

MINUTES
CITY COUNCIL SPECIAL CALLED MEETING
G.L. Gilleland Council Chambers on 2nd Floor
Monday, October 13, 2025
5:00 P.M.

1. **CALL TO ORDER:** Mayor Walden called the meeting to order at 5:00 pm.
2. **ROLL CALL:** Councilmember William Illg, Councilmember Sandy Sawyer, Councilmember Mark French, Councilmember Caleb Phillips, City Attorney Kevin Tallant, City Clerk Beverly Banister, Public Works Director Trampas Hansard, Director of Downtown Development Amanda Edmondson and Zoning Administrative Assistant Stacy Harris
3. **INVOCATION AND PLEDGE:** Invocation and pledge were led by Councilmember Illg.
4. **APPROVAL OF THE AGENDA:** Motion to approve the agenda as presented made by M. French; second by W. Illg. Vote carried unanimously in favor.
5. **PUBLIC INPUT:** None
6. **CONSIDERATION OF FINAL PLAT APPROVAL FOR COTTAGES AT DAWSONVILLE:** Planning and Zoning Admin Stacy Harris stated the development meets the land regulations; the department heads and engineers have signed the final plat; additionally, the owner's certificate has been signed.

Motion to approve with the condition that the development remain gated made by C. Phillips; second by W. Illg. Vote carried three in favor (Phillips, Illg, French) with one abstained (Sawyer). (Exhibit "A")
7. **CONSIDERATION OF FINAL PLAT APPROVAL FOR ARBOR WEST:** Planning and Zoning Admin Stacy Harris stated the development meets the land regulations; the department heads and engineers have signed the final plat. She stated there is an addition to the general notes; that the roads would remain private.

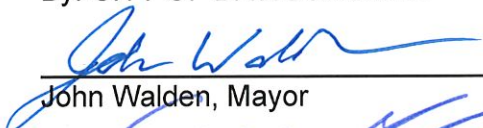
Motion to approve as presented with the addition of the roads remaining private made by S. Sawyer; second by C. Phillips. Vote carried unanimously in favor. (Exhibit "B")

ADJOURNMENT

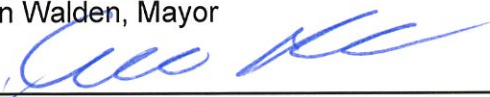
At 5:05 p.m. a motion to adjourn the meeting was made by W. Illg; second by C. Phillips. Vote carried unanimously in favor.

Approved this 20th day of October 2025

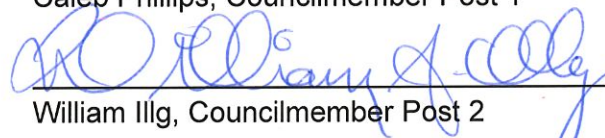
By: CITY OF DAWSONVILLE



John Walden, Mayor



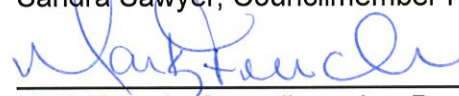
Caleb Phillips, Councilmember Post 1



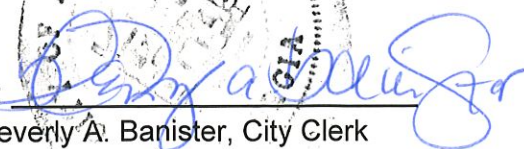
William Illg, Councilmember Post 2



Sandra Sawyer, Councilmember Post 3



Mark French, Councilmember Post 4


Attested: _____
Beverly A. Banister, City Clerk

FINAL PLAT FOR COTTAGES AT DAWSONVILLE

HWY 53
CITY OF DAWSONVILLE
DAWSON COUNTY, GA
TAX PARCELS: 093 043, 093 044, 093 047, 093 046 001

ALL STREETS ARE PRIVATE AND WILL BE MAINTAINED BY PROPERTY OWNER.

THE OWNER AND THE PARTY RESPONSIBLE FOR THE LONG TERM MAINTENANCE OF ALL PROPOSED STREETS AND INFRASTRUCTURE LOCATED OUTSIDE THE PUBLIC RIGHT-OF-WAY.

REQUIRED WATER QUALITY DEVICES ARE CONSTRUCTED AS SHOWN.

ADDRESSES APPROVED BY DAWSON COUNTY GIS PER APPROVAL LETTER DATED 1/25/2018 AND SIGNED BY JOSHUA C. TUTTLE.

DATUMS

Horizontal: North American Datum 1983 (NAD 83)
Vertical: Mean Sea Level (MSL)

PROPOSED LOT LINES

As shown on the plat, all lot lines are to be surveyed and shown on the final plat. All lot lines are to be surveyed and shown on the final plat.

NEIGHBORHOOD MAP

ABBREVIATIONS

ALL STREETS ARE PRIVATE AND WILL BE MAINTAINED BY PROPERTY OWNER.

LEGEND

ALL STREETS ARE PRIVATE AND WILL BE MAINTAINED BY PROPERTY OWNER.

CITY OF DAWSONVILLE GENERAL NOTES

1. The City of Dawsonville is a city and county government. It is a political subdivision of the State of Georgia. It is a city and county government. It is a political subdivision of the State of Georgia.

SURVEY NOTES

1. The survey was conducted by a licensed surveyor. It is a political subdivision of the State of Georgia.

Planning and Zoning Department

City of Dawsonville, Georgia 30018

City Approval Certification

City of Dawsonville, Georgia 30018

DEVELOPMENT TEAM

OWNER

DAWSONVILLE CITY HALL
WATER AND SEWER
415 HWY 53 EAST, SUITE 100
DAWSONVILLE, GA 30034
PHONE: (770) 325-2038

CIVIL ENGINEER

DAWSONVILLE CITY HALL
PUBLIC WORKS - ENGINEERING
415 HWY 53 EAST, SUITE 100
DAWSONVILLE, GA 30034
PHONE: (770) 325-2038

SURVEYOR

DAWSONVILLE CITY HALL
PUBLIC WORKS - ENGINEERING
415 HWY 53 EAST, SUITE 100
DAWSONVILLE, GA 30034
PHONE: (770) 325-2038

Governing Agencies and Utility Contacts

DAWSONVILLE CITY HALL

WATER AND SEWER
415 HWY 53 EAST, SUITE 100
DAWSONVILLE, GA 30034
PHONE: (770) 325-2038

GEORGIA D.O.T.

