water towers, chimneys, flag poles, and similar structures).

#### **Section 507. Utility Construction.**

All water and sewer service construction shall meet the standards of the service provider. Utilities shall be placed underground. Storm water facilities shall be constructed to the specifications of the applicable local or state authority.

**Section 508. Transportation System.**

The street network shall be designed in a generally connected pattern limiting cul-de-sacs when possible. Street patterns shall be designed to respect and follow existing topography as much as possible, to minimize earthmoving and disruption of existing natural features. The applicant may request alternative design standards for infrastructure such as narrower streets or alternative stormwater methods to provide for more creative land development and to decrease potential environmental impacts of proposed development. Any proposed alleyways shall be designed in accordance with the approved development plan. Streets shall be designated public or private on the Master Development Plan.

**A. Streets shall be designed to:**

- i. Preserve existing hardwood tree lines and watercourses;
- ii. Minimize alteration of natural, cultural and historic features;
- iii. Minimize acreage devoted to streets;
- iv. Calm vehicle traffic;
- v. Promote pedestrian circulation;
- vi. Maximize the view of natural vistas.

**B. Street Construction.** Street design and construction shall be shown on in the Master Development Plan. In the Core Village the street shall be designed to meet the 300 to 600 feet grid. See § 2-38 of the Community Agenda.**C. Parking.** Parking spaces shall be provided in accordance with current Dawson County regulations as to number of spaces for a particular use and dimension of spaces. Parking may be shared between uses if no conflicts shall arise from such arrangement. If shared parking is proposed, then the applicant shall submit a plan for such arrangement with the Master Development Plan

- a. On-street parking shall be permitted throughout the district and shall be depicted on the Master Development Plan. On-street parking spaces shall count toward the minimum spaces required based on the land uses proposed. Off-street parking design shall be approved by the Dawson County Department of Public Works.

**D. Alleys.** Alleys shall be permitted as appropriate. Alleys shall be designed with a minimum of 12-foot lane width and a minimum R-O-W of 20 feet. Alley design shall be approved by the Dawson County Department of Public Works.**E. Pedestrian Circulation.** As part of the Master Development Plan, the applicant shall submit a pedestrian circulation plan depicting size and location of all pathways, trails and sidewalks. All proposed land uses shall be connected to the pedestrian circulation system. Multi-use trails shall be noted in the Master Development Plan. Golf carts are permitted on the multi-use trails if so designated on the Master Development Plan.**F. Street Trees.** As part of the Master Development Plan, the applicant shall provide a street tree plan showing the location, spacing and type of street trees proposed throughout

the development. Such plan may be depicted on a section of roadway providing an example of the intended tree planting program for the entire community. Street trees shall not be required in areas where the applicant intends to preserve existing trees. Developments in the MUV district shall meet the provisions of the most current landscaping requirements adopted by Dawson County related to parking areas.

**Section 509. Sign Program.**

The intent of the MUV district is to promote architectural style in signage by encouraging monument type signs using architectural materials. As part of the Master Development Plan, the applicant shall submit a sign plan that illustrates the size and style of signs to be constructed, as well as a description of materials to be used for all freestanding, wall, entrance and directional signage. The intent of these regulations is to promote signs architecturally compatible with surrounding development.

**Section 510. Open Space.**

A minimum of 30 percent of the total land area of the MUV district shall be open space or green space. Open space may include areas for both passive and active recreation. Examples include parks, playgrounds, play fields, plazas, greenways, trails, streams, creeks, ponds and natural areas. The concept plan shall show all proposed areas of open space. For the purpose of this section, the developer or owner may designate a portion of the open space as a wetland, stream and/or wildlife mitigation bank, and such area shall be counted as part of the open space. In addition, such mitigation bank may be placed in the ownership of a third party but shall be considered as part of the overall required development open space as long as such area remains a mitigation bank or is undeveloped.

**Section 511. Architectural Standards.**

As part of the concept plan approval process, the applicant shall provide preliminary information regarding the architectural theme of the community. Such preliminary information shall include drawings showing at least two typical residential elevations and drawings showing at least two elevations of typical proposed commercial buildings.

As part of the Master Development Plan approval process, the applicant shall submit information regarding intended architectural design for the community. Such information shall include at minimum a description of materials and colors of exterior of all buildings, roofing materials and pitches, and requirements (if appropriate) regarding porches and parking garages. Architectural standards may change due to future changes in the real estate market pertaining to household sizes and buyers wants and desires. The Planning Commission and Board of Commissioners shall have the authority to approve any modifications to architectural standards within the Master Development Plan.

**Section 512. Landscaping.**

Prior to constructing any structure or facility, the applicant shall submit a landscaping plan showing the location of all proposed landscaping for the area to be disturbed. Such plan shall show all proposed planting material (type and size), ground cover, proposed irrigation, and existing vegetation to be preserved.

**Section 513. Approval Process.**

In order to develop in the MUV district, the applicant shall first obtain approval of the concept plan. Thereafter or concurrent with presentation of the concept plan, the applicant shall submit a detailed Master Development Plan that shall be approved before the issuance of a land disturbance permit.

- A. **Concept Plan.** In order to rezone to MUV, the developer/applicant must submit a Concept Plan that shall include, but not be limited to:
- a. Proposed uses;
  - b. Number of units per use;
  - c. Designated areas of use;
  - d. Open space, amenities, road systems, access points;
  - e. Proposed name of development;
  - f. Location of all wetlands and streams as those terms are defined under State and Federal law; and
  - g. Public and private streets.

A Concept Plan of the development shall be submitted to Dawson County at the time of filing for rezoning to the MUV district. The Concept Plan shall be prepared by an architect, landscape architect, engineer and/or land surveyor whose state registration is current and valid.

After the Concept Plan is approved, minor variations from the plan shall be permitted if the requirements of the Concept Plan and Site Plan Amendments Section of the Land Use Resolution of Dawson County are met.

As each phase of the development is developed, the owner shall provide Dawson County with an updated summary of density "used" and remaining density "available" for future phases.

- B. **Master Development Plan Approval.** After zoning for the MUV district is approved, which includes approval of the concept plan, or concurrent with applying for re-zoning to MUV district, the developer and/or property owner shall submit the proposed Master Development Plan for any phase to be constructed before a land disturbance permit is approved by Dawson County. The Master Development Plan shall include:
- a. Location of streets, roadways, alleyways, sidewalks, trails and other transportation facilities;
  - b. Location and size of water and sewer facilities;
  - c. Location and size of all stormwater and sediment control facilities;
  - d. Location and size of lots and building areas along with proposed setbacks;
  - e. Location and designation of all buffered areas; streams, creeks and waterways, wetlands, adjacent property owners;
  - f. Location of proposed open space/greenway areas;
  - g. Proposed sign program with specifications and locations of signs;
  - h. Proposed landscaping for the particular phase to be developed;
  - i. Architectural standards as stated in this Article.

- j. Additional items that may be requested by the Dawson County planning staff or the Board of Commissioners necessary to insure compliance with the terms of this Article.

After the Master Development Plan is approved, variations from the Master Development Plan shall be submitted to the Planning Commission for review and recommendation and then submitted to the Board of Commissioners for approval or denial.

As each phase of the development is permitted, the owner shall provide Dawson County with an updated summary of density "used" and remaining density "available" for future phases.

## ARTICLE VI

### 5.4 General Provisions

#### **Section 600. Purpose.**

The purpose of this Article is to provide for general requirements of this Resolution to include: Uses prohibited in Dawson County; setback, screening, and buffer and clear vision requirements; access requirements; conditional and non-conforming uses; and maintenance of minimum resolution requirements.

#### **Section 601. Prohibited Uses.**

In order to protect the health, welfare, and safety of the residents of Dawson County, the following uses shall not be permitted in any District in Dawson County:

- A. Manufacture of hydrochloric, nitric, sulfuric, or picric acids, or other products, which, in case of accidental release, are hazardous to life.
- B. Production of chlorine or other noxious gases.
- C. Distillation of bones, rendering or refining of fats, oils, or animal parts.
- D. Dumping or reduction of garbage, dead animals, or offal, other than at county-operated sanitary landfills according to Georgia Department of Public Health regulations and Department of Agriculture regulations. Dead farm animals, including poultry, will be disposed of according to appropriate regulations on the owner's property, if known.
- E. Manufacture of explosives or storage of more than 100 pounds of explosives.
- F. Manufacture of fertilizer.
- G. Storage or dumping of hazardous, toxic, or radioactive wastes.
- H. Hair, glue or leather manufacture.
- I. Smelting of tin, copper, zinc, or iron ores.

#### **Section 602. Setback, Screening, Buffer, and Vision Requirements.**

- A. Building setback requirements are established to provide for minimum distance from adjacent structures and property lines, minimum distance from streets and highways, clear vision at road intersections, and safe distances from hazards.



- B. No structure shall be less than 10 feet from an adjacent structure unless constructed with common or contiguous walls such as may occur in townhouses, condominiums, apartments, or intensive commercial development, and unless structures comply with the provisions of the Georgia Building Code concerning fire safety, e.g., fire-resistant construction, warning systems, barriers, sprinkler systems, and fire escapes, as necessary, or as required by the Planning Commission.
- C. Building setbacks are established according to the following table unless otherwise noted in each respected district (except RPC)

LOCATION	DISTANCE
Front	100 feet from Parkways, 60 feet from state or federal highway, and 40 feet from all other streets or roads
Side	25 feet
Rear	35 feet
R-A	50 feet from property line or road or 200 feet from residence on adjacent lot, whichever is greater, for all buildings occupied by animals or animal products
Lake	No setback required from Lake Lanier Government Line
Sewage	Public Health Department requires 10 feet from property line and 100 feet from a well for septic field lines. (This is subject to change, please check with the Health Department to verify setbacks)

- D. A clear vision area shall be maintained on the corners of all property at intersection of two streets or a street and a highway. A clear vision area shall contain no planting, fence, wall, structure, or temporary or permanent obstruction exceeding 36 inches in height, except for trees with branches and foliage removed to a height of eight feet above the ground at grade level or open wire fencing that does not obscure sight. There must be a sight distance of 200 feet from a point 10 feet behind the point of intersection of roadway surfaces.
- E. Screens or buffers may be required by the Planning Commission to reduce the impact of adjacent incompatible uses, in addition to specific requirements in Land Use Districts. The Planning Commission shall consider proposed uses, the purpose and effectiveness of a screen or a buffer and its maintenance. Screens and buffers may constitute part of required open space or setbacks of a proposed use. The required screens or buffer shall be only in locations and dimensions necessary to perform a stated function. The width of screens and buffers may be adjusted to take into account the topography and conditions at the specific site and use. Natural screens and buffers are preferred; however, fences, walls, earth berms, or similar techniques may be used. Planted screens should be sufficient to obscure the proposed land use within five years.
- F. Uses which are unconventional or incompatible with adjacent or surrounding uses or which involve nudity or other activity which is offensive or otherwise jeopardizes the health, safety, or welfare of Dawson County's citizens, may require special measures to separate the use

from surrounding uses, to minimize the offensive nature of the activity or prevent a violation of State or local law. In such cases, the Planning Commission may require buffers, screens, barriers, or other measures to appropriately address that use.

**Section 603. Access Requirements.**

Every lot shall abut a street or other public or privately maintained roadway for at least 30 feet. Where lots are five acres or more, or are exempted from subdivision requirements, a minimum easement of 30 feet for ingress and egress and utilities must be provided to a public road. No property owner shall be deprived of access to his property. Access easements acquired before the enactment of this Resolution may be 20 feet wide and property before the effective date of this Resolution with at least 20 feet of frontage shall, as an exception, not be required to acquire additional frontage where the necessary property to acquire 30 feet is owned by another person.

**Section 604. Maintenance of Minimum Resolution Requirements.**

No person shall, by deed, gift, or other conveyance, reduce the lot size under minimum requirements unless given for Public use or a variance is approved therefore.

**Section 605. Conditional Uses.**

Conditional uses are those uses by variance, which set out specific conditions as requirements for that variance. If those specific conditions are violated or omitted, the use previously authorized is automatically revoked and the property reverted to the use before the variance or conditional use was granted without further action by the Planning Commission or County Commissioner.

**Section 606. Non-Conforming Uses.**

Any structure or use of land existing before the enactment of this Resolution, unless in violation of Subdivision Regulations, Mobile Home Park and Mobile Home Regulations, or Soil Erosion and Sediment Control Resolution previously in effect, not in conformity with District Use Provisions, may be continued; provided, however, the non-conforming use shall not be:

- A. Changed to another non-conforming use;
- B. Re-established after discontinuance for a period of one year;
- C. Expanded except in conformity with this Resolution;
- D. Rebuilt, altered, or repaired after damage exceeding 75% of the fair market value of the structure immediately before the damage occurred;
- E. Replaced, except the replacement of an old or destroyed manufactured housing with new manufactured housing when the manufactured housing is the primary residence and occupied by the owner.
- F. For commercial and business purposes, a legal non-conforming status is proven by possession of a valid, legally obtained, Dawson County Business License within the past 12 months

**Section 607. Off-Street Parking and Loading Spaces Required.**

Except and unless otherwise specifically provided, this Section shall apply only to properties located within the RB, CB, HB, OI, CPCD, CIR, and IA Zoning Districts.

- A. Off-street automobile parking and loading spaces shall be provided, as specified in this Section, for uses and structures hereafter established in the IA and all commercial districts at the time of initial construction of any principal building, unless otherwise exempted from this Resolution. For developments phased in timing, parking and loading requirements may also be phased in accordance with the requirements applying for each particular time phase of development.
- B. Any building or use that is subsequently enlarged or converted to another use shall meet the off-street parking and loading space requirements of this Section, for the enlarged or new use.
- C. Required parking and loading spaces shall be maintained and shall not be encroached upon by refuse containers, signs or other structures, unless an equal number of spaces are provided elsewhere in conformance with this Resolution.
- D. Required parking and loading spaces shall be provided with vehicular access to a public street or alley, unless such access is prohibited by this Resolution.
- E. Off-street parking and loading facilities required shall be located on the same lot as the principal building or use. However, as much as fifty (50%) percent of the required number of parking spaces may be located within four hundred (400) feet of the principal building or use, provided proof of ownership or a valid lease agreement for use of such premises is provided to the Administrative Officer. Such distance shall be measured between the nearest point of the parking facility and the nearest point of the principal building or use.

**Section 607.1.A. Minimum Number of Off-Street Parking Spaces Required.**

The minimum number of required off-street parking spaces for each type of permitted use shall be as indicated below. For uses not specifically listed, the off-street parking requirements shall be those of the most similar use as determined by the Administrative Officer. The Administrative Officer may also reference the latest American Planning Associations Parking Standards Report. When referencing APA Reports weight should be given to the jurisdiction listed with a population density closest to that of Dawson County. When the application of these parking requirements results in a fractional space requirement, the fractional space requirement shall be construed to mean one (1) additional space.

**TYPE OF USE**

**PARKING REQUIRED**

Apartment, multiple-family residential use a) Clubhouse or recreation center b) Leasing office	Two spaces per dwelling unit Ten spaces, minimum Four spaces
Arcade, game room	One per 200 sq. ft. gross floor area
Art Gallery, Museum, etc.	One per 300 sq. ft. gross floor area
Assembly hall, community centers	One space per four fixed seats
Auditorium, stadium, gymnasium	One space per four fixed seats
Automobile a. Sales and Service	One per 150 sq. ft. gross floor area

Bank or financial institution	One per 200 sq. ft. gross floor area
Barber or beauty shop	Three spaces for each operator or chair
Billiard hall, Poolroom	One per 200 sq. ft. gross floor area
Boarding or rooming houses	One per guest room plus one per employee
Bowling alley	Three spaces per lane
Church or places of worship	One space per four fixed seats in auditorium
Convenience store/ Gas Station	One per 200 sq. ft. gross floor area
Correctional Facility	One per each employee on maximum shift, plus One per every 25 inmates
Dance studio	One per emp. + one per 150 sq. ft. gross
Day care center	One per ten children, + one per employee
Dormitory	One per 2 beds
Duplex	Two per dwelling unit
Food store, grocery	One per 200 sq. ft. gross floor area
Funeral home or mortuary	One per four seats in largest assembly room
Furniture or appliance stores	One per 600 sq. ft. gross floor area
Golf Course	Three per hole plus one per two employees
Health Club, spa	One per 150 sq. ft. gross floor area
Hospital, clinic Nursing home or other long term care facility	One per two beds + one per 3 employees One per two beds + one per staff
Hotel, motel employees	One per guest room + one per two
Industrial or manufacturing	Two per three employees on largest shift
Laundry, self-service	One per 200 square feet of gross floor area
Library, museum floor area	One per 200 square feet of gross
Lodge, club room	One per three seats in largest assembly
Mini-warehouse or Self-Storage Facility	One per 20 stalls + two per office

Miniature golf course	Three spaces per hole
Mobile home park	Two per dwelling + one per resident manager
Multi-family residential (condominiums, townhouses, etc.)	Two per dwelling unit plus one additional guest space per 4 units in an off-street parking area
Office a) Medical or Dental	One per 250 square feet of gross floor area Six spaces per practitioner
Parks and Subdivision Activity/Amenity Areas	One per 5,000 square feet of land area Ten spaces minimum
Personal services	One per 200 square feet of gross floor area
Restaurant or lounge	One per 100 square feet of gross floor area
Retail, general	One per 200 square feet of gross floor area
School, private	One per 10 classroom seats + one per staff person
School elementary	One per 15 classroom seats + one per staff person
School, high	One per 10 classroom seats + one per staff person
School, college, trade, vocational commuter only	One per 5 classroom seats + one per staff person
School, college, trade, vocational with dormitories	One per 10 classroom seats + one per staff person Dormitory facilities not included
Shopping center	One per 200 square feet of gross floor area
Single-family residence Theater, cinema	Two spaces per dwelling unit One space for each five seats Ref variance 04-06
Warehouse	One per 500 square feet of gross floor
Wholesale	One per 500 square feet of gross floor

This is redundant of verbiage located in the initial paragraph of this section.

**Section 607.1.B. Maximum Number of Off-Street Parking Spaces Allowed.**

- A. Purpose. Limiting the number of spaces allowed promotes efficient use of land, enhances urban form, encourages use of alternative modes of transportation, provides for better pedestrian movement, and protects air and water quality.
- B. The maximum number of off-street parking spaces for any building or use shall not exceed the amount determined as follows:
  - 1. Parking lots of more than 20 and less than 50 spaces. Parking lots may not have more than one hundred twenty percent (120%) of the minimum number of spaces required as identified in Section 607.1.A.
  - 2. Parking lots of 51 spaces or more. Parking lots may not have more than one hundred ten percent (110%) of the minimum number of spaces required as identified in Section 607.1.A.
  - 3. Parking lots described in the above categories may be allowed up to one hundred fifty percent (150%) of the minimum number of spaces required as identified in Section 607.1.A. if the parking installed which exceeds the minimum requirement is installed using porous paving techniques or other ecologically friendly techniques. The planning director must approve any parking design, which exceeds the regularly allowed maximum number of spaces.

**Section 607.2. Handicapped Parking Requirements.**

In all land use intensity districts each parking area for six (6) or more spaces devoted to uses other than residential shall provide handicapped parking spaces (a minimum of twelve feet in width with 4 feet of the parking space to be designated as loading area), counted as a part of the total parking required, in accordance with the following scale:

TOTAL PARKING REQUIREMENTS HANDICAPPED SPACES REQUIRED	
6 - 25	1
26 -50	2
51 -75	3
76 -100	4
101 -150	5
151 -200	6
201 -300	7
301 -400	8
401 -500	9
501+	2% of total required

**Section 607.3 Minimum Number of Off-Street Loading Spaces Required.**

- A. On the same lot with every building, structure or part thereof, erected or occupied for manufacturing, storage, warehouse, truck freight terminal or single unit retail or wholesale store over 25,000 square feet or other uses similarly involving the receipt or distribution of vehicles, materials or merchandise, there shall be provided and maintained on the lot adequate space for the standing, loading and unloading services to avoid undue interference with public use of streets and alleys.

For the above-described uses, one (1) loading space shall be provided for the first 25,000 square feet of gross floor area or fractional part thereof. Uses in excess of 25,000 square feet shall provide loading spaces according to the following schedule:

SQUARE FEET NUMBER OF SPACES
---------------------------------

25,001- 50,000	2
50,001- 100,000	3
100,001- 200,000	4
200,001- 300,000	5
For each additional 100,000 or fraction thereof	1 additional

- B. On the same lot with every building, structure or part thereof under 25,000 square feet, erected or occupied for retail, wholesale, restaurants, or onsite service providers or other similar uses, there shall be provided and maintained on the lot adequate space for the standing, loading and unloading services to avoid undue interference with public use of streets and alleys.

For the above-described uses, one (1) loading space minimum shall be provided. For multi-unit structures one (1) loading space per every 5 units shall be provided.

**Loading space size requirements:**

Each loading space shall be a minimum of twelve (12) feet by sixty (60) feet, with a fourteen (14) foot height clearance. Loading spaces must be marked and placed separate from access drives.

All plans for off-street loading areas shall be subject to the approval of the Administrative Officer.

**Section 607.4. Parking and Loading Area Design Requirements.**

Improvement of Parking Lots:

- A. All parking areas containing more than five (5) spaces shall meet the following requirements:
  1. They shall be graded to insure proper drainage with curb and gutter installed as required to facilitate stormwater management, surfaced with concrete or asphalt, and maintained in good condition free of obstructions.
  2. Parking areas shall not be used for the sale, repair, dismantling or servicing of any vehicle, equipment, materials or supplies.
  3. Each parking area shall be clearly marked and directional arrows or signs shall be provided wherever necessary. Markers, directional arrows and signs shall be properly maintained at all times.
  4. A parking lot pavement setback of ten (10) feet from any public street right-of-way and five (5) feet from any exterior property line shall be provided, except where access points and interconnections to other parcels have been approved.
  5. Any lighting facilities installed shall be so arranged to prevent the direct illumination of adjacent residential properties or public streets.
  6. A site plan indicating property lines, parking areas, location of parking spaces, pavement setbacks, drainage facilities, paving materials, access and other features required to ensure compliance with this Article shall be submitted to the Administrative Officer. A permit shall be required prior to the construction of new parking areas, or for the expansion or alteration of existing parking areas.



**Section 607.5. Landscaping and Design in Parking Areas.**

Refer to the Dawson County Buffer, Landscape and Tree Ordinance for design specifications.

