

**AGENDA**  
**CITY COUNCIL REGULAR MEETING**  
**G.L. Gilleland Council Chambers on 2<sup>nd</sup> Floor**  
**Monday, March 1, 2021**  
**5:00 P.M.**

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1. Call to Order
2. Roll Call
3. Invocation and Pledge
4. Announcements
5. Approval of the Agenda
6. Public Input
7. Consent Agenda
  - a. Approve Minutes
    - Regular Meeting and Work Session held February 15, 2021
    - Executive Session held February 15, 2021

**PUBLIC HEARING**

8. **ZA-C2100100A**: Saara Mariah Qureshi has requested a zoning amendment for Tract B of TMP 092B 006 004 Located at LL 375 4th district consisting of 1.71 acres from R1 (Restricted Single-Family Residential District) to HB (Highway Business District). Public Hearing Dates: Planning Commission on February 8, 2021 and City Council on March 1, 2021. City Council for a decision on March 15, 2021.
9. **VA-C2100100A**: Saara Mariah Qureshi has requested the following variances for Tract B of TMP 092B 006 004 Located at LL 375 4th district. Request a reduction of the side setback from 40' feet to 20' feet and the buffer reduction from 30' feet to 10' feet adjoining tract C. Request waiver of 6" inch fire line connection fee of \$60,000. Public Hearing Dates: Planning Commission on February 8, 2021 and City Council on March 1, 2021. City Council for a decision on March 15, 2021.

**BUSINESS**

10. GEFA Solar Resiliency Program Grant

**EXECUTIVE SESSION IF NEEDED:** Pending or Potential Litigation, Real Estate Acquisition and/or Personnel

**ADJOURNMENT**

***The next scheduled City Council meeting is Monday, March 15, 2021***

*Those persons with disabilities who require reasonable accommodations in order to allow them to observe and/or participate in this meeting or who have questions regarding the accessibility of the meeting, should contact the Clerk at Dawsonville City Hall at 706-265-3256 at least two (2) business days prior to the meeting.*



DAWSONVILLE CITY COUNCIL  
EXECUTIVE SUMMARY FOR  
AGENDA ITEM # 7

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SUBJECT: CONSENT AGENDA

CITY COUNCIL MEETING DATE: 03/1/2021

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PURPOSE FOR REQUEST:

**CONSIDERATION AND APPROVAL OF ITEMS BELOW; SEE ATTACHED  
SUPPORTING DOCUMENTS**

**a. Approve Minutes**

- **Regular Meeting and Work Session held February 15, 2021**
  - **Executive Session held February 15, 2021**
-



DAWSONVILLE CITY COUNCIL  
EXECUTIVE SUMMARY FOR  
AGENDA ITEM # 7a

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SUBJECT: APPROVE MINUTES

CITY COUNCIL MEETING DATE: 03/1/2021

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BUDGET INFORMATION: GL ACCOUNT # NA

Funds Available from:      Annual Budget      Capital Budget Other     

Budget Amendment Request from Reserve:      Enterprise Fund      General Fund

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PURPOSE FOR REQUEST:

**TO APPROVE THE MINUTES FROM:**

- **REGULAR MEETING AND WORK SESSION HELD ON FEBRUARY 15, 2021**
  - **EXECUTIVE SESSION HELD ON FEBRUARY 15, 2021**
- 

HISTORY/ FACTS / ISSUES:

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OPTIONS:

**AMEND OR APPROVE AS PRESENTED**

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RECOMMENDED SAMPLE MOTION:

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REQUESTED BY: Beverly Banister, City Clerk

**MINUTES**  
**CITY COUNCIL REGULAR MEETING AND WORK SESSION**  
**VIA TELECONFERENCE**  
**Monday, February 15, 2021**  
**5:00 P.M.**

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1. **CALL TO ORDER:** Mayor Mike Eason called the meeting to order at 5:00 pm.
2. **ROLL CALL:** Present were Councilmember John Walden, Councilmember Mark French, Councilmember Caleb Phillips, Councilmember Stephen Tolson, City Attorney Kevin Tallant, City Manager Bob Bolz, City Clerk Beverly Banister, Planning Director David Picklesimer, Public Works Director Trampas Hansard and Finance Administrator Robin Gazaway.
3. **INVOCATION AND PLEDGE:** Invocation and Pledge were led by Councilmember Tolson.
4. **ANNOUNCEMENTS:** Mayor Eason announced City Hall remains closed due to the rise in coronavirus cases, however, there has been recent improvement in the numbers, and he hopes to return to in-person meetings in March.
5. **APPROVAL OF THE AGENDA:** Motion to approve the agenda as presented made by S. Tolson; second by J. Walden. Vote carried unanimously in favor.
6. **PUBLIC INPUT:** No comments from the public.
7. **CONSENT AGENDA:** Motion to approve the consent agenda for the following items (a, b) made by C. Phillips; second by M. French. Vote carried unanimously in favor.
  - a. Approve Minutes
    - Regular Meeting held February 1, 2021
  - b. Approve GA Fund 1 Resolution
8. **RECOGNITION OF NANCY STITES, DIRECTOR OF FAMILY CONNECTION:** Councilmember Tolson provided a brief overview of the services provided by Dawson County Family Connection. He praised the work, dedication and vision Nancy Stites has contributed in her fifteen (15) years of service as their Director.

**BUSINESS**

9. **ZA-C2100098:** Tanco Investments, LLC has requested a zoning amendment for TMP D03 012 Located at 315 Highway 9 North and TMP D03 013 Located at 373 Highway 9 North consisting of 4.09 acres from HB (Highway Business District) to R6 (Multiple-Family Residential District). Public Hearing Dates: Planning Commission on January 11, 2021 and City Council on February 1, 2021. City Council for a decision on February 15, 2021.

Planning Director Picklesimer read the zoning amendment request and presented the stipulations as approved by the Planning Commission. He also stated no opposition was heard from anyone during the public hearings.

Motion made by C. Phillips to approve the zoning amendment as presented with the following stipulations:

- Install a privacy fence at the back of lots 10, 11 and 12
- Install brick, rock and hardie board to the front of all Town Homes and entrance monument shall be the same rock and brick material

Second by M. French. Vote resulted in a tie with two in favor (Phillips, French) and two opposed (Tolson, Walden). Mayor Eason broke the tie by voting in favor and the motion carried.

10. **VA-C2100098:** Tanco Investments, LLC has requested the following variances for TMP D03 012 Located at 315 Highway 9 North and TMP D03 013 Located at 373 Highway 9 North for lot width on 2,5,8,11, 14, 17, 20 and 23 will be reduced from 28' feet to 22' wide. Public Hearing Dates: Planning Commission on January 11, 2021 and City Council on February 1, 2021. City Council for a decision on February 15, 2021.

Planning Director Picklesimer read the variance amendment request and stated the Planning Commission approved the variance.



**MINUTES**  
**CITY COUNCIL REGULAR MEETING AND WORK SESSION**  
**VIA TELECONFERENCE**  
**Monday, February 15, 2021**  
**5:00 P.M.**

---

Motion to approve the variance amendment request as presented made by M. French; second by C. Phillips. Vote resulted in a tie with two in favor (Phillips, French) and two opposed (Tolson, Walden). Mayor Eason broke the tie by voting in favor and the motion carried.

- 11.** An Ordinance To Amend Section 2-110 To Provide For Revised Connection Fee For A Water Line For Fire Suppression And Firefighting; And For Other Purposes. (First Reading: February 1, 2021; Second Reading and Adoption: February 15, 2021)

Planning Director Picklesimer read the second reading of the ordinance.

Motion to approve the ordinance as presented made by S. Tolson; second by C. Phillips. Vote carried unanimously in favor. (Exhibit "A")

**STAFF REPORT**

- 12. BOB BOLZ, CITY MANAGER:** City Manager Bolz had no additions to his report as provided in the agenda packet. He answered questions regarding the leak adjustments.

- 13. ROBIN GAZAWAY, FINANCE ADMINISTRATOR:** Financial reports representing fund balances and activity provided through January 31, 2021. No questions or comments from Council.

**EXECUTIVE SESSION**

At 5:29 p.m. a motion to close regular session and go into executive session for potential litigation and personnel was made by M. French; second by J. Walden. Vote carried unanimously in favor.

At 5:43 p.m. a motion to close executive session and resume regular session was made by M. French; second by J. Walden. Vote carried unanimously in favor.

**ADJOURNMENT:**

At 5:44 p.m. a motion to adjourn the meeting was made by S. Tolson; second by J. Walden. Vote carried unanimously in favor.

*Minutes approved at the March 1, 2021 City Council meeting.*

By: CITY OF DAWSONVILLE

\_\_\_\_\_  
Mike Eason, Mayor

\_\_\_\_\_  
Caleb Phillips, Councilmember Post 1

\_\_\_\_\_  
Stephen Tolson, Councilmember Post 2

\_\_\_\_\_  
John Walden, Councilmember Post 3

\_\_\_\_\_  
Mark French, Councilmember Post 4

Attested: \_\_\_\_\_  
Beverly A. Banister, City Clerk

STATE OF GEORGIA  
COUNTY OF DAWSON

AFFIDAVIT OF THE CITY OF DAWSONVILLE MAYOR AND COUNCIL

Mayor Michael Eason, being duly sworn, state under oath that the following is true and accurate to the best of their knowledge and belief:

1. The City of Dawsonville Council met in a duly advertised meeting on February 15, 2021.
2. During such meeting, the Board voted to go into closed session.
3. The executive session was called to order at 5<sup>29</sup> p.m.
4. The subject matter of the closed portion of the meeting was devoted to the following matter(s) within the exceptions provided in the open meetings law: (check all that apply)

Consultation with the City Attorney or other legal counsel to discuss pending or potential litigation, settlement, claims, administrative proceedings, or other judicial actions brought or to be brought by or against the City or any officer or employee or in which the City or any officer or employee may be directly involved as provided in O.C.G.A. § 50-14-2(1);

Discussion of tax matters made confidential by state law as provided by O.C.G.A. § 50-14-2(2) and \_\_\_\_\_;

Discussion of future acquisition of real estate as provided by O.C.G.A. § 50-14-3(b)(1);

Discussion or deliberation on the appointment, employment, compensation, hiring, disciplinary action or dismissal, or periodic evaluation or rating of a City officer or employee as provided in O.C.G.A. § 50-14-3(b)(2);

Other \_\_\_\_\_ as provided in: \_\_\_\_\_.

This 15<sup>th</sup> day of February 2021; By the City of Dawsonville, Mayor:

  
\_\_\_\_\_  
Mike Eason, Mayor

Sworn to and subscribed before me this  
15 day of February, 2021.

  
\_\_\_\_\_  
Signature, Notary Public

My Commission expires: February 18, 2024



**AN ORDINANCE OF THE CITY COUNCIL FOR THE CITY OF  
DAWSONVILLE, GEORGIA**

**ORDINANCE NUMBER            01-2021**

**AN ORDINANCE TO AMEND SECTION 2-110 TO PROVIDE FOR REVISED  
CONNECTION FEE FOR A WATER LINE FOR FIRE SUPPRESSION AND  
FIREFIGHTING; AND FOR OTHER PURPOSES.**

WHEREAS, the Charter of the City of Dawsonville authorizes the creation, ownership, and maintenance of a water utility and for the City to fix charges and rates therefore; and

WHEREAS, the Charter of the City of Dawsonville further authorizes the City to adopt regulations related to fire prevention and firefighting;

WHEREAS, there are instances where the necessary demand for the prevention and fighting of fire do not correspond to the normal and anticipated uses of water for a given business or establishment;

WHEREAS, the costs and expenses associated with certain infrastructure as currently assessed when the infrastructure is required for firefighting or suppression but not normal anticipated use of a business or establishment could be a deterrent to economic growth in the City of Dawsonville;

WHEREAS, the City of Dawsonville desires to promote and encourage responsible economic growth and business development, while maintaining appropriate and necessary firefighting infrastructure in place;

AND WHEREAS, the Mayor and City Council desire to amend the City water connection fees consistent with the above stated goals and consistent with the powers granted to the City in its Charter;

**NOW, THEREFORE, THE COUNCIL OF THE CITY OF DAWSONVILLE  
HEREBY ORDAINS AS FOLLOWS:**

**SECTION 1.**

Section 2-110 of Chapter 2, Article IV of the Code of the City of Dawsonville, Georgia, is hereby amended by adding there to the following language to subsection (7) Water Service Connection Fees pursuant to § 14-23(a) of the Code of the City of Dawsonville Georgia:

14-23(a). Water service connection fees (times the number of connections desired):

2" through 8" (fire line only to be used in the event of a firefighting/fire suppression; unauthorized use requires payment of standard connection fee)	\$3,500.00
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**SECTION 2.**

Nothing contained herein shall prevent the assessment of the minimum monthly service charge otherwise called for pursuant to the Code of the City of Dawsonville regardless of whether the connection is utilized in a given month.