1401 JESSIE JEWELL PARKWAY
SUITE 100
GAINESVILLE, GA 30601
PHONE: (770) 325-2038
CONTACT: CHRIS HENRI

ATWELL

10000 W. 10th Ave. Suite 100
Denver, CO 80202
Phone: (303) 751-1111
Fax: (303) 751-1112
Email: info@atwell.com

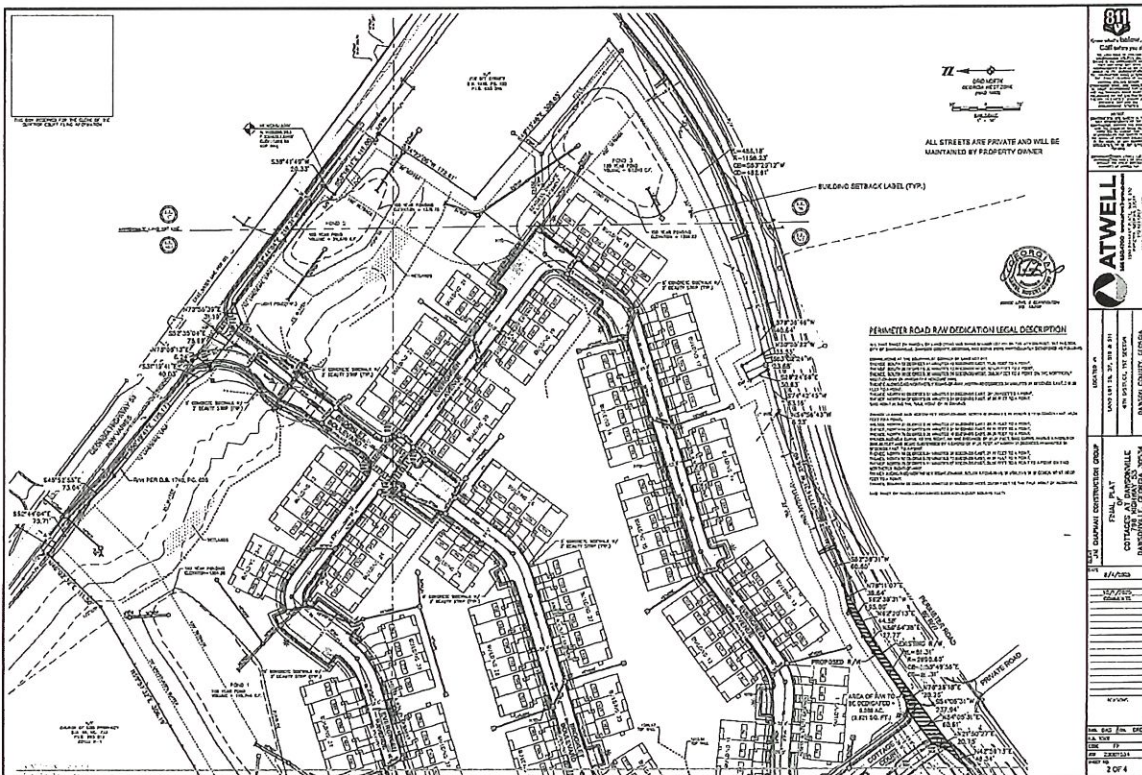


Exhibit "A"

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F.A. STATE
DATE 2/20/2024
PAGE 2 OF 3

Exhibit "A"

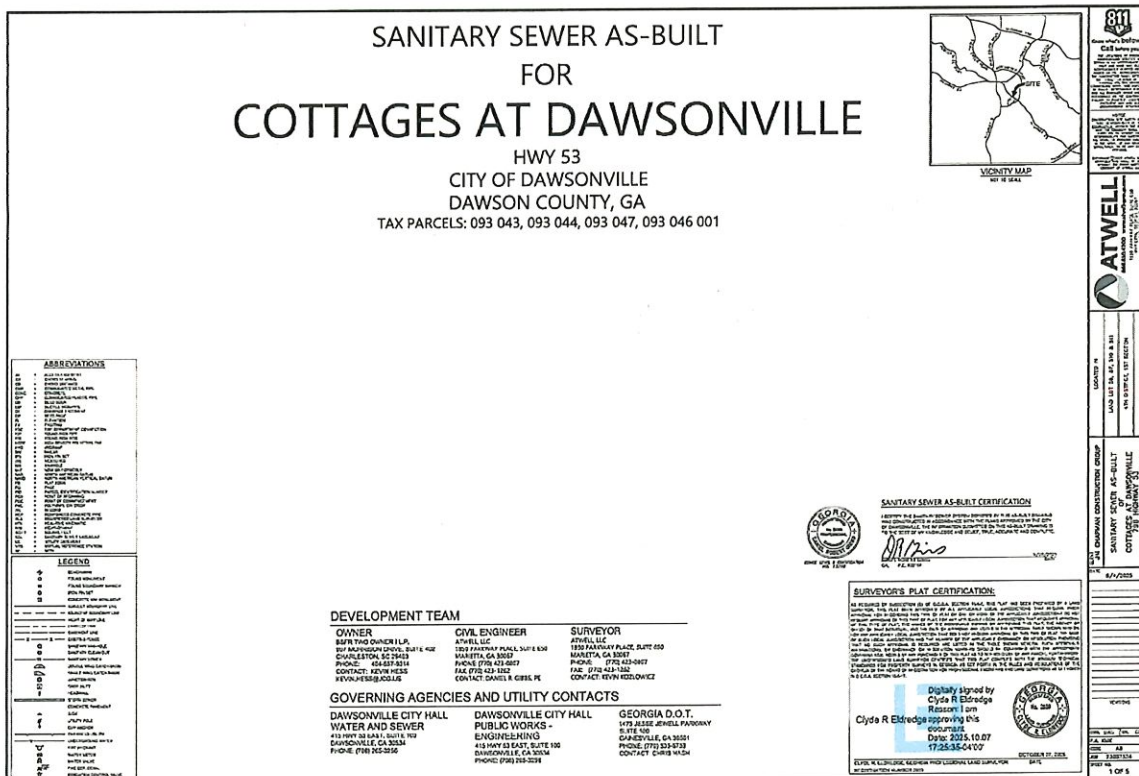
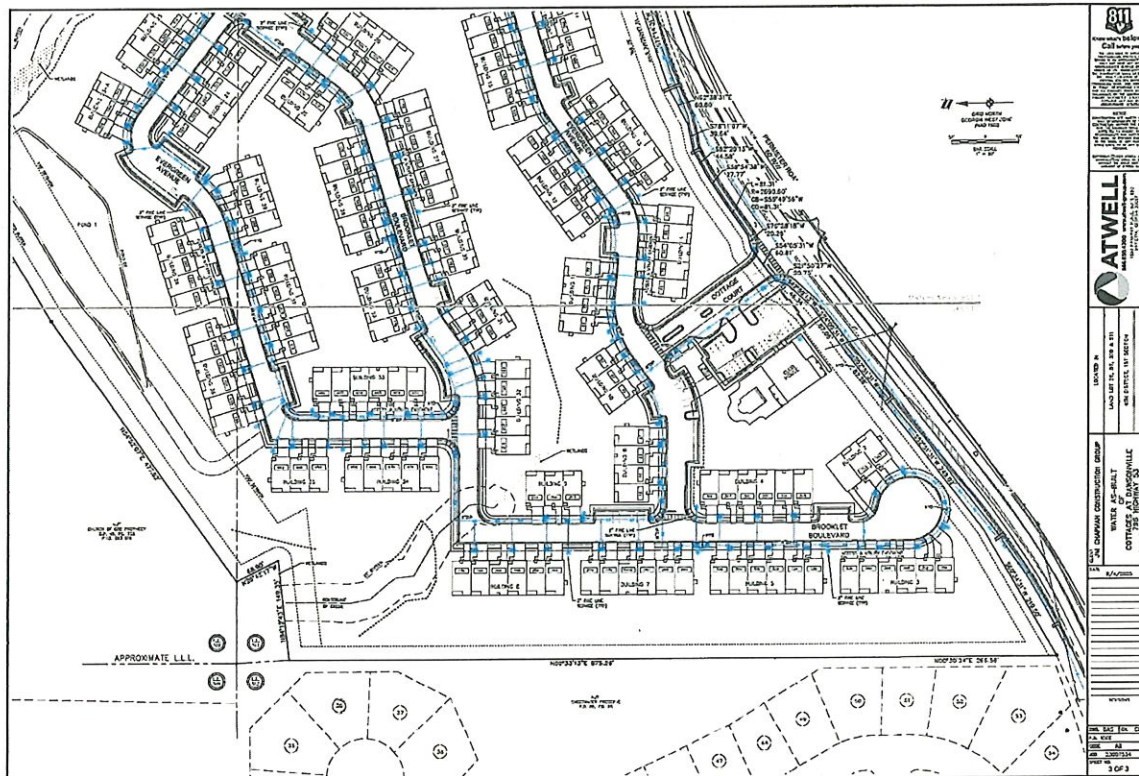