**Section 607.6. Curb Cut and Access Specifications.**

A. Access from public streets to all parking areas for any permanent or temporary uses, buildings and/or structures, regardless of the number of parking spaces provided, shall meet the following requirement:

1. No more than two (2) curb cuts or access breaks shall be permitted for any lot or parcel with a frontage of two hundred (200) feet or less on any one (1) street.

All other Curb Cut and Access Specification requirements shall be referenced from the Dawson County Driveway Construction and Permitting Ordinance adopted April 15, 2004 as amended and are regulated by the Public Works Director of Dawson County.

**Section 607.7 Parking Space Design Requirements**

A. All parking spaces installed within parking areas regulated by Section 607.4 shall meet the following size requirements:

1. All standard spaces shall have a minimum width of 9 feet.
2. All standard spaces that are installed 90 degrees off of the curb shall have a minimum stall depth of 18 feet.
3. All standard spaces that are installed 60 degrees off of the curb shall have a minimum stall depth of 20 feet.
4. All standard spaces that are installed 45 degrees off of the curb shall have a minimum stall depth of 20 feet.
5. All standard spaces that are installed 30 degrees off of the curb shall have a minimum stall depth of 18 feet.
6. All parallel parking spaces shall have minimum width of 9 feet off the curb and a minimum length of 22 feet.

(Stall Depth is defined as a measurement at 90 degrees from the curb to the end of the parking space striping)

B. Aisle widths in parking areas regulated by Section 607.4 shall meet the following requirements:

1. The minimum aisle width for spaces installed 90 degrees off of curb shall be 24 feet.
2. The minimum aisle width for spaces installed 60 degrees off of curb shall be 18 feet for one-way traffic and 20 feet for two-way traffic.
3. The minimum aisle width for all other spaces shall be 14 feet for one-way traffic and 20 feet for two-way traffic.

Spaces installed 90 degrees off of curb shall not be allowed on thru streets or aisles.

**Section 608. Additional Requirements for Commercial and Agricultural Activities.**

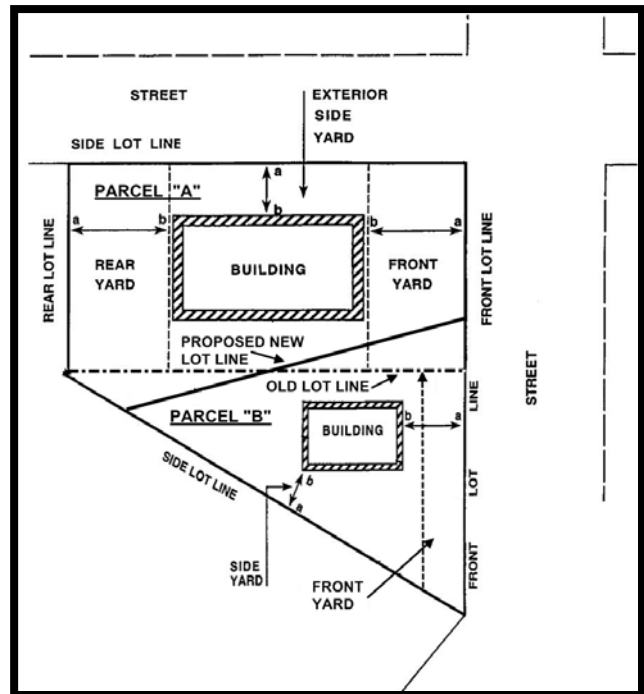
- A. Any application involving a request for a zoning or rezoning to any commercial district classification shall be accompanied by a scaled drawing in such form specified by the Planning Commission showing all pertinent distances and dimensions and depicting all proposed improvements.
- B. Any application involving a request to construct a major farm building as described in Sections 301 and 307 of this Resolution, or a building to be occupied by animals or animal products as described in Section 602 of this Resolution, shall be accompanied by a scaled drawing in such form specified by the Planning Commission showing all pertinent distances and dimensions and depicting all proposed improvements.

**Section 609. Lots of Record.**

The following allowances and modifications to lots of record can be made, or are deemed to be made by certain actions.

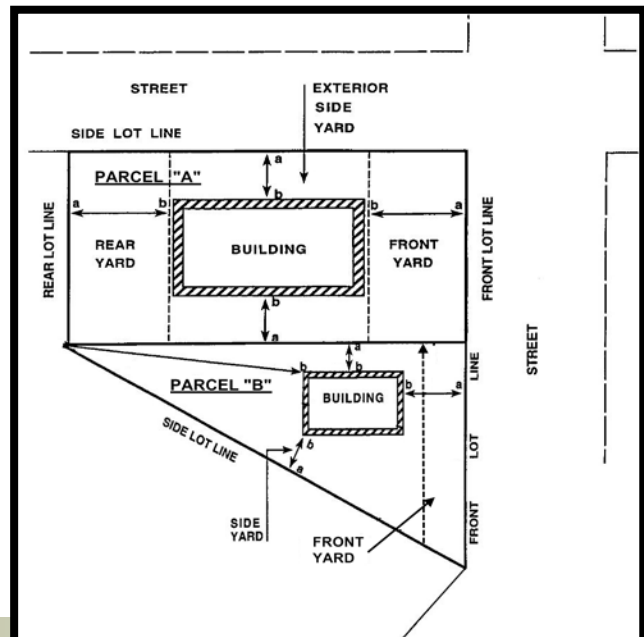
- A. Although a lot may not contain sufficient land area, width or lot frontage to meet the minimum lot size requirements of this resolution, such lot may be used as a building site if all other requirements of the district are met and that building plans are consistent with all state and local health codes.

Example A: Parcel A conforms, Parcel B has non-conforming lot size



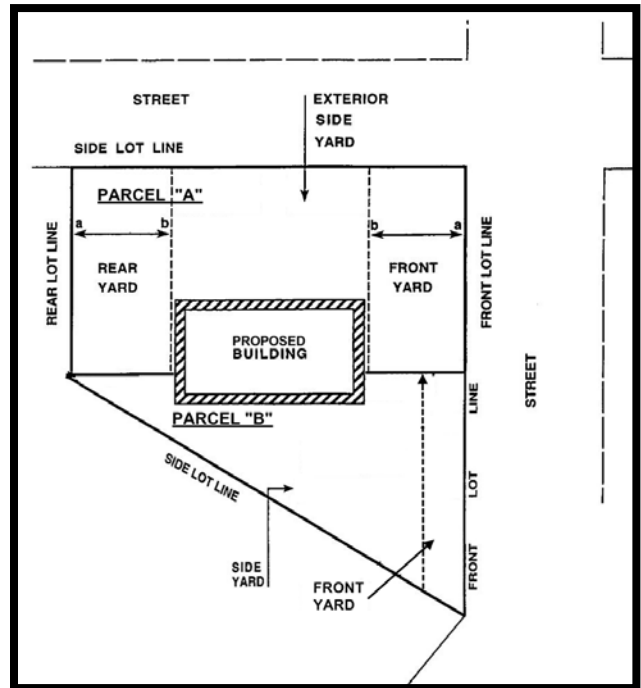
- B. The line between two adjoining lots of record that are non-conforming as to lot size may be modified only such that neither lot becomes smaller. If a non-conforming lot of record adjoins a lot that meets or exceeds lot size standards, then the line may be modified only such that the non-conforming lot does not become smaller, and the conforming lot is not made non-conforming.

Example B: Re-plot of both lots such that Parcel A is the same size & Parcel B is not smaller

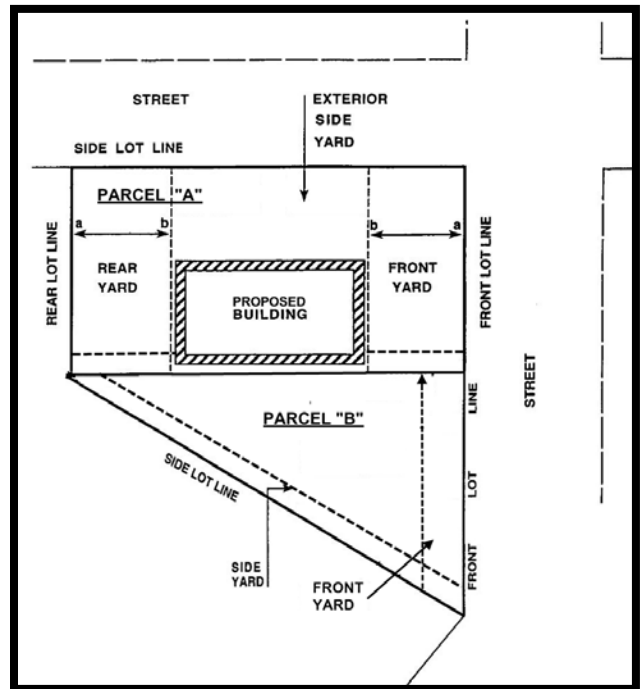


- C. If a building is proposed for construction across the line between two lots of record under the same ownership that are non-conforming as to the lot size or frontage, then the lots shall be resurveyed and recorded to be combined. If a building is proposed for construction within a setback between two lots of record under the same ownership that are non-conforming as to lot size or frontage, then the lots may be resurveyed and recorded to be combined, or a request for a setback variance may be considered.

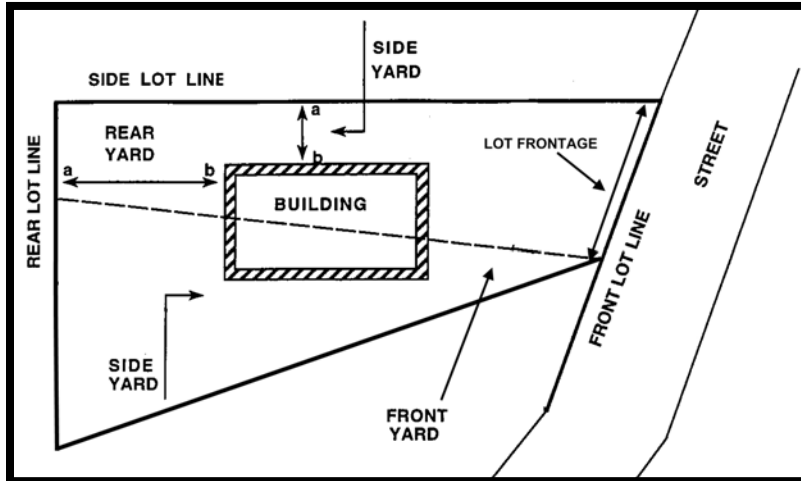
Example C1: Same owner for both parcels  
Requires re-plat of property to remove separation



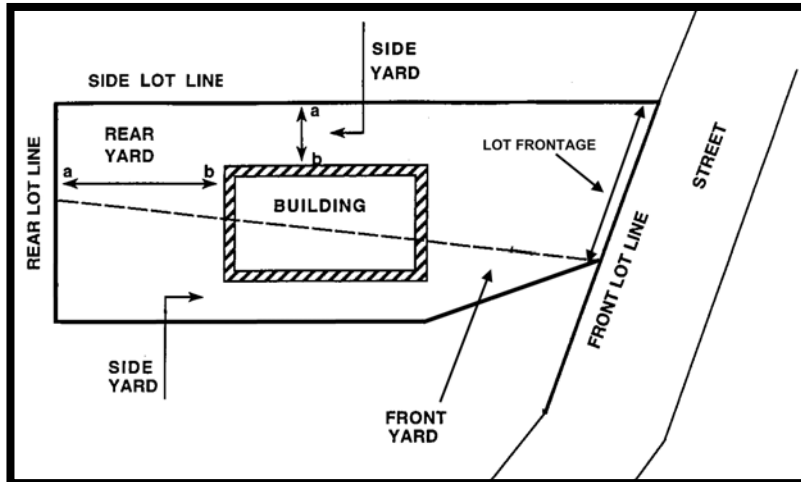
Example C2: Same owner for both parcels.  
Proposal to build in setback of one parcel requires re-plat or variance approval.



- D. A lot that is non-conforming in one dimensional criteria, but conforming to other criteria, may be modified such that the conforming criteria is rendered non-conforming, and the non-conforming **criteria** is not made non-conforming to a greater extent. For example, if a non-conforming lot of record has less than the required lot frontage, but has excess lot area, then the lot area can be reduced as long as the lot maintains the minimum lot area. However, the lot frontage cannot be reduced.



Example D1: Existing lot with less than required lot frontage, but more than the minimum acreage required



Example D2: Existing lot with new side lot line and minimum required acreage NOTE: no change in Lot Frontage

- E. If a legal lot of record is resurveyed for combination, line change or other alteration in accordance with this section and recorded with the Clerk of Court's office, then; the most recent recorded plat takes precedence and shall be considered the new lot of record.

**Section 610. Concept Plan and Site Plan Amendments:**

Concept Plan and Site Plan Amendments are broken down into two categories, Major Amendments and Minor Amendments.

- i. Major Amendments in the case of a rezoning will require a resubmission and review by the Planning Commission members and the Board of Commissioners. All others require the approval of the Planning Director. Major Amendments include but are not limited to:

1. Major conceptual change as defined by the Planning Director
  2. Increases the density proposed
  3. Increases the square footage of the commercial development by 10% or greater.
  4. Changes the location of collector, arterial or commercial streets
  5. Relocates Active amenity area or Active open space
  6. Has an effect on adjoining properties
  7. A request for exemption or relief from a previously approved stipulation
- ii. Minor Amendments are approved by the Planning Director. Minor Amendments include anything less than Major Amendments and but are not limited to:
1. Changes to the location of minor or residential streets
  2. Relocates Passive open space
  3. Adjusts lot lines not resulting in new lots
  4. Decreases Passive open space up to a maximum of 10% (while still meeting the minimum open space requirement of zoning)
  5. Increases Passive open space
  6. Reduces the approved density
  7. Increases the square footage of the commercial development by less than 10%
  8. Decrease the commercial square footage of an approved development
  9. Has no effect on adjacent or adjoining properties

### **Section 611. Home-Based Businesses**

- A. Administration and Enforcement. Dawson County enforces the County's Business License Ordinance. Any person failing to comply with any provision of the Dawson County Business License Ordinance may be subject to Article XII of the Land Use Resolution and may be punished by a maximum fine of \$1,000, as well as penalties imposed within the Business License Ordinance.

Any licensee failing to comply with this Section shall have the Business License revoked. If a business license application involves a home occupation and is denied by the Planning Director, then the Applicant may file a variance request in accord with Article IX of the Land Use Resolution of Dawson County. The approval for a Home Office or Home Occupation shall not "run with the land" and shall terminate with a change in location or ownership of the Home Office or Home Occupation or ownership of the premises.

- B. Exceptions

1. Uses currently allowed in the RA Zoning District (Agricultural Residential) shall be subject to the requirements for permitted and prohibited uses set forth within the Land Use Resolution of Dawson County and shall be exempt from any conflicting ordinance,

except for parcels zoned R-A that are one acre or less. If a parcel is zoned R-A and is equal to or less than one acre, then the terms of this section shall control. A business that qualifies only as a Home Office, but not a Home Occupation, shall be exempt from the terms hereof if the property is in the R-A zoning District.

2. Exception to Business License Requirement Only. Secondary Offices. A Home Office in a residential district that is an ancillary office and that is not the primary location for the business of the Home Office; such ancillary location shall not be required to have a business license issued by Dawson County if: (1) the business activity is subject to a business license issued by Dawson County for another location, or (2) if a business license has been issued for another location by some other jurisdiction in the United States.

#### C. Permitted Home Occupations

1. Offices of professionals including, but not limited to, architects, brokers, counselors, clergy, draftspersons and cartographers, engineers, insurance agents, lawyers, real estate agents, accountants, editors, publishers, journalists, psychologists, contract management, graphic design, construction contractors, landscape design, surveyors, cleaning services, salespersons and manufacturer's representatives, and travel agents;
2. Personal services, including barber shops, beauty parlors, manicure and pedicure shops, pet grooming, catering, taxidermy services, and chauffeur services;
3. Instructional services, including music, dance, art and craft classes, tutoring, and outdoor instruction to include tennis lessons, and swimming lessons;
4. Babysitting services, day care homes;
5. Studios for artists, sculptors, musicians, photographers, and authors;
6. Workrooms for tailors, dressmakers, milliners, and craft persons, including weaving, lapidary, jewelry making, cabinetry and wood working;
7. Repair services, including watch and clock, small appliances, computers, and electronic devices; and
8. Upholstery and detailing services if and only if an accessory building may be used for the Home Occupation.

This list may not be all-inclusive. The Planning Director shall determine whether an unlisted business is substantially similar to a permitted use based upon the proposed business activity. A maximum of two Home Occupations may be granted to the same residence.

#### D. Prohibited Home Occupations

1. Kennels, stables, veterinarian clinics/hospitals
2. Outside obedience training of animals
3. Medical and dental clinics/hospitals
4. Restaurants, clubs, drinking establishments
5. Motor vehicles sales, medium and large engine repair
6. Repair and service of small internal combustion motors for powered lawn equipment, motor cycles, scooters, all-terrain vehicles, boat motors or construction tools and equipment powered by internal combustion motors.
7. Undertaking and funeral parlors and crematoriums
  - i. Human or animal cremation facilities
8. Retail sales of goods not made on the premises and sold to the general public from the premises

9. Rooming and Boarding houses with the exception of Bed and Breakfast facilities that have been approved in accordance with the Land Use Resolution.
10. Adult business uses (See Dawson County Adult Business Establishment Ordinance)
11. Private Clubs
12. Warehousing and/or storing of material not directly used in a licensee's home occupation.
13. Other similar uses as determined by the Planning Director based upon the proposed use being substantially similar to a prohibited Home Occupation.

#### E. Operational Standards

1. Operating Hours - Customer/client visits to the home occupation are limited to the hours from 8 A.M. to 8 P.M. The home occupation shall not generate more than 10 customer/client visits in any one day nor more than five customers/clients at any one time nor more than two (2) customer vehicles at any one time.
2. Employees - The home occupation shall have no more than one non-resident employee on the premises at any one time. The number of nonresident employees working at locations other than the premises of the home occupation is not limited.
3. Vehicles - Delivery vehicles used to deliver goods to the home occupation business are limited to passenger vehicles, mail carriers, and express carriers such as UPS and FedEx. Deliveries shall be permitted only between 8:00 A.M. and 8:00 P.M. The home occupation shall be limited to the parking/storage of one commercial vehicle on the premises, not exceeding a one-ton capacity. Any commercial vehicle shall be stored such that the vehicle is not visible from a public street. Parking for all customers/clients/employees shall be restricted to the premises and shall not be permitted on public rights-of-way. The home occupation shall allow for on-site customer/client/employee parking.
4. Nuisances - The equipment used by the home occupation and the operation of the home occupation shall not create any vibration, heat, glare, dust, odors, or smoke discernible at the property lines at any time and shall not generate any discernible noise at the property lines from 8:00 P.M. to 8:00 A.M. and shall not create any electrical, magnetic or other interference off the premises, consume utility quantities that negatively impact the delivery of those utilities to surrounding properties, or use and/or store hazardous materials in excess of quantities permitted within residential structures.
5. Appearance - There shall be no exterior indication of the home occupation or variation from the residential character of the principal use. Special accessibility such as access ramps may be constructed in order to conform to building codes. No outside displays of sales items, products, or services may be used. All material stored on premises for the use of the home occupation shall be out-of-sight of the public and inside a building. All accessory structures shall meet the requirements set forth for the Residential District. No vehicles or other receptacles used for the collection, carrying, storage or transport of commercial garbage, waste, trash or recycled material shall be parked or stored on the property.
6. Ownership - The business owner of the dwelling associated with the Home Occupation request shall occupy the dwelling as a principal residence and shall



own the premises, unless the residence is in the RMF District.

- i. An applicant residing in Residential Multi-Family District (RMF) Article III section 306 of the Land Use Resolution shall have owners' written permission to obtain a home-based business license.

#### F. Accessory Buildings for Home Occupation Use

1. The use of an accessory building for a home occupation shall only be permitted in R-A, Article III section 309 of the Land Use Resolution
2. Limit - Only one accessory building per parcel shall be allowed for home occupation use.
3. Lot Size - The use of an accessory building for a Home-based business shall be prohibited on parcels less than five (5) acres in all residential districts.
4. Home Occupations may operate in an accessory building used for other purposes but the maximum square footage used may not exceed those limits set forth in sub-section F6.
5. The setbacks for all accessory buildings for use in connection with a Home Occupation shall meet the setback requirements for a house/residence.
6. Accessory Building size. The use of an accessory building, where permitted, for a Home-based Business shall be limited to .6% of the parcel or 2,500 square feet, whichever is less, and shall not exceed 30 feet in height from grade.

#### G. Size of Residence used as Home Occupation

1. No more than 25% of the interior heated space of a residence/home shall be used for a Home Occupation.

#### H. Signs

1. The maximum size of a permanent sign is three (3) square feet in total, which is 432 square inches.
2. Only one permanent sign is allowed.
3. The permanent sign shall be affixed no higher than six (6) feet from the first floor foot level to the home or to the Accessory building used for home occupation.
4. The permanent sign shall not be lighted.

#### I. Notification

1. Before commencement of a Home Occupation, the licensee shall notify, in writing, all adjacent property owners.
2. Notification shall include, at minimum, what type of Home Occupation the licensee is starting and when the Home Occupation shall begin.

J. Non-conforming Use. Home-based businesses that maintain a valid business license on the effective date of this ordinance shall be permitted to continue the operation as a non-conforming use if such business does not comply with the terms hereof until the form of the business changes or the ownership of the business or any portion of the property changes.

### **Section 612. Private Cemeteries, mausoleums, and burial sites**

- A. New cemeteries. Cemeteries for human interment are required to meet the following minimum requirements:
- a. Minimum lot size of five acres, except for church cemeteries. Private family plots shall have at least one fourth ( $\frac{1}{4}$ ) acres devoted to such use and platted accordingly.
  - b. All graves or burial lots shall be set back not less than 50 feet from any property line or street right-of-way lines.
  - c. An access easement shall be shown on the property plat. If the land is sold, subdivided or in any other way is received into ownership or control by a nonfamily member, then the owner shall allow the right of access for visitation over, across, and through the access easement shown on the plat.
- B. Unless already platted and recorded in the Clerk of Court's office, new burial plots or cemeteries shall not be utilized unless a permit has been issued by the Planning and Development Director. Upon burial, the plot shall be surveyed, platted and recorded within 90 days of permit issuance.