**SECTION 3.**

All Ordinances or parts of ordinances in conflict with this ordinance are hereby repealed.

**SECTION 4.**

This ordinance shall become effective upon passage hereof, the public good demanding it.

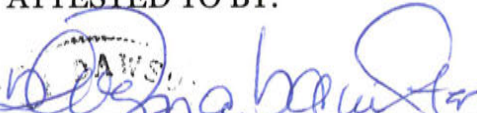
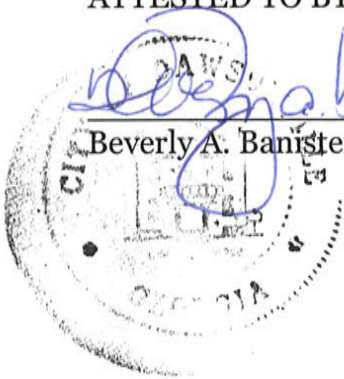
**SO ADOPTED AND ORDAINED** by the City Council of Dawsonville, Georgia, this 15<sup>th</sup> day of February, 2021.

**MAYOR AND DAWSONVILLE CITY COUNCIL**



Mike Eason, Mayor

ATTESTED TO BY:

  
Beverly A. Banister, City Clerk





# DAWSONVILLE CITY COUNCIL EXECUTIVE SUMMARY FOR AGENDA ITEM # 8

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SUBJECT: ZA-C2100100A

CITY COUNCIL MEETING DATE: March 1, 2021

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BUDGET INFORMATION: GL ACCOUNT # \_\_\_\_\_

- Funds Available from: \_\_\_\_\_ Annual Budget: \_\_\_\_\_ Capital Budget \_\_\_\_\_ Other \_\_\_\_\_
- Budget Amendment Request from Reserve: \_\_\_\_\_ Enterprise Fun: \_\_\_\_\_ General Fund
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**PURPOSE FOR REQUEST: PUBLIC HEARING**

Saara Mariah Qureshi has requested a zoning amendment for Tract B of TMP 092B 006 004 Located at LL 375 4<sup>th</sup> district consisting of 1.71 acres from R1 (Restricted Single-Family Residential District) to HB (Highway Business District). Public Hearing Dates; Planning Commission on February 08, 2021 and **City Council on March 1, 2021**. City Council for a decision on March 15, 2021.

**HISTORY/ FACTS / ISSUES:**

- Tract was annexed and zoned from Dawson County RA to City R1 (Restricted Single Family Residential District) January 8, 2007.
  - Subject property adjoins City zoned R1 (Restricted Single Family Residential District) on the north and west and LI (Light Industrial District) on the south side. Subject property adjoins City zoned R1 (Restricted Single Family Residential District) and HB (Highway Business District) on the east side.
  - 2018 Dawsonville Comprehensive Plan shows this parcel within a Residential character area.
  - Planning Commission denied the requested zoning amendment.
  - Outdoor Storage component will require approval or denial as a conditional use.
- 

**OPTIONS:**

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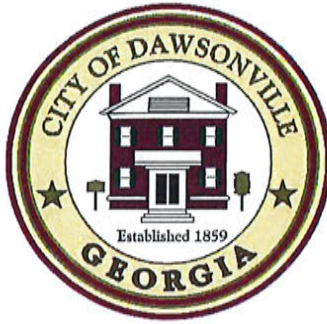
**RECOMMENDED SAMPLE MOTION:**

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DEPARTMENT: Planning and Zoning

REQUESTED BY: David Picklesimer

415 Highway 53 E. Suite 100  
Dawsonville, Georgia 30534



(706) 265-3256  
Fax (706) 265-4214  
[www.dawsonville-ga.gov](http://www.dawsonville-ga.gov)

Date: February 9, 2021

To: Mayor Mike Eason  
& City of Dawsonville Council

Reference: **ZA/VA C2100100A** Saara Mariah Qureshi Perimeter Road Development

Mr. Mayor and Council,

The City of Dawsonville Planning Commission held a public hearing on 2/8/2021. The applicant requested a zoning amendment of TMP 092B 006 004 located at LL 375 4<sup>th</sup> district consisting of 1.71 acres. The applicant requested to rezone tract B from R1 (Restricted Single Family Residential District) to HB (Highway Business District) for outdoor storage and mini storage units. The applicant requested a setback reduction from 40 feet to 20 feet, buffer reduction 30 feet to 10 feet and waiver of the 60,000.00 fire line connection fee.

Planning Commission denied the requested zoning amendment.

Planning Commission denied the variances for a setback and buffer reduction and approved the reduction related to the fire line connection fee.

Amy Mulberry located at 586 Perimeter Road spoke in opposition.

If the zoning amendment is approved the City Planning Department request approval or denial of the outdoor storage component as a conditional use.

  
David Picklesimer  
Planning Director

415 Highway 53 E. Suite 100  
Dawsonville, Georgia 30534



(706) 265-3256  
Fax (706) 265-4214  
www.dawsonville-ga.gov

1/21/2021

To: City of Dawsonville Planning Commission, Mayor and Council Members

Reference: ZA-VA C2100100A Planning and Zoning Department Summary

The Planning and Zoning Department has provided the following pertinent information to help you decide on this request:

**BACKGROUND**

1. Property is in Post 3 John Walden and Sue Theisen district.
2. This tract was Annexed and Zoned from Dawson County RA to City R1 (Restricted Single Family Residential District) January 8, 2007.
3. The subject property adjoins City zoned R1 (Restricted Single Family Residential District) on the north and west and LI (Light Industrial District) on the south side. Subject property adjoins City Zoned R1 (Restricted Single Family Residential District) and HB (Highway Business District) on the east side.
4. City water infrastructure is located on Perimeter Rd.
5. 2018 Dawsonville Comprehensive Plan shows this parcel within a Residential character area.
6. If rezoning is approved the Planning Department request the Outdoor Storage component be approved or denied as a conditional use per Zoning Article XXIV Sec 2403.4.
7. The requested variance to Article VIII Sec 802.1 reduced side set back and the buffer reduction location abutting existing City R1(Restricted Single Family Residential District) Tract C is currently owned by the same owner.
8. The variance request to waive the fees in Chapter 2 Article IV Sec 2-110 section 7 14-23(a) Water service connection fee is currently under review by City staff. Staff is going to present a revised connection fee schedule for fire suppression and firefighting water line connections to the Mayor and City Council for consideration.

A handwritten signature in blue ink, appearing to read "David Picklesimer", is written over a blue horizontal line.

David Picklesimer  
Planning Director





**City of Dawsonville**  
 415 Highway 53 East, Suite 100  
 Dawsonville, GA 30534 Phone:  
 (706) 265-3256

**Zoning Amendment Application**

Request # ZA- C2100100A  Condition/Stipulation Change  
 Original ZA # \_\_\_\_\_

Applicant Name(s): Saara M. Qureshi

Address: 622 Alder Circle City: Dawsonville Zip: 30534

Phone: 404-514-2532 Cell Phone: [REDACTED]

Signature(s) \_\_\_\_\_ Date \_\_\_\_\_

Property Address: Perimeter Rd., Dawsonville, GA 30534

Directions to Property from City Hall: SR9 North, left on Perimeter Rd., vacant property on left

Tax Map # 092B Parcel # 092B 006 004 Current Zoning\*: R-1

Land Lot(s): 375 District: 4th Section: 1st

Subdivision Name: n/a Lot # n/a

Acres: 1.71 ac Current Use of Property: undeveloped/vacant

Has a past Request of Rezone of this property been made before? no If yes, provide ZA # n/a

**The applicant request:**

Rezoning to zoning category: HB Special Use permit for: Outdoor storage

Proposed use of property if rezoned is: Outdoor storage & mini-storage

If Residential: # of lots proposed n/a Minimum lot size proposed n/a (Include Conceptual Plan)

Is an Amenity area proposed n/a; if yes, what n/a

If Commercial: Total Building area proposed n/a (Include Conceptual Plan)

Existing Utilities: (utilities readily available at the road frontage)  Water n/a  Sewer  Electric  Natural Gas

Proposed Utilities: (utilities developer intends to provide)  Water  Sewer  Electric  Natural Gas

Road Access/Proposed Access: (Access to the development/area will be provided from)

Road name: Permieter Rd Type of Surface: Asphalt

- ◆ Failure to complete all sections will result in rejection of application and unnecessary delays.
- ◆ I understand that failure to appear at a public hearing may result in the postponement or denial of this application.

Signature of Applicant: [Signature] Date: 01/07/2021

<b>Office Use Only:</b>		<u>34.50</u>	<u>INV# 12100573</u>
Date Completed Application Rec'd: <u>1-7-2021</u>	Amount Paid \$ <u>793.50</u>	Check # _____	/Cash
Date of Planning Commission Meeting: <u>2-8-21</u>	Dates Advertised: <u>1-20-21</u>		
Date of City Council Meeting: _____	Dates Advertised: <u>1-20-21</u>		
Postponed: YES NO Date: _____	Rescheduled for next Meeting: _____		
Approved by Planning Commission: YES NO	Approved by City Council: YES NO		



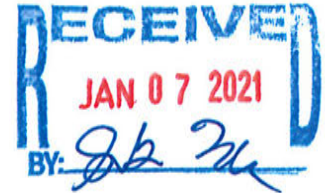


**City of Dawsonville**  
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 Dawsonville, GA 30534  
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[www.dawsonville-ga.gov](http://www.dawsonville-ga.gov)

**Zoning Amendment Checklist**

62100100A

- All applicable blanks filled out on application
- Completed property owner authorization (notarized)
- Completed adjoining property owners form with names and addresses
- Completed campaign disclosure form
- Detailed **Letter of Intent** requesting rezone with **Conceptual Plan**
- Documentation of **CURRENT** zoning of parcel in the City (provided by Cityhall)
- Site plan information, as specified
- Recorded survey(s) by a Georgia registered surveyor, and recorded at the Court House (11x17 and 8.5x11)
- Legal description
- Completed DRI: Development of Regional Impact, if applicable (for greater than 125 new lots or units)
- Notice of R-A Adjacency form (notarized) (if applicable)
- Check or money order in the amount for the zoning requested, made payable to "City of Dawsonville"
- Public Notice certified return receipt letters to be mailed by Applicant (see Fee Schedule below \*\*\*) List a Phone Number to call when City Hall has them ready to be picked up and mailed out. PH# \_\_\_\_\_



**The applicant, or designated agent, must attend the public hearings for the request to be considered. Failure to appear may result in denial.**

Zoning Requested:	Application Fee Schedule:
RA / R-1	\$250.00
R-2	\$250.00
R-3	\$350.00
R-3R	\$350.00
R-6	\$350.00
RHMT	\$250.00
PUD	\$500.00 + \$50.00 per acre
TB	\$500.00
PCS	\$350.00
OI	\$500.00 + \$50.00 per acre
CBD	\$500.00
NB	\$500.00
LI	\$500.00 + \$50.00 per acre
HB	\$500.00 + \$50.00 per acre
CIR	\$500.00 + \$50.00 per acre
INST	\$500.00 + \$50.00 per acre
VARIANCE	\$300.00
APPEALS	\$225.00
***Public Notice Certified Mail	\$6.56 / per Adjacent Property Owner
Postponement Fee	Equal to Application Fee for requested zoning change
Condition/Stipulation Change	\$500.00



**City of Dawsonville**  
 415 Highway 53 East, Suite 100  
 Dawsonville, GA 30534 Phone:  
 (706) 265-3256

**Zoning Amendment  
 Authorization**

Property Owner Authorization

I / We Saara M. Qureshi hereby swear that I / we own the property located at (fill in address and/or tax map & parcel #) Perimeter Rd, Dawsonville, GA 30534 (property doesn't have street address; tmp 092B 006 004 as shown in the tax maps and/or deed records of Dawson County, Georgia, and which parcel will be affected by this request.

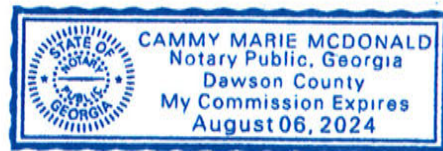
I hereby authorize the person(s) or entity(ies) named below to act as the applicant or agent in pursuit of the rezoning requested on this property. I understand that any rezone granted, and/or conditions or stipulations placed on the property will be binding upon the property regardless of ownership.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

Printed Name of Applicant or Agent Aseem Khan Qureshi  
**Signature of Applicant or Agent**  Date 01/07/2021  
 Mailing Address 622 Alder Cir.  
 City Dawsonville State GA Zip 30534  
 Telephone Number 404-514-2532

Printed Name of Owner(s) Saara M Qureshi  
**Signature of Owner(s)**  Date 01/07/2021  
 Date \_\_\_\_\_

Sworn to and subscribed before me  
 this 7th day of January 2021.