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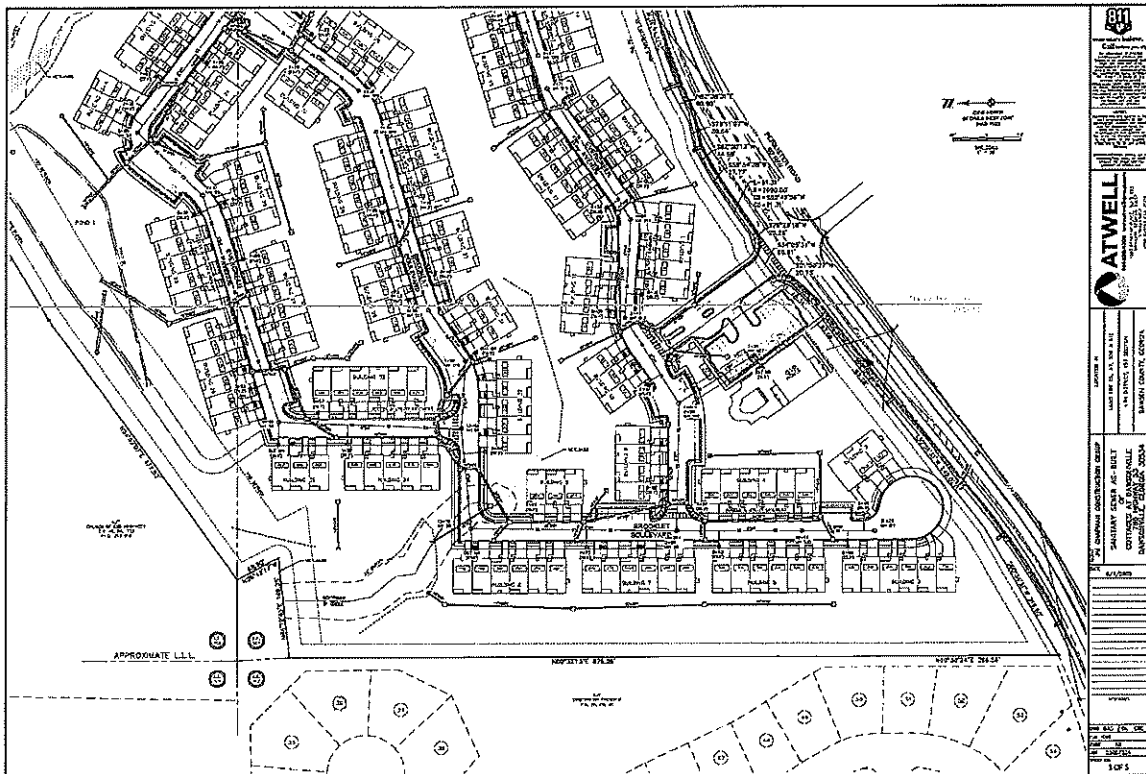
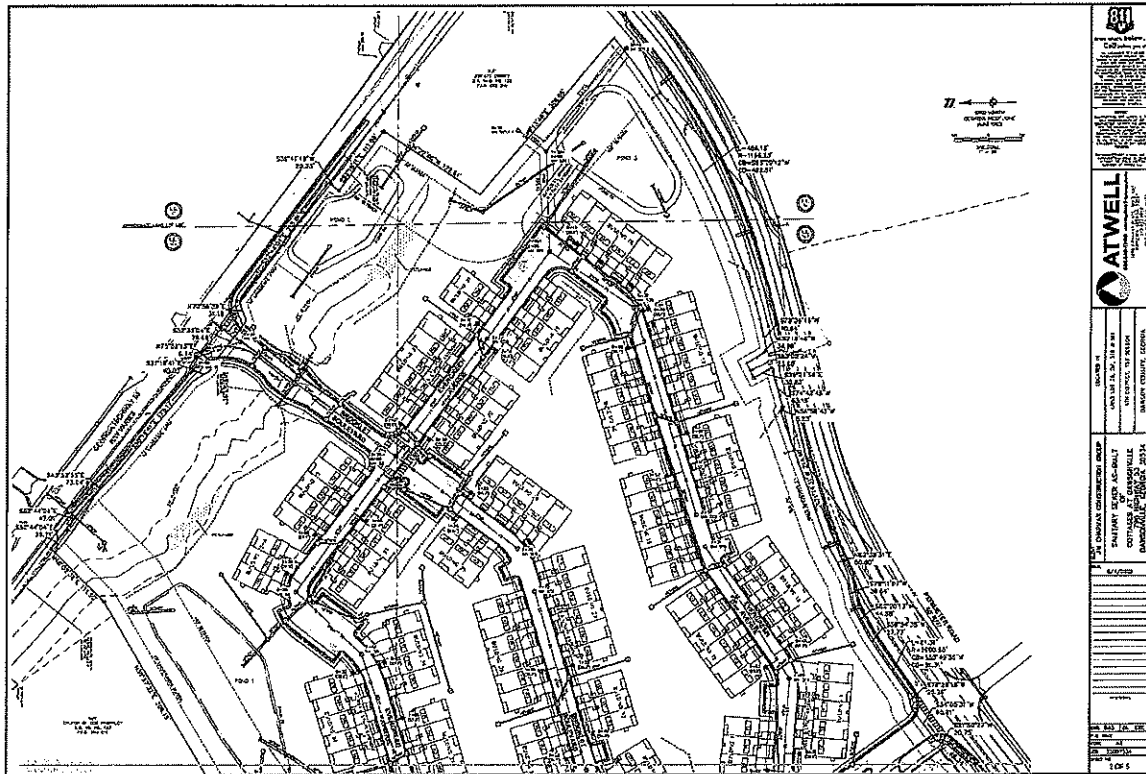