## **ARTICLE VII**

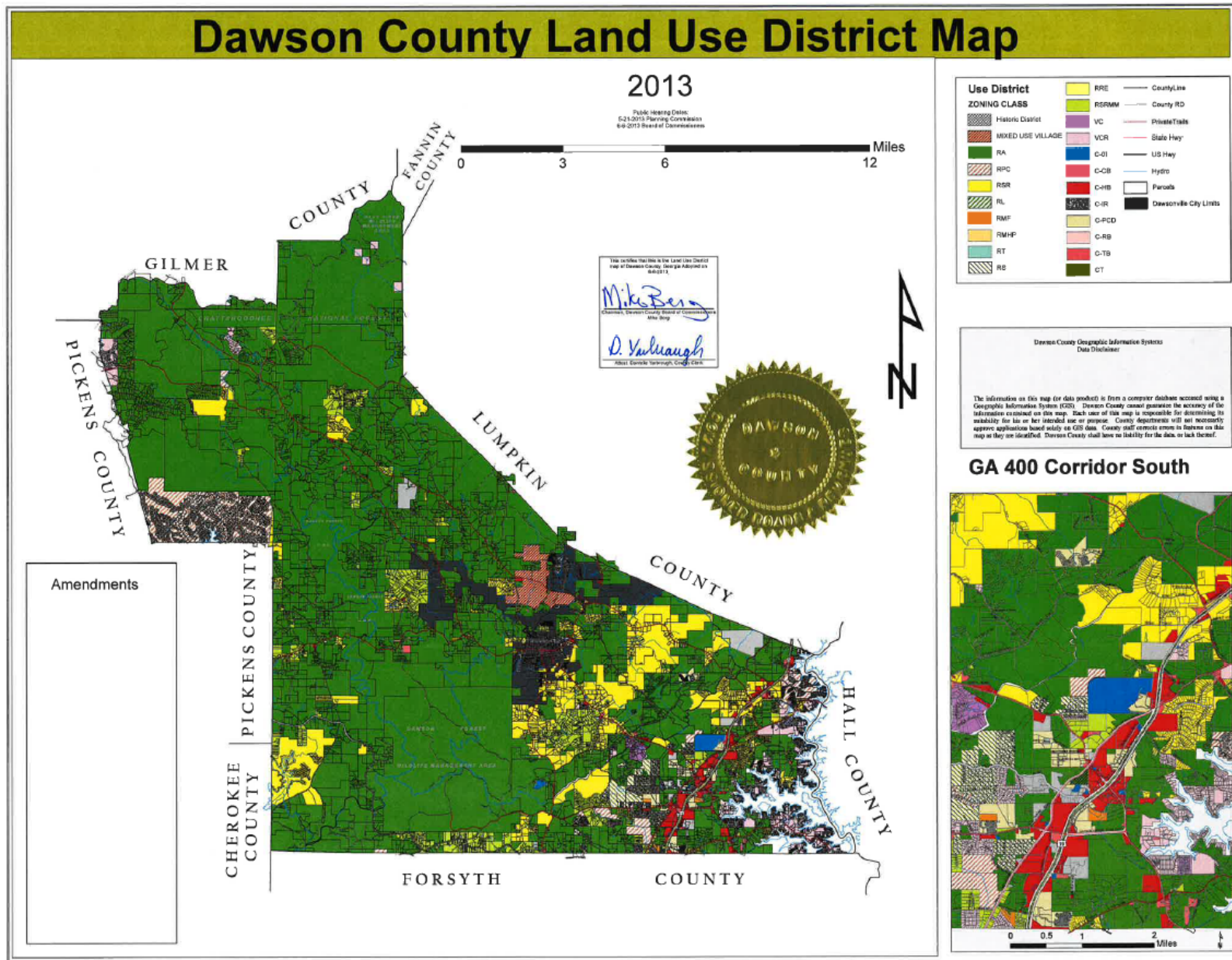
### ***5.5 Land Use Resolution District Map***

#### **Section 700. Purpose.**

The purpose of this Article is to establish the Land Use Resolution District Map; provide for identification, alteration, and replacement of the District Map; criteria to be considered in amending the District Map; district boundaries; relationship between District Map and Future Land Use Map.

#### **Section 701. Land Use Resolution District Map.**

The Land Use Resolution District Map is hereby designated to be Section 706 of this Resolution. Any reference to the "District Map" in this Resolution refers to the Official Land Use Resolution District Map.



**Section 702. Identification, Alternation, and Replacement of the District Map.**

- A. The District Map is signed by the Commissioner with witnessing signature of the County Clerk and bears the Commissioner's seal under the following words: "This certifies that this is the Land Use Resolution of Dawson County, Georgia," together with the date of the adoption of this Resolution.
- B. The District Map may be altered only if the proposed alterations area in conformance with the Future Land Use Map (Article VIII), and sound planning principles. Any alteration to the District Map is an amendment to this Resolution. The procedure by which amendments are proposed and approved is contained in Article XII. Any amendment involving changes in land use district boundaries must be entered on the District Map as soon as the amendment has been approved by the Commissioner. The entry should be as follows: "On (date) by official action of the Commissioner, the following changes (or changes) were made on the Official Land Use Resolution District Map: (Brief description of change.)" It shall be signed by the Commissioner with witnessing signature of the County Clerk. No amendment to portions of this Resolution that are illustrated on the District Map becomes effective until after the change has been entered as described above on the District Map. Any authorized alteration of the District Map by any person is a violation of this Resolution. The Official Land Use Resolution District Map is located in the Planning Department and is the final authority as to the current status of land use district boundaries.
- C. If the District Map becomes damaged destroyed, lost, or difficult to interpret because of the nature or number of changes and additions, the Commissioner may adopt a new District Map, which will replace the previous District Map. The new District Map is identified as such in the same manner as described above. When the new District Map is adopted, a notation should be made on the previous District Map that it is no longer valid, indicating the date that the new District Map was adopted, as a reference aid. The previous District Map should be preserved, if it has not been lost or destroyed, for possible future reference.

**Section 703. Criteria to be Considered in Amending the District Map.**

The following points should be addressed when considering proposed amendments to the District Map. In determining whether or not a proposed amendment satisfactorily addresses the points stated below, sound planning principles should be followed.

- A. Proposed amendment should be in conformance with the Dawson County Future District Map.
- B. Findings of fact must be presented and accepted in support of such an amendment.
- C. Proposed amendment should meet demonstrated changes in community needs.
- D. The factors indicating suitability of land to be placed within a certain land use district should be considered. These criteria are contained in Section 1004.

**Section 704. District Boundaries.**

Where uncertainty exists with respect to the exact location of the boundary of a land use district shown on the District Map, the following guidelines should be followed in establishing the exact location of the boundary:

- A. Where a land use district boundary is indicated as approximately following the center line of a street or road, or as approximately following the right-of-way line, that line should be considered to be the boundary.

- B. Where a land use district boundary is indicated as approximately following the corporate limit line of the city, the corporate limit line should be considered to be the boundary.
- C. Where a land use district boundary is indicated as approximately following a property line or such line extended, the line or lines extended should be considered to be the boundary.
- D. Where a land use district boundary is indicated approximately following the center of a stream bed, such should be considered to be the boundary.
- E. Where a land use district boundary is indicated as approximately parallel to the center line of a street, road, railroad, or the right-of-way of such a facility, such boundary shall be interpreted to be parallel to such line and at a distance from it as indicated by scale on the District Map.
- F. Where a land use district boundary line is indicated as dividing a lot in single ownership at the time of the enactment of the Resolution, the development standards for the land use district in which the greater portion of the lot lies must be extended to the balance of the lot up to a distance of thirty-five (35) feet beyond the actual boundary line of the land use district.

#### **Section 705. Relationship between District Map and Future District Map.**

- A. The Future District Map as adopted by the Board of Commissioners and adopted by the Commissioner. It should provide the best possible indication of desirable future district patterns that will meet projected future demand for land uses of various types.
- B. The land use districts contained on the District Map carry standards which must be met by all new developments and construction in the County. The arrangement of land use districts is based on existing land use patterns. Establishment and amendments of land use district boundaries must be based on defensible findings of fact as well as sound comprehensive planning principles.

#### **Section 706. Land Use Resolution District Map.**

The Dawson County Land Use Resolution District Map shall be cited as Section 706, and shall be a part of this Resolution. The map shall be located in the Planning Department and in the office of the Planning Department.

#### **Section 707 Zoning Compliance**

- A. Intent – The primary determination whether a proposed use is proper in a given use district is made by the Department of Planning and Zoning. Interpretations of the department concerning the meaning of the resolution may be important in a particular case. Persons should not expend money on project development until the department has determined in writing that the proposed use is proper.
- B. Certificate – A certificate of Zoning Compliance shall be issued on a form to be determined by the Department as evidence that a proposed use complies with the Resolution.
- C. Reliance – Until a Certificate of Zoning Compliance is obtained with regard to a particular project, a person expending money in any way on project planning or development does so at his own risk. No person shall be deemed to have expended funds in reliance on zoning provisions unless and until the Certificate of Zoning Compliance is obtained.



## **ARTICLE VIII FUTURE DISTRICT MAP**

### **Section 800. Purpose.**

The purpose of this Article is to provide for a future district map; background concepts of the future district map; identification, alteration, and replacement of the future district map; and criteria to be considered in amending the future district map.

### **Section 801. Background Concepts of the Future District Map.**

The Future District Map represents a synthesis of data concerning population, land use patterns, and economic activity, etc. The Planning Commission has studied these data and conceived a set of goals to provide suitable space for anticipated future development while the public health, safety, and welfare is protected. The map contains an arrangement of land uses, which permits minimum adverse impact on neighboring land uses and on safety conditions, while maximum efficiency in providing community and utility services is achieved. The Future District Map represents the Planning Commission's projection of how land use patterns in Dawson County should look in the medium-to-long-range future. The development standards and other requirements contained in this Resolution are intended to encourage the development of the land use patterns depicted on the Future District Map. Existing and future land uses are NOT regulated or controlled by the Future District Map as they are by the District Map.

### **Section 802. Identification, Alteration, and Replacement of the Future District Map.**

- A. The Future District Map is signed by the Commissioner with witnessing signature of the County Clerk and bears the seal of the County or that of a Notary Public under the following words: "This certifies that this is the Dawson County Future District Map referred to in Article 804 of the Land Use Resolution, Dawson County, Georgia," together with the date of the adoption of the Resolution.
- B. The Future District Map may be altered only if the proposed alterations are in conformance with sound comprehensive planning principles. Any alteration to the Future District Map is an amendment to this Resolution.
- C. The procedure by which amendments are proposed and approved is contained in Article XII. Any amendment to the Future District Map must be entered on that Map as soon as the amendment has been approved by the Commissioner. The entry should be as follows:  
  
"On (date), by official action of the County Commissioner, the following change (or changes) were made in the Dawson County Future District Map: (Brief description of change.)" It should be signed by the Commissioner with the witnessing signature of the County Clerk. No amendments to the Future District Map become effective until after the change and only by the procedures contained in this Article. Any unauthorized alteration of the Future District Map is a violation of this Resolution.
- D. The Future District Map is located in the Commissioner's office. If it becomes damaged, destroyed, lost, or difficult to interpret because of the nature or number of changes or additions, the Commissioner may adopt a new Future District Map, which will replace the previous identified as such in the same manner as described above in this section. When the new Future District Map is adopted, a notation should be made on the previous Future District Map that it is no longer valid, indicating the date that the new Future District Map was adopted as a reference aid. The previous Future District Map should be preserved, if it has not been lost or destroyed, for possible future reference.

**Section 803. Criteria to be Considered in Amending the Future District Map.**

The following points should be addressed when considering proposed amendments to the Future District Map. In determining whether or not a proposed amendment satisfactorily addresses the points stated below, sound planning principles should be used.

- A. Findings of fact must be presented and accepted in support of the proposed amendment.
- B. The proposed amendment should meet demonstrated changes in community needs.
- C. The proposed amendment should be consistent with indications of current available population, economic, and land use data upon which information depicted on the Future District Map is based.

**Section 804. Future District Map.**

The Future District Map shall be cited as Section 804, and shall be a part of this Resolution. The Map shall be located in the County Commissioner's office.

**ARTICLE IX  
VARIANCES**

**Section 900. Purpose.**

The purpose of a variance is to provide relief when a strict application of the district requirements would impose unusual practical difficulties or unnecessary physical hardships on the applicant. Practical difficulties and unnecessary hardships may result from the size, shape, or dimensions of a site or the location of existing structures thereon; from geographic, topographic, or other conditions on the site or in the immediate vicinity. No variance shall be granted to allow the use of property for a purpose not authorized within the district in which the proposed use would be located. A variance should be granted only after evidence is presented and accepted that enforcement of all of the required standards on the property in question would render the property useless. This Article establishes conditions; criteria for granting variances; public hearings on proposed variances; variances to road requirements; variance procedures; compliance with conditions of approval; vested interest in approved variances; investigations and reports; revocation; limitations on re-applications; and use variance.

**Section 901. Conditions.**

- A. Reasonable conditions may be imposed in connection with a variance as deemed necessary to protect the best interests of the surrounding property or neighborhood, and otherwise secure the purpose and requirements of this Article. Guarantees and evidence may be required that such conditions will be and are being complied with.
- B. The Planning Commission is responsible for considering and making recommendations on applications for variances. Variances apply only to the land use standards and requirements specified for each district. They do not apply to other provisions of this Resolution.
- C. The variance must specify which development standards and requirements are to be varied from. It must specify alternative standards and requirements to be met, replacing those varied from.

**Section 902. Criteria for Granting Variances.**

Variances to standards and requirements of this Resolution, with respect to open area, setbacks, yard area, lot coverage, height of structures, vision clearance, and other quantitative requirements may be granted only if, on the basis of the application, investigation, and



evidence submitted by the applicant, investigation, and evidence submitted by the applicant, all four expressly written findings below are made:

- A. That a strict or literal interpretation and enforcement of the specified standard or requirement would result in practical difficulty or unnecessary hardship; and
- B. That there are exceptional or extraordinary circumstances or conditions applicable to the property involved or to the intended use of the property which do not apply generally to other properties in the same district; and
- C. That the granting of the variance will not be detrimental to the public health, safety, or welfare or materially injurious to properties or improvements in the near vicinity; and
- D. That the granting of the variance would support general objectives contained within this Resolution.

Variances in accordance with this Article should not ordinarily be granted if the special circumstances on which the applicant relies are a result of the actions of the applicant or owner or previous owners.

**Section 903. Public Hearing on Proposed Variances.**

Public hearings on proposed variances shall be in accordance with procedures set forth in Article XII, Section 1202, of this Resolution.

**Section 904. Variances to Road and Street Requirements.**

- A. Variances to requirements of this Resolution with respect to road and street requirements may be authorized as applied for or as modified by the County Commission if, on the basis of the application, investigation, and the evidence submitted by the applicant, all three of the following expressly written findings are made:
  - 1. That neither present nor anticipated future traffic volumes generated by the use of the site or use of sites in the vicinity require strict or literal interpretation and enforcement of the requirements of this Resolution; and
  - 2. That the granting of the variance will not result in the development or design of public streets in such a manner as to interfere with the free flow of traffic on the streets; and
  - 3. That the granting of the variance will not create a safety hazard or any other condition inconsistent with the general purpose of this Resolution.
- B. The County Commission may establish performance bonds to assure compliance with any requirements it has set for granting a variance. Where a variance is granted for a construction activity requiring a building permit, the building permit must be obtained and construction have begun within six months of the issuance of the variance. Otherwise, the variance expires after six months.

**Section 905. Variance Procedures.**

- A. Before, the Planning Commission may act on a variance; it shall give notice of a public hearing in the manner prescribed in Article XII, Section 1202.
- B. The Planning Commission shall review the application and investigation report at the public hearing. The Planning Commission shall determine whether the evidence supports a finding

that the required criteria have been met and recommend approval with condition, or denial of the application accordingly. Their recommendations shall be in writing and shall include written findings on each of the applicable criteria. If the Planning Commission fails to take action within thirty (30) days after the public hearing, the request shall be deemed to have been approved.

- C. Decision on variance requests shall be the responsibility of the Planning Commission and shall become final after an elapsed period of thirty (30) days from the date of decision.
- D. The Planning Commission's decision, with findings, shall be sent by mail to the applicant within five (5) working days of the date of action.
- E. From time to time the Planning Commission may find it necessary to require a variance request to also meet approval of the Dawson County Board of Commissioners. In doing so the variance request must follow the public hearing procedures prescribed in Article XII, Section 1202.
- F. An application of a variance which is not acted upon by the Commissioner within ninety (90) days from the receipt of application may be deemed denied.
- G. Application for a variance shall be filed with the Planning Director on the form prescribed by the County, by any person with a legal interest in the property.

**Section 906. Compliance with Conditions of Approval.**

Compliance with conditions imposed in the variance, and adherence to the submitted plans, as approved, is required. Any departure from these conditions of approval and approved plans constitutes a violation of this Resolution.

**Section 907. Vested Interest in Approved Variances.**

A valid variance supersedes conflicting provisions of subsequent rezonings or amendments to this Resolution unless specifically provided otherwise by the provisions of this Article or the conditions of approval to the variance.

**Section 908. Investigations and Reports.**

The Planning Director shall make or cause to be made an investigation to provide necessary information to insure that the action on each application is consistent with the variance criteria and shall make a recommendation to the Planning Commission. Any report of such investigation shall be included in the application file.

**Section 909. Revocation.**

Variances shall be automatically revoked if not exercised within one year of the date of approval.

**Section 910. Limitations on Re-applications.**

Applications for which a substantially similar application has been denied shall be heard by the Planning Commission only after a period of twelve (12) months has elapsed.

**Section 911. Use Variance**

No variance may be granted for a use of land or building or structure that is prohibited by this Resolution.

### **Section 912. Withdrawal of Application.**

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

### **Section 913. Administrative Variances.**

The Director of Planning and Development shall have the power to grant variances (except for density and use) from the development standards of the Land Use Resolution of Dawson County, Georgia if the intent of the ordinance can be achieved and equal performance obtained by granting a variance.

- A. **Authority.** The authority to grant variances in accord with this Section shall be limited to variances from the following requirements:
1. Front Yard or a Yard Adjacent to a Public Street - variances shall not exceed ten feet (10');
  2. Side Yard - variances shall not exceed five feet (5');
  3. Rear Yard - variances shall not exceed ten feet (10');
  4. Building Height - a variance may be granted up to, but not exceeding, ten feet (10') if such variance does not allow space habitable by humans and is also approved by the fire marshal and would not result in an increase in the number of stories that would otherwise be allowed by the zoning district;
  5. Buffers - the dimensions of a landscaping buffer required by the Land Use Resolution of Dawson County or the Dawson County Tree, Landscape, and Buffer Ordinance may be varied by no more than twenty-five percent (25%) if the adopted comprehensive plan recommends a similar or more compatible use of the neighboring property or in other situations if the intent of the required buffer can be equally achieved; however, no buffer required as a condition of zoning shall be modified;
  6. Parking - if the required parking standards cannot reasonably be met and if a variance will not adversely affect the spirit or intent of the ordinance or the Land Use Resolution of Dawson County, then a variance of not more than ten percent (10%) may be granted;
  7. Home Occupations - if the intended use is clearly allowed pursuant to the definition of "Home Occupation", then an administrative variance may be granted to conduct such business.

- B. **Notification.** The applicant may choose to either submit an affidavit attesting to notice that includes signatures of all adjoining property owners listed within the application package or the applicant may choose to permit written notice from the County Planning Department to adjoining property owners of the variance application and then wait at least ten (10) business days from notice to all adjoining property owners before the variance may be considered for approval. Also, notice of the variance application shall be posted upon the property ten (10) days before the variance is considered and shall state the variance requested and the date the variance shall be considered.
- C. **Basis for Approval.** The following criteria shall be considered by the Director before allowing an administrative variance. No variance may be granted administratively for an application for a variance that has been heard by the Planning Commission within one (1) year or if the application is for the expansion of a non-conforming use or structure.
1. The variance neither interferes with the rights of others as provided in this chapter nor is injurious to the public health, safety, general welfare;
  2. A strict interpretation and enforcement of the standards or requirement would result in practical difficulty or unnecessary hardship;
  3. No exceptional or extraordinary circumstances applicable to the subject property exist that do not generally apply to other properties in the same district;
  4. The variance provides for reasonable use under the specified circumstances of each application;
  5. The variance achieves the general intent of the Land Use Resolution of Dawson County;
  6. The variance is the minimum possible variance under the specific circumstances; and
  7. The variance does not exceed the scope of the authority set forth in sub-section (A) hereof.
- D. **Conditions of Approval.** The Director of Planning and Development may impose reasonable conditions upon any administrative variance to ensure that the public health, safety, and general welfare are protected. A violation of any imposed condition shall be a violation of this section.
- E. **Administration.** After all requirements for a variance application in accord with the terms hereof are received, the Planning and Development department shall review and certify that all required information is complete and that the request is within the limits of consideration set forth in sub-section (A) hereof. The applicant shall then be advised to proceed with public notice in accord with sub-section (B) hereof. After required notice has been provided and the time period for response has passed, the Planning Director shall have ten (10) business days to render a decision. Notice of the decision shall be provided to the applicant by

mailing such decision within five (5) business days of the decision. Notice of the action taken by the Planning Director shall be provided to the Planning Commission of Dawson County and shall be placed as an item of old business for no further action upon the agenda of the Planning Commission within thirty-one (31) days.

- F. **Compliance with Other County Codes.** The effect of an administrative variance approval shall be that a specific request is determined to be appropriate for a specific location. The administrative variance application shall not approve a site plan nor waive or modify any other requirements of any other county code other than as specifically granted pursuant to the variance.
- G. **Appeal.** The applicant or an adjoining property owner may appeal to the County Commission the decision of the Planning Director regarding an administrative variance within ten (10) days of the decision via written objection and appeal. Any such appeal shall be heard by the Dawson County Board of Commissioners in accord with the standard appeal procedure.

## **ARTICLE X AMENDMENTS**

### **Section 1000. Purpose.**

The purpose of this Article is to set forth required procedures for amendments to this Resolution, including authorization to initiate amendments; public hearings on proposed amendments; application for amendments; guidelines to be considered in granting amendments; records of amendments; and limitations on re-applications.

### **Section 1001. Authorization to Initiate Amendments.**

- A. An amendment to the text of this Resolution or to the District Map may be initiated by the County Commissioner, the Planning Commission, or by application of a property owner. The request by a property owner for an amendment shall be accomplished by filing an application with the County using forms prescribed by the County. If a developer or landowner finds that a proposed new use of his land does not meet the requirements of this Resolution, he may request that this Resolution be amended to permit his proposed use. However, the power to approve and enact an amendment rests with the County Commissioner.
- B. All applications for amendments shall first be reviewed by the Planning Commission. The Planning Commission shall conduct a public hearing in accord with the terms hereof. After the public hearing, the Planning Commission shall submit a recommendation in writing to the Board of Commissioners of Dawson County within forty-five (45) days stating the reason for such recommendation.