Notary Public, State of Georgia



My Commission Expires: 8/6/24

Notary Seal

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





**City of Dawsonville**  
 415 Highway 53 East, Suite 100  
 Dawsonville, GA 30534 Phone:  
 (706) 265-3256

**Zoning Amendment  
 Adjacent Property Owners**

ZA# \_\_\_\_\_

TMP# 092B 006 004

It is the responsibility of the applicant to provide a list of adjacent property owners. This list must include the name and address of anyone who has property touching your property or who has property directly across the street from your property. (Use additional sheets if necessary)

**\*\*Please note\*\*** This information should be obtained at the Planning Office using the Tax Map Parcel Map listing any parcel(s) adjoining or adjacent to parcel where rezone is being requested.

TMP # \_\_\_\_\_ 1. Name(s): Christopher David Disharoon  
092 006 005 Address: Street: 685 Hwy 9N, Dawsonville, GA 30534  
Mailing: 2201 Myrtle Ave, Sullivans Island, SC 29482

TMP # \_\_\_\_\_ 2. Name(s): Judy Michelle Parker  
092B 006 006 Address: Street: 651 Hwy 9N, Dawsonville, GA 30534  
Mailing: 5255 62nd St N, Apt 212, Dawsonville, GA 30534

TMP # 092B 012 3. Name(s): Bronson Grogan  
 Address: 523 Hwy 9N, Dawsonville, GA 30534

TMP # \_\_\_\_\_ 4. Name(s): Michael & Amy Mulberry  
092B 006 007 Address: Street: 586 Perimeter Rd., Dawsonville, GA 30534  
Mailing: 441 Gold Bullion Dr W, Dawsonville, GA 30534

TMP # D05 006 5. Name(s): Edwin Looper  
 Address: 757 Perimeter Rd., Dawsonville, GA 30534

TMP # \_\_\_\_\_ 6. Name(s): Saara Maria Qureshi  
092B 006 004 Address: Street: 00 Perimeter Rd., Dawsonville, GA 30534  
Mailing: 622 Alder Cir., Dawsonville, GA 30534

TMP # \_\_\_\_\_ 7. Name(s): \_\_\_\_\_  
 Address: \_\_\_\_\_

TMP # \_\_\_\_\_ 8. Name(s): \_\_\_\_\_  
 Address: \_\_\_\_\_

**Adjacent Property Owner notification of a zoning amendment request is required.**

The applicant is responsible for mailing the Public Notice (prepared by the Planning Dept.) to each adjacent property owner via Certified Mail or pays the additional postage to the City to mail.



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 Dawsonville, GA 30534 Phone:  
 (706) 265-3256

**Zoning Amendment  
 Campaign Disclosure**

Disclosure of Campaign Contributions  
 (Applicant(s) and Representative(s) of Rezoning)

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

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

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

n/a

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

Amount \$ n/a Date: \_\_\_\_\_

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

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

Signature of Applicant / Representative of Applicant

01/07/2024

Date

**Failure to complete this form is a statement that no disclosure is required.**



**City of Dawsonville**  
 415 Highway 53 East, Suite 100  
 Dawsonville, GA 30534 Phone:  
 (706) 265-3256

**Zoning Amendment  
 Notice of R-A Adjacency**

Notice of Residential-Agricultural District (R-A) Adjacency

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

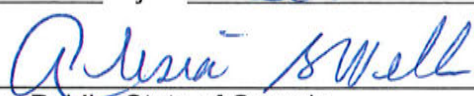
Prior to administrative action the applicant shall be required to sign this waiver which indicates that applicant understands that a use is ongoing adjacent to his use which will produce odors, noise, dust and other effects which may not be compatible with the applicant's development. Nevertheless, understanding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

This notice and acknowledgement shall be public record.

**Applicant Signature**  **Date** 12/8/2020

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

Sworn to and subscribed before me  
 this 8 day of December 2020.

  
 Notary Public, State of Georgia

My Commission Expires: 6/8/2022





**City Council:**  
John Walden  
Caleb Phillips  
Stephen Tolson  
Mark French



Michael Eason  
Mayor

Robert Bolz  
City Manager

Beverly Banister  
City Clerk

David Picklesimer  
Planning Director

Stacy Harris  
Planning Admin Assistant

**Planning Commission:**

Sue Theisen  
Randy Davis  
Matt Fallstrom  
Anna Tobolski

415 Highway 53 East, Suite 100  
Dawsonville, GA 30534  
Office (706)265-3256 Fax (706)265-4214  
[www.dawsonville.com](http://www.dawsonville.com)

**PUBLIC NOTICE**

The following public hearings will be heard by the City of Dawsonville Planning Commission at 5:30 pm and/or the City Council beginning at 5:00 pm respectively on the dates indicated below. Public hearings are heard in the Council Chambers on the second floor at City Hall located at 415 Hwy. 53 East, Dawsonville Georgia 30534. Meeting may be performed via teleconference during coronavirus restrictions, please refer to the agenda. The public is invited to participate.

**ZA-C2100100A:** Saara Mariah Qureshi has requested a zoning amendment for Tract B of TMP 092B 006 004 Located at LL 375 4th district consisting of 1.71 acres from R1 (Restricted Single-Family Residential District) to HB (Highway Business District). Public Hearing Dates: Planning Commission on February 8, 2021 and City Council on March 1, 2021. City Council for a decision on March 15, 2021.

**VA-C2100100A:** Saara Mariah Qureshi has requested the following variances for Tract B of TMP 092B 006 004 Located at LL 375 4th district. Request a reduction of the side setback from 40' feet to 20' feet and the buffer reduction from 30' feet to 10' feet adjoining tract C. Request waiver of 6" inch fire line connection fee of \$60,000. Public Hearing Dates: Planning Commission on February 8, 2021 and City Council on March 1, 2021. City Council for a decision on March 15, 2021.

**Ad Runs 01/20/2021**

If you wish to speak on the requests, please contact City Hall for a CAMPAIGN DISCLOSURE form. **This form is only needed if you have made campaign contributions in the amount of \$250.00 or more within 2 years prior to this date.**

*Those persons with disabilities who require reasonable accommodations in order to allow them to observe and/or participate in this meeting or who have questions regarding the accessibility of the meeting, should contact the Clerk at Dawsonville City Hall at 706-265-3256 at least two (2) business days prior to the meeting*



# DAWSONVILLE CITY COUNCIL EXECUTIVE SUMMARY FOR AGENDA ITEM # 9

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SUBJECT: VA-C2100100A

CITY COUNCIL MEETING DATE: March 1, 2021

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BUDGET INFORMATION: GL ACCOUNT # \_\_\_\_\_

- Funds Available from: \_\_\_\_\_ Annual Budget: \_\_\_\_\_ Capital Budget \_\_\_\_\_ Other \_\_\_\_\_
- Budget Amendment Request from Reserve: \_\_\_\_\_ Enterprise Fun: \_\_\_\_\_ General Fund

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**PURPOSE FOR REQUEST: PUBLIC HEARING**

Saara Mariah Qureshi has requested the following variances for Tract B of TMP 092B 006 004 Located at LL 375 4<sup>h</sup> district. Request a reduction of the side setback from 40' feet to 20' feet and the buffer reduction from 30' feet to 10' feet adjoining Tract C. Request waiver of 6" inch fire line connection fee of \$60,000. Public Hearing Dates: Planning Commission on February 8, 2021 and **City Council on March 1, 2021**. City Council for a decision on March 15, 2021.

**HISTORY/ FACTS / ISSUES:**

- Requested variance to Article VIII Sec 802.1 reduced side set back and the buffer reduction location abutting existing City R1 (Restricted Single Family Residential District) Tract C is currently owned by the same owner.
- Variance request to waive the fire line connection fee in Chapter 2 Article IV Sec 2-110 section 7 14-23(a). Council approved reduced fee 02.15.2021
- Planning Commission denied the variances for a setback and buffer reduction and approved the reduction related to the fire line connection fee.

**OPTIONS:**

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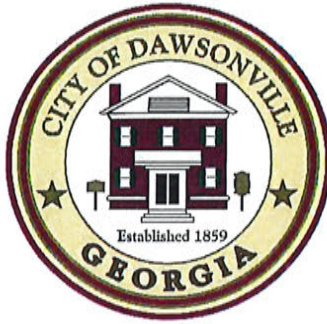
**RECOMMENDED SAMPLE MOTION:**

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DEPARTMENT: Planning and Zoning

REQUESTED BY: David Picklesimer

415 Highway 53 E. Suite 100  
Dawsonville, Georgia 30534



(706) 265-3256  
Fax (706) 265-4214  
[www.dawsonville-ga.gov](http://www.dawsonville-ga.gov)

Date: February 9, 2021

To: Mayor Mike Eason  
& City of Dawsonville Council

Reference: **ZA/VA C2100100A** Saara Mariah Qureshi Perimeter Road Development

Mr. Mayor and Council,

The City of Dawsonville Planning Commission held a public hearing on 2/8/2021. The applicant requested a zoning amendment of TMP 092B 006 004 located at LL 375 4<sup>th</sup> district consisting of 1.71 acres. The applicant requested to rezone tract B from R1 (Restricted Single Family Residential District) to HB (Highway Business District) for outdoor storage and mini storage units. The applicant requested a setback reduction from 40 feet to 20 feet, buffer reduction 30 feet to 10 feet and waiver of the 60,000.00 fire line connection fee.

Planning Commission denied the requested zoning amendment.

Planning Commission denied the variances for a setback and buffer reduction and approved the reduction related to the fire line connection fee.

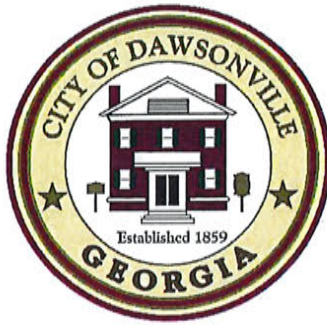
Amy Mulberry located at 586 Perimeter Road spoke in opposition.

If the zoning amendment is approved the City Planning Department request approval or denial of the outdoor storage component as a conditional use.

  
David Picklesimer  
Planning Director



415 Highway 53 E. Suite 100  
Dawsonville, Georgia 30534



(706) 265-3256  
Fax (706) 265-4214  
[www.dawsonville-ga.gov](http://www.dawsonville-ga.gov)

1/21/2021

To: City of Dawsonville Planning Commission, Mayor and Council Members

Reference: ZA-VA C2100100A Planning and Zoning Department Summary

The Planning and Zoning Department has provided the following pertinent information to help you decide on this request:

**BACKGROUND**

1. Property is in Post 3 John Walden and Sue Theisen district.
2. This tract was Annexed and Zoned from Dawson County RA to City R1 (Restricted Single Family Residential District) January 8, 2007.
3. The subject property adjoins City zoned R1 (Restricted Single Family Residential District) on the north and west and LI (Light Industrial District) on the south side. Subject property adjoins City Zoned R1 (Restricted Single Family Residential District) and HB (Highway Business District) on the east side.
4. City water infrastructure is located on Perimeter Rd.
5. 2018 Dawsonville Comprehensive Plan shows this parcel within a Residential character area.
6. If rezoning is approved the Planning Department request the Outdoor Storage component be approved or denied as a conditional use per Zoning Article XXIV Sec 2403.4.
7. The requested variance to Article VIII Sec 802.1 reduced side set back and the buffer reduction location abutting existing City R1(Restricted Single Family Residential District) Tract C is currently owned by the same owner.
8. The variance request to waive the fees in Chapter 2 Article IV Sec 2-110 section 7 14-23(a) Water service connection fee is currently under review by City staff. Staff is going to present a revised connection fee schedule for fire suppression and firefighting water line connections to the Mayor and City Council for consideration.

