

**AGENDA**  
**CITY COUNCIL SPECIAL CALLED MEETING**  
**G.L. Gilleland Council Chambers on 2<sup>nd</sup> Floor**  
**Monday, September 30, 2024**  
**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 September 16, 2024
    - Executive Session held September 16, 2024
    - Special Called Meeting held September 19, 2024
8. Employee Recognition

**BUSINESS**

9. ZSP C2400135: Christopher Sipos has petitioned to amend the existing site plan; located at 39 Creekstone Lane (TMP 083 020). Public Hearing Dates: Planning Commission on Monday, July 8, 2024, and City Council Monday, July 15, 2024 – Tabled to September 16, 2024. City Council for a decision on Monday, September 30, 2024.
10. Resolution No. R2024-03: Resolution Enacting A Moratorium For A Period Of Six Months On All Residential Zoning And Re-Zoning Applications While The City Considers Changes To Its Zoning Ordinance. Public Hearing and First Reading: September 16, 2024; Second Reading and Consideration to Adopt: September 30, 2024.
11. Consideration of Transferring Granddaddy Mimms 2023 Alcohol License Fees to 2024 Fees
12. Ratification of Declaration of Emergency for Hurricane Helene

**MAYOR AND COUNCIL REPORTS**

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

**RESERVED FOR POTENTIAL ACTION ON EXECUTIVE SESSION ITEMS, IF NEEDED**

**ADJOURNMENT**

***The next scheduled City Council meeting is Monday, October 21, 2024***

*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: 09/30/2024

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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 September 16, 2024
  - Executive Session held September 16, 2024
  - Special Called Meeting held September 19, 2024
-



DAWSONVILLE CITY COUNCIL  
EXECUTIVE SUMMARY FOR  
AGENDA ITEM # 7a

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SUBJECT: APPROVE MINUTES

CITY COUNCIL MEETING DATE: 09/30/2024

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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 SEPTEMBER 16, 2024**
  - **EXECUTIVE SESSION HELD SEPTEMBER 16, 2024**
  - **SPECIAL CALLED MEETING HELD SEPTEMBER 19, 2024**
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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**  
**G.L. Gilleland Council Chambers on 2<sup>nd</sup> Floor**  
**Monday, September 16, 2024**  
**5:00 P.M.**

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1. **CALL TO ORDER:** Mayor Walden called the meeting to order at 5:00 pm.
2. **ROLL CALL:** Present were Councilmember William Illg, Councilmember Sandy Sawyer, Councilmember Mark French, Councilmember Caleb Phillips, City Attorney Kevin Tallant, City Manager Bob Bolz, City Clerk Beverly Banister, Public Works Director Trampas Hansard, Utility Director Jacob Barr, Finance Director Robin Gazaway, Downtown Development Director Amanda Edmondson and Planning Director Ron Haynie.
3. **INVOCATION AND PLEDGE:** Invocation and pledge were led by Councilmember Sawyer.
4. **ANNOUNCEMENTS:** The Mayor reminded the public of a Special Called meeting to be held on September 30, 2024 at 5:00 pm and the October 7, 2024 Regular Meeting has been cancelled.
5. **APPROVAL OF THE AGENDA:** Motion to amend the agenda to add item #18 Certificates of Deposit for the Cemetery Funds made by S. Sawyer; second by W. Illg. Vote carried unanimously in favor.  
Motion to approve the agenda as amended made by M. French; second by C. Phillips. Vote carried unanimously in favor.
6. **PUBLIC INPUT:** None
7. **CONSENT AGENDA:** Motion to approve the consent agenda for the following items (a and b) made by C. Phillips; second by S. Sawyer. Vote carried unanimously in favor.
  - a. Approve Minutes
    - Regular Meeting and Work Session held August 19, 2024
  - b. Approve 2025 Solid Waste Collection Service Agreement with Red Oak Sanitation
8. **EMPLOYEE RECOGNITION:** City Manager Bolz introduced the Work Based Learning Intern from the High School, Mahayala DeLong-Jones. The Mayor and Council recognized Trampas Hansard as the August 2024 Employee of the Month and Jacob Barr received a thirteen-year service award.