### **Section 1002. Public Hearing on Proposed Amendments.**

Public hearings on proposed amendments shall be conducted in accordance with procedures set forth in Article XI, Section 1102, of this Resolution.

### **Section 1003. Application for Amendments.**

- A. All applications for amendments must be in accordance with the procedures set forth in this Article, and it shall be the responsibility of the applicant to see that these procedures and required information are completed.
- B. Speculative Land Use.

1. Reclassification of property for speculative purposes is discouraged.
2. Letters of Intent, specific Plans and Site Organization Plans, construction and development schedules shall be required as part of the application for District Classification Amendments.
3. Implementation of the requirements of the plans required in paragraph B above must started within one year after approval and completed within one year after the starting date unless reasonable progress is maintained according to approved schedules. In the event this requirement is not fulfilled, the applicant or successor shall be given 60 day's notice and 30 days public notice advertised.
4. Uses different from those stated in the application or letter of intent may be considered a violation of this resolution resulting in revocation of the land use classification or other remedies under this Resolution.

**Section 1004. Guidelines to be Considered in Granting Amendment.**

Whenever consideration is being given to an amendment to this Resolution, the Planning Commission shall make its recommendations based on the following criteria:

- A. The existing uses and classification of nearby property;
- B. The extent to which property values are diminished by the particular land use classification;
- C. The extent to which the destruction of property values of the applicant promotes the health, safety, morals, or general welfare of the public;
- D. The relative gain to the public, as compared to the hardship imposed upon the individual property owner;
- E. The suitability of the subject property for the proposed land use classification;
- F. The length of time the property has been vacant under the present classification, considered in the context of land development in the area in the vicinity of the property; and
- G. The specific, unusual, or unique facts of each case, which give rise to special hardships, incurred by the applicant and/or surrounding property owners.

**Section 1005. Records of Amendments.**

The Planning Director shall maintain records of amendments to the text and District Map of this Resolution.

**Section 1006. Limitations of Re-applications.**

No application of a property owner for an amendment to the text of this Resolution or to the District Map shall be considered by the Board of Commissioners within a twelve (12) month period immediately following a previous denial of such request, except the Board of Commissioners may permit a new application, if in the opinion of the Board of Commissioners new evidence of a change of circumstances warrants

**Section 1007. Withdrawal of Application.**

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

**Section 1008. Application Fees.****A. APPLICATION FEES**

1. Amendment to the Land Use Resolution, or Comp Plan by County Official or by the Planning Commission.	- 0 -
By Private Individual or Concern	\$150.00
2. Amendments to Land Use Districts	
Residential Exurban/Agricultural (RA)	150.00
Residential Rural Estate	250.00
Residential Lakefront (RL)	250.00
Residential Town (RT)	250.00
Residential Suburban	250.00
Residential Sub-Rural	250.00
Residential Sub-Rural Manufactured/Moved	250.00
Residential Multi-family (RMF)	350.00
Residential Planned Community (RPC)	500.00
Residential Manufactured/Mobile Home Park (RMHP)	300.00
Rural Business (C-RB)	500.00
Community Business (C-CB)	500.00
Highway Business (C-HB)	2500.00
Commercial Planned Comprehensive Development (C-PCD)	2900.00
Office/Institutional (C-OI)	2500.00
Industrial Restricted (C-IR)	2500.00
Commercial Tower (Conditional Use)	2500.00
Mixed Use Village (MUV)	2900.00
3. Variance Request	\$300.00
4. Plan Review Fee	
0 - 5,000 square feet (Building) **	\$200.00
Civil Plan Review	\$200.00



\*\* The plan review fee for over 5,001 square feet will be \$200.00, plus \$10.00 per 1,000 square feet over 5,000 square feet.

- 1. Permissive Use or Special Use Permit Fees are the same as use district zoning request.
- 2. Home Occupation \$ 75.00
- 3. Appeals \$225.00
- 4. Short Term Rental Permit \$150.00
- 5. Bed and Breakfast \$150.00

**ARTICLE XI  
POWERS OF COUNTY OFFICIALS**

**Section 1100. Purpose.**

This Article formalizes the duties of the Planning Director, the Planning Commission and the County Commissioner, in relation to the provisions of this Resolution.

**Section 1101. Powers of the Planning Director.**

The Planning Director has the authority and responsibility to provide the following services:

- A. Provide information concerning the requirements of this Resolution and require compliance with these requirements.
- B. Issue permits under the conditions and procedures required by this Resolution.
- C. Dispense and receive applications as required by this Resolution.
- D. Determine the applicable District, uses, and standards for a particular parcel of land.
- E. Provide assistance and guidance to applicants concerning compliance with this Resolution.
- F. Collect, receive, disburse, and account for fees and monies as required under the provisions of this Resolution.
- G. Serve as the Secretary of the Planning Commission when appointed.
- H. Act as liaison for the Planning Commission with other Officials.
- I. Maintain official records and perform administrative duties required in the execution of the provisions of this Resolution.
- J. The Planning Director is charged with interpretation of the zoning resolution and subdivision ordinance.

**Section 1102. Powers of the Planning Commission.**

The Planning Commission has the authority and the responsibility to provide the following services:

- A. Review, investigate, and recommend action to the County Commission concerning applicants under the provisions of this Resolution.
- B. Review, investigate, and render decisions concerning variances; and, as well as, from time to time, recommend action to the County Commission concerning variances and amendments to this Resolution.
- C. Advise and inform the County Commission on development within Dawson County.
- D. Conduct Public Hearings as required under the provisions of this Resolution.
- E. Propose amendments to this Resolution.
- F. Prepare and maintain a Land Use District Map and a Future Land Use District Map, under the provisions of this Resolution.
- G. Provide general information concerning the application and administration of this Resolution.
- H. Provide review and recommendations concerning appeals of actions of its decisions to the County Commission.

**Section 1103. Powers of the County Commission.**

The County Commission has the authority and responsibility to provide the following services:

- A. Render official decisions concerning the recommendations of the Planning Commission, in relation to actions within the scope of this Resolution.
- B. Hear and decide appeals of actions of the Planning Director or the Planning Commission.
- C. Establish fees upon recommendation of the Planning Commission for actions, permits, or services under this Resolution.
- D. Conduct Public Hearings related to the administration of this Resolution.
- E. Provide for enforcement of the provisions of this Resolution.

**ARTICLE XII**

**ADMINISTRATIVE AND ENFORCEMENT PROCEDURES**

**Section 1200. Purpose.**

The purpose of this Article is to provide for administration and enforcement procedures of this Resolution, including administration; public hearings, forms of petitions, applications and appeals; interpretation; severability; effective date; and remedies and penalties for violation.

**Section 1201. Administration.**

The Planning Commission or its delegate, the Planning Director, shall have the power and duty enforce the provisions of this Resolution. All departments, officials, and public employees of Dawson County, vested with the duty and authority to issue permits, shall conform to the provisions of this resolution and shall issue no permit, certification, or license for any use, building,

or purpose which violates or fails to comply with conditions or standards imposed by this Resolution. Any permit, certificate, or license issued in conflict with the provisions of this Resolution, intentionally or otherwise, shall be void. No application which is incomplete shall be processed or received by the Planning Commission or its delegate, the Planning Director.

**Section 1202. Notices and Hearings.**

- A. Amendments to this Resolution may be proposed by the County Commission, the Planning Commission or any individual, firm or organization or any agent or attorney acting on behalf of any individual or legal entity. All proposed amendments, whether an amendment to text or a modification of districts or permissive uses, as well as applications for variances, shall be submitted to the Planning Director in accordance with the submittal deadline established by the Planning Department. All applications to change or amend the district map or to establish a new district shall be accompanied by a plat or map drawn to scale designating the area to be changed and shall contain a statement concerning the proposed use of the property. The Planning Commission shall conduct a public hearing regarding the request. After hearing testimony from all interested parties, the Planning Commission shall have forty-five (45) days within which to submit a recommendation and a statement of findings unless such period of time is extended upon the request of the applicant and the approval of the Planning Commission. If the Planning Commission fails to submit a recommendation and a statement of findings within the specified time period, then the Planning Commission shall be deemed to have approved the proposed amendment or request."
- B. Any decision of the Planning Commission that is not automatically placed upon the agenda of the County Commission pursuant to the terms of this resolution may be appealed directly to the County Commission within ten 10 days of such decision by filing a written notice of appeal with the Planning Director; otherwise, such decisions shall be final."
- C. The applicant shall notify the Planning Commission of its desire to appeal the decision of the Planning Commission. The Planning Commission shall notify the County Commission of the applicant's desire to appeal and shall arrange with the County Commission a suitable hearing date.
- D. The Board of Commissioners shall consider recommendations and findings of the Planning Commission at a Public Hearing on the date advertised at which time all interested parties shall have an opportunity to be heard regarding the request. The proponent shall have a minimum time period of ten (10) minutes to present data, evidence, and opinions, and an equal minimum time period of ten (10) minutes shall be permitted for presentation by opponents of each request. No amendment, supplement, change, or appeal by the County Commission shall be effective unless such decision is approved after a public hearing.
- E. At least 15 but not more than 45 days before the date of the hearing by the Planning Commission and the County Commission, the County shall publish a notice of the hearing within a newspaper of general circulation within Dawson County. The notice shall state the time, place, and purpose of the hearing.
- F. If the action for which the hearing is conducted is for amending the Land Use District Map by reclassification of property and is initiated by a party other than local government, the notice in addition to the requirements of Paragraph D, above, shall include the location of the property and the proposed change of classification, and a sign containing information specified herein and any other information specified by the Planning Commission shall be placed on the property not less than 15 days before the date of the hearing.

- G. Before each hearing, a notification shall be sent to each adjoining property owner within Dawson County by regular mail sent to the address provided by the applicant or the address as shown on the current tax records. The notice shall be mailed within a reasonable time before the meeting.

**Section 1203. Form of Petitions, Applications, and Appeals.**

All petitions, applications, and appeals provided for in this Resolution shall be made on forms prescribed by the Planning Commission and issued by the Planning Director. The standard application form shall be used for all district and Resolution changes, variances, conditional uses, appeals, and other Planning actions.

**Section 1204. Interpretations.**

If the provisions of this Resolution conflict with or are less restrictive than comparable conditions imposed by any other provision of Georgia statutes or any other Dawson County Resolution or Ordinance, then the most restrictive provision shall apply.

**Section 1205. Severability.**

If any section, subsection, sentence, phrase, or any portion of this Resolution be declared invalid or unconstitutional by any court of competent jurisdiction, or if the provisions of any part of this Resolution as applied to any particular situation or set of circumstances shall be declared invalid or unconstitutional, such invalidity shall not be construed to affect the portions of this Resolution not so held to be invalid, or the application of this Resolution to other circumstances not so held to be invalid. It is hereby declared to be the intent of the County Commissioner to provide for separable and divisible parts, and he does hereby adopt any and all parts hereof as may not be held invalid for any reason.

**Section 1206. Remedies and Penalties for Violation.**

- A. In the event that any person, firm, or corporation violates any provision of this Resolution, the County may, in addition to other remedies, institute injunction, mandamus, or other appropriate action or proceeding to prevent such unlawful act or to correct or abate such violation.
- B. In addition to any other enforcement provision provided herein, any person who shall violate the terms of the zoning resolution of Dawson County, Georgia may be punished by a maximum fine of \$1000 or a maximum of sixty (60) days imprisonment or both. The Magistrate Court of Dawson County shall have jurisdiction and power over the trial of charges of violations of these ordinances.
1. The Magistrate Court shall not conduct jury trials. However, any defendant who is charged with violating these ordinances may, any time before trial, demand that the case be removed for a jury trial to the Superior Court of Dawson County. Such demand shall be written. Upon such demand, the Magistrate Court shall grant the demand. The failure by an accused to so demand removal of the case shall constitute a waiver of any right to trial by jury that the accused may otherwise have.
  2. The prosecution for violations of county ordinances shall be upon citation as provided in sub-section (c) hereof or upon accusation by the County Attorney or such other attorney as the Dawson County Board of Commissioners may designate. Such attorney shall be the prosecuting attorney in cases tried upon accusation.

3. Accusations of violations of these ordinances and citations shall be personally served upon the person accused. Each accusation shall state the time and place at which the accused is to appear for trial. The accused shall not be arrested prior to the time of trial; however, any defendant or accused who fails to appear for trial shall thereafter be arrested on the warrant of the Magistrate and shall be required to post a bond for his/her future appearance.
4. The Dawson County Board of Commissioners may provide that ordinance violations may be tried upon citations with or without a prosecuting attorney, as well as upon accusations.
5. Each citation shall state the time and place at which the accused is to appear for trial, shall identify the offense with which the accused is charged, shall have an identifying number by which the citation shall be filed with the court, shall indicate the identity of the accused and the date of service, and shall be signed by the county agent who completes and serves the citation.
6. Prosecutions for violations of these ordinances and regulations upon citations shall be commenced by the completion, signing and service of a citation by any agent of the county who is authorized by the Dawson County Board of Commissioners to issue citations or by an agent of the State who is authorized to issue citations. The original of the citation shall be personally served upon the accused, and a copy shall be promptly filed with the court.
7. The Chief Magistrate of Dawson County may by written order establish a schedule of cash bonds for the personal appearance in court of any person charged with a violation of these ordinances. The Chief Magistrate shall designate the officer or officers authorized to accept cash bonds pursuant to the schedule of cash bonds by the court. However, an officer or agent who is authorized to issue citations shall not be authorized to accept a cash bond at the time of or in conjunction with, the issuance of the citation. The officer accepting a cash bond shall issue a receipt for the bond to the person charged with the violation. Any person who is accused by citation, but has not been arrested may, but shall not be required to, give a cash bond for his/her personal appearance in court for trial. If a person who has given a cash bond fails to appear for trial, then the failure to appear shall be deemed to constitute a guilty plea, and such cash bond shall be forfeited upon the call of the case for trial. Dawson County need not take any further action to forfeit the cash bond. The forfeiture of a cash bond shall be deemed to constitute imposition and payment of a fine and shall be a bar to subsequent prosecution of the accused for the violation. However, the court may in any case enter an order pursuant to which bond forfeitures shall not be deemed to constitute imposition of sentence and subsequent prosecution shall not be a bar. In any such case, the amount of the bond forfeited shall be credited against any fines imposed. The clerk of Magistrate Court shall furnish the officer or officers authorized under the order with a book of blank receipts consecutively numbered in triplicate and readily distinguishable and identifiable. The receipts shall be completed by the officer when accepting a cash bond to show the name of the person cited or arrested, the date of arrest or citation, the nature of the offense, the amount of the cash bond, and the name of the receiving officer. The receiving officer shall deliver a receipt to the person arrested or cited at the time the cash bond is given and shall file the original together with the cash bond with the clerk of the Magistrate Court not later than the next succeeding business day following the date of issuance of the receipt.

8. Execution may issue immediately upon any fine imposed by the court and not immediately paid. The sheriff of Dawson County shall receive and house all persons sentenced to confinement for contempt or sentenced to confinement for violation of these ordinances.
  9. The review of convictions shall be by certiorari to the Superior Court of Dawson County.
  10. The county attorney or another attorney designated by the Dawson County Board of Commissioners may act as prosecution attorney for violations of county ordinances.
- C. Should any work be performed for which a building, grading or development permit is required prior to the issuance of a permit by the Dawson County the fees for such permit shall be doubled or the charge for such permit shall be a minimum of one hundred dollars (\$100) whichever is greater.

**Section 1207. Effective Date.**

This Resolution shall take effect on October 17, 2013.

**ARTICLE XIII**

**DEFINITIONS OF TERMS USED**

**Section 1300. Purpose.**

The purpose of this Article is to establish definitions of some terms used in the Resolution.

**Section 1301. Definitions.**

When used in this Resolution, the following words and phrases have the meaning as defined in this Article. Terms not defined here have the same meaning as is found in most dictionaries, where consistent with the content. The terms "must" and "shall" are mandatory in nature, indicating that action shall be done. The term "may" is permissive and allows discretion regarding an action. When consistent with the context, words used in the singular number include the plural, and those used in the plural number include the singular. Words used in the present tense include the singular. Words used in the present tense include the future. The word "developer" includes a firm, corporation, co-partnership, association, institution, or person. The word "lot" includes the word "plot" or "parcel." The word "building" includes the word "structure." The words "used" or "occupied" as applied to any land or building include the words "intended, arranged, or designed to be used or occupied."

Access - The place means, or way by which pedestrians or vehicles shall have safe, adequate, or usable ingress and egress to a property, use, or parking space.

Accessory Structure or Accessory Use - A structure or use incidental and subordinate to the main use of property and located on the same lot as the main use.

Administrator/Director Planning - The Planning Administrator or Director shall be recommended by the Planning Commission and appointed by the Commissioner and shall be responsible for the enforcement of the provisions of this Resolution.

Agriculture - The tilling of the soil, the raising of crops, dairying, animal husbandry, forestry, and horticulture.

Agriculturally related uses- means those activities that predominantly use agricultural products, buildings or equipment, such as pony rides, corn mazes, pumpkin rolling, barn dances, sleigh/hay rides, and educational events, such as farming and food preserving classes, etc.

Agricultural products- includes but is not limited to, crops; fruit, cider and vegetables, floriculture, herbs, forestry, husbandry, livestock and livestock products; aquaculture products, horticultural specialties, etc.

Agriculturally related products- means items sold at a farm market to attract customers and promote the sale of agricultural products. Such items include, but are not limited to, all agricultural and horticultural products, animal feed, baked goods, ice cream and ice cream based desserts and beverages, jams, honey, gift items, food stuffs, clothing and other items promoting the farm and agriculture in Georgia, and value-added agricultural products and on-site production .

Agricultural Tourism and/or agri-tourism – Shall mean the practice of visiting and agribusiness, horticultural or agricultural operation, including, but not limited to, a farm, orchard, winery, greenhouse, hunting preserve, a companion animal or livestock show, for the purpose of recreations, education, or active involvement in the operation, other than as a contractor or employee of the operation.

Alley - A minor public right-of-way, which is used primarily for vehicular service access to the back or side of properties otherwise abutting on a street.

Alter - A change, addition, or modification in construction or occupancy of a building or structure.

Amendment - A change in the wording, context, or substance of the Land Use Resolution, or a change in the district boundaries of district map.

Apartment – Shall mean a one, two or three story multifamily structure, including individual units that are located back to back, adjacent and/or one over the other. Access is usually from a common hall, although individual entrances can be provided.

Automobile Service Station - A retail place of business engaged primarily in the sale of motor fuels, but also supplying goods and services required in the operation and maintenance of automotive vehicles.

Basement - That portion of a building between floor and ceiling which is partly below and partly above grade but is so located that the vertical distance from grade to the floor below is less than the vertical distance from grade to ceiling.

Bed & Breakfast – Shall mean a dwelling occupied by a family and used incidentally to provide overnight accommodation and meals to transient travelers, operated by an owner or designated operator-in-residence, with a maximum number of rented units being six.

Buffer - A horizontal distance designed to provide attractive space or distance, obstruct undesirable views, serve as an acoustic barrier, or generally reduce the impact of adjacent development.

Building - A structure built and maintained for the support, shelter, or enclosure of persons, motor vehicles, animals, or personal or real property of any kind. The word "building" shall include the word "structure."



**Building Height** - The vertical distance from the average grade to the highest point of the coping of a flat roof or to the deck line of a mansard roof or the average point of a pitch or hip roof.

**Building Line** - A line that coincides with the front side of the main building.

**Cellar** - That portion of a building between floor and ceiling which is wholly or partly below grade and so located that the vertical distance from grade to the floor below is equal to or greater than the vertical distance from grade to ceiling.

**County** - Dawson County, Georgia

**Churches**- See definition - "Places of worship".

**Cluster Development** - A subdivision, planned development, or grouping of lots or dwellings arranged in such a way that open space is maintained throughout the area, that sensitive lands such as wetlands and steep slopes remain undeveloped, and that lot layout requires a reduced amount of street and utility placement.

**Common Open Space** - Publicly or privately owned undeveloped open space intended for aesthetic, recreation, public safety, or other conservation purposes, to be used by the owners or residents of a particular development or the public in general.

**Commission** - The Dawson County Municipal Planning Commission.

**County Commission** - The County Commission of Dawson County, Georgia.

**Conventional Construction** - A building constructed on the building site from basic materials delivered to the site and from lumber cut on the job. A conventional building is subject to local codes and ordinances.

**Court** - An open unoccupied space other than a yard, on the same lot with a building and bounded on two or more sides by such building.

**Day Care Center** - An institution, establishment, or place in which are commonly received at one time four or more children not of common parentage, for a period not to exceed 12 hours, for the purpose of being given board, care, or training apart from their parents or guardians for compensation or reward.

**Density Net** - The amount of dwellings per net acre, based on the total area of the parcel, including vacated rights-of-way, and excluding separate or non-contiguous lands, previously designated common open space, and excluding rights-of-way or easements.

**Development Standard** - A specific requirement of this Resolution regulating land use, generally quantitative in nature.

**Duplex** - Shall mean a building containing two dwelling units, each of which has direct access to the outside and with each unit totally separated from the other by an unpierced common wall.

**Dwelling, Apartment or Multiple-Family** - A building designed and used for occupancy by three or more families, all living independently of each other, and having separate full kitchen facilities for each family.

Dwelling, Single Family" – A detached building, not attached by any means to any other dwelling designed or used exclusively for the occupancy of one family and having housekeeping facilities for only one family and surrounded by open space or yards

Dwelling Unit - One or more rooms designed for occupancy by one family and not having more than one cooking facility except facilities designed for camping purposes such as tents and recreation vehicles.

Factory-Built Housing - Georgia law has now changed "Factory-Built Housing" to "Industrial Building." See Industrialized Building.

Family - One person or two or more persons related by blood, marriage, legal adoption, or guardianship; or a group of not more than five persons (excluding servants) all or part of whom are not related by blood, marriage, legal adoption, or guardianship living together as a single housekeeping unit in a dwelling unit.

Farm Market/On-farm market/Roadside stand- means the sale of agricultural products or value-added agricultural products, directly to the consumer from a site on a working farm or any agricultural, horticultural or agribusiness operation or agricultural land.