  
David Picklesimer  
Planning Director



**City of Dawsonville**  
 415 Highway 53 East, Suite 100  
 Dawsonville, GA 30534  
 Phone: (706) 265-3256



**Fee: \$300.00**

VAR- C2100100A

**Application for:**  Appeal  Special Exception  Adjustment  
 Fire Line Variance fee: Chapter 2 Article IV Sec 2-110-14-23A 6" \$60,000 (from \$60,000 to \$0)

**Variance Requested:** Setback and Buffer Variance: Appendix A Zoning Article VIII Sec 802 (from 30' buffer and 40' setback to 10' buffer and 20' setback) Letter of intent must fully describe this request

Applicant Name: Saara M. Qureshi Company: \_\_\_\_\_  
 Address: 622 Alder Circle City: Dawsonville Zip: 30534  
 Phone: 404-514-2532 Cell Phone: \_\_\_\_\_ Fax #: \_\_\_\_\_

Owner Name(s): same as applicant  
 Address: \_\_\_\_\_ City: \_\_\_\_\_ Zip: \_\_\_\_\_  
 Phone: \_\_\_\_\_ Cell Phone: \_\_\_\_\_ Fax #: \_\_\_\_\_

**Exact Location and Description of Subject Property:**

Address: Perimeter Rd., Dawsonville, GA 30534 Lot # Tract B  
 Present/Proposed Zoning: R-1; HB Parcel # 006 004  
 District: 4th Land Lot: 375 Tax Map # 092B

Present and/or Proposed Use of Property: present - undeveloped/vacant  
proposed - outdoor/mini-storage

**Required Items:**

- A completed signed application.
- A detailed Letter of Intent of your request along with any supporting maps, survey's and/or documents requested by the Planning Director.
- The Letter of Intent shall address the criteria specified in Section 907. (see pg. 2 & 3)
- The applicant is responsible to pay the certified mail postage to adjacent property owners.
- Variance fee of \$300.00

[Signature]

**Signature of Applicant**

01/07/2021

**Date**

**City of Dawsonville Land Use and Zoning Ordinance: Article IX Variances.**

**Does This Proposal Qualify For A Variance?**

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. **A variance may be granted, upon specific findings that all of the following conditions exist. The absence of any one of the conditions shall be grounds for denial of the application for variance.**

Please Answer The Following In Addition to Providing A Letter Of Intent

1. There are extraordinary and exceptional conditions pertaining to the particular piece of property in question because of its size, shape or topography that are not applicable to other land or structures in the same district; and,

**Answer:**

~~Due to the size and shape of Tract B, there is no way to access the rear of the property with a 30' buffer and 40' setback. There wouldn't be enough room for a commercial driveway. Due to the proposed building's size, a fire sprinkler system is necessary. However, the connection is for fire protection and not domestic metered water usage and therefore it is our contention a water service connection fee shouldn't be charged.~~ and,

2. A literal interpretation of the provisions of these zoning regulations would create an unnecessary hardship and would deprive the applicant of rights commonly enjoyed by other property owners within the district in which the property is located;

**Answer:**

~~Should Tract B be rezoned to HB, access to the rear of the property would be impossible with a 30' buffer. And even though the rear of the property would abut R-1, it would only be abutting a master detention facility for tracts A, B & C and therefore a 30' buffer wouldn't be necessary. A 10' buffer with security fencing and a single row of evergreen trees instead, along with a 20' setback. We are not aware of other businesses being charged a fee for a fire connection.~~ and,

3. Granting the variance requested will not confer upon the property of the applicant any special privileges that are denied to other properties of the district in which the applicant's property is located;

**Answer:**

~~The owner of Tract C (R-1) is the same as the owner of Tract B and supports the reduction in the buffer and setback width. We are not aware of other businesses being charged a fee for a fire connection.~~

\_\_\_\_\_ and,

4. Relief, if granted, will be in harmony with the purpose and intent of these regulations and will not be injurious to the neighborhood or general welfare in such a manner as will interfere with or discourage the appropriate development and use of adjacent land and buildings or unreasonably affect their value;

**Answer:**

Due to the size of the adjoining R-1 property (Tract C - 2.29ac), the planned location of the residence and adjoining septic field will be adequately buffered from the proposed HB property. A fire connection actually improves the general welfare of the neighborhood. A business should not be charged to provide fire protection

\_\_\_\_\_ and,

5. The special circumstances are not the result of the actions of the applicant;

**Answer:**

We cannot have the driveway in the buffer. Also I will not have enough room to put a septic system for my residential lot Tract C. I own the entire property and I support the reduced buffer and setback and not have any concerns with any neighbors. I also am requesting the City of Dawsonville to remove (waive off) the \$60,000 fees for 6' meter which is a lot and we request the City of Dawsonville to help us bring this beautiful concept to the city and,

6. The variance requested is the minimum variance that will make possible the legal use of the land, building, or structure;

**Answer:**

Yes, to access the rear of tract B with a commercial driveway (or any driveway for that matter), will require a reduction in the buffer width. However, the buffer is still proposed to be planted with evergreen trees and decorative security fencing. A fire connection is per fire code.

\_\_\_\_\_ and,

7. The variance is a request to permit a use of land, building or structures which is permitted by right in the district involved.

**Answer:**

Yes, subject to RZ approval.

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

**The applicant, or designated agent, MUST\* attend the public hearings for the variance request to be considered.**

**\*NOTE:** If the applicant of a petition before the Planning Commission fails to attend the public hearing, then the Planning Commission may deny the subject petition or may require re-advertisement of the subject petition at the expense of the applicant.





**City of Dawsonville**  
 415 Highway 53 East, Suite 100  
 Dawsonville, GA 30534  
 Phone: (706) 265-3256

**Property Owner  
 Authorization**

VAR# C2100100A TMP# 092B006004 Applicant's Name: \_\_\_\_\_

**Property Owner Authorization**

I / We Saara M. Qureshi hereby swear that I / we own the property located at (fill in address and/or tax map & parcel #) Perimeter Rd., Dawsonville, GA 30534; TMP 092B 006 004 as shown in the tax maps and/or deed records of Dawson County, Georgia, and which parcel will be affected by this request.

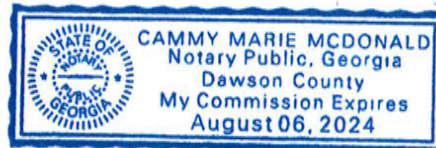
I hereby authorize the person(s) or entity(ies) named below to act as the applicant or agent in pursuit of the variance requested on this property. I understand that any variance granted, and/or conditions or stipulations placed on the property will be binding upon the property regardless of ownership.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

Printed Name of Owner Saara M Qureshi  
 Signature of Owner [Signature] Date 01/07/2021  
 Mailing Address 622 Alder Cir.  
 City Dawsonville State GA Zip 30534  
 Telephone Number 404-514-2532

Sworn to and subscribed before me  
 this 7th day of January 2021.

[Signature]  
 Notary Public, State of Georgia

My Commission Expires: 8/16/2024



Notary Seal

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

VAR# C2100100A TMP# 092B 006004 Applicant's Name: \_\_\_\_\_

**Application Processing: Staff Only**

- Completed Application Received Date: 1-7-2021
  - Letter of Intent Received Date: 1-7-2021
  - Supporting Documentation Received Date: 1-7-2021
  - Verify Adjacent Property Owners in Tax Assessors Date: 1-7-2021
  - Amount Paid \$ 334.50 Check # INV# 12100628 /Cash Date: 1-7-2021
  
  - Establish VAR # (VAR-month-year-CSI receipt #) Date: 1-7-2021
  - Create a File Folder and Label for the Application Date: 1-14-21
  - Orange Public Notice Signs Posted on Property Date: 1-13-21
  - Email Legal Advertisement to Newspaper Date: 1-13-21
  - Legal Notice Posted: Website Date: 1-13-21
  - Legal Notice Posted: City Hall/GRHOF windows Date: 1-13-21
  - Mailed Adjacent Property Owners Notice Date: 1-13-21
  - Recommendation Letter Received Date: \_\_\_\_\_
  - Applicant Notified: Notice, Recommendation & Agenda Date: \_\_\_\_\_
  - Applicant Notified: Final Action Date: \_\_\_\_\_
- Planning Commission Meeting  Agenda  Signed Minutes in Folder

Planning Commission Meeting: 2-8-2021

Approved  Approved with Stipulations  Denied

To  
The City of Dawsonville

I Saara M Qureshi owner of 00 Perimeter Road Dawsonville Ga 30534 Parcel#006 004 Tax Map# 092B am requesting a rezoning of Tract B from R1 to HB and requesting a variance of 10'buffer with security fencing and a single row of evergreen trees instead of 30' buffer along with a 20' setback.

Reasoning for rezoning the property to HB is or will be to expand the existing plan(business) approved on Tract A of Outdoor units and mini storage units.

Reasoning for request of variance is due to the size and shape of Tract B there is no way to access the rear of the property with a 30' buffer and 40' setback. There wouldn't be enough room for a commercial driveway.

Also due to the size of the adjoining R-1 property(Tract-C 2.29ac) the planned location of the residence and adjoining septic field will be adequately buffered from the proposed HB property.

I also am the owner of Tract C (R-1) and I support the rezoning and reduction of the buffer and setback width.

Thirdly i want to request the City of Dawsonville to please help me remove(waive off) the 6'meter fees \$60,000. We don't know if any businesses in the city of dawsonville limit have paid this huge fees, we are required by the Fire Marshall to install sprinkler system due to the size of the building this is the only reason we were told by the Planning Director to install 6'meter. I personally think this is a very large amount for an emergency service. Please help me bring this beautiful concept to the City of Dawsonville along with all the newer developments coming.

Kindly accept this letter of intent and my application

For Rezoning,Remove the meter fees and request for variance.

Saara M Qureshi



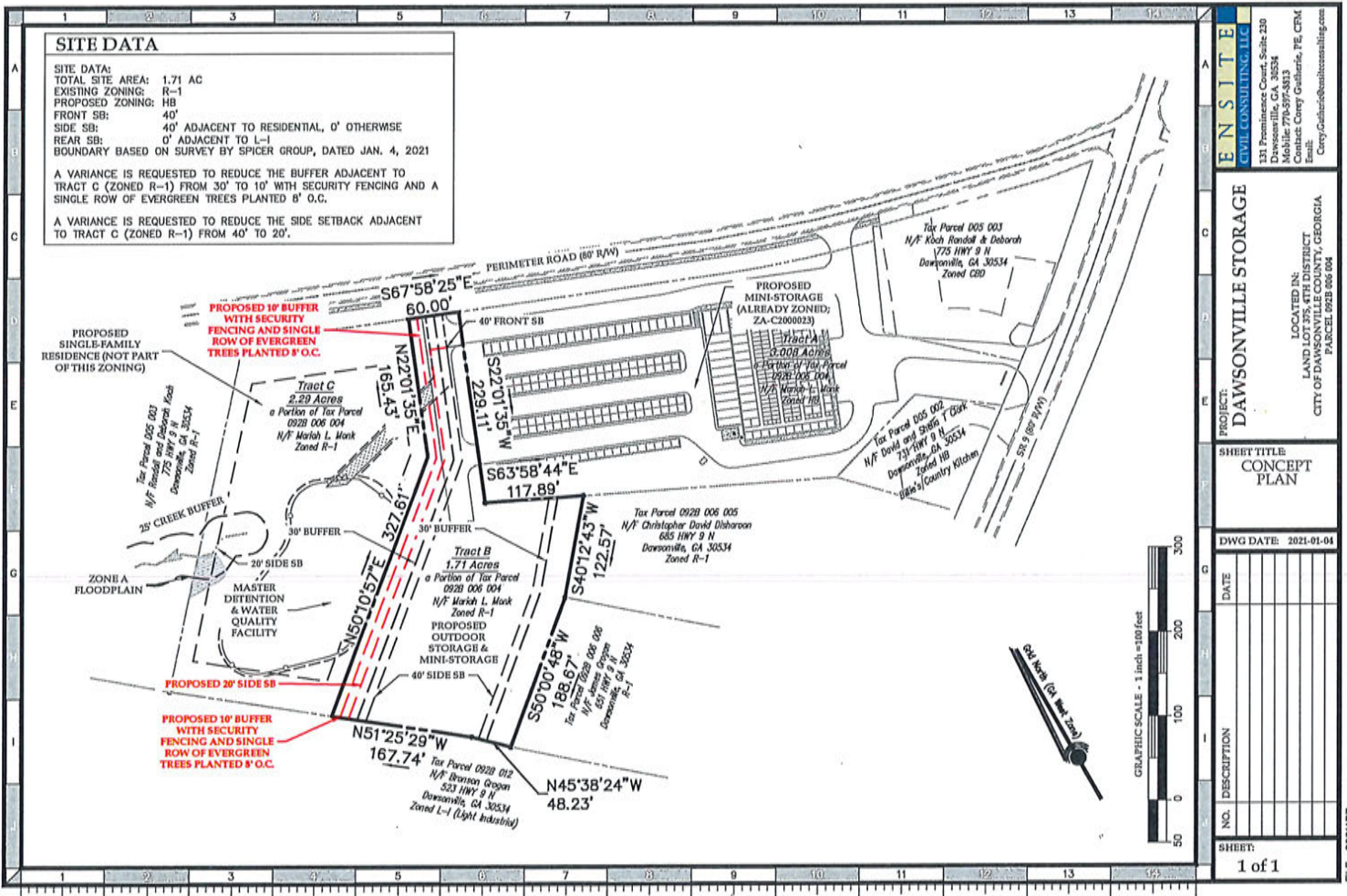
RECEIVED  
 JAN - 7 2021  
 BY: *[Signature]*

**SITE DATA**

SITE DATA:  
 TOTAL SITE AREA: 1.71 AC  
 EXISTING ZONING: R-1  
 PROPOSED ZONING: HB  
 FRONT SB: 40'  
 SIDE SB: 40' ADJACENT TO RESIDENTIAL, 0' OTHERWISE  
 REAR SB: 0' ADJACENT TO L-1  
 BOUNDARY BASED ON SURVEY BY SPICER GROUP, DATED JAN. 4, 2021

A VARIANCE IS REQUESTED TO REDUCE THE BUFFER ADJACENT TO TRACT C (ZONED R-1) FROM 30' TO 10' WITH SECURITY FENCING AND A SINGLE ROW OF EVERGREEN TREES PLANTED 8' O.C.