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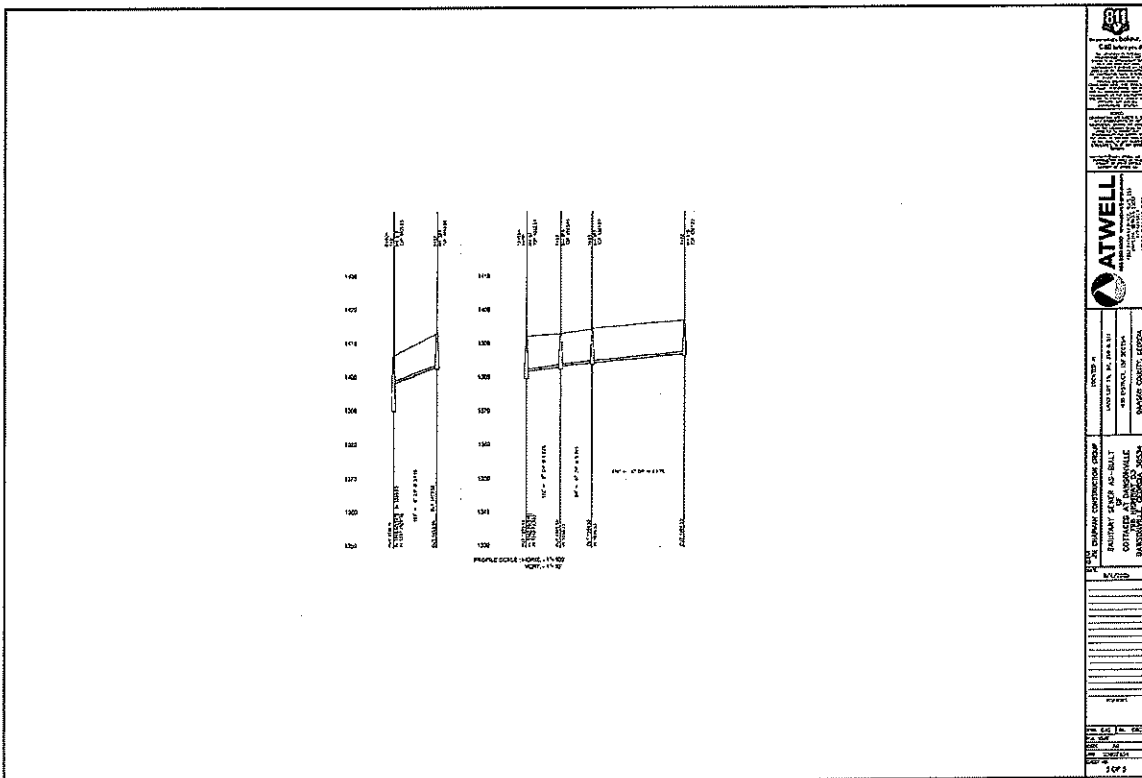
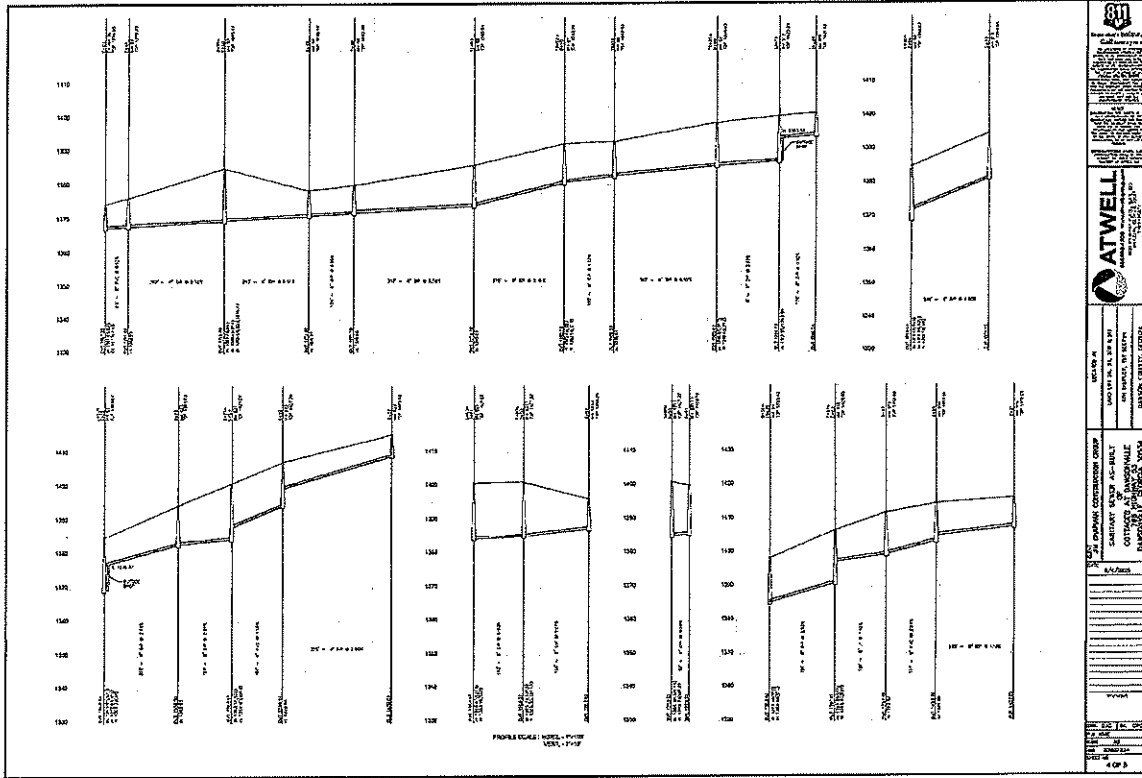