Fence, Sight Obscuring - A fence consisting of wood, metal, masonry, or similar materials, or an evergreen hedge or other evergreen planting arranged in such a way as to obscure vision at least 80 percent.

Fill - The placement by means of sand, sediment, or other material, usually in submerged lands, or wetlands, to create new uplands or raise the elevation of land.

Floor Area - The sum of the gross horizontal area of several floors of a building, measured from the exterior faces of the exterior walls, or from the centerline of walls separating two buildings, but not including:

1. Attic space providing headroom of less than seven (7) feet;
2. Basement or cellar, unless finished and heated for occupancy;
3. Uncovered steps or fire escapes;
4. Private garages, carports, or porches;
5. Accessory water towers or cooling towers; and
6. Accessory off-street parking or loading spaces.

Frontage - Property abutting on a street.

Goal - A general statement establishing a direction for policies, resolutions, or actions.

Grade; Ground Level - The average of the finished ground level at the center of all walls of a building. Where the walls are parallel to and within five feet of a public sidewalk, alley, or public way, the ground level shall be measured at the average elevation of the sidewalk, alley, or public way.

Hazards - Threats of life, property, or the environment such as landsliding, flooding, subsidence, erosion, or fire.

Home Occupation- Any business, occupation, or activity undertaken for gain or profit within a residential district, except agriculturally related uses, within a residential structure that is incidental and secondary to the use of that structure as a dwelling unit or within an accessory structure that is incidental and secondary to the use of that structure as attendant to a dwelling unit.

Home Office- Home office means an office use carried on by the occupant thereof that is incidental and secondary to the use of the structure as a dwelling unit that includes, but is not limited to, receiving or initiating correspondence, such as phone calls, mail, faxes or e-mail; preparing or maintaining business records; word and data processing; and telephone, mail, order, direct sales (by invitation only), and off premise sales.

Horticulture - The cultivation of plants, garden crops, trees, or nursery stock.

Hospitals - Institutions devoted primarily to the rendering of healing, curing, and/or nursing care, which maintain and operate facilities for the diagnosis, treatment, and care of two (2) or more non-related individuals suffering from illness, injury, or deformity or where obstetrical or other healing, curing, and/or nursing care is rendered over a period exceeding twenty-four (24) hours.

Hotel (Motel, Motor Hotel, Tourist Court) - A building or group of buildings used for transient residential purposes containing guest rooms which are designed to be used, or which are used, rented, or hired out for sleeping purposes.

Industrialized Building - Any structure or component thereof or any modular home that is wholly or in substantial part made, fabricated, formed or assembled in manufacturing facilities for installation or assembly on a building site and that has been manufactured in such a manner that all parts or processes cannot be inspected at the installation site without disassembly, damage, or destruction and that does not have a permanent chassis.

Institution, Higher Educational - A college or university accredited by the State of Georgia.

Intensity - A measure of the magnitude and negative impact of a land use on the environment and neighboring land uses.

Junk or Wrecking Yard - Any property where a person is engaged in breaking up, dismantling, sorting, storing, distributing, buying, or selling any scrap or waste material.

Kennels - A lot or premises on which four (4) or more adult dogs are kept, whether by owners of the dogs or by persons providing facilities and care for compensation. An adult dog is one that has reached the age of six months.

Land Use - Any use of the land including, but not limited to, commercial, industrial, residential, agriculture, recreation, public utilities placement, forest management, or natural uses.

Land Use District - Land Use Districts are areas of land within the county which have different development standards and criteria. These differences are intended to promote the separation of incompatible uses and to retain the character of the community. See Articles III, IV.

**Loading Space** - An off-street space or berth on the same lot, or parcel, with a building or use, or contiguous to a group of buildings or uses, for the temporary parking of a vehicle while loading or unloading persons, merchandise, or materials, and which space or berth abuts upon a street, alley, or other appropriate means of ingress and egress.

**Lot** - For purposes of the Resolution, a lot is a parcel of land of at least sufficient size to meet minimum districts requirements for use, coverage, and area and to provide such yards and other open spaces as are herein required. Such lot shall have frontage on an improved public street, or on an approved private street or easement, and may consist of:

1. A single lot of record;
2. A portion of a lot of record;
3. A combination of complete lots of record, of complete lots of record and portions of lots of records, or of portions of lots of record;
4. A parcel of land described by metes and bounds; provided that in no case of division or combination shall any residual lot or parcel be created which does not meet the requirements of this Resolution.

**Lot Area** - The total area of a lot measured in a horizontal plane within the lot boundary lines exclusive of public streets.

**Lot Coverage** - The portion of a lot or parcel of land, which is covered with buildings, parking and maneuvering area, patios, decks, covered or paved storage area, or other impervious surface.

**Lot Depth** - The greater horizontal distance between front and rear lot lines.

**Lot, Flag** - See Dawson County Subdivision Regulations for example of a flag lot.

**Lot Line, Front** - For an interior lot, a line separating the lot from the street; and for a corner lot, a line separating either (but not both) frontage of the lot from the street.

**Lot Panhandle** - See Dawson County Subdivision Regulations for example of a panhandle lot.

**Lot Line, Rear** - For an interior lot, a line separating one lot from another on the opposite side of the lot from the front lot line; for corner lot either (but not both) interior lot line separating one lot from another; and for an irregular or triangular shaped lot, a straight line ten (10) feet in length that is parallel to and at the maximum distance from the front lot line.

**Lot Line, Side** - For an interior lot, a line separating one lot from the abutting lot or lots fronting on the same street; for corner lots, a line other than the front lot line separating the lot from the street or a line separating the lot from the abutting lot along the same frontage.

**Lots of Record** - Shall mean whenever a lot or plat has been legally and duly recorded with the County Clerk of Superior Court prior to the effective date of the Land Use Resolution and actually exists as so shown or described, it shall be deemed a lot of record. In addition, lots legally recorded that met zoning standards in place at the time of recordation, but do not meet standards currently in place are also considered lots of record. Although said lot may not contain sufficient land area or lot frontage to meet the minimum lot size requirements of the current zoning such lot may be used as a building site provided that all other requirements of the district are met and that building plans are consistent with all state and local health codes.

**Lot Width** - The greatest horizontal distance between side lot lines.

Manufactured Home - Manufactured home means a structure transportable in one or more sections and which is built on a permanent chassis and designed to be used as a dwelling with or without a permanent foundation when connected to the required utilities, and includes the plumbing, heating, air-conditioning, and electrical systems contained therein, and is constructed in accordance with national codes.

1. Multi-Section Manufactured Home (MSMH) - a manufactured home (AKA a double-wide mobile home) that is factory finished in two or more sections built on a permanent chassis and towed to a building site where the sections are joined together.
2. Single-Section Manufactured Home (SSMH) - A manufactured home (AKA a mobile home) in one section with dimensions limited to highway clearance (fourteen (14) feet wide) and providing between six hundred (600) and one thousand (1,000) square feet of living space.

Manufactured Home Lot - A parcel of land for the placement of a single manufactured home and the exclusive use of its occupants.

Manufactured Home Park - A privately owned place where two (2) or more manufactured homes used for human occupancy are parked on a lot, tract, or parcel of land under the same ownership. A manufactured home park may contain either or both single-section and multi-section manufactured homes.

Manufactured Home Site - See Manufactured Home Lot.

Manufactured Home Stand - That part of an individual lot, which has been reserved for the placement of the manufactured home, appurtenant structures, or addition.

Mobile Home. See the definition of Manufactured Home - The 1980 Housing and Community Development Act, effective October 1980, changed the term "Mobile Home" to "Manufactured Home."

Non-agriculturally related products- means those items not connected to farming or the farm operation, such as novelty t-shirts or other clothing, crafts and knick-knacks imported from other states or countries, etc.

Non-agriculturally related uses- means activities that are part of an agricultural tourism operation's total offerings but not tied to farming or the farm's buildings, equipment, fields, etc. Such non-agriculturally related uses include amusement rides, concerts, etc. and may be subject to special use permit.

Non-Conforming Structure or Use - A lawful existing structure or use, at the time this Resolution or any amendment thereto become effective, which does not conform to the requirements of this Resolution.

Open Area - The area devoted to lawns, setbacks, buffers, landscaped areas, natural areas, outdoor recreation areas, and similar types of uncovered open area and maintained in plant cover, and excluding storage areas for materials, boats, or vehicles.

Owner - Any individual, firm, association, syndicate, co-partnership, corporation, trust, or any other legal entity having sufficient proprietary interest in the land, including the attorney and agent thereof.

Parcel - A unit of land that is created by a partitioning of land.

Parking Area, Private - Privately or publicly owned property, other than streets or alleys, on which parking spaces are defined, designated, or otherwise identified for use by the tenants, employees, or owners of the property for which the parking area is required by this Resolution and not open for use by the general public.

Parking Area, Public - Privately or publicly owned property, other than streets or alleys, on which parking spaces are defined, designated, or otherwise identified for use by the general public, either free or for remuneration. Public parking areas may include parking lots, which may be required by this Ordinance for retail customers, patrons, and clients.

Parking Space - An area permanently available for the parking of a full size automobile, having dimensions of not less than 9 feet by 18 feet.

Permanent Chassis - The entire transportation system comprised of the following sub-systems: draw-bar and coupling mechanism, frame, running gear assembly, and lights.

Person - Any natural person, firm, partnership, association, social or fraternal organization, corporation, estate, trust, receiver, syndicate, branch of government, or any other group or combination acting as a unit.

Places of Worship- means any church, temple, synagogue, or other place of organized religious assembly which qualify for tax exemption under O.C.G.A. § 48-5-41(a)(2.1)(A).

Planning Commission or Commission - The Dawson County Municipal Planning Commission.

Plat - Includes a final map, diagram, drawing, replat or other writing containing all the descriptions, locations, specification, dedications, provisions, and information concerning a subdivision.

Policy - A definitive statement of requirement of the comprehensive plan or development Resolution, generally qualitative in nature.

Prefabricated Building - A broad term applied to any building completed in a factory setting.

Principal Residence - Shall mean any residence which occupies the major portion of a lot or constitutes, by reason of its use, the primary purpose for which the lot is used.

Public Road - Roads in the state, county, or city road system.

1. Arterial - Arterials are usually state and federal highways such as SR 53 designed to move traffic over greater distances and provide access to counties and states.
2. Collector Roads - The main function of collector roads is to provide access to arterials.
3. Local Road and Street - Local roads or streets are designed to provide access to abutting property such as a local street in a municipal area. Local roads and are not intended for through traffic.

Quadplex - Shall mean a building containing four dwelling units, each of which has two open space exposures, direct separate access to the outside, and with each unit sharing one or two common walls with adjoining units.

School, Commercial - A place where instruction is given to pupils in arts, crafts, trades, or other occupational skills and operated as a commercial enterprise as distinguished from schools endowed or supported by taxation.

School, Primary, Elementary, Junior High, or High - Includes public, private, or parochial but not nursery school, kindergarten, or day nursery except when operated in conjunction with a school.

Screen - A fence, wall berm, hedge, tree row, or other dense structure intended to perform a buffering effect in a limited space, and may be required in addition to a buffer.

Seasonal- means a recurrent period characterized by certain occurrences, festivities, or crops; harvest, when crops are ready; not all year round.

Semi-Detached Residence – Shall mean a one-family dwelling attached to another one-family dwelling by a common vertical wall and footing, with each dwelling located on a separate lot, but does not include dwellings one over another. Semi-detached housing has a front, rear and one side open space.

Setback - The minimum allowable horizontal distance measured from the furthest projection of the structure to the adjacent property line.

Short-Term Home Rental – Shall mean a single family residential dwelling offered for rent for a period of less than thirty (30) days per renter. Typically an owner's vacation home or second home offered for vacation rentals to guests for a fee.

Shooting preserve- and game farming,- means the intensive, small pasture production of wild animals for the purpose of hunting, on agricultural land, for a fee, over an extended period of time, in conformance with state and federal game laws.

Site-Built - Constructed on site ("stick-built") but includes preconstructed wall units, etc., including packaged homes, as opposed to "Industrialized Building."

Sign - An identification, description, illustration, or device which is affixed to or represented, directly or indirectly, upon a building, structure, or land and which directs attention to a product, place, activity, person, institution, or business. Each display surface of a sign shall be considered to be a sign.

Sign, Advertising - A sign which directs attention to a business, product, activity, or service which is not necessarily conducted, sold, or offered upon the premises where such signs is located.

Story - That portion of a building included between a floor and the ceiling next above which is six (6) feet or more above the grade.

Street - An officially approved public thoroughfare or right-of-way dedicated, deeded, or condemned, which has been officially approved by the Commission and accepted by the Commissioner for use as such, other than an alley, which affords the principal means of access to abutting property, including avenue, place, way, drive, lane, boulevard, highway, road and



any other thoroughfare, except as excluded in this Resolution. The word "street" shall include all arterial highways, freeways, traffic collector streets, local streets, and lanes.

Structure - Something constructed or built or having a fixed base on, or fixed connection to, the ground or another structure.

Subdivider - Any individual, firm, association, syndicate, co-partnership, corporation, trust, or any other legal entity commencing proceedings under this Resolution to effect a subdivision of land hereunder for himself or for another.

Subdivide Land - To divide an area or tract of land into five (5) or more lots within a calendar year when such area or tract of land exists as a unit or contiguous units of land under a single ownership at the beginning of such year.

Subdivision Amenity Area- Shall mean the area situated within the boundaries of a residential development site intended for recreational purposes, and may include landscaped areas, patios, private lounges, pools, play areas and similar uses, but does not include any area occupied by a building's service areas, or access driveways.

Subdivision - Subdivision means all divisions of a tract or parcel of land into two (2) or more lots, building sites, or other divisions for the purpose, whether immediate or future, or sale, or building development. See also The Dawson County Subdivision Regulations.

Townhouse- Shall mean a one-family dwelling in fee simple ownership constructed in a row of at least three such units in which each unit has its own front and rear access to the outside, no unit is located over another unit, and each unit is separated from any other unit by one or more vertical common fire-resistant walls.

Travel Trailer - A vehicular, portable structure built on a chassis, designed to be used as a temporary dwelling for travel and recreational purposes.

Triplex - Shall mean a building containing three dwelling units, each of which has direct access to the outside and with each unit totally separated from the other by an unpierced common wall.

Use - The purpose for which land or a structure is designed, arranged, or intended, or for which it is occupied or maintained.

U-Pick- means a fruit or vegetable-growing farm that provides the opportunity for customers to pick their own fruits or vegetables directly from the plant.

Value-added agricultural product - means the enhancement or improvement of the overall value of an agricultural commodity or of an animal or plant product to a higher value. The enhancement or improvement includes, but is not limited to, marketing, agricultural processing, transforming, packaging, and educational presentation, activities and tours that relate to agriculture or agricultural products.

Vehicle - A device in, upon, or by which any person or property is or may be transported or drawn upon a public highway, except devices moved by human power or used exclusively upon stationary rails or tracks.

Water-Related - Uses which are not directly dependent upon access to a water body, but which provide goods or services that are directly associated with water-dependent land or waterway use, and which, if not located adjacent to water, would result in a public loss of the quality of goods or services offered. Except as necessary for water-dependent or water-related uses or facilities, residences, parking lots, spoil and dump sites, roads and highway, restaurants, businesses, factories, and trailer parks are not generally considered dependent on or related to water location needs.

Winery- means the retail and/or manufacturing premises of a small winemaker or winemaker licensee as defined by the Dawson County Alcohol ordinance.

Yard - A required open space other than a court unoccupied and unobstructed by any structure or portion of a structure or portion of a structure from 30 inches above the general ground level of the graded lot upward, provided, however, that fences, walls, poles, posts, and other customary yard accessories, ornaments, and furniture may be permitted in any yard subject to height limitations and requirements limiting obstruction of visibility.

Yard, Front - A yard extending between lot lines which intersect a street line, the depth of which is the minimum horizontal distance between the street line and a line parallel thereto on the lot.

## 6 Transportation Element

### 6.1 Introduction

Located northeast of the metropolitan Atlanta region, Dawson County encompasses approximately 211 square miles in northeastern Georgia. Dawson County is bordered by Forsyth County to the south, Cherokee County to the southwest, Hall County to the southeast, Pickens County to the west, Gilmer County to the northwest, Fannin County to the north and Lumpkin County to the east. The City of Dawsonville, the County seat, is the sole municipality and is located in the southern portion of Dawson County.

Dawson County is home to many natural resource attractions such as Amicalola Falls State Park, the approach trail to the start of the Appalachian Trail on Springer Mountain, and the 23,000-acre Dawson Forest Wildlife Management Area. These features make the county an ideal location for hunting, hiking, bird watching, camping, and fishing opportunities for those both within and outside the county. The significant inflow of recreational traffic contributes to the growth of Dawson County.

Dawson County faces many unique and difficult transportation planning and policy concerns. Most importantly, the county has experienced significant growth. Dawson County's total population has grown steadily since 1960, ranging from a 1 to 78 percent total growth per decade. According to the U.S. Census, Dawson has more than quadrupled in population since 1980 from 4,774 to 22330 in 2010. In the three decades from 1980 to 2010, the population increased by 17556 or 78 percent. Growth rates experienced by Dawson County are commensurate with those in adjacent counties. In 2010, Dawson County ranked 80<sup>th</sup> out of the 159 Georgia counties in population. Future year forecasts by the Dawson County planning staff project that by 2033 Dawson County's population will grow to 35000(population used in the Comprehensive Plan Update).

This growth is creating new, complex challenges to adequately address citizen and business mobility needs; these needs have motivated county officials to put additional emphasis on future transportation and infrastructure planning.

The county is contained in the Atlanta Metropolitan area or the air quality nonattainment area and subsequently is not subject to federal transportation planning and air quality requirements. While Dawson County was not included in the 2003 nonattainment area recommendation, in 2010 EPA revised the national ambient air quality standards (NAAQS) for ground-level ozone from .08 parts per million(ppm) to .075 PPM. This change resulted in Dawson County to be included in the Ozone non-attainment zone. Over the next few years Dawson County will work with the Georgia Department of Transportation (GDOT) and the Georgia Mountains Regional Commission (GMRC) to develop policies for the new non-attainment zone. There is a possibility that Dawson will be treated separately from the Atlanta-metro non-attainment zone. The final EPA report will be published in 2013.

In 2004, Dawson County was included in the Georgia Department of Transportation's (GDOT) Multi-County Study. The County and GDOT partnered to develop a transportation planning process that addresses the unique and complex issues facing the county. In this study, GDOT introduced Dawson County to the same needs-based planning process used by other urbanized and nonattainment jurisdictions. By having this coordinated transportation planning process already in place, Dawson County has the tools and structure to address challenges with any future federal regulations if the county was included in an urbanized/nonattainment area.

To be consistent, the goal of the Dawson County Comprehensive Plan Transportation Element (CPTe) is to ensure that the county's transportation needs are met now and in the short-,

intermediate-, and long-term future. The goals of this document are very similar to the goals from the 2004 GDOT Long Range Transportation Plan (LRTP):

Goal 1 - Improve safety, environment, and quality of life.

Goal 2 - Provide accessibility and mobility of people and goods.

Goal 3 – Promote the attainment of air quality in conjunction with neighboring counties.

Goal 4 - Integrate land use decisions with transportation analysis and planning.

Goal 5 – Develop alternative modes of transportation.

Once completed, the CPTe will provide sufficient data and analysis to determine long-range transportation costs to support any future transportation plans. Based on discussions with local officials, preliminary field review, and data collection activities, the following provides an inventory and existing conditions on the transportation infrastructure and facilities throughout the county.

Dawson County's transportation system consists of highways, as well as other modes of transportation. An inventory of existing conditions was performed based on available data and a windshield survey of the county. A discussion of the following transportation elements is included in this document:

- Public Involvement
- Data Collection/Existing Conditions Evaluation
- Roadway system/network
- Travel Demand Management
- Bicycle/Pedestrian Facilities
- Land Use Coordination
- Funding Alternatives
- Functional Classifications of Roadways
- Traffic Volumes/Level of Service
- Freight Conditions
- Bridge Ratings
- Parking Facilities
- Public Transportation and Services
- Freight Movements
- Railroads
- Airports

The inventory of existing conditions was developed with information (field verified, where appropriate) from Dawson County, GDOT, Georgia Mountains Regional Development Commission (GMRC), and the Dawson County 2030 LRTP.

## ***6.2 Area Transportation Issues***

Current and future needs for Dawson County were identified through two processes: (1) a quantitative effort examining transportation performance measures and determining deficiencies and needs and (2) a qualitative effort, primarily involving public outreach through meetings with stakeholders and the general public.

The Dawson County Comprehensive Plan (and related CTPE), as well as the 2030 Dawson County L RTP has generated significant input from public and community leaders regarding transportation needs and potential solutions. During this process, transportation issues included:

- Complete dependence on the private automobile for transportation;
- GA 400/SR 53 intersection improvements;
- Few sidewalks and walking trails;
- Little street connectivity;
- No street grid providing alternative routes for moving around the GA 400 area;
- GA 400 divides the area physically and doesn't provide for safe pedestrian crossing;
- No collector street plan to ensure that new development connects to other neighborhoods and nearby services;
- Need alternative forms of transportation;
- Need better overall traffic safety statistics;
- Need to look at the 'technological impacts' of traffic (ATMS, ITS, Traffic Cameras, etc.);
- Need to foster more GDOT coordination;
- Need to look at context-sensitive design for the county;
- The County Road Improvement Program is under-funded;
- Dawson Forest Road Corridor, from SR 9 west to County Line needs to be studied;
- A connector route needs to be in the Statewide Transportation Improvement Program (STIP) in the northeast quadrant of SR 53/GA 400 intersection;
- Need for a county specific transportation plan and model; and
- Need to look for alternative funding.

In addition, the public/stakeholder coordination provided an assessment of the overall transportation network operations and opportunities in Dawson County. The assessment focused on potential opportunities to improve traffic operations and multi-modal access within the study area. The following assisted in the identification of appropriate opportunities and infrastructure features for implementation in Dawson County:

- *Installation of off-road bike trails and multi-use paths* – The 2004 L RTP as well as current stakeholder involvement has indicated the need for non-motorized alternatives in Dawson County. Paths and off-road trails connecting to river corridors in the county would serve both a recreational and transportation purpose. The program has started and completion of the first phase is scheduled to be completed in 2014.
- *Extension of GRTA's Express Bus from Forsyth County into Dawson County/Opportunity for a park-and-ride lot* – Another feature of both current public involvement and the 2004 L RTP was the potential for express bus transportation to reach Dawson County. The GRTA Express Bus service currently ends in Forsyth County and, since many Dawson residents work in Forsyth, the extension of service in Dawson County via a park-and-ride lot is feasible.
- *Pedestrian enhancements at major intersections (crosswalks, signals, medians, etc.)* – This will should be a major part of any sidewalk improvement plan in the county. To meet the local residents' and stakeholders' expressed need for safer alternative transportation, pedestrian amenities are necessary. Specific locations for these enhancements are the major intersections along GA 400.
- *Coordinate all future developments (Developments of Regional Impact-DRI's, Planned Unit Developments-PUD's) with transportation* – Due to recent large-scale residential

developments in the County, this measure is critical to having an efficient transportation network.