A VARIANCE IS REQUESTED TO REDUCE THE SIDE SETBACK ADJACENT TO TRACT C (ZONED R-1) FROM 40' TO 20'.



**ENSITE CIVIL CONSULTING, LLC**  
 131 Prominence Court, Suite 230  
 Dawsonville, GA 30534  
 Mobile: 770-979-8813  
 Fax: 770-979-8814  
 Email: Corey.Guthrie@ensitecivil.com

**PROJECT: DAWSONVILLE STORAGE**

**SHEET TITLE: CONCEPT PLAN**

**DWG DATE: 2021-01-04**

NO.	DESCRIPTION	DATE

**SHEET: 1 of 1**

LOCATED IN: LAND LOT 376, 4TH DISTRICT  
 CITY OF DAWSONVILLE COUNTY, GEORGIA  
 PARCEL 0928 006 004

FILE: 20011RZ





Tract B:

Land situated in Land Lot 375, 4th/ District, 1st/ Section of the City of Dawsonville, Dawson County Georgia, being more particularly described as: beginning at a set 1/2" Rebar with cap along the Southerly right-of way line of Perimeter Road (60 foot); thence S.67°-58'-25"E., along the said Southerly right-of way line of Perimeter Road (60 foot) 60.00 feet to a set 1/2" Rebar; thence S.22°-01'-35"W., 229.11 feet to a found 1/2" Rebar; thence S.63°-58'-44"E., 117.89 feet to a found 1/2" Rebar; thence S.40°-12'-43"W., 122.57 feet to a found 1/2" Rebar; thence S.50°-00'-48"W., 188.67 feet to a found 1/2" Rebar; thence N.45°-38'-24"W., 48.23 feet to a found 1/2" Rebar; thence N.51°-25'-29"W., 167.74 feet to a set 1/2" Rebar; thence N.50°-10'-57"E., 327.61 feet to a set 1/2" Rebar; thence N.22°-01'-35"E., 165.43 feet, to the Southerly right-of-way line of Perimeter Road (60 foot) and the point of beginning; containing 1.71 acres more or less of land. Also, as shown on a plat dated December 18, 2020, by Spicer Group Inc.

Tract C:

Land situated in Land Lot 375, 4th/ District, 1st/ Section of the City of Dawsonville, Dawson County Georgia, being more particularly described as: beginning at a set 1/2" Rebar with cap along the Southerly right-of-way line of Perimeter Road (60 foot), thence S.22°-01'-35"W., 165.43 feet to a set 1/2" Rebar; thence S.50°-10'-57"W., 327.61 feet to a set 1/2" Rebar; thence N.51°-25'-29"E., 197.22 feet to a found 1/2" Rebar with cap; thence N.41°-52'-15"E., 423.23 feet to a found 1/2" Rebar at the Southerly right-of-way line of Perimeter Road (60 foot); thence S.67°-58'-25"E., along the said Southerly right-of-way line of Perimeter Road (60 foot) 119.97 feet to a set 1/2" Rebar with cap and the point of beginning, containing 2.29 acres more or less of land. Also, as shown on a plat dated December 18, 2020, by Spicer Group Inc.



**City of Dawsonville**  
 415 Highway 53 East, Suite 100  
 Dawsonville, GA 30534  
 Phone: (706) 265-3256

**Adjacent  
 Property Owners**

VAR# C2192100A TMP# 092300604 Applicant's Name: \_\_\_\_\_

**Adjacent Property Owners**

It is the responsibility of the applicant to provide a list of adjacent property owners. This list must include the name and address of anyone who has property touching your property or who has property directly across the street from your property where the variance is being requested. Attach another page if needed. The postage for the certified letters to the adjacent property owners will be paid by the applicant.

TMP # 092B 006 004 1. Name(s): Saara Qureshi (same as applicant)  
 Address: Street: 00 Perimeter Rd., Dawsonville, GA 30534  
Mailing: 622 Alder Circle, Dawsonville, GA 30534

TMP # 092 006 005 2. Name(s): Christopher David Disharoon  
 Address: Street: 685 Hwy 9N, Dawsonville, GA 30534  
Mailing: 2201 Myrtle Ave, Sullivans Island, SC 29482

TMP # 092B 006 006 3. Name(s): Judy Michelle Parker  
 Address: 651 Hwy 9N, Dawsonville, GA 30534

TMP # 092B 012 4. Name(s): Bronson Grogan  
 Address: 523 Hwy 9 North, Dawsonville, GA 30534

TMP # D05 006 5. Name(s): Edwin Looper  
 Address: 757 Perimeter Rd., Dawsonville, GA 30534

TMP # \_\_\_\_\_ 6. Name(s): \_\_\_\_\_  
 Address: \_\_\_\_\_

TMP # \_\_\_\_\_ 7. Name(s): \_\_\_\_\_  
 Address: \_\_\_\_\_

TMP # \_\_\_\_\_ 8. Name(s): \_\_\_\_\_  
 Address: \_\_\_\_\_

TMP # \_\_\_\_\_ 9. Name(s): \_\_\_\_\_  
 Address: \_\_\_\_\_

**Adjacent Property Owner notification of a variance request is required.**



**City Council:**  
John Walden  
Caleb Phillips  
Stephen Tolson  
Mark French



Michael Eason  
Mayor

Robert Bolz  
City Manager

Beverly Banister  
City Clerk

David Picklesimer  
Planning Director

Stacy Harris  
Planning Admin Assistant

**Planning Commission:**

Sue Theisen  
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Matt Fallstrom  
Anna Tobolski

415 Highway 53 East, Suite 100  
Dawsonville, GA 30534  
Office (706)265-3256 Fax (706)265-4214  
[www.dawsonville.com](http://www.dawsonville.com)

**PUBLIC NOTICE**

The following public hearings will be heard by the City of Dawsonville Planning Commission at 5:30 pm and/or the City Council beginning at 5:00 pm respectively on the dates indicated below. Public hearings are heard in the Council Chambers on the second floor at City Hall located at 415 Hwy. 53 East, Dawsonville Georgia 30534. Meeting may be performed via teleconference during coronavirus restrictions, please refer to the agenda. The public is invited to participate.

**ZA-C2100100A:** Saara Mariah Qureshi has requested a zoning amendment for Tract B of TMP 092B 006 004 Located at LL 375 4th district consisting of 1.71 acres from R1 (Restricted Single-Family Residential District) to HB (Highway Business District). Public Hearing Dates: Planning Commission on February 8, 2021 and City Council on March 1, 2021. City Council for a decision on March 15, 2021.

**VA-C2100100A:** Saara Mariah Qureshi has requested the following variances for Tract B of TMP 092B 006 004 Located at LL 375 4th district. Request a reduction of the side setback from 40' feet to 20' feet and the buffer reduction from 30' feet to 10' feet adjoining tract C. Request waiver of 6" inch fire line connection fee of \$60,000. Public Hearing Dates: Planning Commission on February 8, 2021 and City Council on March 1, 2021. City Council for a decision on March 15, 2021.

**Ad Runs 01/20/2021**

If you wish to speak on the requests, please contact City Hall for a CAMPAIGN DISCLOSURE form. **This form is only needed if you have made campaign contributions in the amount of \$250.00 or more within 2 years prior to this date.**

*Those persons with disabilities who require reasonable accommodations in order to allow them to observe and/or participate in this meeting or who have questions regarding the accessibility of the meeting, should contact the Clerk at Dawsonville City Hall at 706-265-3256 at least two (2) business days prior to the meeting*



DAWSONVILLE CITY COUNCIL  
EXECUTIVE SUMMARY FOR  
AGENDA ITEM # 10

---

SUBJECT: GEFA SOLAR RESILIENCY PROGRAM GRANT

CITY COUNCIL MEETING DATE: 03/1/2021

---

BUDGET INFORMATION: GL ACCOUNT # NA

Funds Available from:      Annual Budget      Capital Budget Other     

Budget Amendment Request from Reserve:      Enterprise Fund      General Fund

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PURPOSE FOR REQUEST:

**TO REQUEST APPROVAL TO PURSUE SOLAR GRANT OPTIONS TO BE PLACED AT CITY HALL**

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HISTORY/ FACTS / ISSUES:

- **GRANT AND MATCH IS 85/15 UP TO \$200,000**
- **ONE ESTIMATE FOR COST IS \$300,000**
- **APPROXIMATE COST TO CITY IS \$100,000 – FUNDING WOULD REQUIRE A BUDGET AMENDMENT FROM GENERAL FUND RESERVES**
- **DEADLINE TO APPLY IS MARCH 12, 2021**

**CITY MANAGER RECOMMENDS EVALUATING ROOF COMPATIBILITY AND OTHER COSTS PRIOR TO SEEKING GRANT FUNDS.**

**POSSIBLY CONSIDER SOLAR OPTIONS AT WASTEWATER TREATMENT PLANT.**

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OPTIONS:

**APPROVE, AMEND OR DENY**

---

RECOMMENDED SAMPLE MOTION:

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REQUESTED BY: Robin Gazaway, Finance Administrator

March 1, 2021

GEFA  
Attn: Kelly Cutts  
Program Manager III  
Phase Two – Solar Resiliency program

Dear Ms. Cutts,

It is my pleasure to write a letter in support of the proposal Solar Resiliency Program Grant being submitted to Georgia Environmental Finance Authority by our City at Dawsonville, Georgia.

This grant will go a long way in incentivizing the installation of the solar PV and backup batteries at City Hall and/or the water and sewer treatment plant. This will aid the City from power outages. It will also reduce the financial burden for our citizens while increasing service for growth.

In conclusion, I fully support the efforts of the City as they seek external funding to support a program designed to reduce utility costs and closures. Any program that can help our citizens with City Hall to stay open and accessible during trying times and keep taxes nonexistent is a positive step in the right direction.

Sincerely,

Mike Eason  
Mayor, City of Dawsonville





# CLEAN AND COST-EFFECTIVE ENERGY



A Customized Proposal For

Mike Eason  
415 GA-53  
Dawsonville, GA 30534

Created By Better Tomorrow Solar

Kaveh Kamoaneh  
1074 Memorial Dr SE  
Atlanta, GA 30316

### **Disclaimers:**

This proposal was prepared by and presented to you by your solar installer. The information provided in this proposal is a preliminary estimate for illustration purpose only and is not a binding agreement or obligation. Actual system production or savings is not guaranteed. The system design change based on a detailed engineering site audit. A solar power system is customized for your site, so its pricing, actual system production and savings will vary based on the final location, system size, design, configuration, utility rates, applicable rebates, tax benefits realized, and your usage. The proposal does not include underground or spot network interconnection equipment requirements and fees that may be imposed by your utility company. The timeline and cost being proposed assume that structural and electrical drawings are made available without delay. Site visits by engineers will add to the timeline. The cost of engineer site visits will be billed to the customer. Similarly, requirement for a performance bond both to cost and timeline. Better Tomorrow Solar, Inc. cannot be held liable for delays or failures in performance within the specified timeline and conditions beyond our control, such as usual Force Majeure events, including COVID 19 caused events. The timeline assumes that the Authority Having Jurisdiction takes no longer than one week to review plans and issue permit.