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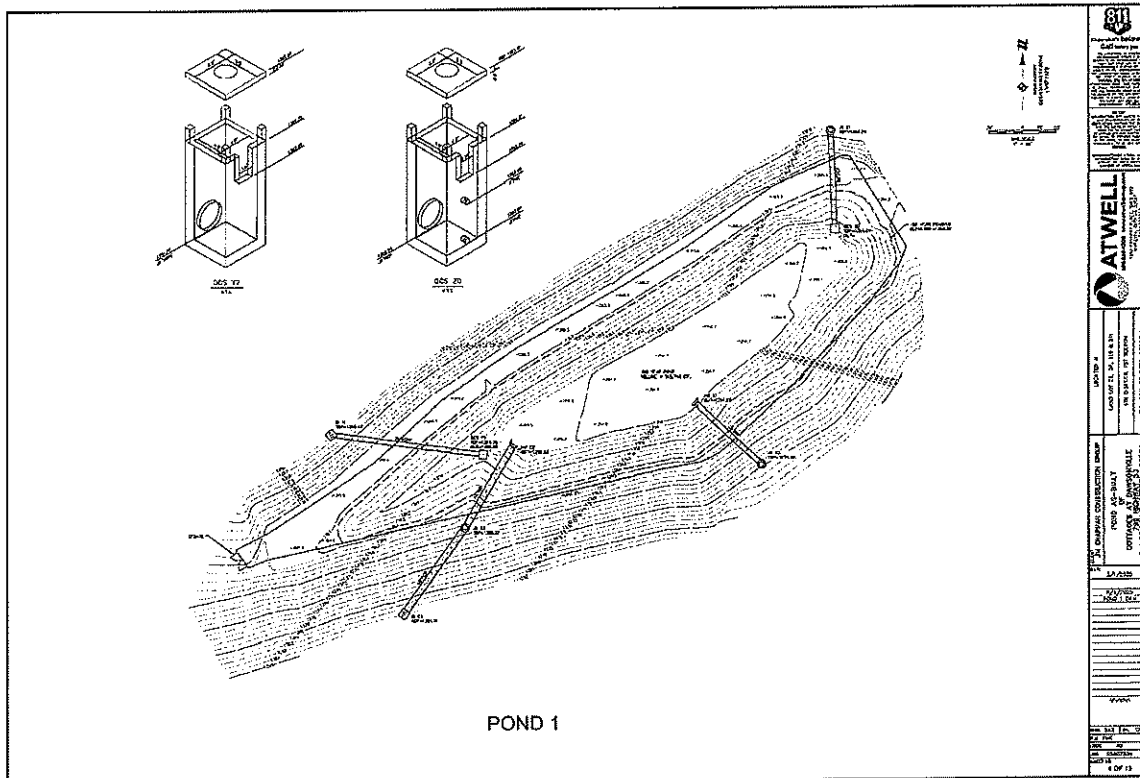
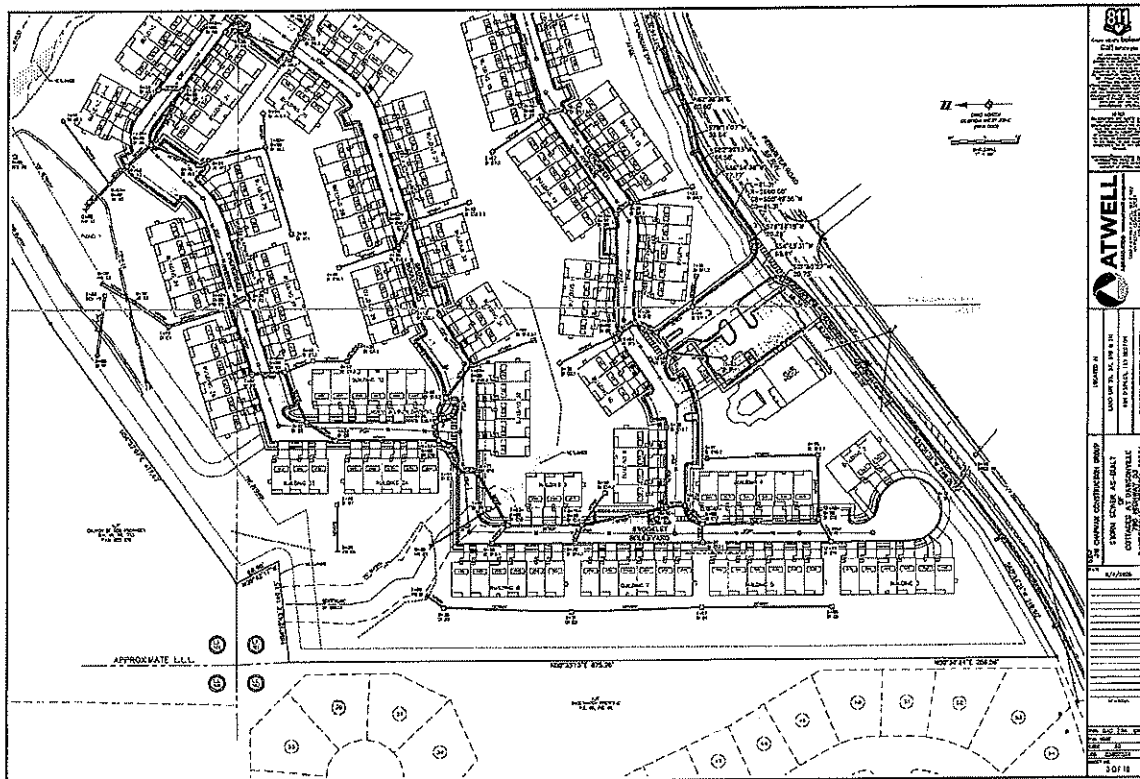


