



Dawson County Emergency Services

Danny Thompson, EMA Director/Fire Chief
Jason Dooley, Division Chief Operations & Training
Jeff Bailey, Division Chief Fire Marshall
Robby Lee, Division Chief EMS/Administration

393 Memory Lane
Dawsonville, Georgia 30534
(706) 344-3666 Office
(706) 344-3669 Fax

Date: March 8, 2022
To: Dawson County Planning Commission
From: Jeff Bailey
Subj: ZA 22-04
Fox Creek Properties
Etowah Bluffs

Good afternoon,

In reviewing the requested zoning change, I would again express the same concerns noted in my comments on the previous request (ZA 20-08). While not in opposition of this zoning change, or proposed land development, the scale and complexity of the development warrants serious consideration of impacts that must be anticipated and planned for. This large of an increase in the number of structures and people to protect will absolutely increase the number of calls for service from Dawson County Emergency Services. This proposed development could potentially result in growth *over a ten-year period* that could have otherwise taken fifty years to take place.

It would not be unrealistic to expect an increase in the County's permanent population of nearly twenty percent based on the number of residential occupancies proposed. The daily transient population will further increase this to over thirty percent. The sheer number of structures and population increase will impact Emergency Services' capabilities to provide acceptable service levels. These projections are in addition to all the other residential and commercial building projects already permitted, underway, pending, and yet forthcoming. Dawson County is experiencing previously unwitnessed growth and if this growth is to continue, we need to start increasing public safety capabilities now and not after being outpaced by it.


Emergency Services already finds itself without enough ambulances available in the County for EMS transport. This necessitates that we rely on mutual aid requests to surrounding services to fill the gap, and results in increased response times. The same holds true for fire suppression and rescue operations as well. With the current number of stations, apparatus, and personnel; a single-family residential fire *severely* hinders our ability to effectively respond to any additional calls. The frequency of multiple calls being simultaneously dispatched is already increasing, and will certainly not be decreasing.


Mission Statement

Dawson County Emergency Services is committed to the preservation of life and protection of property of the citizens of Dawson County.

If this zoning request is approved and building permits are issued to begin the proposed land development, the need for a second aerial apparatus (ladder truck/quint) will also exponentially increase; along with the need for an additional pumper, med unit, staffing, and station to house them. These items all require significant time and money to acquire and must be considered concurrently with the approval of projects such as this, and not in reaction to them after approval.

Sincerely,


Jeff Bailey
Fire Marshal


Danny Thompson
Fire Chief

Mission Statement

Dawson County Emergency Services is committed to the preservation of life and protection of property of the citizens of Dawson County.