

**MINUTES**  
**CITY COUNCIL REGULAR MEETING AND WORK SESSION**  
**G.L. Gilleland Council Chambers on 2<sup>nd</sup> Floor**  
**Monday, April 21, 2025**  
**5:00 P.M.**

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1. **CALL TO ORDER:** Mayor Walden called the meeting to order at 5:11 pm.
2. **ROLL CALL:** Councilmember William Illg, Councilmember Caleb Phillips, Councilmember Sandy Sawyer, Councilmember Mark French, City Attorney Kevin Tallant, City Manager Bob Bolz, City Clerk Beverly Banister, Assistant City Manager Jacob Evans, Public Works Director Trampas Hansard, Utility Director Jacob Barr, Finance Director Robin Gazaway, Zoning Administrative Assistant Stacy Harris and Planner from CPL Sarah McQuade
3. **INVOCATION AND PLEDGE:** Invocation and pledge were led by Councilmember Illg.
4. **ANNOUNCEMENTS:** Mayor Walden announced the Farmer's Market opening day is this Saturday, April 26, 2025 and the first Food Truck Friday will be on May 9, 2025 beginning at 5:00 p.m. He also reported the Dawson County High School baseball team has made the playoffs and wishes them luck. Lastly, he appreciated the residents and Councilmember Illg and French who attended his public forum, Chat with the Mayor. He invited the public to come out for another forum he is holding on July 8, 2025 and October 14, 2025. Councilmember Illg and French both commented on the value of holding the forum and their appreciation to be a part of it.  
  
Councilmember French stated there is an item on the agenda concerning Gold Creek Drive and he wanted to state for the record that his employer does live on Gold Creek Drive along with approximately 165 other homeowners.
5. **APPROVAL OF THE AGENDA:** Motion to approve the agenda as presented made by M. French; second by W. Illg. Vote carried unanimously in favor.
6. **PUBLIC INPUT:** Ben Trail, 3898 War Hill Park Road, Dawsonville – He apologized for not being present at the public hearing on 04/07/2025 concerning ANX-C2500099. The Council asked what the reason is for wanting to annex into the City; he stated the County needed five acres to develop two homes on the property and the property is only three acres. He inquired of the Mayor if it was conceivable to do it within the City and he stated the Mayor responded it was.
7. **CONSENT AGENDA:** Motion to approve the consent agenda for the following items (a-b) made by C. Phillips; second by S. Sawyer. Vote carried unanimously in favor.
  - a. Approve Minutes
    - Regular Meeting held April 7, 2025
  - b. Approve Resolution No. R2025-01: Amendment to the 2023 Comprehensive Plan (Exhibit "A")
8. **EMPLOYEE RECOGNITION:** City Manager Bolz introduced the City's newest employee Chase Bennett who is working in Public Works. The Mayor and Council presented the March 2025 Employee of the Month and the Winter Employee of the Quarter award to David Schuette. Service awards were given to Caleb Reece for one year of service; Kenneth Smith for one year of service; Tracy Smith for eight years of service; Blake Croft for nine years of service and Trampas Hansard for seventeen years of service.
9. **PROCLAMATION: ADMINISTRATIVE PROFESSIONALS DAY, APRIL 23, 2025:** Mayor Walden read the proclamation.

**PUBLIC HEARING**

10. **VAR-C2500107:** Steve Eiberger with Hardeman Communities Inc. has requested a variance from the standards of an approved Planned Unit Development (PUD) at 210 Timber Ridge (parcel 083 026 189). Specifically, they seek to reduce the front yard setback from 20 feet to 16 feet. Public Hearing Date: City Council on Monday, April 21, 2025

Sarah McQuade from CPL read the variance request and stated the staff is recommending denial based on not all of the hardship criteria being met. Motion to open the public hearing made by M. French; second by W. Illg. Vote carried unanimously in favor. Mayor Walden conducted the public hearing.

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The following person spoke in favor of the request:

- JoAnne Jackson, 480 Brookstone Trail, Dawsonville – She stated she is in favor of the variance because she would like to see the same style of homes with similar square footage as represented within the entire community. She is concerned her house value could be minimized if a different and smaller home is built which is not in unison with the community. She asked the Council to consider approving the variance and believes it will benefit the community.

The following person spoke against the request:

- Logan Samples, 235 Timber Ridge, Dawsonville – He stated he believes his property values will be affected by placing a home on a lot where it should not be. He had to pay a premium for his cul-de-sac lot and stated he was told by a representative from Hardeman Communities that they would have to discount the lots that need a variance to build on which supports his thoughts on diminished property values. He further stated if the variance is granted, this property would end up having no front yard, no back yard and the driveway would be shorter which encourages parking on the street and then becomes a safety issue. He also noted a similar lot has a home built on it that has been for sale several months and he would be concerned the same issue could arise if this home is built with the variance and again feels it would contribute to lower property values if the builders would have to lower the price in order to sell the home or it would sit vacant. Lastly, he is concerned if the variance was approved, it could start a trend and the overall feel of the City would change.

Motion to close the public hearing made by S. Sawyer; second by C. Phillips. Vote carried unanimously in favor.

Mayor Walden stated the Council will make their decision at the May 5, 2025 City Council meeting. Attorney Tallant said because the decision has the force and affect of law regarding this property the Council cannot vote on it the first time it is presented to them.

Councilmember Illg asked what is the required minimum square footage of the homes; Ms. McQuade stated they would have to meet the minimum square footage of 1,200 square feet. Discussion occurred regarding the square footage of the homes in the community.

## **BUSINESS**

11. **ANX-C2500099**: Trail & Son, LLC on behalf of Matthew Turner has petitioned to annex into the city limits of Dawsonville the 2.90 acre tract known as TMP 092 042, Located at Perimeter Road, with a County zoning of RA (Residential Exurban / Agricultural) to City zoning R-1 (Restricted Single-Family Residential District). Public Hearing Dates: Planning Commission on Monday, March 10, 2025, and City Council on Monday, April 7, 2025. City Council for a decision on Monday, April 21, 2025.

Stacy Harris read the annexation request. Councilmember Illg asked if it was possible to put two homes on the property; Ms. Harris stated yes.

Motion to approve the annexation as presented made by W. Illg; second by C. Phillips. Councilmember French asked if this is an island; Ms. Harris stated no. Vote carried unanimously in favor. (Exhibit "B")

12. **CONSIDERATION TO GRANT A SEWER EASEMENT**: Motion to approve the sewer easement contingent upon EPD approval made by M. French; second by W. Illg. Vote carried unanimously in favor. (Exhibit "C")
13. **REQUEST FOR FEE WAIVER: GEORGIA MOUNTAIN REGIONAL COMMISSION (PAVILION/FARMER'S MARKET RENTAL)**: Motion to approve a fee waiver in the amount of \$225 for the use of the Farmer's Market by GMRC on Wednesday, June 25, 2025 made by M. French; second by S. Sawyer. Vote carried unanimously in favor.

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- 14. REQUEST FOR FEE WAIVER: DISTRICT 2 PUBLIC HEALTH (FARMER'S MARKET RENTAL):** Motion to approve a fee waiver in the amount of \$225 for the use of the Farmer's Market by District 2 Public Health on July 16, 2025 made by M. French; second by W. Illg. Vote carried unanimously in favor.
- 15. REQUEST FOR FEE WAIVER: DAWSON COUNTY BOARD OF COMMISSIONERS (BUILDING PERMIT FEE):** Motion to approve a partial fee waiver in the amount of \$6,418.30 (this does not include the fees associated with plan review) for building permit #C2500113 for the DCBOC and third party building inspections are required made by M. French; second by C. Phillips. Vote carried unanimously in favor.

**WORK SESSION**

- 16. ORDINANCE AMENDMENT OPTIONS FOR THE ETHICS BOARD:** Attorney Tallant reviewed some of the highlights for each option. Mayor and Council discussed the three options provided to consider an amendment to the ethics board ordinance. They will report their choice to Attorney Tallant by Monday, April 28, 2025 to move forward with the ordinance amendment for a first reading on May 5, 2025.
- 17. GOLD CREEK DRIVE:** Public Works Director Hansard reported the approximate cost to widen 1,300 feet of Gold Creek Drive is \$275,000.00. Councilmember Phillips stated it was the safety issue that initially seemed to be of concern and suggested meeting with the HOA representatives and Mr. Hansard to determine which option they would want to address the safety issue. Councilmember Phillips said he does not support the City spending the money to widen the road but would consider helping with the safety concerns to either realign or move the curb. Councilmember French agrees now that we have more information, he believes it would be in the best interest of the residents to meet with the HOA representatives to determine their preference. He also stated he wants to be certain this doesn't happen again. A short discussion occurred regarding other developments and their roads. Councilmember Phillips reiterated his desire to assist with the safety issue but not to widen the road and believes realigning the curb at the top would be the best option.