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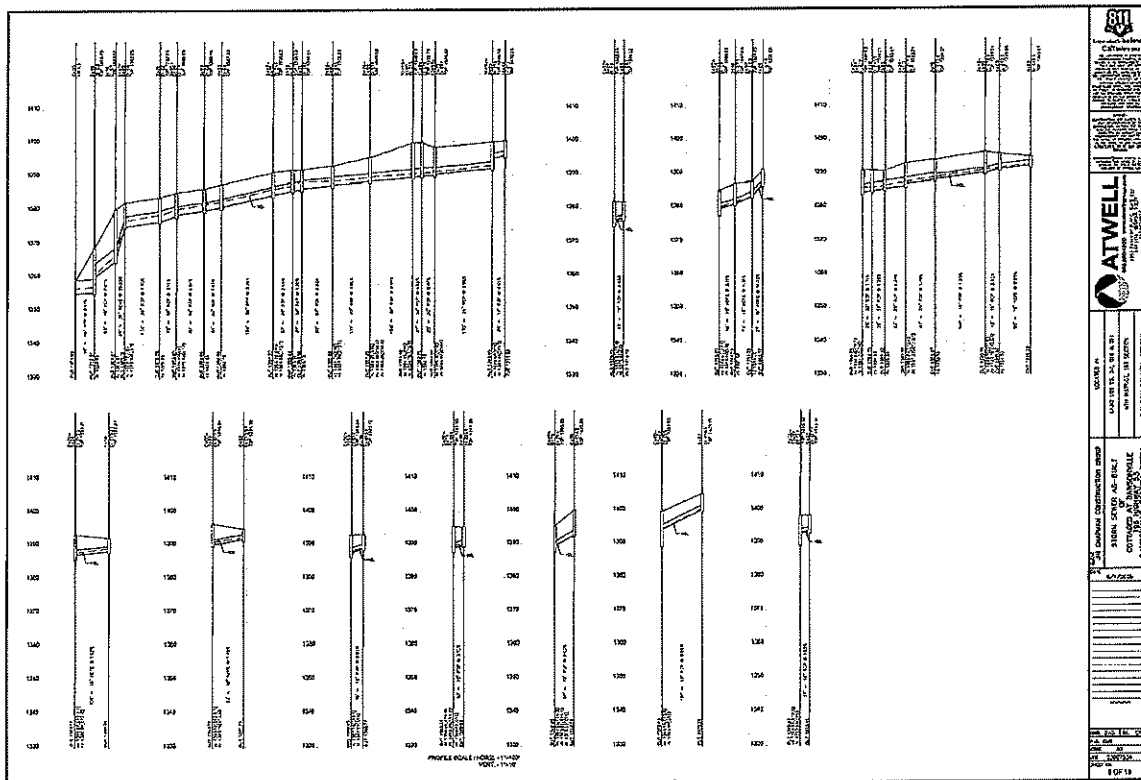
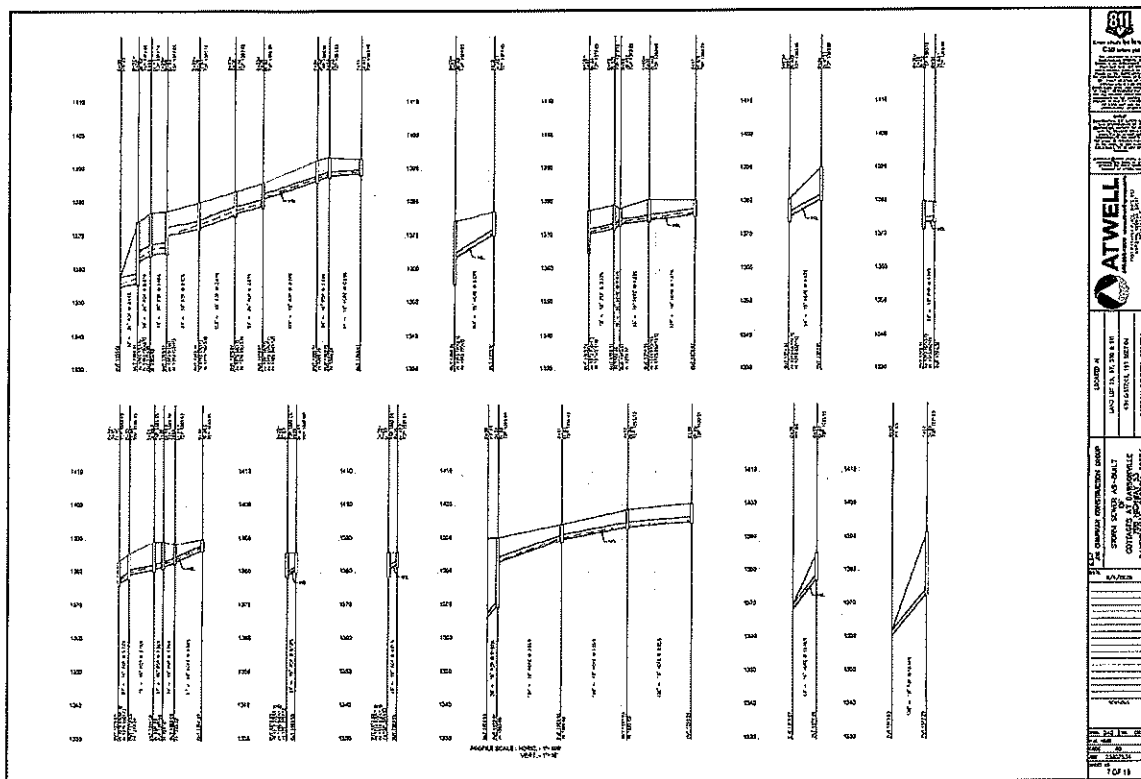


Exhibit "A"