- *Scenic By-ways designation* – The County has one route on the state bicycle plan but still has several opportunities for this designation due to the many scenic features on county roads in the less populated areas. Coordinating with the state (GDOT) will be important in achieving this designation.
- *Establish an alternative, better-connected street system in growing areas* - The County can set connectivity standards for access points between land uses in developing to increase the overall efficiency of the street system by providing shorter, more direct routes.
- *Opportunity for access management techniques* – Access management helps to ensure that the relationship between traffic flow and the surrounding land use is efficient. It can also increase pedestrian safety and reduce collisions by the consolidation of driveways and curb-cuts.
- *Ensure that all roadway cross-section and intersection treatments should reflect the functional classification of the roadway and relative needs for access and pedestrian flow versus circulation* – Similar to access management techniques; this can facilitate a more efficient traffic flow and increase pedestrian safety.
- *Bypass/truck route needed around Dawsonville* – Discussed by the city and county, plans for this route are moving forward.

Another major issue discussed with the public/stakeholders and staff during several meetings involved the existence of recent and planned developments in the county. The concern was the status of the developments and how they will impact mobility in the county. The recent and planned developments include:

- Crystal Falls – 400-unit development located in the west of the county;
- Highland Point (off Carlisle Road), 150 +/- acres;
- 300-400-unit development on Dawson Forest Road;
- Blanchard Retail Development; and
- Forestar Development

## **6.3 Existing Conditions**

### **6.3.1 Road and Bridges**

As mentioned earlier, Dawson County is located in the North Georgia Mountains and is bordered by Gilmer, Fannin, Lumpkin, Hall, Forsyth, Cherokee, and Pickens Counties. There is only one city in the county, Dawsonville, which is the county seat. GA 400/US 19 traverses the southeast portion of the county north to south and opens a gateway to the Atlanta region to the south, as well as Lumpkin County to the north.

From a regional context, Georgia GA 400 goes from Atlanta, at I-85, through Buckhead, Sandy Springs, Roswell, Alpharetta, Forsyth County, Dawson County, and Dahlonega. Like the interstate highways, it is a limited access road (with exit ramps instead of intersections), but unlike the interstates (which were renumbered by the Georgia Department of Transportation-GDOT in 2000), the exit numbers do not indicate mileage: they still go up sequentially. Once GA 400 passes exit 17 (SR 306), it changes from a limited access highway into an at-grade divided highway.

The southern section of GA 400 (from I-285 to I-85) was the last section to be constructed. It is one of the few active toll roads in Georgia. The F.J. Torras Causeway toll between Brunswick and St. Simons Island in southern Georgia was removed in 2003. The GA 400 toll is also scheduled to be removed in November 2013.

In addition to GA 400, roads important to the development of Dawson County include SR 9, SR 52, SR 53, SR 136 and SR 183. There are no interstate highways in Dawson County.

### 6.3.2 Roads

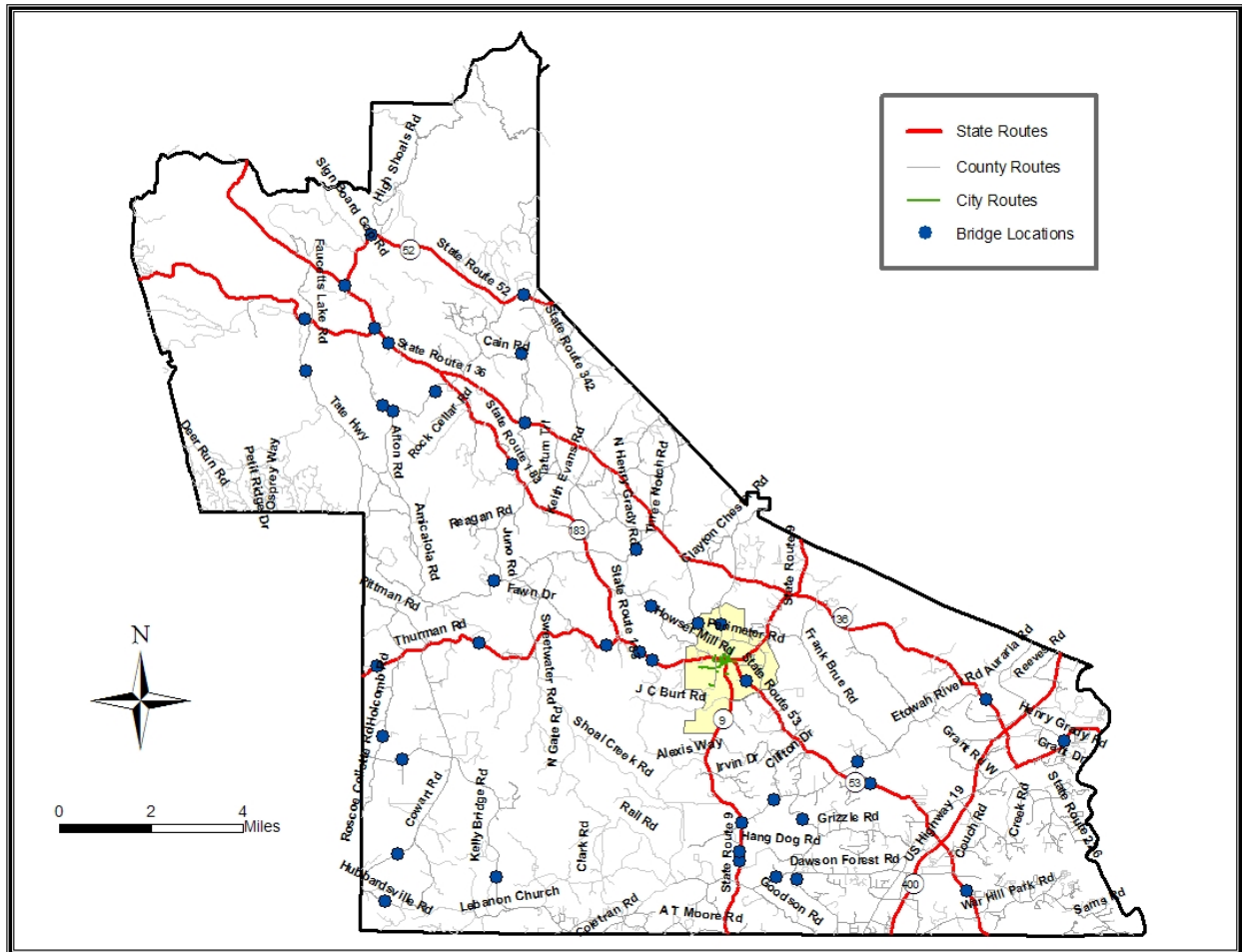
#### Functional Classifications

In order to determine the adequacy of a highway system, it is necessary to inventory roadways according to how they fulfill two purposes: (1) the movement of traffic and (2) the access to property. By assessing the degree to which a particular roadway serves each of the two basic roles, a functional classification can be determined. GDOT is responsible for classifying all roads in the public road system by their geographic location in rural, small urban or urban areas according to their character of service. Functional classification for each roadway in the network was obtained by using GDOT's classification system in order to accurately identify service characteristics. Using the 2004 LRTP as a basis, all roads in the county have been grouped into the following four functional classifications and are shown on **Figure 1** below.

- *Interstates* - Defined as significant highways that feature limited access and continuous, high-speed movements for a wide variety of traffic types. There are no interstate roadways in Dawson County.
- *Arterials* - Classified as major and minor, are roads that connect activity centers and carry large volumes of traffic at moderate speeds. The arterial system in Dawson County totals approximately 30 miles (26 major, 4 minor), 8 percent of its total roadway miles. Examples of arterials in Dawson County are SR 53 and SR 400. Arterials provide a high level of mobility and a greater degree of access control. The average annual daily traffic (AADT) on arterial roadways in Dawson County is 11,465 vehicles. The arterial system is significant because it accommodates a substantial share of the volume (an average of 11,465 vehicles per day, five times the rate of the collector system) yet constitutes only 8.1 percent of the existing roadway system.
- *Collectors* - Also classified as major and minor, collectors typically allow access to activity centers from residential areas. Their purpose is to collect traffic from streets in residential and commercial areas and distribute the traffic to the arterial system; they provide a balance between mobility and land access. The collector system in Dawson County incorporates 111 miles (88 major, 23 minor), 30 percent of the total roadway system, and has an AADT of 2,033 vehicles. Examples of collectors in Dawson County are SR 52, SR 136, SR 183, SR 9, and Sweetwater Juno Road.
- *Local Streets* - Feed the collector system from low volume residential and commercial areas. Local facilities provide a high level of access to adjacent properties but a low level of mobility. Usually local streets are found in subdivisions and rural areas. There are approximately 229 miles, 62 percent of roads, classified as local in Dawson County. The AADT on local roadways in Dawson County is 599 vehicles.



Figure 1. Dawson County Road Network



**National Highway System**

The National Highway System (NHS) was established by the Intermodal Surface Transportation Efficiency Act (ISTEA) of 1991 to serve as a network of highways that could link together different modes of transportation such as: major shipping ports, airports, intermodal facilities, and public transportation. The linking of these transportation systems allows the NHS to form a quality system important to the nation's economy, defense, and mobility. There are no NHS routes in Dawson County.

**Speed Limits and Number of Lanes**

Speed limits and functional classification of roads are related. Posted speed limits throughout Dawson County range from 15 mph to 65 mph. Approximately 3.1 percent of roadway lane miles in Dawson County are signed for 65 mph speed limit, 26.2 percent have a speed limit of 55 mph, and 70.7 percent of roadway lane miles have a speed limit less than 50 mph.

Of the 370 total roadway lane miles in Dawson County, 89.5 percent are two-lane roads while 4.8 percent are four-lane roads; the remaining 5.6 percent of roadways represent other various lane configurations.

## Existing Traffic Volumes

GDOT prepares existing traffic volume field counts and reports annual average daily traffic counts throughout the county. Historic traffic count data was reviewed to determine what changes have occurred recently. Due to variations in the yearly counts, three-year rolling averages were computed to aid in trend identification. The three-year, two-way traffic volume average from 2010 through 2012 was compared to the average of 2003 through 2005. The highest traffic volume changes occurred west of the Hall county line on SR 136. There were also significant changes on SR 400 north of the Forsyth County line, and south of Dawson Forest Road on SR9S. The range of change was from -32 to 29 percent. Overall, the greatest daily volumes are found on GA 400. **Table 1** summarizes various traffic volume changes throughout Dawson County. Dawson County traffic data can be viewed on the GDOT interactive map website. The link below is the State Traffic and Report Statistics (STARS) interactive site: <http://www.dot.ga.gov/informationcenter/statistics/Pages/default.aspx>

**Table 1. Dawson County Traffic Volumes**

<i>Road/Route</i>	<i>Count Location</i>	<i>2000-02 AADT</i>	<i>2003-5 AADT</i>	<i>2010-12 AADT</i>	<i>Percent Change</i>
SR 9	South of Dawson Forest Rd.	4,340	5,440	6,273	15%
SR 9	North of Thompson Rd.	2,681	3,550	3,416	-4%
SR 52	North of Ridge Rd.	1,198	1,110	936	-6%
SR 53	West of Sweetwater Church Rd.	2,530	2,970	2,726	-9%
SR 53	East of Thompson Rd.	10,900	12,080	11,063	-8%
SR 136	Shared section of SR183/SR 136	2,630	2,460	2,263	-4%
SR 136	West of Hall County Line	2,890	2,800	3,613	29%
SR 183	North of Rowland Rd.	1,556	1,850	1,273	-32%
SR 400	North of Forsyth County Line	22,530	26,680	28,116	5%
SR 400	South of Lumpkin County Line	13,490	17,220	17,420	1%

*Source: Georgia Department of Transportation Traffic Count Data*

The existing roadway inventory with the number of lanes for each facility is shown in below.

**Table 2. Dawson County Roadway Inventory**

<i>Road</i>	<i>County Route/State Route</i>	<i>Number of Lanes (in each direction)</i>
SR 9	State Route	1
Etowah River Road	County Route	1
SR 52	State Route	1
SR 53	State Route	1
Thompson Road	County Route	1
SR 136	State Route	1
Dawson Forest Road	County Route	1
SR 183	State Route	1
Lumpkin Campground Road	County Route	1
SR 400	State Route	2-3
Cowart Road	County Route	1

*Source: Georgia Department of Transportation Road Characteristics (RC) File*

### **Functional Classifications**

Roadways can be classified according to the function they serve with respect to accessibility and movement of vehicles. Functional classification is the process by which streets and highways are grouped into classes, or systems, according to the character of traffic service that they are intended to provide. There are three highway functional classifications: arterial, collector, and local roads and all streets and highways are grouped into one of these classes, depending on the character of the traffic (i.e., local or long distance) and the degree of land access that they allow.

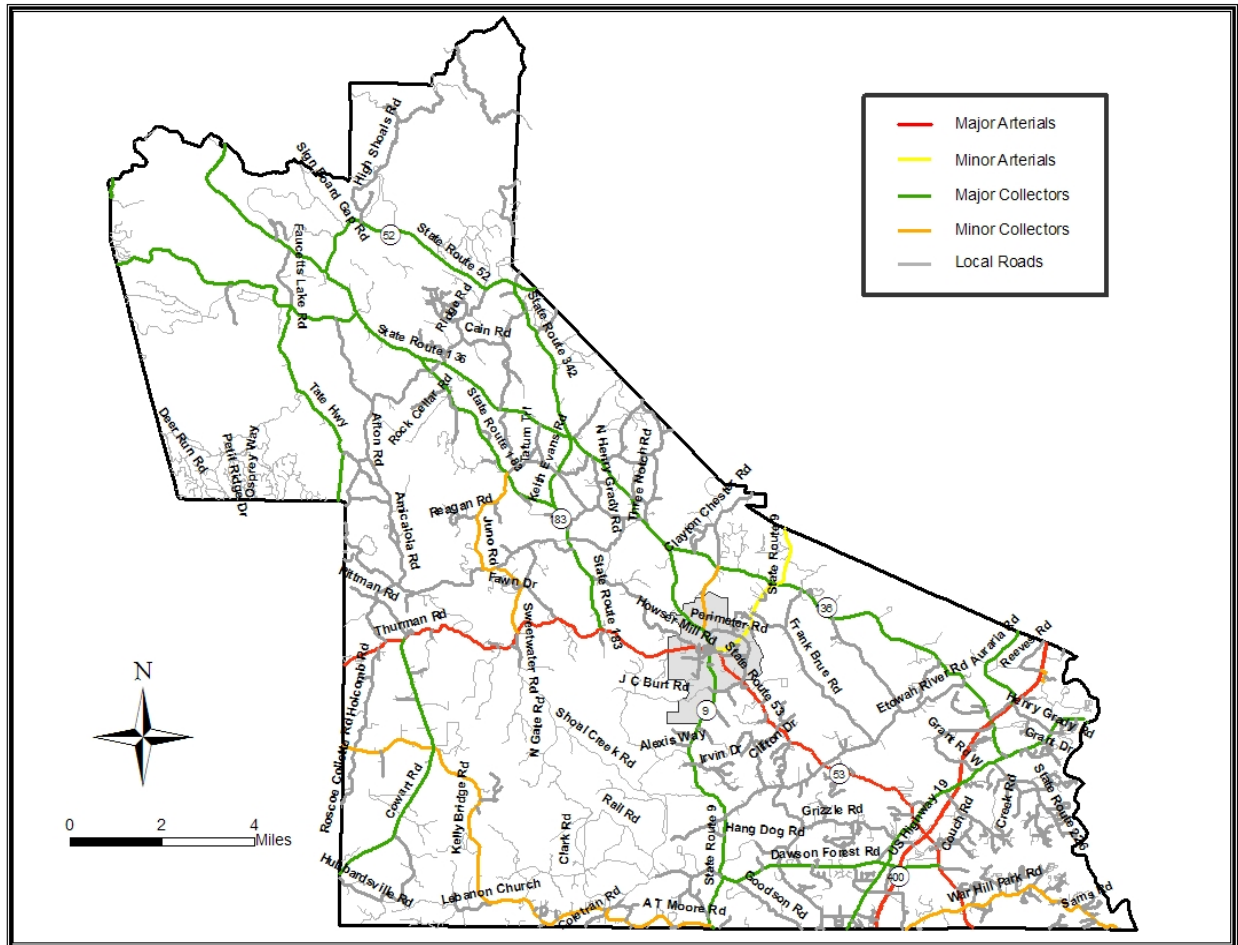
There is a basic relationship between functionally classified highway systems in serving traffic mobility and land access. Arterials provide a high level of mobility and a greater degree of access control, while local facilities provide a high level of access to adjacent properties but a low level of mobility. The collector roadways provide a balance between mobility and land access. The table (Table 3) and map (Figure 2) below shows the functional classifications for the roadways in Dawson County.

**Table 3. Dawson County Functional Classification**

<i>Road</i>	<i>Number of Lanes</i>	<i>Functional Classification</i>
SR 9	2	(7) Rural Major Collector
Etowah River Road	2	(8) Rural Minor Collector
SR 52	2	(7) Rural Major Collector
SR 9 (Dawsonville to Pickens Co. Line)	2	(6) Rural Minor Arterial
SR 53	2	(2) Rural Major Arterial
Thompson Road	2	(9) Rural Local Rd
SR 136	2	(7) Rural Major Collector
Dawson Forest Road	2	(8) Rural Minor Collector
SR 183	2	(7) Rural Major Collector
War Hill Park Road	2	(8) Rural Minor Collector
Burt Creek Road	2	(8) Rural Minor Collector
Lumpkin Campground Road	2	(8) Rural Minor Collector
SR 400	4	(2) Rural Major Arterial
Cowart Road	2	(9) Rural Local Rd
Steve Tate Highway	2	(7) Rural Minor Arterial
A.T. Moore Road	2	(8) Rural Minor Collector
Bailey Waters Road	2	(8) Rural Minor Collector
Blue Ridge Overlook	2	(8) Rural Minor Collector
Grizzle Road	2	(8) Rural Minor Collector
Henry Grady Highway	2	(8) Rural Minor Collector
Hubbard Highway	2	(8) Rural Minor Collector
Industrial Park Road	2	(8) Rural Minor Collector
Keith Evans Road	2	(8) Rural Minor Collector
Kelly Bridge Road	2	(8) Rural Minor Collector
Kilough Church Road	2	(8) Rural Minor Collector
New Hope Road	2	(8) Rural Minor Collector
Nix Bridge Road	2	(8) Rural Minor Collector
Perimeter Road	2	(8) Rural Minor Collector
Shoal Creek Road	2	(8) Rural Minor Collector
Sweetwater Juno Road	2	(8) Rural Minor Collector
Thompson Creek Park Road	2	(8) Rural Minor Collector

**Source: Georgia Department of Transportation Road Characteristics (RC) File & Dawson County Transportation Improvement Plan (HDR/W.L. Jorden, 2000)**

Figure 2. Dawson County Functional Classification



**Traffic Conditions**

Daily work trips are especially important to the overall transportation system and its efficiency because the majority of work-related travel occurs during peak demand periods.

Analysis of the various modes used to commute to work is necessary to plan accordingly. As demonstrated in Tables 4 and 5 below, Dawson County’s mode split follows state trends. Higher percentages of workers are driving alone and working at home, while fewer persons are carpooling and walking. Mean travel time to work increased at a similar percentage as statewide, but the total number of workers in Dawson increased by 113 percent as opposed to the statewide average (36.4 percent). Predominate use of single occupancy vehicles (SOV) generally increases congestion.

**Table 4. Dawson County Modal Split – Commute to Work Trips**

	<i>Georgia 1990</i>	<i>Georgia 2011</i>	<i>Percent Change</i>	<i>Dawson 1990</i>	<i>Dawson 2011</i>	<i>Percent Change</i>
Workers 16 years and over	3,106,393	4,239,802	36.4%	4,592	9,803	113%
Drove alone	76.6%	78.7%	1.4%	75.4%	77.6%	2.2%
Carpooled	15.1%	11.1%	-4.0%	18.6%	10.5%	-8.1%
Public transportation	2.8%	2.2%	-0.8%	0.5%	0.2%	-0.3%
Bicycled or Walked	2.5%	1.5%	-1%	1.3%	1.6%	0.3%
Motorcycle or Other	1.0%	1.7%	.7%	1.0%	0.3%	-0.7%
Worked at home	2.1%	4.5%	2.4%	3.2%	9.5%	6.3%
Mean travel time to work (min.)	22.7	27	19%	32.4	32.4	0%

*Source: US Census 1990, 2000, and 2010 and American Community Survey (ACS) 2011*

**Table 5. Dawson County Travel Time to Work Data**

	<i>Dawson County</i>	<i>% of Total</i>
<b>Total:</b>	<b>6804</b>	
Did not work at home:	5870	86%
Less than 5 minutes	206	3%
5 to 9 minutes	665	9.7%
10 to 14 minutes	925	13.6%
15 to 19 minutes	1287	18.9%
20 to 24 minutes	953	14%
25 to 29 minutes	355	5.2%
30 to 34 minutes	1156	16.9%
35 to 39 minutes	257	3.7%
40 to 44 minutes	305	4.4%
45 to 59 minutes	389	5.7%
60 to 89 minutes	174	2.5%
90 or more minutes	132	1.9%
Worked at home	934	13.7%

*Note: Travel Time to Work for Workers 16 Years and Over [15] - Universe: Workers 16 years and over; Source: US Census Bureau 2010, 2011 Census ACS*

### Road Freight

Several state highways serve Dawson County. A number of these are suitable for over-the-road freight movement (trucks). GA 400 serves as the primary freight route through the county and is designated as an oversized truck route by GDOT. Other facilities in the county designated as oversized truck routes include:

- SR 53 from the western county line to the southern county line

- SR 136 along the northern portion of the county
- SR 183 along the central portion of the county
- SR 9 from the southern county line to SR 53

Figure 3 gives an illustration of these truck routes in the county.