**STAFF REPORTS**

- 18. BOB BOLZ, CITY MANAGER:** He reported the leak adjustment total is \$52.28. Councilmember Sawyer appreciated being contacted by the utilities department to alert her of a leak at her home and she also reported there is an app residents can use to view their usage down to the hour.
- 19. ROBIN GAZAWAY, FINANCE DIRECTOR:** Financial reports were provided to represent fund balances and activity through March 31, 2025.

**MAYOR AND COUNCIL REPORTS:**

Councilmember Illg stated he is excited to know the DDA will be supporting two concerts this year. Councilmember French stated it was reported at the Board of Health meeting that they are reviewing plans from McDonald's for the old Bojangles building but no dates have been reported. Mayor Walden invited the public to attend his next public forum on July 8, 2025. He also asked if the HOAs could provide their contact information to be on a mailing list for the City.

**ADJOURNMENT**

At 6:06 p.m. a motion to adjourn the meeting was made by S. Sawyer; second by W. Illg. Vote carried unanimously in favor.

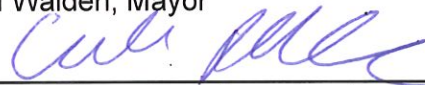
***Approved this 5<sup>th</sup> day of May 2025***

By: CITY OF DAWSONVILLE

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\_\_\_\_\_  
John Walden, Mayor

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

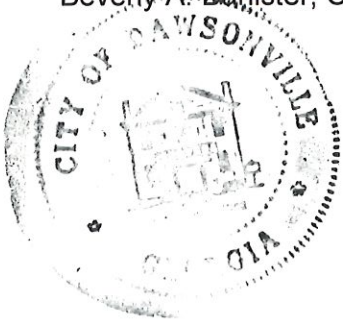
Absent  
\_\_\_\_\_  
William Illg, Councilmember Post 2

  
\_\_\_\_\_  
Sandra Sawyer, Councilmember Post 3

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

Attest:

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





**RESOLUTION NO. R2025-01**

**A RESOLUTION OF THE CITY OF DAWSONVILLE, GEORGIA  
AMENDING THE 2023 DAWSONVILLE COMPREHENSIVE PLAN**

**WHEREAS:** The City Council, the governing authority of Dawsonville, Georgia has updated the Dawsonville Comprehensive Plan so as to add a Capital Improvement Element; and

**WHEREAS:** The amendment was prepared in accordance with the Rules and Procedures of the Georgia Department of Community Affairs, including requirements for public hearing opportunities; and

**WHEREAS:** The amendment has been reviewed and approved by the Georgia Mountains Regional Commission and the Georgia Department of Community Affairs;

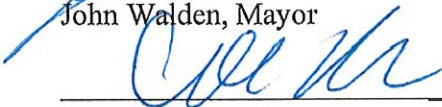
**NOW, THEREFORE, BE IT RESOLVED** by the City Council that the update to the Dawsonville Comprehensive Plan is adopted. (Exhibit "A")

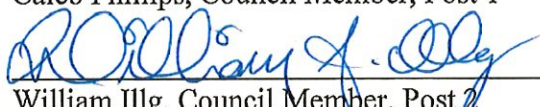
Adopted by the City Council this 21<sup>st</sup> day of April, 2025.

**MAYOR AND DAWSONVILLE CITY COUNCIL**

By:

  
John Walden, Mayor


  
Caleb Phillips, Council Member, Post 1

  
William Illg, Council Member, Post 2

  
Sandy Sawyer, Council Member, Post 3

  
Mark French, Council Member, Post 4

ATTESTED:

  
Beverly A. Banister, City Clerk

**City of Dawsonville  
2023 Capital Improvement Element  
(Amended – 2024)**

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In accordance with Georgia's Minimum Standards and Requirements for Local Comprehensive Planning as established by the Department of Community Affairs, this Capital Improvement Element (CIE) contains the following information:

- 1.) Inventory of Existing Levels of Service**
- 2.) Establishment of Service Areas**
- 3.) Establishment of Future Levels of Service**
- 4.) Projection of Facility Needs**
- 5.) Schedule of Improvements for the first five years after CIE adoption**



## EXECUTIVE SUMMARY

Dawsonville is among the many municipalities in northeast Georgia that has seen significant growth and change over the past 20 years. Metropolitan Atlanta continues to move up the GA 400 corridor, spurring new development, economic diversity, tourism, and an ever-increasing population. Most projections see the trend continuing through 2040 or longer, so the City is exploring options for generating the revenues necessary to sustain, or possibly improve, the levels of services provided to local citizens and businesses.

This chapter provides the City of Dawsonville with a basic viability analysis for a possible impact fee program. Enacting such a program would provide a means for creating additional revenue, but such programs must also be administered to meet minimum standards, can only be applied to specific project types, and are not guaranteed to provide enough benefit to offset the costs. Impact fees also add direct costs to development that are typically passed on to the buyer, which can adversely affect real estate markets if not handled properly.

As this assessment will show, Dawsonville does have a list of projected capital needs eligible for use of impact fee funds and has the potential for more growth in the future such that some revenue may be generated to contribute to capital budgets. Even with its limited resources and manpower, there is a model whereby the City can install and administer an impact fee program to increase funding support for critical capital improvement projects.





## IMPACT FEES IN GEORGIA

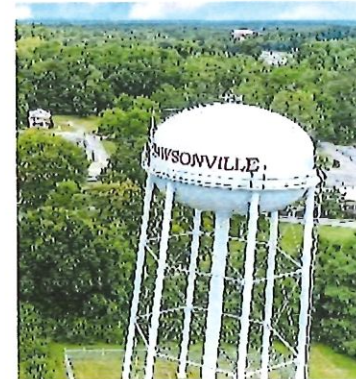
In recognition that local governments often face fiscal strains while trying to maintain levels of service during times of growth, the Georgia Development Impact Fee Act (DIFA) was enacted into law in 1990. This act sets rules for local governments enabling them to levy fees on new development to help finance the increased demand for capital facilities serving said development. As defined by the State Department of Community Affairs (DCA), the intent of the Act is to:

1. *Promote orderly growth and development by establishing uniform standards by which municipalities and counties may require that new growth and development pay a proportionate share of the cost of new public facilities needed to serve new growth and development;*
2. *Establish minimum standards for the adoption of development impact fee ordinances by municipalities and counties; and*
3. *Ensure that new growth and development is required to pay no more than its proportionate share of the cost of public facilities needed to serve new growth and development and to prevent duplicate and ad hoc development exactions.*

To ensure such funds were properly used to offset the costs of growth, the rules set forth in DIFA restrict the types of facilities and infrastructures eligible for these funds to the seven categories listed below and requires that local governments follow planning and reporting procedures that identify projects in advance and demonstrate their need based on growth and development. Other government services and facilities are expressly forbidden from using Impact fee revenues to fund operations or improvements.

### Project Types Eligible for Use of Impact Fee Revenues

- 1.) Water supply, production, treatment, and distribution facilities
- 2.) Wastewater collection, treatment, and disposal facilities;
- 3.) Roads, streets and bridges, including rights-of-way, traffic signals, landscaping;
- 4.) Stormwater management facilities, flood control facilities, and bank and shore protection and enhancement improvements;
- 5.) Parks, open space, and recreation areas and related facilities;
- 6.) Public Safety, including police, fire, emergency medical and rescue facilities;
- 7.) Libraries and related facilities.







## 2023 Capital Improvement Element



Local Governments  
**AUTHORIZED TO COLLECT DEVELOPMENT IMPACT FEES**  
 Pursuant to the Development Impact Fee Act, O.C.G.A. § 36-71-1, et seq. as of  
 January 1, 2021.

Government	Type	Region	Government	Type	Region
Acworth	City of	ARC	Jefferson	City of	NEG
Alpharetta	City of	ARC	Jones	County	MG
Atlanta	City of	ARC	Kennesaw	City of	ARC
Braselton	City of	NEG	Lee	County	SWG
Brooks	Town of	ARC	Long	County	CG
Bryan	County	CG	Macon-Bibb	County	MG
Butts	County	TR	McDonough	City of	ARC
Camden	County	CG	Milton	City of	ARC
Canton	City of	ARC	Newnan	City of	TR
Cartersville	City of	NWG	Newton	County	NEG
Cherokee	County	ARC	Orchard Hill	City of	TR
Cumming	City of	GM	Peachtree City	City of	ARC
Dawson	County	GM	Pike	County	TR
East Ellijay	City of	NWG	Powder Springs	City of	ARC
Effingham	County	CG	Rockdale	County	ARC
Ellijay	City of	NWG	Roswell	City of	ARC
Fayette	County	ARC	Sandy Springs	City of	ARC
Fayetteville	City of	ARC	Senola	City of	TR
Flemington	City of	CG	Spalding	County	TR
Forsyth	County	GM	Stockbridge	City of	ARC
Gainesville	City of	GM	Sunny Side	City of	TR
Gilmer	County	NWG	Thomas	County	SWG
Hall	County	GM	Troup	County	TR
Hampton	City of	ARC	Tyrone	Town of	ARC
Henry	County	ARC	Walton	County	NEG
Hoschton	City of	NEG	Woodstock	City of	ARC
Jasper	County	NEG	Woolsey	City of	ARC

To employ impact fees, local governments must undergo a level of capital planning comparable that used for Special Purpose Local Option Sales Taxes (SPLOST), wherein they must in advance identify needed projects and clearly illustrate how program funds will be used exclusively for the stated projects. The process of putting this into place has three major components: **1)** The maintenance of a State-approved comprehensive plan, **2)** the adoption of a Capital Improvement Element (CIE), and **3)** the adoption of an Impact Fee Ordinance containing specific required elements. By having these three required elements in place, the local governments are not only abiding by State law but ensuring a minimum standard of budgetary practice that links the collected fees with their stated purpose and need. Once these three elements are in place, a local government may enact their program and begin to levy fees in accordance with their ordinance and the CIE component of their comprehensive plan.