#### **PUBLIC HEARING**

9. **ZSP C2400135:** Christopher Sipos has petitioned to amend the existing site plan; located at 39 Creekstone Lane (TMP 083 020). Public Hearing Dates: Planning Commission on Monday, July 8, 2024, and City Council Monday, July 15, 2024 – **Tabled to September 16, 2024**. City Council for a decision on Monday, September 30, 2024.

Planning Director Haynie read the request and reported the Planning Commission approved the request with conditions as recommended by the Planning Department.

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.

The following person(s) spoke in favor of the request:

- Terrence Sicilia, 215 Red Hawk Drive, Dawsonville – He stated the commercial parcel was zoned for Commercial Highway Business as per the minutes of the June 7, 2004 City Council meeting which includes the uses contained within the Neighborhood Business designation and explained the parcel has already been approved for a 60,000 square foot commercial building and Mr. Cipos is requesting a reduction to 20,000 square feet. He has suggested a deed restriction or land covenants for the parcel to ensure that any restricted use cannot be developed in the future. He explained they only requested a site specific plan amendment, not a zoning change; they've operated in good faith and within the zoning guidelines previously approved for the property.

The following person(s) spoke in opposition to the request:

- Lorhetta Healy, 324 Flowing Trail, Dawsonville – Ms. Healy read a letter which included other documents outlining her opposition to the request. They included a public passive park contained within the original stipulations which has not been developed, access to the commercial parcel, the permitted uses contained within the zoning and

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the request to restrict certain uses. She also read the City Council minutes from June 7, 2004 citing the original approval of the annexation and rezone.

The ten minute allowance for the opposing side of the public hearing expired. Motion by M. French to extend the public hearing for both sides by ten minutes; second by C. Phillips. Vote carried unanimously in favor.

- Ms. Healy continued in her opposition and referenced Moon Drive as an option to be explored for access and expressed a concern about no cutouts around the commercial property in any maps or plats.
- Megan Morris, 75 Flowing Trail, Dawsonville – She expressed that the Council should enforce the original conditions of 2004 because “the property is no longer under unified ownership”. She further questioned whether the PUD zoning should still apply or if new conditions are necessary and stated the “development has strayed from it’s original purpose” and called for a thorough and transparent review of the project. She quoted the City’s current PUD guidelines and communicated how it differed from the current development. Lastly, she insisted on doing what is right for the best interest of the community and safety and well-being of the children and stated the absurdity of the proposal.
- Stephen Schultz, 46 Creekstone Lane, Dawsonville – He stated his concerns about repeated inconsistencies heard from the builder and realtor questioning transparency and alleged misrepresentations. He questioned how the plans could move forward with the inconsistencies and careless planning of the developers and a disregard for the community.
- Shelby Argento, 213 Timber Ridge, Dawsonville – She stated her concerns regarding traffic and safety for the residents and quoted a current PUD guideline which she said states that commercial traffic should not flow through residential areas.

The additional ten minute allowance for the opposing side of the public hearing expired. Motion by W. Illg to extend the public hearing for both sides by five minutes; second by M. French. Vote carried unanimously in favor.

- Ms. Argento continued explaining the type of commercial properties that should and should not be allowed. Lastly, she disagreed with the suggestion of moving the bus stop citing it is still a disregard for child safety when mixing commercial traffic with a residential area and requested a traffic study be performed to evaluate these issues.
- John May, 371 Flowing Trail, Dawsonville – He stated the community within Creekstone contributes more than \$800,000 in City and County taxes and they total three to four hundred voters in the County. He stated Planning & Zoning made a mistake in 2004 by not anticipating the type of neighborhood Creekstone would become. He further stated commercial business’ at the entry of a residential subdivision is unheard of and said he could not find examples of such in Dawson, Forsyth and Fulton County and feels it would bring down property values. Mr. May implored the Council to deny the request.