### **Key Proposal Assumptions:**

The information provided in this proposal, such as savings calculations, is based on the following assumptions:

#### Utility Assumptions:

- Utility Company — Georgia Power Co
- Current Utility Rate — PLM-8 Power and Light Medium
- Current Estimated Annual Utility Bill — \$45,633
- Annual Utility Price Increase Rate — 2.5%

#### System Assumptions:

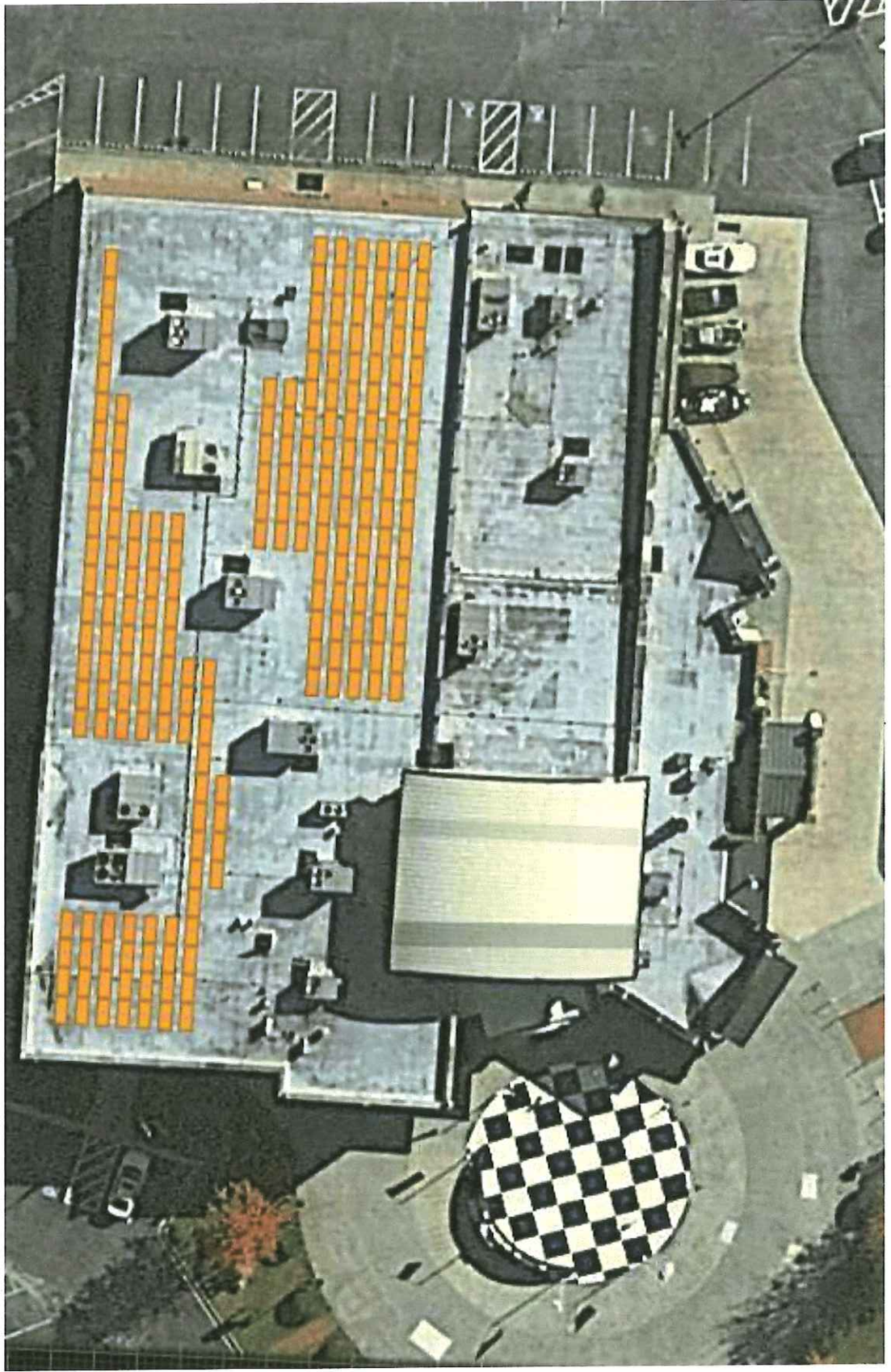
- System Size — 80.00kW
- Storage Capacity- 65 kWh
- Annual System Degradation due to soiling and general wear — 0.2%
- Total System Cost — \$300,000





# Your System

Better  
Tomorrow  
Solar







# Your System

<b>SYSTEM SIZE</b>	80.00 kW
<b>SYSTEM COST</b>	\$300,000
<b>EST. YEAR 1 PRODUCTION</b>	101,548 kWh
<b>EST. YEAR 1 BILL SAVINGS</b>	\$27,981

## COMPONENTS

- **Solar panels:** 200 Trina TSM-DE15M(II) 400W 144 Half Cut
- **Inverter:** Two 36 kW Chint Power Systems 3 phase Inverters
- **Storage:** Chint Power Systems 65kWh Commercial Energy Storage
- **Mounting:** IronRidge BX Ballasted System with zero penetration
- **Monitoring:** CPS Commercial Monitoring

Your installation uses the latest in solar technology



**Better Tomorrow Solar**

## Pre and Post Solar Billing

415 Highway 53 E

Rate Plan: **PLM-C**  
 Account Number: **18383-1201**  
 Meter Number: **3002676**

	Pre-Solar						Post Solar		
	Outdoor	PLM-C	Total	4% Esc	kWh Consumed	Billing Demand	Billing Demand: 25 kW	Bill	Savings
2/26 - 3/26/2019	\$124	\$3,648	\$3,772	\$3,794	23,600 kWh	117 kW	15,138 kWh	\$1,311	\$2,483
3/26 - 4/25/2019	\$124	\$3,698	\$3,822	\$3,846	24,720 kWh	117 kW	16,258 kWh	\$1,352	\$2,494
4/25 - 5/27/2019	\$124	\$4,061	\$4,186	\$4,224	32,880 kWh	117 kW	24,418 kWh	\$1,654	\$2,570
5/27 - 6/26/2019	\$126	\$3,648	\$3,774	\$3,794	30,400 kWh	109 kW	21,938 kWh	\$1,562	\$2,232
6/26 - 7/25/2019	\$126	\$4,321	\$4,447	\$4,494	37,120 kWh	109 kW	28,658 kWh	\$1,811	\$2,683
7/26 - 8/27/2019	\$126	\$4,422	\$4,548	\$4,599	41,360 kWh	109 kW	32,898 kWh	\$1,968	\$2,631
8/27 to 9/25/2019	\$126	\$4,153	\$4,279	\$4,319	36,080 kWh	109 kW	27,618 kWh	\$1,772	\$2,547
9/25 - 10/27/2019	\$124	\$2,697	\$2,822	\$2,805	28,320 kWh	109 kW	19,858 kWh	\$1,485	\$1,320
10/27 - 11/25/2019	\$124	\$2,914	\$3,038	\$3,031	18,400 kWh	109 kW	9,938 kWh	\$1,111	\$1,920
11/25 - 12/27/2019	\$124	\$3,466	\$3,590	\$3,605	23,120 kWh	109 kW	14,658 kWh	\$1,293	\$2,312
12/27 - 1/27/2020	\$126	\$3,508	\$3,634	\$3,648	21,600 kWh	109 kW	13,138 kWh	\$1,234	\$2,414
1/27 - 2/25/2020	\$126	\$3,454	\$3,581*	\$3,593	21,120 kWh	109 kW	12,658 kWh	\$1,216	\$2,377
<b>Total</b>	\$1,503	\$43,991	\$45,494	\$45,750	\$338,720		237,172 kWh	\$17,769	\$27,981
<b>Average</b>	\$125	\$3,666	\$3,791	\$3,813	\$28,227	111 kW	19,764 kWh	\$1,481	\$2,332

\*Amount does not include the Tax Cut  
 Act credit of \$623.18



# Solar Savings



**Actual Savings:**  
**\$841,983**

**Present Value of future savings:**  
**\$373,142**



## WITHOUT SOLAR

**\$3,813**

Est. monthly utility bill

**\$7,930**

Est. monthly utility bill  
in 30 years



## WITH SOLAR

**\$1,481**

Est. monthly utility bill

**\$3,519**

Est. monthly utility bill  
in 30 years

\*Estimated savings after system purchase, financing, and operating costs. Assumes utility rates increase 3.0% per year, and cashflows discounted at 2.0%.





# Why Solar



## INVEST IN THE ENVIRONMENT

The amount of clean energy you generate in each year compared to conventional utilities would be equivalent to:



Driving  
**160,458 fewer**  
miles



Growing  
**58,176 tree seedlings**  
for 10 years



Taking  
**14 passenger cars**  
off the road per  
year

\*\*Selling Into the Sun: Price Premium Analysis of a Multi-State Dataset of Solar Homes": Hoen, Ben and Wiser, Ryan et al. Lawrence Berkeley National Laboratory for the U.S. Department of Energy"

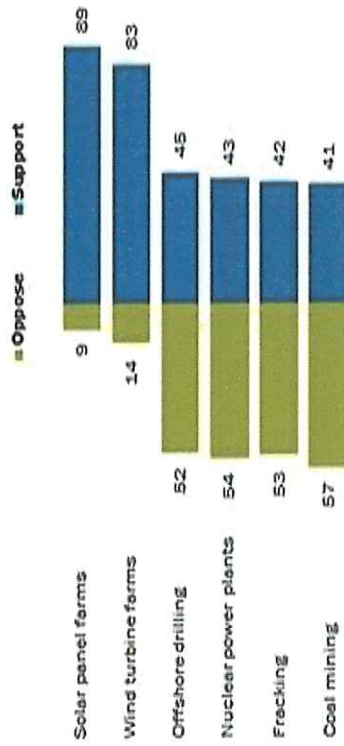


# Why Solar

## MORE VOTER PREFER SOLAR THAN ANY OTHER FORM OF ENERGY GENERATION

### Strong public support for expanding solar power

% of U.S. adults who say they favor or oppose expanding each energy source



Note: Respondents who did not answer are not shown.

Source: Survey conducted May 10-June 6, 2016.

PEW RESEARCH CENTER

### Americans' Preferences for U.S. Emphasis on Various Energy Sources

Do you think that as a country the United States should put more emphasis, less emphasis or about the same emphasis as it does now on producing domestic energy from each of the following sources -- [RANDOM ORDER]?

Energy Source	More emphasis (%)	Less emphasis (%)	Same emphasis (%)
Solar power	80	7	12
Wind	70	11	18
Natural gas	46	19	33
Nuclear power	32	35	31
Oil	28	43	29
Coal	22	50	25

GALLUP, MARCH 1-10, 2019



# Lease to Own Option



Year	Bill Savings	Lease Payments	Maintenance Costs	Savings
1	\$27,981	\$27,959	\$0	\$22
2	\$28,597	\$27,958	\$0	\$638
3	\$29,226	\$27,958	\$0	\$1,267
4	\$29,869	\$27,958	\$0	\$1,910
5	\$30,526	\$27,958	\$0	\$2,567
6	\$31,197	\$27,958	\$0	\$3,239
7	\$31,884	\$27,958	\$0	\$3,925
8	\$32,585	\$27,958	\$0	\$4,627
9	\$33,302	\$27,958	\$0	\$5,344
10	\$34,035	\$27,958	\$0	\$6,076
11	\$34,783	\$27,958	\$0	\$6,825
12	\$35,549	\$27,958	\$25,000	-\$17,410
13	\$36,331	\$0	\$0	\$36,331
14	\$37,130	\$0	\$300	\$36,830
15	\$37,947	\$0	\$15,000	\$22,947
16	\$38,782	\$0	\$300	\$38,482
17	\$39,635	\$0	\$0	\$39,635
18	\$40,507	\$0	\$300	\$40,207
19	\$41,398	\$0	\$0	\$41,398
20	\$42,309	\$0	\$5,000	\$37,309
21	\$43,240	\$0	\$0	\$43,240
22	\$44,191	\$0	\$350	\$43,841
23	\$45,163	\$0	\$0	\$45,163
24	\$46,157	\$0	\$350	\$45,807

Upfront Payment: \$1.00  
 Average Monthly Savings: \$2,916.99  
 Number of Lease Payments: 144  
 Monthly Lease Payment: \$2,329.87  
 Buyout Price: \$1.00





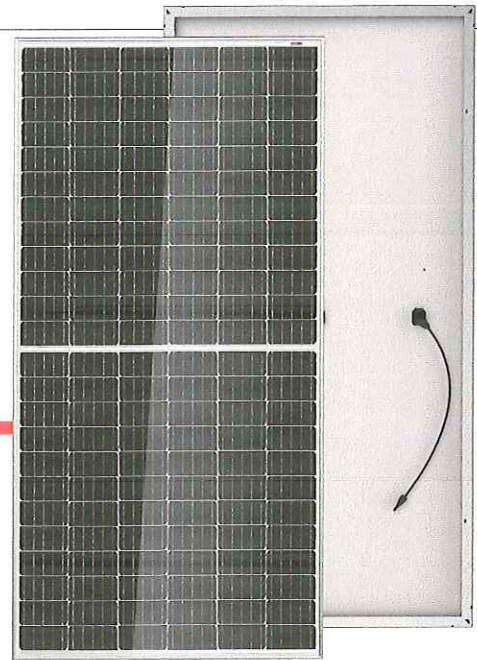
# Lease to Own Option



Year	Bill Savings	Lease Payments	Maintenance Costs	Savings
25	\$47,172	\$0	\$0	\$47,172
26	\$48,210	\$0	\$350	\$47,860
27	\$49,270	\$0	\$0	\$49,270
28	\$50,354	\$0	\$350	\$50,004
29	\$51,462	\$0	\$0	\$51,462
29	\$52,594	\$0	\$350	\$52,244
30	\$53,751	\$0	\$0	\$53,751
	<b>\$1,225,135</b>	<b>\$335,502</b>	<b>\$47,650</b>	<b>\$841,983</b>

# THE TALLMAX<sup>M</sup> PLUS<sup>+</sup>

## FRAMED 144 HALF-CELL MODULE



**144-Cell**  
MONOCRYSTALLINE MODULE

**385-400W**  
POWER OUTPUT RANGE

**19.7%**  
MAXIMUM EFFICIENCY

**0~+5W**  
POSITIVE POWER TOLERANCE

PRODUCTS	COLOR OF FRAME	POWER RANGE
TSM-DE15H(II)	Silver	385-400W



### Increased value

- Reduce BOS cost with high power bin and 1500V system voltage
- Low thermal coefficients for greater energy production at higher temperature



### Half-cell design brings higher efficiency

- New cell string layout and split J-box location to reduce the energy loss caused by inter-row shading
- Integrated LRF (Light Redirecting Film) to enhance power, specially for ground-mount applications
- Lower cell connection power losses due to half-cell layout (144 monocrystalline)



### Highly reliable due to stringent quality control

- Over 30 in-house tests (UV, TC, HF etc)
- Increased module robustness to minimize micro-cracks
- PID resistant and free of snail trails
- Internal test requirement of Trina more stringent than certification authority



### Certified to withstand the most challenging environmental conditions

- 2400 Pa negative load
- 5400 Pa positive load

Founded in 1997, Trina Solar is the world's leading comprehensive solutions provider for solar energy. We believe close cooperation with our partners is critical to success. Trina Solar now distributes its PV products to over 60 countries all over the world. Trina is able to provide exceptional service to each customer in each market and supplement our innovative, reliable products with the backing of Trina as a strong, bankable partner. We are committed to building strategic, mutually beneficial collaboration with installers, developers, distributors and other partners.