Impact fees offer increased reward, but there are costs in time, effort, and money to implement and sustain the programs. Local governments must follow required public involvement procedures when developing their CIE and rigid reporting criteria while maintaining their program. Depending on the extent of services involved in the assessment, specialty contractors may be required for analysis. The hope is the benefits will outweigh the costs: According to a 2022 report by the Georgia Public Policy Foundation, the fifty-four local governments levying impact fees featured FY21 annual program revenues ranging from a high of highest \$8,576,705 (Cherokee County) to a low of \$2,187 (City of Hampton). Local governments wishing to add this layer of reporting and development costs will want to ensure their likely revenues will prove worth the investment.





## 1.) INVENTORY OF EXISTING LEVELS OF SERVICE



Incorporated in 1859, Dawsonville is the civic seat of Dawson County and a burgeoning hub for commerce and social events. Its prevailing identity stems from its history as a haven for the production of moonshine and the origins of auto racing in America, with cultural events and local museums paying tribute to each.



Together with Dawson County, Dawsonville also serves as both the southern gateway to the Appalachian Mountains and the northern tip of metropolitan Atlanta. Within a simple drive from the city is an abundance of preserved forests and parks providing access to various outdoor recreation opportunities, including Amicalola Falls and the Appalachian Trail. Likewise, commerce and industry have grown in the area as suburban development and population growth has steadily marched into Dawson County since 2010. Just five miles east of Dawsonville, Georgia Highway 400 and the North Georgia Premium Outlet Mall have become regional hubs for retail and service businesses, luring with them a new wave of residential development as households seek new opportunities for land and amenities. This is especially true for households seeking more rural settings in the post-pandemic era.

### TOTAL POPULATION

	2010	2015	2020	2021	Δ 2010 - 2021	
					#	%
Dawson County	22,325	23,371	27,113	28,497	6,172	27.6%
Dawsonville	2,448	2,599	3,465	4,172	1,724	70.4%
Unincorporated	19,877	20,772	23,648	24,325	4,448	22.4%

Source: US Bureau of the Census, 2022

Of the service categories for eligible IF expenses, the City does not provide libraries or emergency response services, so the only expenses Dawsonville expects to incur revolve around roads, parks, select stormwater management features, and the utilities of water and wastewater. Preliminary reviews of planned or proposed capital projects for Dawsonville suggest enough potential expenses that the City could employ impact fees to help offset some costs. Given the size and configuration of the city, it is reasonable to consider the projects for roads, parks, and recreation to be applicable for all residents and all parts of the community, thus rendering them part of a single city-wide service area.

As impact fees are designed to aid in covering the costs of facility and service needs driven by new development, the crux of a community's impact fee schedule rests in the calculation of projected costs for needed capital improvements. Regarding the services and facilities eligible for IF funding, the GMRC worked with City staff to preliminarily identify projected needs and the extent to which they are driven by existing levels of customers/ demand. This would eliminate unneeded analysis on projects determined to be ineligible for IF funding or for which the IF program would be ineffective.




**DAWSONVILLE – PROJECTED CAPITAL IMPROVEMENT NEEDS**

PROJECT	ESTIMATED COST	TIMELINE
<b>Parks and Recreation</b>		
Adding another Farmer market- acquire land & construct	\$1,500,000	2024
Adding 2 more Pavilions	\$100,000	2024
Cemetery Parking Lot Paved - Maintenances	\$200,000	2024
Expand Disc Golf Corse adding nine more holes	\$35,000	2024
Resurface paved asphalt walking trails	\$200,000	2025
Expand power needs for amphitheater & trails	\$20,000	2025
Construct rest room at Wallace Park	\$250,000	2025
Install shade at playground, courts area, skate park, dog park	\$60,000	2025
Seal & restripe Main Street Park parking	\$125,000	2025
Install three freeze proof water fountains w/dog waterer, bottle fill up in Main Street Park at skate park, court area, dog park & one at Wallace Park	\$32,000	2025
Acquire more land to expand Main Street Park	\$500,000	2025
Pave trail from Main Street Park to Library	\$75,000	2025
Construct Amphitheater	\$400,000	2025
Parks-Playgrounds-Disc Golf-Fencing-Trails-Pickleball & Basketball Courts lighting	\$400,000	TBD
1 New Bathroom to Main Street Park at court area	\$300,000	TBD
Building New Splash pad	\$800,000	TBD
Exercise Equipment to be added -Maintenance	\$100,000	TBD
Construct small maintenance facility for Main Street Park	\$10,000	TBD
Downtown Infrastructure 17 acres multiple new mini parks/picnic areas, courtyard, multi-use trail, trail head parking strategic plan completed	\$5,000,000	TBD
Multi-use trail system connecting downtown Dawsonville to Veterans Park & Rock Creek Park	\$5,000,000	TBD
Additional projects should TSPLOST Pass – Maple Street, etc.	TBD	TBD
<b>Total - Parks and Recreation</b>	<b>\$15,107,000</b>	
<b>Roads &amp; Stormwater</b>		
Roads - Culverts Pipes to be add - Maintenance	\$20,000,000	TBD
Roundabout Allen Street 53 East	\$5,000,000	TBD
Intersection Improvement 9 North -Perimeter Road	\$5,000,000	TBD
Intersection Improvement 9 South -Perimeter Road	\$5,000,000	TBD
Perimeter Road Extension (Land acquisition)	\$5,000,000	TBD
Sidewalks (Maintenance/ Extension)	\$5,000,000	TBD
<b>Total - Roads &amp; Stormwater</b>	<b>\$45,000,000</b>	
<b>Water &amp; Wastewater Utilities</b>		
Water line upgrade (Academy Ave. - Allen St.)	\$200,000	2024
Wastewater Treatment Plant	\$11,000,000	2024
New well	\$1,500,000	2028
Water line extension	\$800,000	2028





## 2023 Capital Improvement Element

Sewer line upgrades	\$1,000,000	2030
New well	\$1,800,000	2035
New water storage tank	\$3,000,000	2038
Sewer plant upgrades/ improvements	\$3,000,000	2040
New well	\$1,800,000	2042
Water line extension	\$900,000	2042
<b>Total - Water &amp; Wastewater Utilities</b>	<b>\$25,000,000</b>	
<b>Total - All Projects</b>	<b>\$85,107,000</b>	

The current slate of road projects identified by the City includes various repairs and some exclusively oriented toward capacity building. While it is possible to include some maintenance projects within an Impact Fee assessment, the proportionate share for those is very low. Dawsonville may consider those for a future update of an Impact fee program, but at the moment those projects are being withheld from this model. For capacity building projects, the City is addressing three key intersections, where improvements will be needed to address increased traffic loads. These improvements are intended to handle twice the capacity while also improving vehicular safety. With Dawsonville expected to more than double the population, and see a comparable amount of non-residential traffic, as well, these intersections represent crucial nodes that must handle significant increases in capacity. However, after consideration of this information and discussion with advisory members, the City has deferred the additional analysis needed to pursue impact fees for roads. The complexity of allocating the prorated share of costs to new development is unlikely to yield a significant amount of revenue for these projects and/or might add too much burden to potential new households and businesses.

Similarly, the utility improvements would require a level of analysis and potential costs not amenable to the City at this time. Multiple projects are already underway to improve existing services and would be required regardless of new development. The City also has the option of redressing fees for use and for tapping on to the system, so additional revenues are possible.

For both road and for utilities, the City reserves the right to revisit the possibility of amending any impact fee structure to include fees for these facilities and services, pending State approval.

Compared to roads and utilities, however, parks and recreation seem a viable option for Dawsonville. The slate of improvements needed for a growing city is easily demonstrated, the service area simplistically defined, and the means of administration much more efficient. Consideration of park improvements is also consistent with the overall comprehensive plan, with the City striving to strengthen its hometown appeal.



The recommended measure applied here for Dawsonville is the number of developed acres per housing units, since the overwhelming majority of the City's parks are passive use facilities designed specifically to cater to local residents. Visitors to the community may also use local parks but the normal load is based on full-time residents and day-time employment. Given the current overall level of service is considered





satisfactory, the assigned ratio accounts for this balance and should suffice in accommodating comparable loads from visitors going forward.