ATWELL CIVIL ENGINEERING 1000 N. 10TH ST. SUITE 100 DENVER, CO 80202 (303) 733-1111 FAX (303) 733-1112 WWW.ATWELL-ENGINEERS.COM		SHEET NO. 10 OF 10 DATE: 10/10/00 PROJECT: 1000 N. 10TH ST. DRAWING: 1000 N. 10TH ST. SCALE: 1" = 10'
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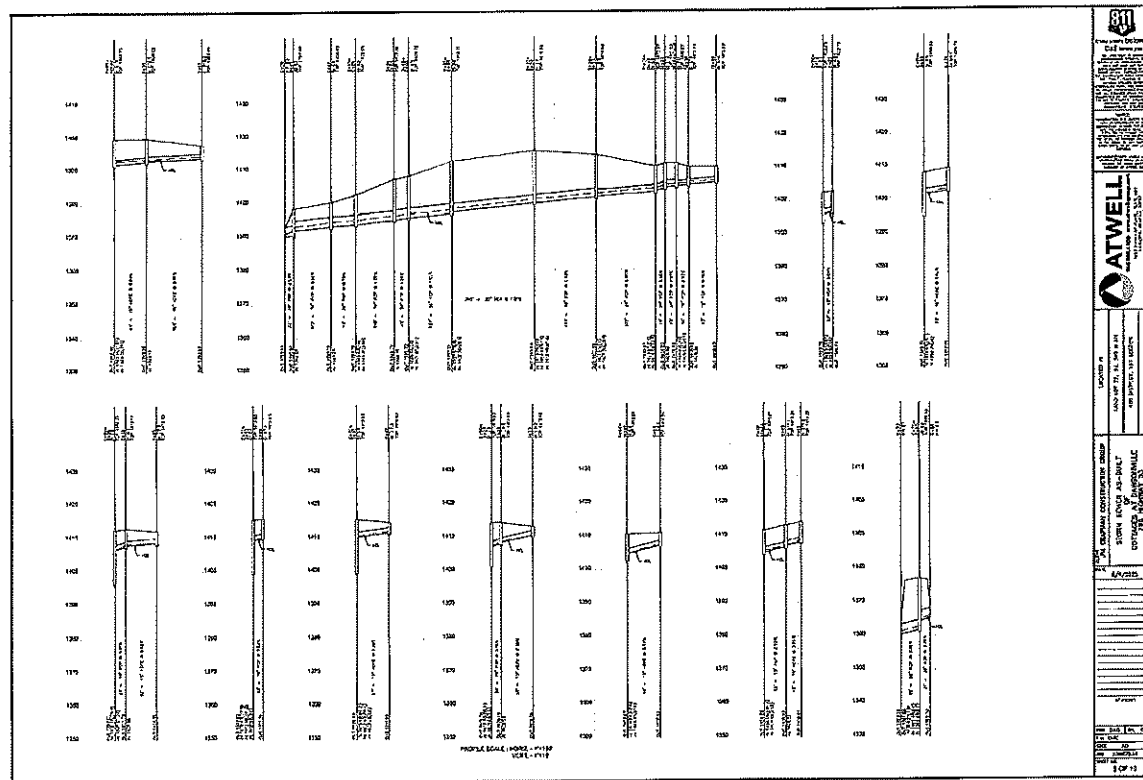
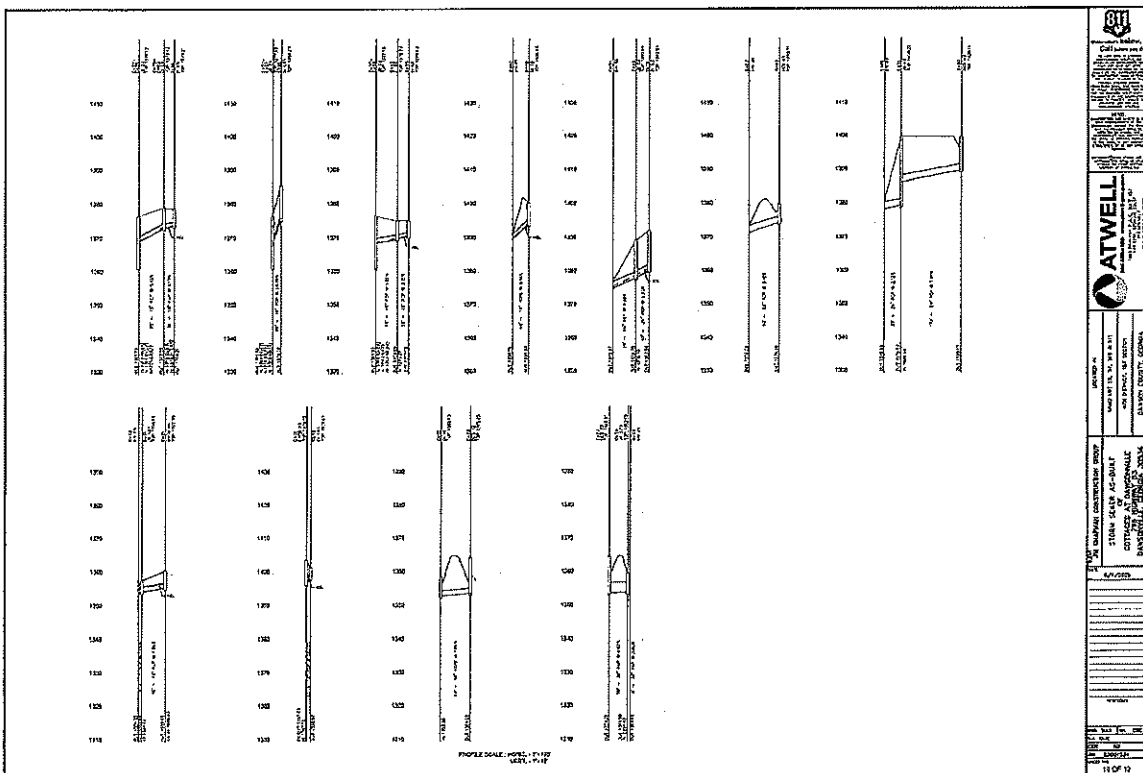


Exhibit "A"

811
Know what's below.
Call before you dig.

It's not always obvious, but there are many things buried underground. Power lines, gas lines, water lines, sewer lines, and other utilities are all buried underground. If you dig without knowing what's below, you could cause a serious accident or even worse.

That's why it's important to call 811 before you dig. 811 is a free service that will help you find out what's buried underground in your area. Just call 811 and a representative will come to your site and mark the location of any underground utilities.