Mayor Walden invited the applicant in favor of the request to speak publicly.

- Terrence Sicilia responded by showing a copy of the survey from 2019 which has been reviewed and approved by the City and recorded at the Courthouse which shows the curb cuts; he showed a plan obtained from the County which included the approved commercial outparcel for a 60,000 square foot building and stated Mr. Cipos is requesting only 20,000 square feet; he stated they’ve already agreed to “knock things out” from the permitted uses within the zoning that would not be appropriate for the subdivision; he mentioned the market crash which impacted the community and him not being the original developer and having no control over the stipulation regarding the park; he said GDOT turned down a deceleration lane and another exit only feet

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from the existing entrance/exit of Creekstone; he said he also cannot control the inconsistencies from the builders, he can only show what Mr. Cipos' intention is for the property; he reported on a conversation with transportation referencing the change of the school bus stop and he stated there will be no outside storage allowed or any unregistered or inoperable vehicles outside either.

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

Councilmember Phillips asked for confirmation from Attorney Tallant that when the motion was made in 2004 concerning the park, that no acreage was specified in the stipulation; Attorney Tallant stated that was correct. The motion was made for a passive park which did not include a number of acres that can be enforced. It was further stated it is yet to be determined who would be responsible for the park. Councilmember Phillips asked if the zoning can be changed; Attorney Tallant stated the zoning is not up for a decision because an application for rezoning does not exist. He further stated if the current request is denied, the property is still zoned as commercial. However, according to the City's ordinance, the Council could limit the types of permitted uses when a site plan approval is under consideration. Councilmember Phillips confirmed with Attorney Tallant that the Council could limit the permitted uses within the zoning but if the request is denied, a 60,000 square foot commercial building for any of the permitted uses in Highway Business could be developed; Attorney Tallant stated that is correct.

Councilmember Illg asked Mr. Silicia if he was aware of any instances where commercial access goes through a residential neighborhood; Mr. Silicia responded no traffic is going through the residential area but only entering at the same point and he cited Riley Place on Dawson Forest Road as having two commercial properties at the front of the residential neighborhood. Councilmember Illg asked about vehicle parking for the business such as trailers and work vehicles, whether they will be allowed; Mr. Silicia responded at present only a concept plan exists showing two parking spaces in front of the office and stated the actual plan would still need to be worked out with Planning but there is plenty of paved area for parking despite not being represented on the concept plan. He stated the intention is to be a neat and clean office space meant for startups. Councilmember Illg stated he understands this parcel will be commercial; however, he is concerned with the issues regarding access. Mr. Silicia stated he is aware of another access available that goes to Maple Street which could be opened.

Councilmember Sawyer asked if there is a requirement for two entrances and exits; Planning Director Haynie stated it would be determined once the actual design is presented and expects it to be much different than the concept plan. She further inquired if there was consideration of reducing the square footage from 20,000 square feet; Mr. Sicilia stated it doesn't appear they could do it at this time.

- 10. RESOLUTION NO. R2024-03:** Resolution Enacting A Moratorium For A Period Of Six Months On All Commercial And Residential Zoning And Re-Zoning Applications While The City Considers Changes To Its Zoning Ordinance. Public Hearing and First Reading: September 16, 2024; Second Reading and Consideration to Adopt: September 30, 2024.

City Attorney Tallant read the first reading of the resolution and stated the draft has been updated to not include commercial.

Motion to open the public hearing made by C. Phillips; second by M. French. Vote carried unanimously in favor. Mayor Walden conducted the public hearing. No one spoke in favor of or opposition to the resolution. Motion to close the public hearing made by W. Illg; second by C. Phillips. Vote carried unanimously in favor.