#### Dawsonville Park Facilities

Facilities	Existing Acreage	LOS*
Farmer's Market	1.75	0.0014
City Parks	15	0.0117

\*= Level of Service, meaning the ratio of developed acres per housing units

## 2.) ESTABLISHMENT OF SERVICE AREA

To verify the eligibility and value of any projects listed for a CIE, the City of Dawsonville must define the applicable service area. Once the service area is confirmed, the City must then confirm the metrics to be used for calculating service levels. These units of measure will be used to determine the proportional impacts from new development, and therefore approximately how much should be charged as an impact fee to offset that impact. For the types of services and utilities under consideration in Dawsonville, the State provides the following sample/ recommended metrics:

Public Service / Utility	Measure / Level of Service	Types of Development Charged	Typical Unit of Demand
Water treatment and supply	Average gallons of treated water consumed per day; other criteria such as peak usage; line diameter, storage capacity.	Residential	• Household units
		Other	• Meter size.
Wastewater treatment	Gallons per day treated; gallons per day permitted for release into surface water or land treatment.	Residential	• Household units
		Other	• Meter size.
Stormwater mgmt., flood control	New runoff generated; Impervious surface created, grade change, miles of shoreline.	All land uses	• Total project acres • Acres of impermeable surface created • Acres of land disturbed
Parks, recreation, and open space	Acres per 1,000 pop. by park category (e.g., neighborhood, community, regional, etc.) service radius or design capacity by park category.	Residential	• Household units
		Commercial*	• Square feet of space
		Commercial*/ Industrial	• Often not charged.
Roads, streets, and bridges	LOS level by functional class of road (e.g., arterial, collector, etc.); other criteria such as: volume to capacity ratios; lane miles.	All uses	• Trips generated by land use • Average trip length
		Residential	• Household units
		Commercial	• Square feet of space • Number of employees
		Industrial	• Number of employees



For parks and recreation, since Dawsonville only provides general use spaces applicable to all residents, and because Dawsonville is a small-to-mid size city, the service area for these facilities is the entire city. While some geographic disparity may play a part in the frequency of visits to each facility, the parks are intended for all residents and visitors to the community, with Main Street Park and the Farmers Market hosting events designed for everyone. Until such time as Dawsonville becomes large enough to warrant more parks across the area, the entire city will constitute the sole service area for parks and recreation facilities.





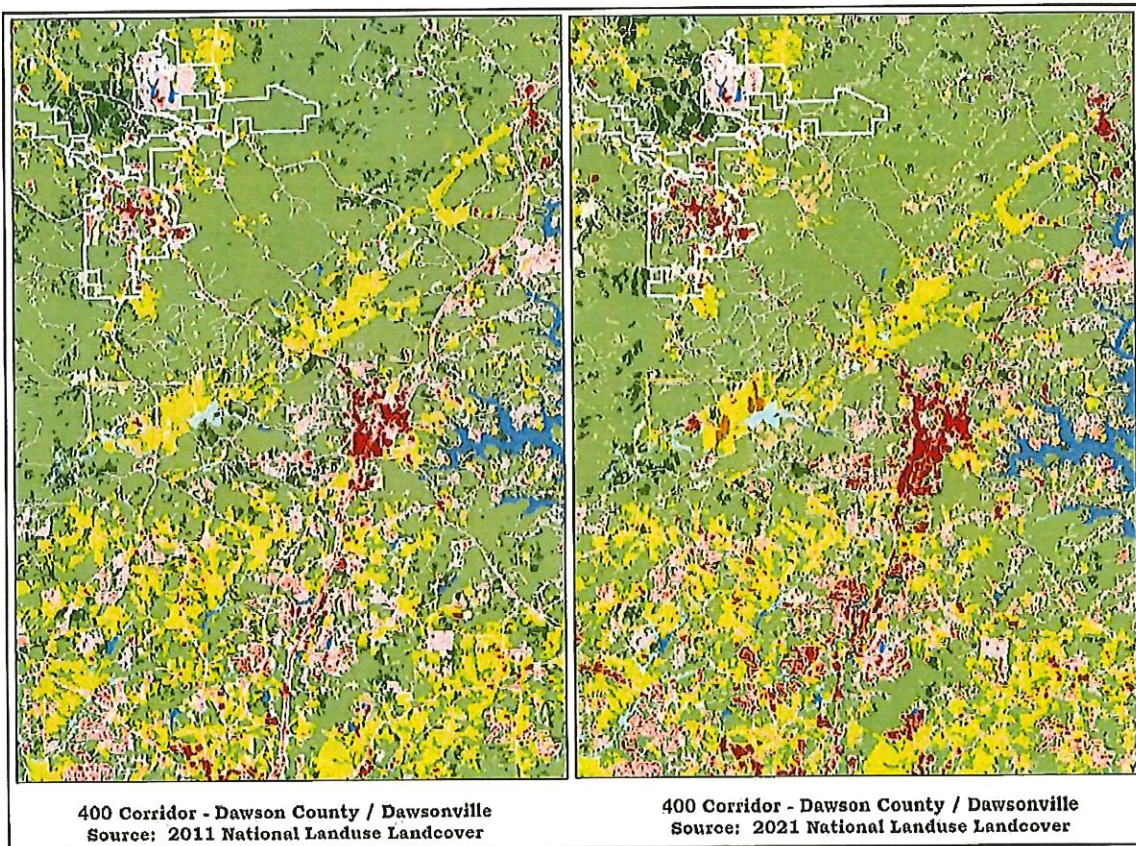
### 3.) ESTABLISHMENT OF FUTURE LEVELS OF SERVICE

As a result of many factors, Dawsonville has almost doubled in population since 2010. This does include some annexation, but that illustrates the growing interest in Dawsonville and the surrounding area. With the area providing more businesses and attractions appealing to residents, such as the City Park and many recent restaurants, more households are discovering Dawsonville as a destination and new residential development is occurring at subdivision scales. At the close of 2022, almost nine hundred new residential lots across twelve subdivisions are currently being processed by the City. This evidence, coupled with the volume of development applications Dawson County has likewise experienced, suggests the trend will continue for the near future.

***Since 2010, Dawson County and its neighboring counties have collectively grown by more than 25%.***

***As suburban Atlanta pushes northward, this same region might grow an additional 50% by 2050.***

This change is particularly evident in reviewing the evolution of development and land use patterns between Dawsonville and the regional commercial hub at the intersection of GA 400 and SR 53. With GA 400 providing arterial access to and from metro Atlanta, the outlet mall serves as the node for an increasing variety of commercial, office, residential, and other uses.







## 2023 Capital Improvement Element

These trends echo the strong residential growth patterns seen in the region surrounding Dawsonville and Dawson County. Between 2017 and 2000, before the Covid-19 pandemic, the seven (7) county area permitted over 31,000 new residential units, with a development value of over six (6) billion dollars. This growth means both tens of thousands of new residents but also a need for more utilities, public services, and public facilities. Budgets for parks departments, road departments, water systems and more must increase to levels commensurate with the greater demand, or risk seeing the quality of services provided to customers suffer.

### NEW PRIVATELY-OWNED RESIDENTIAL CONSTRUCTION

COUNTY	STRUCTURES					UNITS				
	2017	2018	2019	2020	<u>Total</u>	2017	2018	2019	2020	<u>Total</u>
Cherokee	2,284	2,286	2,181	2,387	9,138	2,284	3,500	2,438	2,394	10,616
Dawson	310	446	386	354	1,496	310	446	386	430	1,572
Forsyth	2,566	2,407	1,851	2,485	9,309	2,982	3,650	1,851	2,485	10,968
Gilmer	186	188	203	243	820	186	188	203	327	904
Hall	1,196	1,196	1,112	1,302	4,806	1,363	1,778	1,479	1,706	6,326
Lumpkin	205	23	199	228	655	205	32	199	228	664
Pickens	132	125	164	230	651	132	125	164	230	651
REGION	6,879	6,671	6,096	7,229	26,875	7,462	9,719	6,720	7,800	31,701

Source: US Bureau of the Census, 2021

### VALUATION OF CONSTRUCTION, DOLLARS IN THOUSANDS

COUNTY	2017	2018	2019	2020	<u>Total</u>
Cherokee	\$640,626	\$784,560	\$661,444	\$669,764	\$2,756,394
Dawson	\$63,155	\$77,267	\$71,479	\$93,206	\$305,107
Forsyth	\$380,522	\$405,556	\$318,212	\$413,289	\$1,517,579
Gilmer	\$29,401	\$32,289	\$33,787	\$49,006	\$144,483
Hall	\$252,064	\$294,876	\$280,445	\$347,411	\$1,174,796
Lumpkin	\$36,461	\$4,749	\$37,320	\$47,635	\$126,165
Pickens	\$30,606	\$33,267	\$43,572	\$64,174	\$171,619
REGION	\$1,432,835	\$1,632,564	\$1,446,259	\$1,684,485	\$6,196,143

Source: US Bureau of the Census, 2021

This trend of growing residential populations is expected to continue given the Dawsonville area features an affordable cost of living and a variety of employment opportunities and recreation amenities, such as:

- Campuses for Northside Hospital (Cumming) and Northeast Georgia Medical Center (Gainesville) provide options for emergency and in-patient medical care within twenty-seven miles of Dawsonville.
- Lake Lanier is among Georgia's premier tourist and recreation destinations, drawing more than ten million visitors every year prior to the pandemic.
- Dawsonville features a campus for Lanier Technical College, while the main campuses for Lanier Technical College, Chattahoochee Technical College, Brenau College, and the University of North Georgia are all within thirty miles.
- South of Dawson County, Georgia 400 has become a growing corridor for a variety of hi-tech and science industries, as well as for distribution centers, highlighting the significant prospects for employment opportunities in the future.