It's a simple process, and it can save you a lot of time and money. So, the next time you need to dig, call 811 first. You'll be glad you did.

811
Know what's below.
Call before you dig.

OWNER
B&F TWO OWNER I LP
997 MORRISON DRIVE, SUITE 402
CHARLESTON, SC 29403
PHONE: 404-537-0314
CONTACT: KEVIN HESS
KEVIN.HESS@JCD.US

the 1970s, the 1980s, and the 1990s. The 1970s were a time of great change for the world, and the 1980s were a time of great change for the United States. The 1990s were a time of great change for the world, and the 2000s were a time of great change for the United States. The 2010s were a time of great change for the world, and the 2020s were a time of great change for the United States. The 2030s were a time of great change for the world, and the 2040s were a time of great change for the United States. The 2050s were a time of great change for the world, and the 2060s were a time of great change for the United States. The 2070s were a time of great change for the world, and the 2080s were a time of great change for the United States. The 2090s were a time of great change for the world, and the 2100s were a time of great change for the United States.

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1 OF 3



Exhibit "A"

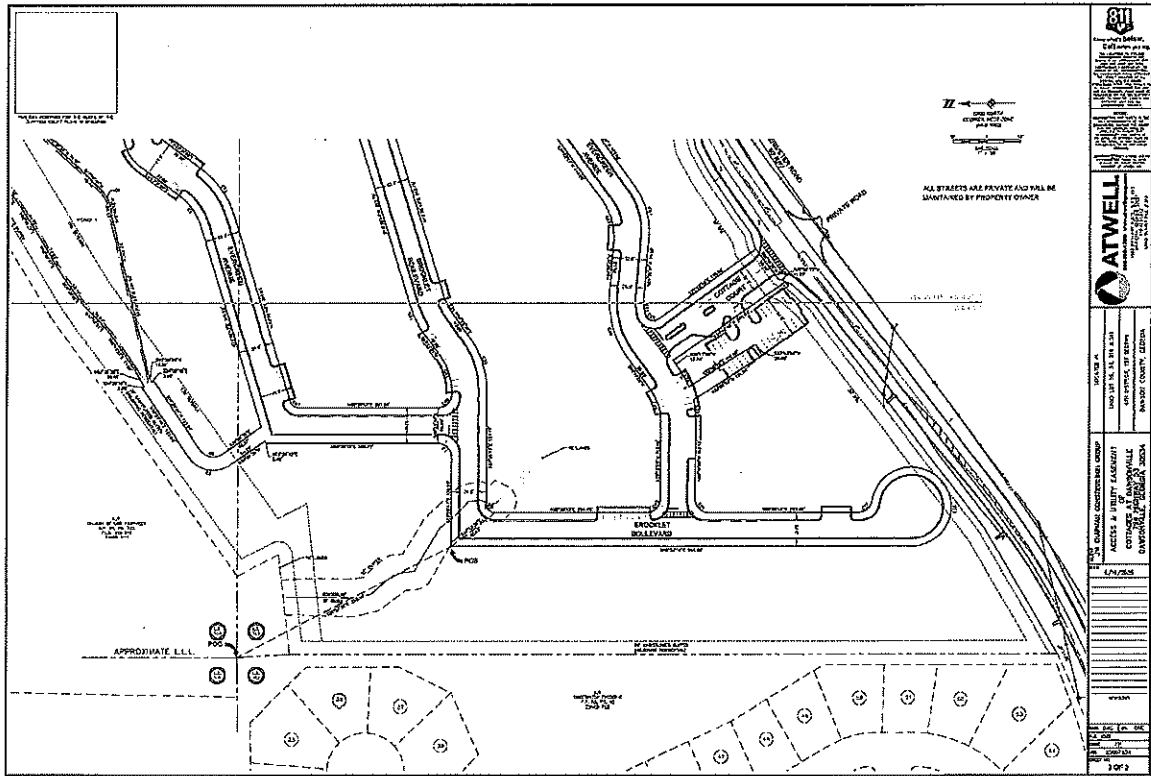


Exhibit "A"

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Exhibit "B"

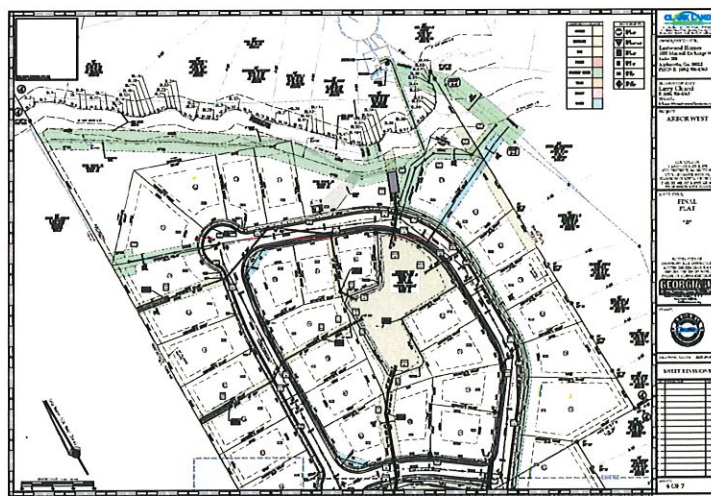
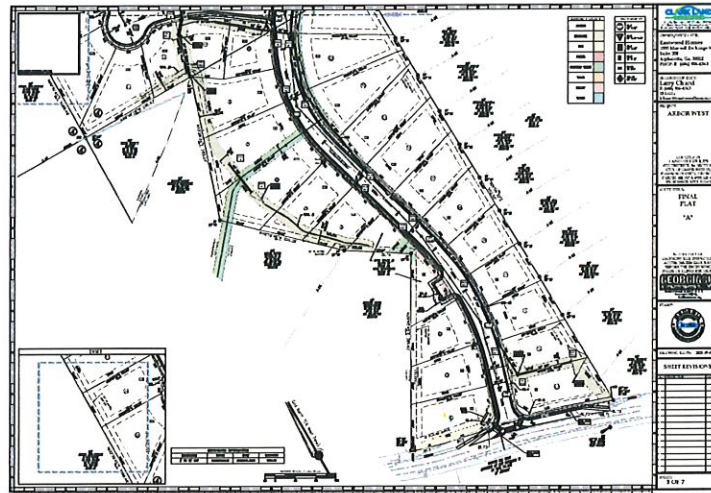


Exhibit "B"