### Parking

In the unincorporated portions of Dawson County, parking has not been a significant issue. Most of the local commercial and business areas are in the unincorporated portions of the county such as along the GA 400 corridor (i.e., North Georgia Premium Outlet Stores), and there is free off-street parking located within these areas. Due to the parking requirements in the county zoning regulations, local businesses and public facilities are currently adequately served.

### 6.3.3 Bridges

GDOT provided bridge inventory data for Dawson County. The overall bridge rating is indicated by its sufficiency rating, where a sufficiency rating greater than 50 is considered satisfactory and a rating less than 50 is considered unsatisfactory (i.e. needing replacement). A total of 46 bridge reports were reviewed. This review indicated that nine bridges (20 %) of the bridges are considered to be in unsatisfactory condition. The following table shows the location and condition of bridges considered to be in unsatisfactory condition. These bridges may need to be reconstructed or replaced. For the bridges in satisfactory condition, some routine maintenance will still be needed to preserve their condition.

**Table 6. Dawson County Bridges in Unsatisfactory Condition (sufficiency rating < 50)**

<i>County ID</i>	<i>Bridge Serial Num.</i>	<i>Location ID</i>	<i>Location</i>	<i>Route</i>	<i>Road Name</i>	<i>Sufficiency Rating</i>	<i>Year Const.</i>
085	085-0024-0	085-00994F-001.01N	Just NW of Dawsonville	00994	Shoal Creek Rd	47.64	1959
085	085-5007-0	085-00057X-002.25S	9 mi W of Dawsonville	00057	Hubbardsville Rd	34.3	1992
085	085-0001-0	085-00009D-001.73N	4.5 mi S of Dawsonville	00009	SR 9	41.79	1930
085	085-0018-0	085-00136D-023.00E	5.7 mi E of Dawsonville	00136	SR 136	46.34	1965
085	085-0019	085-00136D-025.95E	7.6 mi SE of Dawsonville	00136	SR136	49.06	1956
085	085-5019-0	085-0015x-001.59 N	5 mi SW of Dawsonville	00115	Blacks Mill Rd	13.75	1953
085	085-0021-0	085-00183D-004.86N	6 mi NW of Dawsonville	00183	SR 183	43.26	1940

Source: GDOT Bridge Inventory



## **6.4 Alternative Modes**

### **6.4.1 Bicycle and Pedestrian Facilities**

Currently, the Statewide Bicycle Route Network has one state bicycle route in Dawson County. State Bicycle Route 90 runs East-West through the northern portion of Dawson County. The 210-mile Mountain Crossing Route runs across the mountains of north Georgia between Walker County, south of the city of Chattanooga and Rabun County, in the northeast corner of the state. The Mountain Crossing Route runs common with SR 52 in Dawson County.

The locations of sidewalk facilities were determined during a windshield survey of the county. There are limited sidewalks provided in unincorporated Dawson County; most of the sidewalks are in the city of Dawsonville and connect downtown areas with businesses, government centers and some community facilities. **Figure 3** illustrates the current bike/pedestrian facilities in Dawson County.

### **6.4.2 Public Transportation and Services**

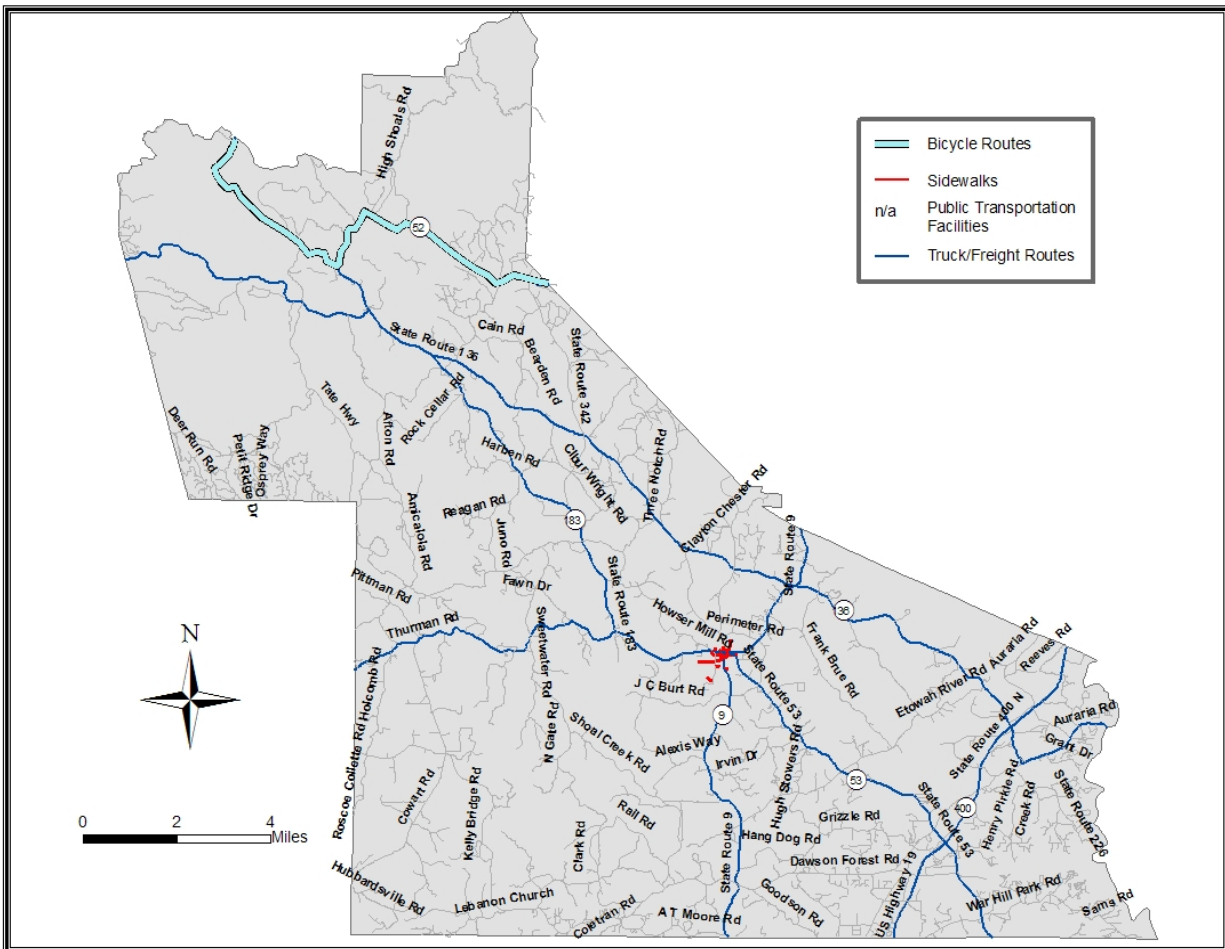
Dawson County has no urban or rural public transportation services that are available to the general public. However, Dawson County does operate demand response services using four vans which are funded by GDOT. This service is generally used for the elderly and/or disabled community for their health related needs and some job access.

As Dawson County continues to grow, there may be opportunities to partner with other agencies, such as the Georgia Regional Transportation Authority (GRTA), to provide express bus service to downtown Atlanta. The County will look at future potential for coordinating with regional express bus service via a park-and-ride lot.

## **6.5 Airports**

Dawson County does not have a general aviation airport. An airport feasibility study was recently completed, but due to public opposition, there is no decision to further study a future general aviation airport in the county.

Figure 3. Dawson County Truck Routes & Alternative Modes



### 6.6 Travel Characteristics and Deficiencies

According to the 2004 LRTP, understanding the travel characteristics of a community is crucial to developing a transportation plan that meets travel needs. Development of an assessment of needs is based partially on the inventory of the condition of the existing transportation system. To identify deficiencies related to current and future congestion, travel demand modeling is a useful tool.

#### 6.6.1 Travel Characteristics

##### Model Development

As stated earlier, Dawson County completed a 2030 LRTP in 2004. The purpose of the plan was to address the transportation challenges incurred from growth and development in the county. The plan proposed a program of projects and strategies to meet future transportation needs and provided a framework for future infrastructure decisions and investments.

The travel demand model is a tool to assist in identifying existing and future congestion on transportation network facilities. The regional model, which is based on an expansion of ARC's 2000 transportation model, incorporates additional traffic analysis zones and facility detail to provide more information regarding county characteristics. Data requirements for the model

included household and employment information, as well as existing and future land use data and policies from the county's comprehensive plan and other planning documents.

The model provides travel statistics for the 2000 base year and the year 2030 existing plus committed (E+C) scenario. The E+C scenario offers a tool to identify needs and prioritize transportation improvements. The 2030 E+C network was evaluated to assess transportation network conditions and the impact of no additional capacity projects (beyond those programmed for right-of-way acquisition or construction by 2006). In essence, the E+C scenario showed the effect on the network if no additional projects beyond 2006 are added as population and employment grow.

Performance measures were used to compare year 2000 model conditions against year 2030 E+C conditions. Fundamental system wide performance measures included projected traffic volumes, volume to capacity ratio, vehicle miles and vehicle hours of travel, percent of vehicle miles of travel over capacity, and average speed. The average speed on freeways, arterials, and collector roadways will decrease over time if no improvements are made to the roadway network.

In developing the 21-county model, Dawson County arterial roadways were categorized as Class I, Class II, or Class III, according to the system followed by ARC. Class I arterials are major arterials with four or six lanes, typically with a raised median and turn lanes at most intersections. Speed limits on Class I arterials vary from 45 to 55 mph and traffic signals average no more than two per mile. Class II arterials are medium arterials with four lanes, either with or without a median. Speed limits range from 35-50 mph, with turn lanes available at some intersections. Typically, there are two to five signals per mile. Class III arterials are minor arterials usually with two (sometimes with four) lanes and without a median. Turn lanes are available at most signalized intersections. Speed limits vary from 35 to 55 mph and the number of signals varies by area type.

The E+C scenario identifies future congested areas which assist in prioritizing future transportation improvements. Analysis of specific performance measures in the scenario follows.

### **6.6.2 Existing and Future Deficiencies**

In addition to future land use forecasts, understanding the travel characteristics of a community is crucial to developing a transportation plan that meets travel needs. Development of an assessment of needs is based partially on the inventory of the condition of the existing transportation system. In an earlier section, Dawson County's existing transportation system was analyzed in the areas of current and future congestion and identified deficiencies based on traffic volumes. According to the recent GDOT RC Data Files, the highest traffic volume changes occurred near county lines with Forsyth and Lumpkin Counties along GA 400. There were also significant changes on SR 53 east of Thompson Road and west of Sweetwater Church Rd. Overall, the greatest daily volumes are found on GA 400. Also, the model used in the 2004 L RTP shows that the traffic volume on GA 400 is expected to increase by almost 90% by 2030 while other locations with increasing volumes in 2030 are SR 53 and SR 9.

The identification of congested facilities is further analyzed by using daily volume to capacity (v/c) ratios. The v/c ratio compares the traffic volumes on a facility to the capacity of that facility. A lower v/c ratio indicates less congestion while a higher v/c ratio indicates more. According to the 2004 L RTP, a v/c ratio of 1.0 would mean that the road is carrying its full capacity of traffic volume, while a v/c ratio of 0.5 would indicate it is carrying half its capacity volume. Generally, a v/c ratio of 0.7 or less is considered to be an acceptable level of traffic congestion on a segment of roadway. The closer the v/c ratio gets to 1.0, the more congested the roadway segment.

The base year model indicates that the current year v/c ratios on the county's network are all below 1.0 (.7/.8); therefore, the system is currently operating efficiently. The forecasted v/c ratios indicate several roadways with ratios closer to 1.0. In 2030, 14 percent of the total roadway miles are projected to have v/c ratios warranting attention, specifically SR 136, SR 53, SR 9, and GA 400 along with Cowart Road and Kelly Bridge Road.

The analysis of future v/c ratios in the 2030 E+C model revealed the need to develop strategies to reduce travel or add capacity along some of the aforementioned travel corridors in Dawson County. In particular, the high level of congestion on SR 53 and other arterial roadways indicates that, while strategies such as Transportation Demand Management (TDM), bus transit, bike/pedestrian alternatives, and other methods to reduce SOV (Single Occupancy Vehicle) travel will be important, capacity additions will still be needed for the congested roadway facilities. **Figures 4-6** show the v/c from the 2004 LRTP for the 2000 Base Year, 2030 E+C, and 2030 Build projects.

**Figure 4. Dawson County 2000 Base Year V/C Ratios**

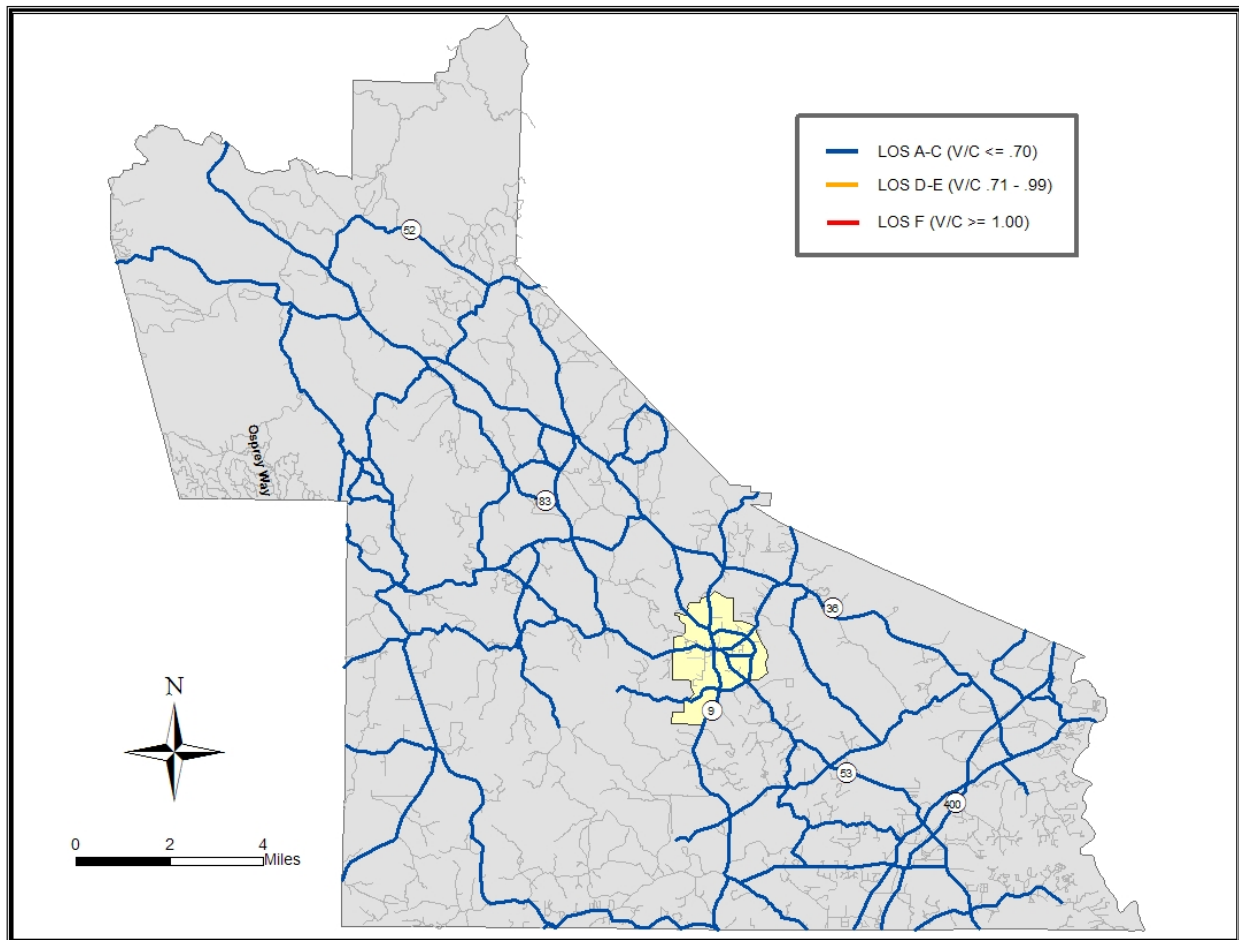


Figure 5. Dawson County 2030 V/C Ratios (E+C)

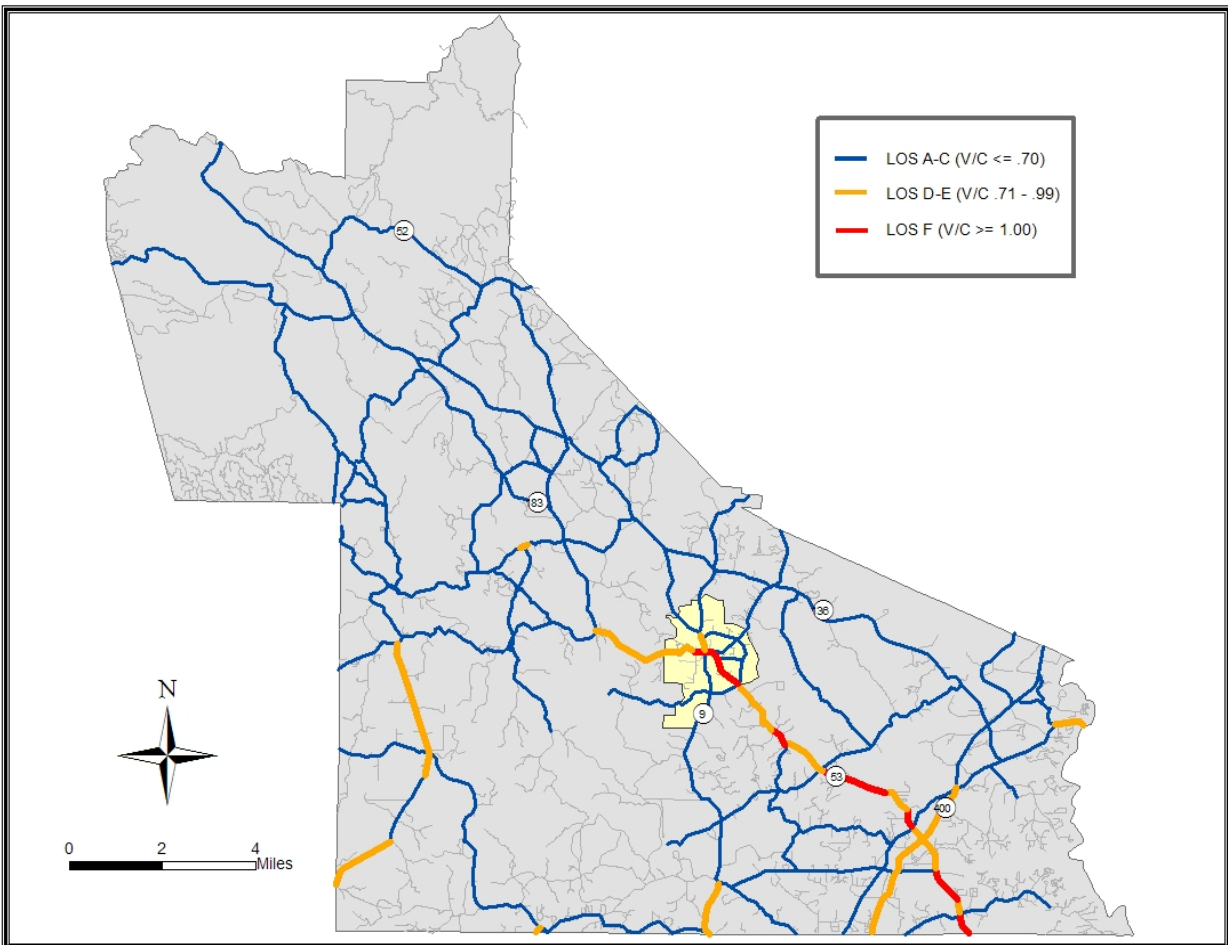
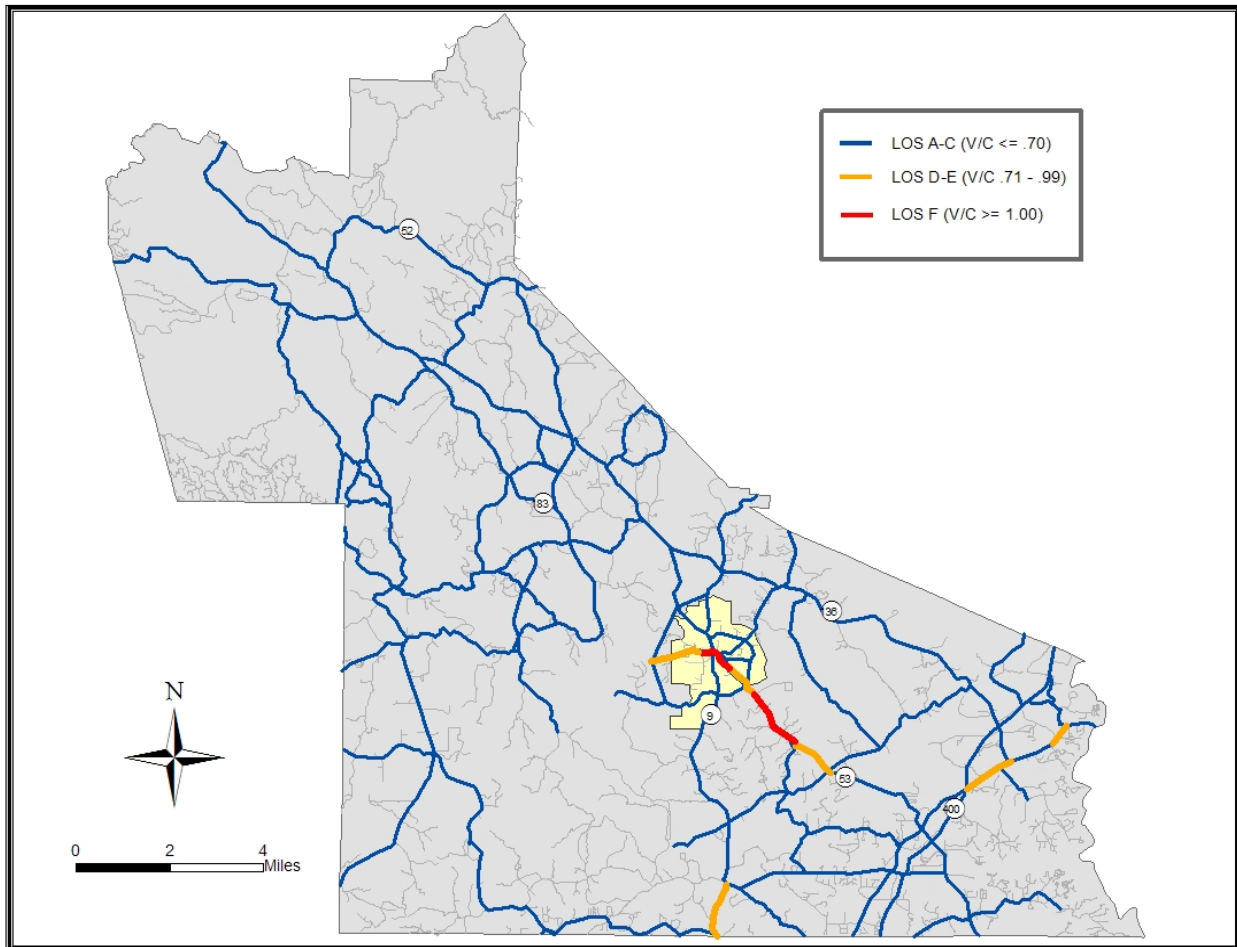


Figure 6. Dawson County 2030 V/C Ratios (Build)



### 6.7 Improvement Program

The following improvement options reference the constraints and issues mentioned in above. Action items are identified, along with responsible parties and a projected timeframe for implementation. This timeframe is expressed either as ongoing, short-range (1 to 5 years), or long-range (5+ years).