Presently, within the city of Dawsonville there are approximately 3,200 acres of land that could be considered undeveloped or underdeveloped, referring to land currently used for rural or low-density suburban uses but capable of sustaining more intensive residential, commercial, or institutional activity. While it is understood some of this land may never be developed within the planning horizon, particularly those areas exhibiting environmentally sensitive conditions or protected for conservation purposes, it signifies the potential for near-term growth just within city boundaries. If just 1,000 acres were developed at rural subdivision capacities, that would still be more than 500 -1,000 new housing units.

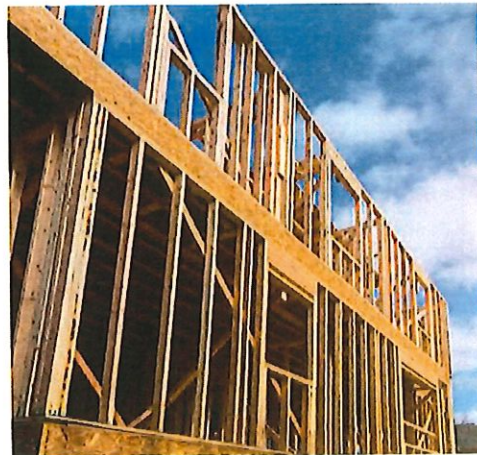
Adding to this potential is the capacity for Dawsonville to annex new land. If Dawsonville remains open to future annexations, the city would be in line to receive more of the general growth coming to Dawson County, with residents seeking the small-town charm, mix of land uses, and civic amenities as an appealing alternative to typical suburban subdivisions. Depending on the development types sought and allowed, it is entirely possible to see Dawsonville and the immediately surrounding area harbor up to 10,000 residents by 2040, with Dawson County surpassing 40,000 residents or more. Depending on the forces involved, those figures could be even higher.

#### POPULATION PROJECTIONS

COUNTY	2025	2030	2040	2050	Δ 2025 - 2050	
					#	%
Forsyth	285,085	334,204	418,482	544,518	259,433	91.0%
Cherokee	271,775	283,999	307,551	331,424	59,649	21.9%
Hall	222,479	237,080	263,894	288,501	66,022	29.7%
Pickens	36,841	38,936	40,965	42,585	5,744	15.6%
Lumpkin	36,027	38,311	42,370	46,634	10,607	29.4%
Gilmer	32,402	32,891	32,171	31,309	-1,093	-3.4%
Dawson	<u>31,420</u>	<u>36,790</u>	<u>43,867</u>	<u>52,901</u>	<u>21,481</u>	<u>68.4%</u>
<b>Dawson Region</b>	<b>916,029</b>	<b>1,002,211</b>	<b>1,149,300</b>	<b>1,337,872</b>	<b>421,843</b>	<b>46.1%</b>

Source: US Bureau of the Census, 2022

Existing projections for the Dawson County region show as many as 420,000 new residents moving to the area by 2050. A growth rate of more than 46%. Being centrally located and being closest to established job centers and arterial highways, however, means Dawson County should expect to see a proportionately higher share, likely **doubling in population in that time frame**. As those growth trends play out, both Dawson County and Dawsonville will have to find ways to provide those residents (and their affiliated commercial and other activities) with sufficient public facilities and utilities so that the area retains, or improves, the level of service. New households also mean a demand for more parks, more schools, more emergency service personnel, and more requests to maintain local roads.







While population projection for municipalities is typically less accurate due to the uncertainty of annexation, it is not without reason to suspect that as a county grows in population that urban centers will grow in proportion. Certain demographics will seek town/ city lifestyles and amenities compared to more rural settings, with some considering immediate access to things like health care and schools a necessity. Given this knowledge, it is possible to deduce potential population projections for Dawsonville as a related share of all growth coming into Dawson County.

Based on knowledge of permitted or approved residential lots and considering the City's propensity for slightly smaller household sizes compared to the county, it is a reasonable deduction that Dawsonville will see another notable jump in population figures by 2025. Depending on the propensity for other local landowners to sell, or for new developers to seek annexation into the city, it is assumed this recent rate of growth will taper off but remain comparably high.

#### POSSIBLE POPULATION PROJECTION SCENARIOS

	2025	2030	2040	2050	Δ 2025 - 2050	
					#	%
DAWSON COUNTY	31,420	36,790	43,867	52,901	21,481	68.4%
DAWSONVILLE						
Straight line	4,898	7,527	9,216	10,753	5,079	103.70%
Proportionate share	4,898	6,625	8,071	9,368	4,265	87.08%
Regional average	4,898	5,664	7,576	9,084	4,186	85.46%

Sources: Dawson County - US Bureau of the Census, 2022  
Dawsonville - GMRC, 2024

Whether or not these projections and growth rates are accurate for those years is less important than whether the City wishes to prepare for a potential future where it reaches those size thresholds. At certain points the population will be large enough to necessitate additional law enforcement and emergency service personnel from the County, for instance, and such investment in those services typically spurs even more growth. The reason is that various levels of service have different points on which they are



## 2023 Capital Improvement Element

considered optimally efficient. The same number of households that works best for, say, parks and fire stations might be inefficient for schools and road maintenance. Dawsonville will need to continually monitor how evolving growth pressures impact the efficiency of each service and utility to shape ongoing decisions about land use and development policies.

Currently, Dawsonville features approximately 1,000 acres of non-residential development to support its existing population of 4,100 people. While that ration would not need to remain the same as the city grows in population, it would need more in specific categories in order to sustain the commercial needs of area residents. Restaurants, home services, medical offices, automotive shops and fueling stations, for instance. Such necessities will develop in the area, and if Dawsonville doesn't support their development, then they'll nearby in the county.

Dawsonville Acreage by Zoning Category - 2023		
R-1 - Restricted Single Family Residential	2,394.09	43.1%
R-2 - Single Family Residential	103.76	1.9%
R-3 - Single Family Residential	534.37	9.6%
R-3R - Manufactured Home Subdivision	2.40	0.0%
R-6 - Multi Family Residential	33.97	0.6%
RPC - Residential Planned Community	38.24	0.7%
PUD - Planned Unit Development	696.03	12.5%
INST - Institutional	519.93	9.4%
TB - Town Business	20.85	0.4%
CBD - Central Business District	58.70	1.1%
HB - Highway Business	198.36	3.6%
NB - Neighborhood Business	12.96	0.2%
O - Office	12.57	0.2%
LI - Light Industrial	285.54	5.1%
CIR - Restricted Industrial	231.95	4.2%
PCS - Planned Conservation Subdivision	104.86	1.9%
RA - Restricted Agricultural	306.38	5.5%
<b>TOTAL</b>	<b>5,554.96</b>	<b>100.0%</b>

A conservative projection would suggest the City should plan to accommodate, at a minimum, some two hundred acres of commercial and office activity alone to support a doubling of its population. Depending on the prevailing growth patterns elsewhere in the county, Dawsonville might also see opportunities to take on more goods production activity, as well, not only to provide job opportunities for residents but to diversify the tax base and minimize the dependency on residential property taxes.

For the purposes of this model, we are using the more conservative population projection for 2045. This is to produce a projected impact fee schedule that should either be within a safe margin of error for revenue generation or end up on the lower end. (i.e.: If the City grows at a faster rate it will still generate comparable rates of return, it will simply have to accelerate their timetable for project development.)

For the projections, the typical household is expected to increase but at a more modest rate compared to recent years. While families are trending toward fewer children, many households have children or seniors living as part of multi-generational households for more extended periods. This dynamic could change for Dawsonville, however, depending on the types of units built in response to shifting demands. The number of housing units is proportional to the number of households, allowing for a comparable rate of occupancy as found currently.