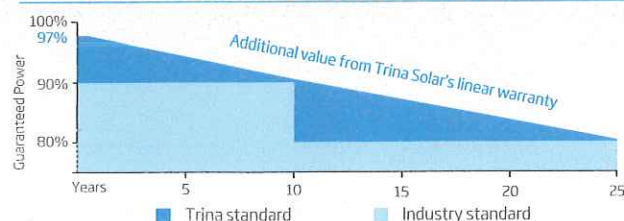
### Comprehensive Products And System Certificates

IEC61215/UL1703/IEC61730/IEC61701/IEC62716  
 ISO 9001: Quality Management System  
 ISO 14001: Environmental Management System  
 ISO14064: Greenhouse gases Emissions Verification  
 OHSAS 18001: Occupation Health and Safety Management System



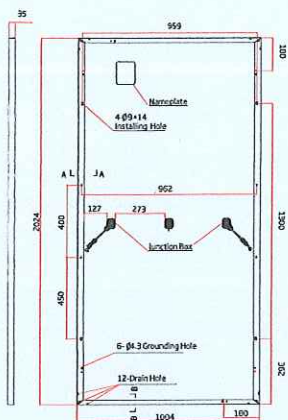
### LINEAR PERFORMANCE WARRANTY

10 Year Product Warranty · 25 Year Linear Power Warranty

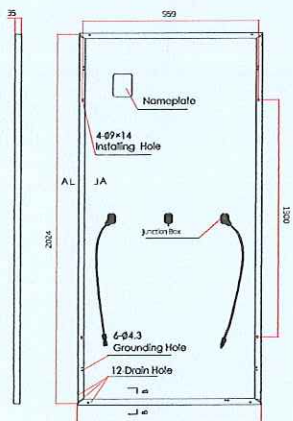




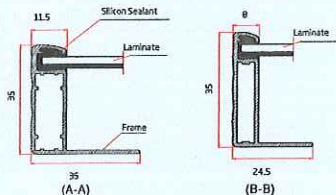
### DIMENSIONS OF PV MODULE(mm)



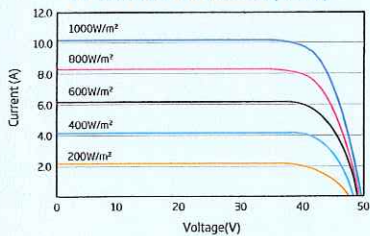
Back View(Portrait)



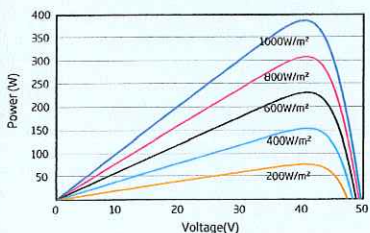
Back View(Landscape)



### I-V CURVES OF PV MODULE(390W)



### P-V CURVES OF PV MODULE(390W)



### ELECTRICAL DATA (STC)

Peak Power Watts- $P_{MAX}$ (Wp)*	385	390	395	400
Power Output Tolerance- $P_{MAX}$ (W)	0 ~ +5			
Maximum Power Voltage- $V_{MPP}$ (V)	40.1	40.5	40.8	41.1
Maximum Power Current- $I_{MPP}$ (A)	9.61	9.64	9.69	9.74
Open Circuit Voltage- $V_{OC}$ (V)	48.5	49.7	50.1	50.4
Short Circuit Current- $I_{SC}$ (A)	10.03	10.08	10.13	10.18
Module Efficiency $\eta_m$ (%)	18.9	19.2	19.4	19.7

STC: Irradiance 1000W/m<sup>2</sup>, Cell Temperature 25°C, Air Mass AM1.5.  
\*Measurement tolerance: ±3%.

### ELECTRICAL DATA (NMOT)

Maximum Power- $P_{MAX}$ (Wp)	291	295	298	302
Maximum Power Voltage- $V_{MPP}$ (V)	37.9	38.4	38.7	38.9
Maximum Power Current- $I_{MPP}$ (A)	7.66	7.68	7.71	7.76
Open Circuit Voltage- $V_{OC}$ (V)	45.6	46.8	47.2	47.4
Short Circuit Current- $I_{SC}$ (A)	8.09	8.13	8.17	8.21

NMOT: Irradiance at 800W/m<sup>2</sup>, Ambient Temperature 20°C, Wind Speed 1m/s.

### MECHANICAL DATA

Solar Cells	Monocrystalline 158.75 × 158.75 mm
Cell Orientation	144 cells (6 × 24)
Module Dimensions	2024 × 1004 × 35 mm (79.69 × 39.53 × 1.38 inches)
Weight	22.8 kg (50.3 lb)
Glass	3.2 mm (0.13 inches), High Transmission, AR Coated Heat Strengthened Glass
Encapsulant Material	EVA
Backsheet	White
Frame	35 mm (1.38 inches) Anodized Aluminium Alloy w/ 400 m Mounting Holes
J-Box	IP 68 rated
Cables	Photovoltaic Technology Cable 4.0mm <sup>2</sup> (0.006 inches <sup>2</sup> ), Portrait: N 140 mm/P 285 mm(5.51/11.22 inches) Landscape: N 1400 mm /P 1400 mm (55.12/55.12 inches)
Connector	Trina TS4

### TEMPERATURE RATINGS

NMOT(Nominal Module Operating Temperature)	41°C (±3°C)
Temperature Coefficient of $P_{MAX}$	-0.37%/°C
Temperature Coefficient of $V_{OC}$	-0.29%/°C
Temperature Coefficient of $I_{SC}$	0.05%/°C

(DO NOT connect Fuse in Combiner Box with two or more strings in parallel connection)

### MAXIMUM RATINGS

Operational Temperature	-40~+85°C
Maximum System Voltage	1500V DC (IEC) 1500V DC (UL)
Max Series Fuse Rating	20A

### WARRANTY

10 year Product Workmanship Warranty

25 year Linear Power Warranty

(Please refer to product warranty for details)

### PACKAGING CONFIGURATION

Modules per box: 30 pieces

Modules per 40' container: 660 pieces





# 36kW, 1000Vdc String Inverters for North America

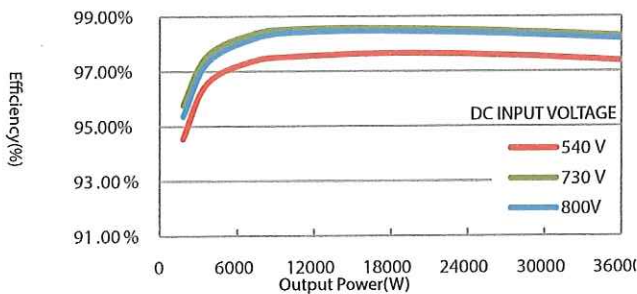
The 36kW medium power CPS three phase inverter has been designed for small commercial rooftop, ground mount, and carport applications. Featuring dual MPPTs, 98.5% peak efficiency, and a wide operating window, the CPS 36kW performs well across a variety of applications. This inverter includes; a separable wiring box with generous wiring space to reduce installation time, the ability to mount the inverter 15-90 degrees from horizontal allowing greater design options, and integrated AC and DC disconnects as standard features. The CPS Flex Gateway enables monitoring and controls necessary in today's PV systems.



CPS SCA36KTL-DO/US-480

## Efficiency Curve

CPS SCA36KTL-DO/US-480



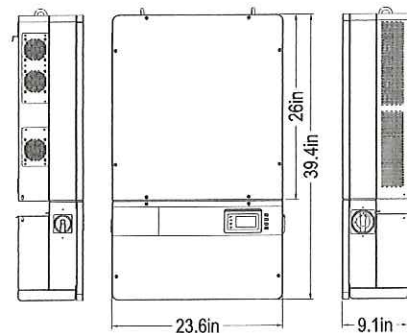
## High Efficiency

- Maximum efficiency of 98.5%, CEC efficiency of 98%
- 3-level technology and enhanced control mechanism to achieve high efficiency over wide load range
- 2 MPPTs to achieve higher system efficiency
- Transformerless design

## High Reliability

- Standard warranty: 10 years, extension up to 20 years
- Advanced thermal design, with variable speed fans
- Ground-fault detection and interruption circuit
- AFCI Integrated (per UL1699B)
- UL1741 SA Certified to CA Rule 21

## Dimensions



## Broad Adaptability

- NEMA 4X (IP65) rated for outdoor applications
- Utility interactive controls: Active power derating, reactive power control
- Separable wiring box design for fast service
- Integrated DC & AC disconnect switches
- Wide MPPT range for flexible string sizing
- 1000V Max. DC input voltage for flexible configuration
- 15 - 90 degree from horizontal installation angle
- AC output terminal compatible with AL/CU wire



Model Name	CPS SCA36KTL-DO/US-480
<b>DC Input</b>	
Max. PV Power	54kW (27kW per MPPT)
Max. DC Input Voltage	1000Vdc
Operating DC Input Voltage Range	240-950Vdc
Start-up DC Input Voltage / Power	320V / 80W
Number of MPP Trackers	2
MPPT Voltage Range	540-800Vdc
Max. PV Short-Circuit Current (Isc x 1.25)	125A (62.5A per MPPT)
Number of DC Inputs	10 inputs, 5 per MPPT
DC Disconnection Type	Load rated DC switch
DC Surge Protection	Type II MOV, 2000V <sub>C</sub> , 10kA I <sub>TM</sub> (8/20μS)
<b>AC Output</b>	
Rated AC Output Power	36kW
Max. AC Apparent Power	36kVA
Rated Output Voltage	480Vac
Output Voltage Range <sup>1</sup>	422 - 528Vac
Grid Connection Type	3Φ / PE / N (Neutral optional)
Max. AC Output Current @480Vac	43.5A
Rated Output Frequency	60Hz
Output Frequency Range <sup>1</sup>	57 - 63Hz
Power Factor	>0.99 (±0.8 adjustable)
Current THD @ Rated Load	<3%
Max. Fault Current Contribution (1 Cycle RMS)	73.2A
AC Disconnection Type	Load rated AC switch
AC Surge Protection	Type II MOV, 1500V <sub>C</sub> , 10kA I <sub>TM</sub> (8/20μS)
<b>System and Performance</b>	
Topology	Transformerless
Max. Efficiency	98.5%
CEC Efficiency	98.0%
Stand-by / Night Consumption	<1W
<b>Environment</b>	
Enclosure Protection Degree	NEMA Type 4X
Cooling Method	Variable speed cooling fans
Operating Temperature Range	-22°F to +140°F / - 30°C to +60°C (derating from +113°F / +45°C)
Non-Operating Temperature Range <sup>2</sup>	No low temp minimum to +158°F / +70°C maximum
Operating Humidity	0 to 100%
Operating Altitude	13,123.4ft / 4000m (derating from 6561.7ft / 2000m)
Audible Noise	<50dBA @ 1m and 25°C
<b>Display and Communication</b>	
User Interface and Display	LCD+LED
Inverter Monitoring	Modbus RS485
Site Level Monitoring	CPS Flex Gateway (1 per 32 inverters)
Modbus Data Mapping	CPS
Remote Diagnostics / FW Upgrade Functions	Standard / (with Flex Gateway)
<b>Mechanical</b>	
Dimensions (HxWxD)	Inverter: 26 x 23.6 x 9.1in. (660 x 600 x 230mm); Wire-box 13.4 x 23.6 x 9.1in. (340 x 600 x 230mm)
Weight	Inverter: 121lbs/55kg; Wire-box: 24lbs/11kg
Mounting / Installation Angle <sup>3</sup>	15 to 90 degrees from horizontal (vertical or angled) <sup>3</sup>
AC Termination	Screw Clamp Terminal Block (Wire range: #14 - 1/0AWG CU/AL)
DC Termination	Screw Clamp Fuse Holder (Wire range: #14 - #6AWG CU)
Fused String Inputs (5 per MPPT) <sup>4</sup>	15A fuses provided (Fuse values up to 30A acceptable) <sup>4</sup>
<b>Safety</b>	
Certifications and Standards	UL1741SA-2016, UL1699B, CSA-C22.2 NO.107.1-01, IEEE1547; FCC PART15
Selectable Grid Standard	IEEE 1547-2003, CA Rule 21, ISO-NE
Smart-Grid Features	Voltage-RideThru, Frequency-RideThru, Soft-Start, Volt-Var, Frequency-Watt, Volt-Watt
<b>Warranty</b>	
Standard	10 years
Extended Terms	15 and 20 years

1) The "Output Voltage Range" and "Output Frequency Range" may differ according to the specific grid standard.