**How does the county alleviate the complete dependence on the private automobile for transportation?**

Solution	Responsible Party	Partners	Timeframe
Increase alternatives to automobile travel.	County, GDOT, GMRC	GDOT, GMRC	Ongoing, short-range
Adopt standards for street cross-sections that include sidewalks.	County	GDOT, GMRC	Ongoing, short-range
Add bike lanes, bicycle-friendly shoulders, and multi-use paths/trails where appropriate for future construction.	County, GDOT, GMRC	GDOT, GMRC	Short-range, long-range
Coordinate with GDOT or GRTA for possible extension of regional express bus in the county.	County, GDOT, GMRC	GDOT, GRTA, GMRC	Short-range, long-range
Require sidewalks in all new developments.	County, GDOT	GDOT, GMRC	Short-range, long-range
Pursue Livable Centers Initiative (LCI) planning, implementation funds, and Transportation Economic Assistance (TEA) grants.	County, City	GDOT, GMRC, ARC	Short-range, long-range

**How does the county stay abreast of the GA 400/SR 53 project?**

Solution	Responsible Party	Partners	Timeframe
Continue coordination with GDOT.	County	GDOT	Ongoing
Improve communication with GDOT board representative.	County	GDOT	Ongoing

**How does the county increase the amount of sidewalks and walking trails?**

Solution	Responsible Party	Partners	Timeframe
Adopt a plan to identify where new sidewalks, trails, and greenways will be located.	County, GDOT, GMRC	GDOT, GMRC	Short -range

**How does the county improve street connectivity within the county, particularly around the GA 400 area?**

Solution	Responsible Party	Partners	Timeframe
Incorporate a grid network or a street plan where appropriate for future connectivity in the county.	County, GDOT	GDOT	Long-range
Develop a system of alternate routes to alleviate dependency on GA 400.	County, GDOT	GDOT	Long-range



### What can the county do about GA 400 dividing the area physically and not providing for safe pedestrian crossing?

Solution	Responsible Party	Partners	Timeframe
Improve pedestrian access at the major intersections along GA 400 with signals, cross-sections, etc.	County, GDOT, GMRC	GDOT, GMRC	Ongoing, short-range
Coordinate with GDOT to incorporate some context-sensitive improvements for GA 400.	County, GDOT	GDOT, GMRC	Ongoing, short-range

### How can the county ensure a collector street plan to connect new developments to other neighborhoods and nearby services in the County?

Solution	Responsible Party	Partners	Timeframe
Require developers to submit a plan for a grid or street network that increases connectivity.	County	GMRC	Short-range, long-range

### How can the county increase the amount of alternative forms of transportation within the county?

Solution	Responsible Party	Partners	Timeframe
Educate the citizens on alternatives to automobile travel.	County	GMRC	Ongoing
Add bike lanes, bicycle-friendly shoulders, and multi-use paths/trails where appropriate for future construction.	County, GDOT	GDOT, GMRC	Ongoing
Coordinate with GDOT or GRTA for possible extension of regional express bus in the county.	County, GDOT	GDOT, GRTA	Short-range, long-range
Require sidewalks in all new developments.	County, GDOT, GMRC	GDOT	Ongoing
Pursue LCI planning, implementation funds, and TEA grants.	County	GDOT	Short-range

### How can the county obtain better overall traffic safety statistics?

Solution	Responsible Party	Partners	Timeframe
Coordinate with local traffic enforcement authorities for safety/accident data.	County	County Public Safety	Ongoing
Coordinate with GDOT's office of Highway Safety for statistics.	County	GDOT	Ongoing

### How can the county become familiar with the technological impacts of traffic (Advanced Traffic Management Systems, Intelligent Transportation Systems, Traffic Cameras, etc.)?

Solution	Responsible Party	Partners	Timeframe
Coordinate and become familiar with GDOT's Navigator System.	County	GDOT	Short-range
Research the ATMS/ITS programs and features of surrounding counties.	County	GDOT	Short-range

### How can the county foster more GDOT coordination?

Solution	Responsible Party	Partners	Timeframe
Attend the Quarterly State Transportation Board meetings and become familiar with area board representative.	County	GDOT	Ongoing
Have the county staff become more active in professional organizations/associations.	County	GDOT	Ongoing
Educate local community on the relationship of GDOT to the county.	County	GDOT	Ongoing

### How can the county be more familiar with Context Sensitive Design solutions?

Solution	Responsible Party	Partners	Timeframe
Increase coordination with GDOT's policies on context-sensitive design.	County	GDOT	Ongoing
County staff becomes more active in professional organizations/associations.	County	GDOT	Ongoing

### How can the county improve/increase the funding of the County Road Program?

Solution	Responsible Party	Partners	Timeframe
Work with local elected officials on innovative financing methods.	County	City	Ongoing
Coordinate with local municipalities in the Special Purpose Local Option Sales Tax (SPLOST) program.	County	City	Ongoing
Educate the local business community on the benefits of creating a Community Improvement District (CID) to assist in raising funds for infrastructure improvements.	County	City	Ongoing

## 6.8 Potential Funding Sources

Regarding potential funding sources for projects, cost estimates, and funding/local match requirements can constrain the level of improvements implemented during a specific planning period. In some areas, a Special Purpose Local Option Sales Tax (SPLOST) has provided millions of dollars in local funds for a variety of transportation improvements, including roadway and non-roadway transportation projects. Dawson County enacted a Special Purpose Local Options Sales Tax (SPLOST) in 1989. The current SPLOST program is valued at \$40 million and was

approved by voters in 2007. This is dependent upon sales tax revenues maintaining their current rate. The fifth edition of the Dawson County SPLOST program is scheduled to run from January 2009 to June 2015.

Additional funding is an issue that warrants more attention for the county. In addition to SPLOST funding, there are other potential funding sources that should be considered, including:

- GDOT (TEA Funds, State/County contracts, STIP Funds);
- 1 percent sales tax programs: Municipal Option Sales Tax (MOST), Local Option Sales Tax (LOST), Special Purpose Local Option Sales Tax (SPLOST);
- General operating funds;
- Public/private partnerships, such as Community Improvement Districts (CIDs) and developer contributions; and
- Development impact fees.

### ***6.9 Prepare Order of Magnitude Cost Estimates***

There were specific improvements and projects identified for the County in the 2004 LRTP. These projects, strategies, and improvements provide multimodal, technological, and demand management solutions to meet Dawson County's future transportation needs. The proposed projects are multi-modal in nature and are intended to satisfy the county's growth-related transportation needs.

The 2004 LRTP listed projects by their location, identified deficiencies, source of identification, and proposed solution. Each project was also assigned an implementation period. Proposed projects not meeting the above criteria were not included. The county has the discretion to modify the program periodically to be consistent with any changing conditions. Projects are annually reviewed and are added or removed from the program due to funding constraints, environmental issues, or changes in priority.

The following table has the draft list of improvement options, projects, and other transportation features for implementation in Dawson County's Program of Projects from the 2004 LRTP.

**Table 7. Transportation Implementation Program**

<i>Location</i>	<i>Deficiency</i>	<i>Method of Identification</i>	<i>Implementation Period</i>	<i>Proposed Solution</i>	<i>Cost (\$millions)</i>
Gold Mine Road at Sweetwater Juno Road	Congestion	2030 LRTP	2011-2020	Intersection and operational improvements	\$1.200
SR 53 from the Forsyth County line to East Bypass/Perimeter Road	Intermittent Congestion	2030 LRTP	2011-2020	Widening and completion of Perimeter Road/Dawsonville Bypass from White Lane to SR 9 (State Aid Project)	\$24.539
SR 53 from West Bypass/Perimeter Road to Cowart Road	Intermittent Congestion	2030 LRTP	2021-2030	Widening and Completion of Perimeter Rd./Dawsonville Bypass from White Lane to SR 9 (State Aid Project)	\$21.475
GA 400 from the Forsyth County line to Lumpkin Camp Ground Road	Congestion	2030 LRTP	2011-2020	Widening	\$15.675
Interchange at GA 400 and SR 53	Congestion	GDOT CWP/Public Comment	2006-2010	Interchange	\$20.121
Dawson Forest Road from Lumpkin Camp Ground Road to GA 400	Congestion	Public Comment	2011-2020	Widening	\$12.270
SR 52: two westbound passing lanes between Gilmer and Lumpkin Counties	Congestion	GDOT CWP	2011-2020	Reconstruction, passing lanes	\$1.960
SR 9 passing lanes from Thompson Road to Jenkins Road	Congestion	GDOT CWP	2011-2020	Reconstruction, passing lanes	\$1.680
Dawsonville Bypass from White Lane to SR 9	Congestion	GDOT CWP	2011-2020	New Construction Roadway Project	\$23.413
Bridge at Shoal Creek Road	Sufficiency of 47.64	GDOT	2011-2020	Reconstruct/Replace	\$30.659
Bridge at Hubbardsville Road	Sufficiency of 34.30	GDOT	2011-2020	Reconstruct/Replace	\$5.227

<i>Location</i>	<i>Deficiency</i>	<i>Method of Identification</i>	<i>Implementation Period</i>	<i>Proposed Solution</i>	<i>Cost (\$millions)</i>
Bridge at SR 9	Sufficiency of 41.79	GDOT	2011-2020	Reconstruct/Replace	\$3.100
Bridge at SR 136	Sufficiency of 46.34	GDOT	2011-2020	Reconstruct/Replace	\$1.370
Bridge at SR 136	Sufficiency of 49.06	GDOT	2011-2020	Reconstruct/Replace	\$1.820
Blacks Mill Road	Sufficiency of 13.75	GDOT	2011-2020	Reconstruct/Replace	\$1.000
Bridge of SR 183	Sufficiency of 43.26	GDOT	2011-2020	Reconstruct/Replace	\$2.406

### **6.10 Alternatives Evaluation**

According to **Section 6.6.2, Existing and Future Deficiencies**, and **Figures 4-6**, the v/c ratios for Dawson County are currently at acceptable levels (LOS A-C). The transportation model showed that by 2030 the majority of the county will continue to perform at acceptable levels, with the exception of SR 53 and a significant portion of GA 400. These facilities are forecasted to have a lower LOS due to several reasons.

SR 53 is one of the few east-west corridors moving through the county and the central business district. With the projected growth in the county and the lack of any additional facilities in the current plans to alleviate the pressure off SR 53, the model projects unacceptable LOS for SR 53. This will require the county to come up with some strategies, projects, and programs to attain acceptable levels of service.

GA 400 is another facility projected to function at an unacceptable LOS in the future. This facility is currently used for both inter-county and intra-county travel as it functions as a major corridor for the entire region. Since the 2004 LRTP's forecasts, the county has been proactive in addressing the mobility needs that will benefit the north-south movement in the county. There are intersection improvements and plans for frontage roads that will help to alleviate the local pressure off GA 400.

Environmental considerations increasingly impact transportation planning in the Atlanta region. Numerous federal and state regulations impact planning; the key issues are air quality and watershed protection because of their potential to influence transportation programs and strategies as well as related residential and employment considerations. These major issues are highlighted in the following sections.

### **6.11 Air Quality**

In nonattainment areas, such as the metropolitan Atlanta region, long-range transportation plans must conform to federal air quality standards. The county is contained in the Atlanta Metropolitan area or the air quality nonattainment area and subsequently is not subject to federal transportation planning and air quality requirements. While Dawson County was not included in the 2003 nonattainment area recommendation, in 2010 EPA revised the national ambient air quality standards (NAAQS) for ground-level ozone from .08 parts per million (ppm) to .075 PPM. This change resulted in Dawson County to be included in the Ozone non-attainment zone. Over the next few years Dawson County will work with the Georgia Department of Transportation (GDOT) and the Georgia Mountains Regional Commission (GMRC) to develop

policies for the new non-attainment zone. There is a possibility that Dawson will be treated separately from the Atlanta-metro non-attainment zone. The final EPA report will be published in 2013.

### ***6.12 Wetlands and Environmentally-Sensitive Watersheds***

The identification of wetlands and environmentally sensitive watersheds in transportation planning is important for several reasons. In many cases, these areas both create natural barriers to connecting roadways and limit the ability to develop selected areas. Furthermore, federal Clean Water Act regulations and more stringent state watershed protection rules are limiting the amount of impervious surface in key watersheds. Land use and environmental considerations are significant factors to be incorporated into the transportation planning process.

The key item relating to transportation planning is that Dawson County desires to protect environmentally-sensitive areas from higher density land uses. These considerations should be taken into account in the development of any future transportation plan strategies and programs.

### ***6.13 Acceptability to the Community (leaders, citizens, and merchants)***

As stated earlier, there was both a quantitative effort to examine transportation performance measures as well as a qualitative effort of public outreach and meetings with local stakeholders and the public. The process was deemed acceptable to the community due to the significant input from public officials, staff, and local leaders regarding current transportation issues and potential solutions.

### ***6.14 Demand for Alternative Modes Beyond the Existing Transit, Bicycle, and Pedestrian Facilities (Connectivity Plan)***

The 2004 LRTP, along with recent feedback from local stakeholders, shows the need for alternative modes to move around the county and a strategy to improve connectivity in the county. This strategy would help identify additional connection opportunities within the county to alleviate pressure on some of the existing facilities. There is evidence of a need for a north-south and some east-west routes to improve overall street connectivity. A connectivity plan identifying new connections as conceptual alignments would provide a template for the county to use with developers as they connect new subdivisions together to improve the street network and create route choices for new residents.

Dawson County's connectivity plan could conceptualize the connections that should be made by any developer by specifying the details for type of facility and relate it to a typical cross-section. The county could then ensure that any development is designed so any new connections would limit cut-through traffic. By setting up an overlay requirement for connectivity, the county can set standards for access points between subdivisions and communities and establish minimum block sizes. A connectivity plan would create more direct trips and increase the efficiency of public services like public safety vehicles. Also, a connectivity plan would help to disperse traffic on several routes instead of having traffic congest one or two facilities in the county. **Figure 7** shows potential locations for connectivity and alternative routes for mobility in the county.

### ***6.15 Compatibility with Land Use and Other Local Policies***

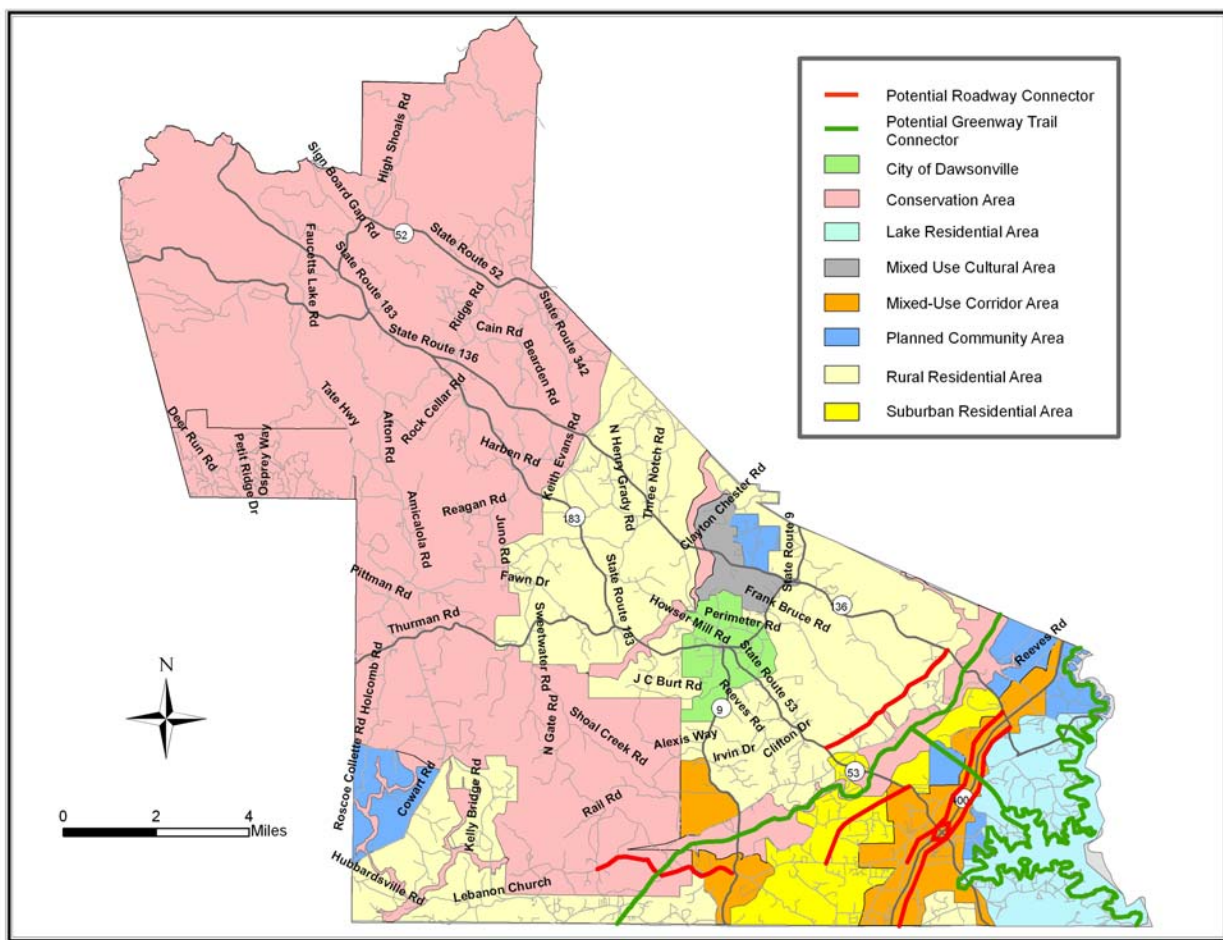
As described in **Section 6.3, Existing Conditions**, most of the congested roadways in Dawson County are located in the southeastern half of the county where significant land use changes have occurred over the past 10 years. Most of this growth has primarily been related to the



development retail and single-family subdivisions, which have increased at a scale that has outpaced improvements in infrastructure and other transportation improvements. This is the type of inconsistency in transportation/land use coordination that will eventually lead to significant traffic congestion.

Commercial and residential development has increased the utilization of all existing transportation facilities but has shown evidence of the need for alternative measures such as sidewalks, bike lanes, and other amenities. In terms of the less developed areas of the county, such as in the western and extreme northwestern portions of the county, the travel volumes are typically well below the capacity levels. The development patterns in these areas are in stark contrast to the east and southeast portions of the county and as a result have a much lower demand for transportation and infrastructure improvements for congestion.

**Figure 7. Dawson County Potential Connectivity Routes**



**6.16 Conclusion**

Dawson County is a rapidly growing county in the Metro Atlanta region and as a result, will continue to face transportation planning challenges. The purpose of this document is to present an overall assessment of the current transportation conditions and discuss possible solutions, strategies, and programs. Additionally, this document can provide the county with the framework necessary to develop a transportation plan to address the challenges in a rapidly changing environment. Dawson County and the consultant team worked together through a



transportation planning process to develop strategies that will meet the multi-modal needs of the local community and at the same time be consistent with future land use changes.

The consultant team along with the county determined that an additional level of effort should be taken in the future, i.e., potential detailed studies, travel demand modeling, etc. There was discussion with the Dawson County staff regarding the need for a follow-up study or in-depth transportation plan for the county and the county has agreed. This matter of a specialized transportation study and travel demand model will be handled in the future by the county.

## 7 Supplemental Plans

This section incorporates by reference supplemental plans that focus on special areas, situations or issues of importance to the county. Rather than including the text of the various recommendations and implementation plans, this document adopts the plans by reference to ensure that they are part of the official Dawson County Comprehensive Plan 2013-2033 update. The following plans are included by reference with adoption date shown in parentheses:

- Dawson County System-Wide Recreation Master Plan (2012-2017), **Appendix A**
- Development and Design Guidelines the Georgia 400 Corridor (2005), **Appendix B**
- Access Management Plan and Regulations for Georgia 400 Corridor (2005), **Appendix C**

Georgia, Dawson County

## Adoption Resolution

### 2033 Comprehensive Plan Update

#### Dawson County, Georgia

WHEREAS, Dawson County adopted a *Dawson County Comprehensive Plan*; and

WHEREAS, Dawson County has prepared an Update to the adopted Comprehensive Plan; and

WHEREAS, this adoption resolution shall be effective March 20, 2014; and

WHEREAS, Dawson County has completed an update of its comprehensive plan and is submitting it with this resolution for notice of adoption to the Georgia Mountains Regional Commission and the Department of Community Affairs.

WHEREAS, Dawson County held the required public hearings and have involved the public in development of the plan in a manner appropriate to our community's dynamics and resources. Evidence of this has been included with our plan. The appropriate staff and decision-makers have reviewed both the Regional Water Plan covering our area and the Rules for Environmental Planning Criteria (O.C.G.A. 12-2-8) and taken them into consideration in formulating our plan.

BE IT THEREFORE RESOLVED that the Board of Commissioners of Dawson County does hereby adopt the Comprehensive Plan Update and submits the resolution to the Georgia Mountains Regional Commission, as per the requirements of the Minimum Standards and Procedures for Local Comprehensive Planning.

BY: \_\_\_\_\_

Chairman Mike Berg

ATTEST: \_\_\_\_\_

Danielle Yarbrough, County Clerk