City of Dawsonville, Population and Housing Change

Year	Total Population	Avg. HH Size	Total HH	Total Housing Units	New Housing Units	New Park Acres Needs
2021	4,190	3.35	1,251	1,449		
2022	4,489	3.34	1,369	1,581	132	1.37
2023	4,621	3.32	1,391	1,606	25	0.26
2024	4,758	3.31	1,437	1,660	54	0.56
2025	4,898	3.30	1,486	1,716	56	0.58
2026	5,043	3.28	1,536	1,774	58	0.60
2027	5,191	3.27	1,587	1,833	60	0.62
2028	5,345	3.26	1,641	1,895	62	0.64
2029	5,502	3.24	1,696	1,959	64	0.66
2030	5,664	3.23	1,753	2,025	66	0.68
2031	5,832	3.22	1,812	2,093	68	0.70
2032	6,004	3.21	1,873	2,163	70	0.73
2033	6,181	3.19	1,936	2,236	73	0.75
2034	6,363	3.18	2,001	2,311	75	0.78
2035	6,551	3.17	2,068	2,389	78	0.80
2036	6,744	3.15	2,138	2,469	80	0.83
2037	6,943	3.14	2,210	2,552	83	0.86
2038	7,148	3.13	2,284	2,638	86	0.89
2039	7,359	3.12	2,361	2,727	89	0.92
2040	7,576	3.10	2,440	2,819	92	0.95
2041	7,799	3.09	2,522	2,913	95	0.98
2042	8,029	3.08	2,607	3,011	98	1.01
2043	8,266	3.07	2,695	3,113	101	1.05
2044	8,510	3.05	2,786	3,217	105	1.08
2045	8,761	3.04	2,879	3,326	108	1.12
<b>Total</b>					<b>1,877</b>	<b>19.42</b>

2021 Data – US Bureau of the Census, American Community Survey

2045 Data – Projections by GMRC



**4.) PROJECTION OF FACILITY NEEDS**

Since the items in the parks and recreation category applicable to the whole city, Dawsonville can use a simplistic application of those metrics to calculate the impact fee. The City maintains two public parks, Main Street Park and Glen Wallace Park, plus the Farmer's Market area. Combined they provide approximately seventeen acres of park space for the existing population.

As cited before, the recommended measure applied here is the number of developed acres per housing units. Given the current overall level of service is considered satisfactory, the assigned ratio accounts for this balance and should suffice in accommodating comparable loads from visitors going forward.

**Dawsonville Park Facilities**

Facilities	Existing Acreage	LOS*	Future Demand**	Needs	Projected Costs
Farmer's Market	1.75	0.00121	4.02	2.27	\$1,600,000
City Parks	15	0.01035	34.43	19.43	\$1,943,000

\*= Level of Service, meaning the ratio of developed acres per housing units

\*\*= The amount of acreage needed to provide comparable levels of service to the projected 2040 population

The Farmer's Market is included as a distinct property in this model because it is a fixed location, and the City is aware of the likely costs for expansion. Since this is a planned project, the full costs cannot be attributed to new growth, so for the purposes of this model only half the costs are considered eligible for use of Impact fee funds.

The costs for additional developed land for general City Parks is currently listed at \$100,000 per acre. This includes the purchase price and the cost of adding proportionate amenities such as restrooms, playgrounds, and other elements. As these funds are earmarked for new facilities to accommodate growth, 100% of these costs may be managed through Impact Fee funds. The proposed Impact Fee allocation of these projects, then, works out as follows:

Facilities	Projected Costs	Share of Costs IF Eligible	IF per Housing Unit
Farmer's Market	\$1,600,000	\$800,000	\$426.21
City Parks	\$1,943,000	\$1,943,000	\$1,035.16
<b>Total</b>	<b>\$3,543,000</b>	<b>\$2,743,000</b>	<b>\$1,461.37</b>

In addition to the projected costs for each capital improvement project, the City of Dawsonville would be eligible to assign an administrative cost to managing the program. This is to cover the costs for manpower in administering the funds, maintaining the budgetary and reporting necessary to comply with State law, and for managing any appeals, program updates, and other costs associated with the having impact fees. Most communities reviewed for this project employ a percentage rate of the fees collected as part of the process. If Dawsonville did likewise and charged 3% as their rate for administration, that would allow for additional revenues to be collected as part of the process. 3%, for instance, would yield an additional \$30,000 in administrative revenues for every \$1,000,000 of project funding acquired.



### 5.) SCHEDULE OF IMPROVEMENTS FOR THE FIRST FIVE YEARS AFTER CIE ADOPTION

This is the slate of action items (capital improvements) to be pursued during the time of collection for impact fees. The projects eligible for use of impact fee revenues must be clarified in advance, and only eligible projects can be included in this list. This schedule of improvements can be included as a component of the City's Work Program within their comprehensive plan. The CIE must be developed in accordance with the *Minimum Standards and Procedures for Local Comprehensive Planning* and must be approved by DCA before it can be considered valid.

Project	Est. Cost	IF Funding		Time Frame	Funding Sources
		#	%		
Expand power needs for amphitheater & trails	\$100,000	\$100,000	100	'25 - '25	IFs
Acquire more land to expand Main Street Park	\$500,000	\$500,000	100	'26 - '27	IFs
Construct one new bathroom to serve pickleball & basketball court complex	\$300,000	\$300,000	100	'26 - '27	IFs
Parks general expansion of playground, disc golf, trails, pickleball & basketball courts w/fencing & lighting	\$400,000	\$400,000	100	'26 - '28	IFs
Exercise equipment added	\$100,000	\$100,000	100	'27 - '28	IFs
Construct small maintenance facility for Main Street Park	\$10,000	\$10,000	100	'27 - '28	IFs
Seal & restripe Main Street Park parking	\$125,000	\$12,500	10	'25 - '25	IFs
Resurface paved asphalt walking trails	\$200,000	\$20,000	10	'25 - '25	IFs
Construct rest room at Wallace Park	\$250,000	\$25,000	10	'25 - '25	IFs
Cemetery Parking Lot Paved, also serves Wallace Park - Maintenance	\$200,000	\$20,000	10	'25 - '25	IFs; Cemetery Fund
Install shade at playground, courts area, skate park, dog park in Main Street Park	\$100,000	\$10,000	10	'25 - '25	IFs & Donation
Add new Farmer's Market - acquire land & construct	\$1,500,000	\$150,000	10	'25 - '26	IFs; SPLOST; User Fees
Adding two more pavilions	\$100,000	\$10,000	10	'25 - '26	IFs; Revenue Generation
Install four freeze proof water fountains w/dog waterer, bottle fill up, three in Main Street Park at	\$32,000	\$3,200	10	'25 - '26	IFs; General Fund





## 2023 Capital Improvement Element

courts area, skate park, dog park and one in Wallace Park					
Expand Disc Golf Course adding nine more holes – Board of Education providing the land	\$35,000	\$3,500	10	'25 - '27	IFs: General Fund
Construct amphitheater	\$400,000	\$40,000	10	'26 – '27	IFs
Pave trail from Main Street Park to Library	\$75,000	\$7,500	10	'26 – '27	IFs: SPLOST
Construct/install Splash Pad	\$800,000	\$80,000	10	'27 – '28	IFs
Downtown infrastructure 17 acres multiple new mini parks/picnic area, courtyard, multi-use trail, trail head parking (strategic plan completed)	\$5,000,000	\$450,000	9	'28 – '29	IFs; Grants,
Multi-use trail system (w/ County, connect downtown to Rock Creek Park & Veterans Park)	\$5,000,000	\$450,000	9	'28 – '29	IFs: Grants joint w/county
CIE Administration Costs		\$51,300			
<b>Total</b>	<b>\$15,227,000</b>	<b>\$2,743,000</b>			

PROJECT (Non-CIE)	ESTIMATED COST	TIMELINE	FUNDING SOURCES
<b>Roads &amp; Stormwater &amp; Sidewalks</b>			
Road FDR, repair/paving, intersection improvements, culverts to be added - Maintenance	\$23,900,000	TBD	TSPLOST, SPLOST, Grants
Intersection Improvement Roundabout SR9N & Perimeter Road jointly w/county & GDOT	\$5,000,000	2025	TSPLOST
Intersection Improvement Roundabout SR9S & Perimeter Road jointly w/county & GDOT	\$5,000,000	2025	TSPLOST
Downtown Bypass Perimeter Road Extension – project study w/GDOT	\$500,000	2025	TSPLOST
Perimeter Road Extension - ROW acquisition w/GDOT	\$300,000	TBD	TSPLOST
Intersection Improvements and crosswalk Allen Street & Perimeter Road w/County	\$300,000	TBD	TSPLOST
Sidewalks maintenance/extension	\$5,000,000	TBD	TSPLOST, SPLOST, Grants
Perimeter Road Bypass Extension - construction	TBD	TBD	TBD
<b>TOTAL ROADS, STORMWATER, SIDEWALKS</b>	<b>\$45,000,000</b>		
<b>WATER &amp; WASTEWATER UTILITIES</b>			
New Wastewater Treatment Plant Carousel Type	\$21,000,000	2025-26	USDA, SPLOST, Enterprise Fund, ARPA Grant
Waterline upgrade Academy Avenue to Allen Street	\$200,000	2024	Enterprise Fund