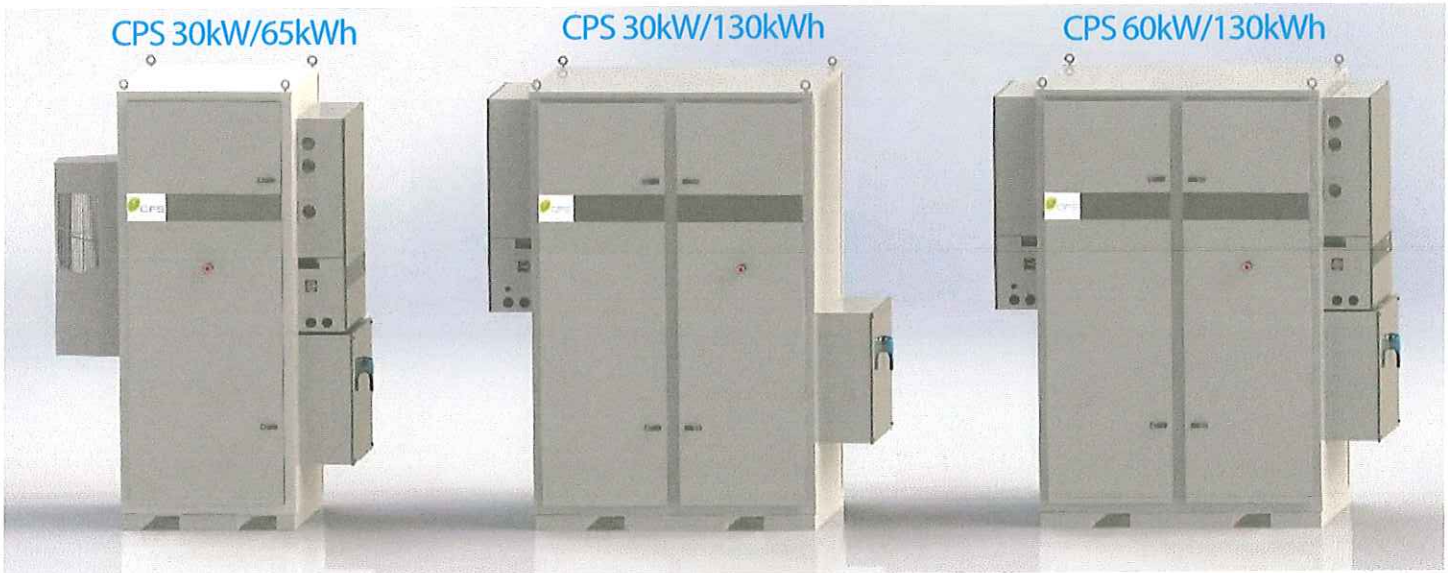
2) See user manual for further requirements regarding non-operating conditions.

3) Shade Cover accessory required for installation angles of 75 degrees or less.

4) Fuse values above 20A have additional spacing requirements. See user manual for further details.



## Turnkey Commercial Energy Storage



Chint Power Systems (CPS) new commercial energy storage system (ESS) is a turn-key solution including LG Chem Li-Ion batteries, CPS power conversion technology, and partnered EMS application management software, all in a UL9540 certified product.

The 30kW/65kWh, 30kW/130kWh, or 60kW/130kWh packages are ideally suited for commercial energy storage applications including:

- Solar + Storage
- Demand Charge Management
- Time of Use Management
- Zero Export Control
- Back-up Power
- Micro-grid Applications
- Demand Management

- Robust 10 Year Warranty with CPS
- Partnered EMS Solutions from Pason Power and ELM FieldSight
- Project Cash Flow Analysis
- Active Control & Management
- Pre-integrated & Tested
- Assembled in the USA
- High efficiency (98% max) PCS
- Outdoor Rated
- Complete Climate Control
- 1/2 Day Installation
- Commissioning & Startup Services
- 2 and 4hr Duration Solutions



Model Name	CPS-ESS-30/65-US	CPS-ESS-30/130-US	CPS-ESS-60/130-US
<b>Electrical Specifications</b>			
Rated AC Output Power	29.99kVA	29.99kVA	59.99kVA
Maximum AC Output Power	33kVA	33kVA	66kVA
Rated Grid Voltage	480Vac	480Vac	480Vac
Grid Voltage Range	422-528Vac	422-528Vac	422-528Vac
Rated Grid Frequency	60Hz	60Hz	60Hz
Grid Frequency Range	57-63Hz	57-63Hz	57-63Hz
Continuous AC Power - Charge	20kW/25kVA	20kW/25kVA	40kW/50kVA
Continuous AC Power - Discharge	29.99kW	29.99kW	59.99kW
Maximum Continuous AC Current	40A	40A	80A
Grid Connection Type	3 Phase/PE/N (neutral optional)	3 Phase/PE/N (neutral optional)	3 Phase/PE/N (neutral optional)
Total Harmonic Distortion	<3%	<3%	<3%
Power Factor	>.99 (+/-0.8 adjustable)	>.99 (+/-0.8 adjustable)	>.99 (+/-0.8 adjustable)
Maximum Efficiency (Inverter)	97.50%	97.50%	97.50%
CEC Efficiency (Inverter)	97.00%	97.00%	97.00%
AC Connection	3 Phase, 3 Wire	3 Phase, 3 Wire	3 Phase, 3 Wire
<b>Environment &amp; Certifications</b>			
Enclosure	NEMA 3R	NEMA 3R	NEMA 3R
Inverter	UL 1741-SA	UL 1741-SA	UL 1741-SA
Batteries	UL 1973	UL 1973	UL 1973
System	UL 9540	UL 9540	UL 9540
<b>Equipment Specifications</b>			
External Dimensions (HxWxD)	81.2 x 32.0 x 36.0in.	81.18 x 52.0 x 36.0in.	81.18 x 52.0 x 36.0in.
Total Dimensions with Inverter/HVAC (HxWxD)	81.2 x 53.8 x 36in.	81.18 x 73.0 x 49.0in.	81.18 x 73.0 x 49.0in.
Shipping Weight ESS (less batteries)	950lbs./432kg	1890lbs./859kg	2000lbs./909kg
Installed Weight (ESS+batteries)	1850lbs./842kg	3370lbs./1541kg	3480lbs./1582kg
Lifting Provisions	Fork Lift Slots	Fork Lift Slots	Fork Lift Slots
Corrosion Resistance	1000 Salt Hour Spray	1000 Salt Hour Spray	1000 Salt Hour Spray
Handles	Stainless Steel Lockable	Stainless Steel Lockable	Stainless Steel Lockable
Fire Suppression	3M Novec 1230	3M Novec 1230	3M Novec 1230
Temperature range	-20°C to 50°C	-20°C to 50°C	-20°C to 50°C
<b>Operation Parameters</b>			
Demand Charge Management	✓	✓	✓
Self-Consumption	✓	✓	✓
Load Shifting	✓	✓	✓
Back-Up Mode (micro grid)	✓	✓	✓
<b>Key System Components</b>			
Bi directional storage inverter	✓	✓	✓
High voltage Li-Ion battery	✓	✓	✓
DC Disconnect (load rated)	✓	✓	✓
AC disconnect (load rated)	✓	✓	✓
Climate Control System	✓	✓	✓
Integrated EMS	✓	✓	✓
<b>Battery Information</b>			
Battery Capacity	65kWh	2 x 65kWh	2 x 65kWh
Rated Voltage	518V	518V	518V
Max Charge/Discharge	½C	½C	½C
Current Nominal	37.8A	37.8A	37.8A
Operating Voltage Range	420-588V	420-588V	420-588V
Overcurrent Protection	Yes	Yes	Yes
Battery Chemistry	NMC	NMC	NMC

# CPS Commercial Monitoring Package

## Model CPS COM-PKG-600-US



The CPS Commercial Monitoring Package is a complete data acquisition, monitoring and control package aimed for small to medium commercial applications. This turnkey solution includes a customer facing Monitoring Portal, Flex Gateway data logger, site activation mobile App, and Revenue-Grade site meter.

### Key Features

- Low cost, complete HW and SW package
- Includes Revenue-Grade site level meter
- Full access to Inverter Data (over 15 parameters per inverter)
- 1-20 minute interval data (up to 2 years of site data can be downloaded)
- 5 years of monitoring included (extensions available)
- Automated site Commissioning Report
- Up to 32 inverters per Flex Gateway (no additional fee's for each inverter connection)
- Site activation with "CPS Connect" IOS or Android Smart Phone App
- Inverter On/Off, remote Arc-Fault reset, PF and Active power curtailment controls capability



**CPS COM-PKG-600-US**

Model Name

**CPS Flex Gateway**

Inverters to Gateway

Gateway to Portal

Inverter connections per card

Protocols

Local Programming

Data sampling rate

Local data storage

Data parameters

Modbus® RS485

Ethernet

1-32

SunSpec XML HTTPS, CPS Modbus® RTU

Wi-Fi to CPS Connect Phone App (IOS and Android)

Programmable data sampling (1 to 20 minute sample rate)

30 days based on 15 minute intervals

Modbus® ID, Inverter S/N's, Model, TYield/DYield(kWh), Eff(%), PF, Pmax(kW), Pac(kW), Sac(kVA), Uabc(V), Iabc(A), Upv(V), Ipv(A), Freq(Hz), Mode, Time, Event

**Revenue-grade Meter**

Meter Type

Input Voltage

Communication protocol

Measurement Accuracy

Update Rate

Startup Time

Default CT Phase Angle Correction

CT Type

CT Accuracy

CT Rated Current/Output

WattNode Revenue-grade Wide-Range Modbus® Meter

Line powered from 3Phs, 480 Vac, 60Hz

Modbus® RTU RS485

ANSI C12.20 class 0.5 and ANSI C12.1

Approximately 0.1 second

≤ 1 second after the supply voltage is applied

0.0 degrees

Revenue-grade, Split-core, 1.83" x 1.25" window opening

0.75%

600 Amp/0.333 Vac

**Monitoring**

Interface

Inverter Controls

Inverter Data parameters

Site-Level Production

Real-time or Daily Notification

Commissioning Reports

Production Reports

CPS Web-based Customer Facing Portal

On/Off, PF control, Active Power curtailment, Remote Arc-Fault reset

Pac(kW), Uabc(V), Iabc(A), Upv(V), Ipv(A), Temp(C), THDv, THDi

Energy(kWh) Day, Month, Year

Status, Warning, Protect, Fault

System info: Site address, Installation date, Rated AC/DCKW

Inverter info: Model, S/N, FW, V/F Relay settings, Performance

Modbus ID, Inverter S/N's, Model, TYield/DYield(kWh), Eff(%), PF, Pmax(kW), Pac(kW), Sac(kVA), Uabc(V), Iabc(A), Upv(V), Ipv(A), Freq(Hz), Mode, Time, Event

**Mechanical Parameters (Meter Enclosure)**

Enclosure NEMA / IP Rating

Enclosure Dimensions (H x W x D)

Enclosure Weight

Ambient temperature range

Relative humidity

NEMA 4 / IP66

11.50" x 9.75" x 5.19" (292mm x 248mm x 132mm)

12.5lb (5.67kg)

-30 to +85°C

&lt;85% Non-condensing