## 2023 Capital Improvement Element

New spring site and well site land acquisition & development	\$2,000,000	2025-26	Enterprise Fund Capital, Grant
New water storage tank, land acquired 2024, design & construction	\$1,000,000	2026-27	Enterprise Fund Capital
Waterline extension	\$800,000	2028	Enterprise Fund Capital
Sewer line upgrades	\$1,000,000	2030	Enterprise Fund Capital
<b>TOTAL WATER &amp; WASTEWATER UTILITIES</b>	<b>\$26,000,000</b>		







**DAWSONVILLE  
2023 CAPITAL IMPROVEMENT ELEMENT  
PUBLIC MEETING  
DAWSONVILLE CITY HALL**

**12:00 PM-Thursday June 20, 2024**

**Sign In Sheet**

**Name**

*Ron Haynie*



**DAWSONVILLE  
2023 CAPITAL IMPROVEMENT ELEMENT  
PUBLIC MEETING  
DAWSONVILLE CITY HALL**

**12:00 PM-Thursday July 11, 2024**

**Sign In Sheet**

**Name**

Stacy Harris

Stacy Harris

**ANNEXATION ORDINANCE**  
**ANX-C2500099**

STATE OF GEORGIA  
COUNTY OF DAWSON

**WHEREAS**, the City of Dawsonville, a Georgia municipal corporation ("Dawsonville") wishes to take action to annex certain land into the corporate limits of the City of Dawsonville, a Georgia municipal corporation; and,

**WHEREAS**, pursuant to O.C.G.A. § 36-36-20, *et. seq.* authority is granted to governing body of Dawsonville to annex into the existing corporate limits of Dawsonville unincorporated areas contiguous to the corporate limits of Dawsonville upon written and signed application of all of the owners of the land proposed to be annexed; and,

**WHEREAS**, on January 24, 2025, an application of real property was filed with the City of Dawsonville by Matthew Turner, Owner, regarding certain property lying and being in Land Lot No. 374 and 375 of the 4<sup>th</sup> Land District, of Dawson County, Georgia as recorded in Plat Book 2 Page 209 of the Dawson County Records (the "Property"), said survey of the Property being attached hereto as Exhibit "A"; and,

**WHEREAS**, pursuant to O.C.G.A. § 36-36-6, notice was provided to the governing authority of Dawson County, a political subdivision of the State of Georgia, of such proposed annexation, a copy of said notice being attached hereto as Exhibit "B"; and,

**WHEREAS**, the Mayor and Council of Dawsonville do desire to act on such application for annexation of real property by Matthew Turner, as set forth herein;

**NOW THEREFORE**, the City of Dawsonville, a Georgia municipal corporation, hereby enacts the following:

I.

The Ordinances of the City of Dawsonville, Georgia, are amended as follows:

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**CITY OF DAWSONVILLE, GEORGIA**

---

**ORDINANCE REGARDING ANNEXATION OF LAND**  
**PURSUANT TO O.C.G.A. § 36-36-20, *et. seq.***

Application having been made by Matthew Turner (the "Owner") to annex certain unincorporated real property into the corporate limits of the City of Dawsonville, a Georgia municipal corporation, said real property being more particularly described as

lying and being in Land Lots No. 374 and 375 of the 4<sup>th</sup> Land District, of Dawson County, Georgia as recorded in Plat Book 2 Page 209 of the Dawson County Records (the "Property"), said Property being contiguous to the existing corporate limits of the City of Dawsonville, a Georgia municipal corporation, the Mayor and Council of the City of Dawsonville, a Georgia municipal corporation, under the authority and powers granted under O.C.G.A. § 36-36-20, *et. seq.*, do hereby annex the Property into the corporate limits of the City of Dawsonville, a Georgia municipal corporation, effective as of the date of this Ordinance and direct the City Clerk and City Attorney for the City of Dawsonville, a Georgia municipal corporation, to take such actions to make such reports and filings as are necessary to effectuate the annexation of the Property into the corporate limits of the City of Dawsonville, a Georgia municipal corporation.

II.

All ordinances, parts of ordinances, amendments, or regulations in conflict herewith are repealed.

III.

Should any section or provision of this Ordinance be declared invalid or unconstitutional by any court of competent jurisdiction, such declaration shall not affect the validity of the Ordinance as a whole or any part thereof which is not specifically declared to be invalid or unconstitutional.

IV.

It is the intention of the Mayor and Council, and it is hereby ordained that the provisions of this Ordinance shall become and be made a part of the Code of Ordinances of the City of Dawsonville, Georgia.

V.

This Ordinance shall take affect the first day of the month following the adoption of this ordinance provided that all requirements of Article 2 of Chapter 36 of Title 36 of the Official Code of Georgia Annotated have been met; and shall become effective for purposes of ad valorem taxes on December 31<sup>st</sup> of the year in which this ordinance is adopted.

The above Ordinance was approved by the Mayor and Council of the City of Dawsonville, Georgia, on the 21<sup>st</sup> day of April 2025.

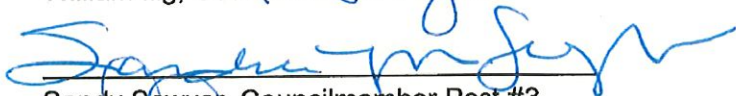
(Signatures on next page)




  
\_\_\_\_\_  
John Walden, Mayor

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

  
\_\_\_\_\_  
William Ilg, Councilmember Post #2

  
\_\_\_\_\_  
Sandy Sawyer, Councilmember Post #3

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

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



Prepared by/Return to:  
Shelly Townley Martin  
133 Prominence Court  
Suite 210  
Dawsonville, Georgia 30534

STATE OF GEORGIA  
COUNTY OF DAWSON

Filed 03/29/2024 03:53PM  
Bk 01684 Pg 0253  
Deed Doc: WD  
Georgia Transfer Tax Paid :  
\$100.00 0422024000570  
Penalty: \$0.00 Interest: \$0.00  
Participants: 6439202991  
JUSTIN POWER, Clerk of Superior  
Court  
DAWSON County, Georgia

LIMITED WARRANTY DEED

THIS LIMITED WARRANTY DEED, is made this 29<sup>th</sup> day of March, 2024 by FAUSETT FARMS ENTERPRISES, L.P. BY FAUSETT, INC. ITS GENERAL PARTNER, (the "Seller") in favor of MATTHEW TURNER, (the "Purchaser") (the words "Seller" and "Purchaser" are used to include their respective legal representative, successors, successors-in-title, transfers and assigns where the context requires or permits).

WITNESSETH:

THAT SELLER for and in consideration of the sum of TEN AND NO/100 DOLLARS (\$10.00) and other good and valuable consideration in hand paid by Purchaser to Seller at and before the sealing and delivery of these presents, the receipt and sufficiency of which are hereby acknowledged by Seller, has granted, bargained, sold, assigned, conveyed and transferred, and by these presents does grant, bargain, sell, assign, convey and transfer unto said Purchaser, to wit:

All that tract or parcel of land lying and being in the 4th District, 1st Section of Dawson County, Georgia, and being 3.00 acres, more or less, of original Land Lots 374 and 375, a shown on a plat of survey for the Property of Jerry Fausett by Henry Grady Jarrard, Registered Surveyor No. 1182, dated July 16, 1970, recorded in Plat Book 2, Page 209, Dawson County, Georgia Records, and is incorporated herein by reference and being more particularly described as follows:

Beginning at an iron pin which is located at the point where the West Right-of-Way of Melody Lane (unpaved) intersects the North Right-of-Way of Virginia Avenue; thence following the North Right-of-Way of Virginia Avenue North 68 degrees 43 minutes West a distance of 208.7 feet to a point; thence North 71 degrees 03 minutes West a distance of 91.3 feet to an iron pin; thence North 5 degrees 09 minutes East a distance of 446.5 feet to an iron pin; thence South 76 degrees 40 minutes East a distance of 130 feet to a point; thence South 65 degrees 28 minutes East a distance of 86.25 feet to a point; thence South 33 degrees 10 minutes East a distance of 37.25 feet to a point; thence South 54 degrees 57 minutes East a distance of 55.95 feet to an iron pin which is located on the West Right-of-Way of Melody Lane; thence South 7 degrees 55 minutes West a distance of 110.11 feet to a point; thence South 3 degrees 56 minutes West a distance of 165.84 feet; thence South 1 degree 30 minutes West a distance of 147.16 feet to the first mentioned iron pin and the POINT OF BEGINNING.

Said property is currently known as Dawson County, Georgia Map and Parcel Number 092 042.

TO HAVE AND TO HOLD said Property, with all and singular the rights, members and appurtenances thereof, to the same being, belonging, or in anywise appertaining, to the only proper use, benefit and behoof of said Purchaser forever in fee simple.

AND SAID Seller shall warrant and forever defend the right and title to the Property unto said Purchaser against the claims of all persons owning, holding or claiming by, through and under Seller, but not otherwise.

IN WITNESS WHEREOF, Seller has caused this Limited Warranty Deed to be properly executed under seal and delivered as of the day and year first written above.

Signed, sealed and delivered in the presence of:

Fausett Farms Enterprises, L.P.  
By Fausett, Inc. Its General Partner

Robin L. Raymond  
Unofficial Witness

Sharon R. Fausett  
SHARON R. FAUSETT, Secretary

Shelly Townley Martin  
Notary Public

My commission expires: \_\_\_\_\_

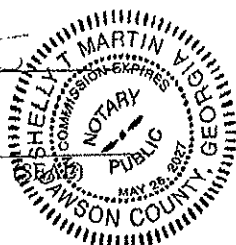


EXHIBIT "A"  
Exhibit "B"

Planning and Zoning Department  
415 Highway 53 E. Suite 100  
Dawsonville, Georgia 30534



706.203.4923  
[www.dawsonville-ga.gov](http://www.dawsonville-ga.gov)

January 27, 2025

Mr. Billy Thurmond  
Board of Commissioners  
Dawson County  
25 Justice Way, Suite 2313  
Dawsonville, GA 30534

**Re: Annexation of Property of Matthew Turner ANX-C2500099; TMP 092 042; Perimeter Road**

Dear Mr. Thurmond,

Please be advised that the City of Dawsonville, Georgia, pursuant to authority vested in the Mayor and Council of the City of Dawsonville by Article 2, Chapter 36, Title 36 of the Official Code of Georgia Annotated, received a petition to annex the property referenced above. This annexation petition will be heard during the public hearing segment of the following Planning Commission Monday, March 10, 2025, and City Council on Monday, April 7, 2025. City Council for a decision on Monday, April 21, 2025.

This letter has been sent to you by certified mail, return receipt requested, upon receipt of the Annexation Petition of Matthew Turner. Said notice is in compliance with O.C.G.A. §§ 36-36-6, and 36-36-111. Please see the attached copy of the annexation petition and map of the site proposed to be annexed, which are included to allow you to identify the subject area, as well as the intended use of the property.

Pursuant to O.C.G.A. § 36-36-113, upon receipt of this notice Dawson County has thirty (30) calendar days to raise an objection to the proposed use of the above referenced land, and to specify the basis therefore.

Finally, in accord with O.C.G.A. § 36-36-7, Dawson County has five (5) business days from the receipt of this notice to notify the City that there are County-owned public facilities within the area proposed for annexation.

Thank you for your time and attention to this matter, and I look forward to hearing from you regarding this issue. If I may be of assistance in this regard or any other, please do not hesitate to contact me.

Sincerely,

Stacy Harris  
Planning and Zoning Department

Enclosures

cc: Joey Leverette, County Manager  
Dawson County Attorney

Exhibit ~~A~~ "B"

Penalty: \$0.00 Interest: \$0.00  
JUSTIN POWER, Clerk of Superior  
Court  
DAWSON County, Georgia

Prepared by and Return to:  
WALKER, BALL & DIMO, LLC  
Attn: Carla J. Walker, Esq.  
340 Jesse Jewell Pkwy, Suite 650  
Gainesville, GA 30501  
carla@wbdlawfirm.com

**SEWER EASEMENT**

STATE OF GEORGIA  
COUNTY OF DAWSON

THIS SEWER EASEMENT, made the 9<sup>th</sup> day of April, 2025, by and between **THE CITY OF DAWSONVILLE**, a Georgia Municipal Corporation as party of the First Part, hereinafter called "Grantor," and **MCK REO 60 LLC**, a Georgia limited liability company, as party of the second party, hereinafter called "Grantee."

WITNESSETH:

WHEREAS, Grantor is the owner of certain property located in Land Lots 508 and 509 of the 4th District, First Section of Dawson County, Georgia, more fully described in Exhibit "A" attached hereto, and

WHEREAS, Grantee is the owner of certain property located in Land Lots 508 and 509 of the 4th District, First Section of Dawson County, Georgia, more fully described in Exhibit "B" attached hereto, and

WHEREAS, Grantee is desirous of securing an easement for a sanitary sewer over, across and through a portion of the Grantor's Property;

NOW, THEREFORE, for and in consideration of the sum of TEN DOLLARS and other good and valuable consideration, Grantor does hereby grant and convey unto said Grantee, the right to construct and maintain a sanitary sewer line within an easement area that is 20 feet in width, over, across and through a portion of the Grantor's Property, which easement area is described and shown on Exhibit "C" attached hereto and incorporated herein by reference.

(1) Grantee hereby agrees to indemnify and hold Grantor harmless against any and all claims of property or personal damages resulting from the construction, maintenance, repair or removal of, or failure to maintain and repair the sewer line and all expenses relative to construction, maintenance, repair and removal thereof will be borne by Grantee.

(2) Grantee agrees that it will be responsible for the restoration of the construction area and easement area after construction of said sewer so that the ground affected thereby will be restored to that same condition that existed before the construction as near as possible. Furthermore, Grantor reserves and retains the right to grade, pave and otherwise fully utilize the surface of the property hereinabove described and any subsurface portion thereof not occupied by said sanitary sewer pipe, and further provided that Grantee, as a condition of the granting of this easement, agrees and covenants that should Grantee enter said property in order to maintain, remove, replace, or repair said sanitary sewer pipe, Grantee will, at its expense, fully replace in a workmanlike manner, all paving or concrete (as well as soil thereunder) removed, destroyed or broken by the said Grantee in its said maintenance, removing, replacing or repairing said pipe.

(3) This instrument is intended to convey only an easement for the aforesaid purpose; said easement being limited as aforesaid with all rights conveyed hereunder to cease and revert to Grantor at such time as Grantee shall cease to use said Property for the purposes set forth herein.

(4) Grantee agrees that it will construct the sewer line at a depth sufficient to avoid interference with surface use, including, but not limited to, parking and driveway uses.

(5) The terms "Grantor" and "Grantee" as used herein shall be deemed to mean their respective heirs, successors and assigns, and this Agreement shall inure to the benefit of and be binding upon Grantor, Grantee and their respective heirs, successors and assigns.

IN WITNESS WHEREOF, the Grantor hereto has hereunto set its hands and its seals on the day and year above first written.

Signed, sealed and delivered  
in the presence of:

*Gayle Harris*  
Unofficial Witness

*Sara W. Beacham*  
Notary Public

My Comm. Expires: 12/27/2026

(Notary Seal)



Sara W. Beacham  
NOTARY PUBLIC  
Lumpkin County, Georgia  
My Commission Expires  
December 27, 2026

THE CITY OF DAWSONVILLE,  
GEORGIA

BY: *Ch. Wells*  
Title: Mayor

ATTEST: *Dierdra Brumgar*  
Title: City Clerk

(SEAL AFFIXED)

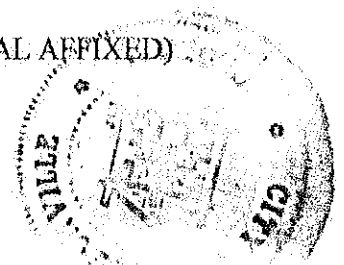


Exhibit "A"  
Garntor's Property

**All that tract or parcel of land lying and being in Land Lots 441, 444, 508 & 509, 4th District, 1st Section, Dawson County, Georgia, being 17.070 acres as shown on a survey for City of Dawsonville, dated January 17, 2023, and recorded in Plat Book 88, page 138, Dawson County, Georgia records, said plat being incorporated herein by reference for a more complete description thereof.**

**Exhibit "B"**  
**Grantee's Property**

All that tract or parcel of land, together with improvements thereon, situate, lying and being in Land Lots 508 and 509 of the 4th District, First Section, Dawson County, Georgia, shown as Tract 5, Phase V on a plat of survey prepared for Dawsonville Courtyard Apartments by Metro Engineering Associates, Inc. dated August 17, 2004, last revised June 13, 2005, which plat is incorporated herein by reference. Said tract is more particularly described according to said plat as follows:

Beginning at a point on the easterly right of way of State Route #9 (having an 80 foot right of way), which point is common to Tract 5, Phase V and Tract I, Phase I shown on the above referenced plat; Thence along said right of way North 11 degrees 32 minutes 48 seconds West 253.78 feet to a point; Thence North 11 degrees 32 minutes 51 seconds West 53.49 feet to a point; Thence North 14 degrees 10 minutes 54 seconds West 70.96 feet to a point; Thence North 18 degrees 08 minutes 39 seconds West 13.04 feet to a point; Thence leaving said right of way North 78 degrees 27 minutes 12 seconds East 119.53 feet to a point; Thence South 61 degrees 32 minutes 48 seconds East 82.55 feet to a point; Thence South 11 degrees 32 minutes 48 seconds West 388.32 feet to a point; Thence South 85 degrees 48 minutes 45 seconds West 184.93 feet to a point on the easterly right of way of State Route #9, said point being the point of beginning.

As a matter of information only, the Tax Parcel Identification Number is 093 014 003.