## **BUSINESS**

- 11. SPECIAL EVENT ALCOHOL PERMIT FOR GEORGIA RACING HALL OF FAME, OCTOBER 25 – 27, 2024:** Cindy Elliott requested the permit and stated they would like to add an additional bar in the Gordon Pirkle Room to utilize the new pergola area outside the room and stated the access points at the back of the building are all fire zones and would not take anything away from Kare for Kids. She

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further stated they'd likely need to have the entrance at the pergola and the exit off the double doors near the kitchen. Ms. Elliott confirmed the third bar will be located inside and will have all the necessary security that is required. Motion to approve the alcohol permit made by M. French; second by C. Phillips. Vote carried unanimously in favor.

- 12. CONSIDERATION OF LAND AND WATER CONSERVATION FUND GRANT APPLICATION:** Motion to approve applying for the Georgia Department of Natural Resources Land & Water Conservation Fund Grant and to approve a partnership with Georgia Mountain Regional Commission to apply for the grant on behalf of the City in the amount of \$1,500.00 to be paid out of the FY 2025 General Fund budget made by W. Illg; second by S. Sawyer. Councilmember French asked about the grant match; Downtown Director Edmondson stated it is a 50% match for the project but the amount is undetermined at this time because it's not a shovel ready project but reassured Councilmember French the Council would ultimately approve the award. Vote carried unanimously in favor.

- 13. CONSIDERATION OF FINAL PLAT FOR THE VILLAGE AT MAPLE STREET:** Councilmember Phillips stated he is recusing himself.

Motion to deny the request made by M. French; second by W. Illg. Councilmember Illg asked what happens on their end if the plat is denied; Planning Director Haynie stated the tender is not accepted. They are making a tender according to the ordinance that all the systems would be dedicated to the City within twelve to eighteen months, during that time it allows for the City to evaluate the performance of the systems and any failures could be corrected with the performance and maintenance bonds. He clarified it is the acceptance of the tender at this time, not of the systems. Attorney Tallant stated if the Council is denying the request, they will need to provide details on what the developer will need to fix. Councilmember French stated he is concerned about one point of egress to the property regarding proper fire suppression, on street parking and the density; Councilmember Illg concurred. Attorney Tallant asked if it complies with the development regulations; Planning Director Haynie stated it does with one point of concern being the storm water/storm drain conveyance system and its performance. Councilmember Illg asked if a fire truck could turn around in the cul de sac and Haynie replied they have approval from the Fire Marshal. Vote carried three in favor to deny (French, Illg, Sawyer) with one recused (Phillips).

#### **WORK SESSION**

- 14. CITY PARKING ORDINANCE OPTIONS:** Various parking issues were discussed along with possible resolutions including enforcement if it is creating a safety or hazardous issue. Council requested staff to verify whether or not the Sheriff's Office would be enforcing the City's ordinance for parking violations.

Motion to table the item to the October 21, 2024 City Council meeting made by W. Illg; second by M. French. Vote carried unanimously in favor.

- 15. PROPOSED FINE SCHEDULE FOR ORDINANCE VIOLATIONS:** Motion to direct the City Attorney to develop an ordinance for a fine schedule for ordinance violations made by M. French; second by C. Phillips. Vote carried unanimously in favor.

#### **STAFF REPORTS**

- 16. BOB BOLZ, CITY MANAGER:** Bolz reported there are no leak adjustments this month.
- 17. ROBIN GAZAWAY, FINANCE DIRECTOR:** Financial reports representing fund balances and activity through August 31, 2024 were provided in the packet.

#### **ADDITIONAL BUSINESS ITEM**

- 18. CERTIFICATES OF DEPOSIT FOR THE CEMETERY FUNDS:** Motion to approve the Finance Director to research and renew the certificates of deposit for better interest rates, terms and/or banks made by M. French; second by W. Illg. Vote carried unanimously in favor.

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**MAYOR AND COUNCIL REPORTS:**

Councilmember Sawyer reported that Amanda Edmondson and herself are participating in Leadership Dawson and wanted to express her gratitude to the City for allowing Amanda the opportunity to explore those leadership options.

**EXECUTIVE SESSION**

At 6:40 p.m. a motion to close regular session and go into executive session for real estate acquisition, pending/potential litigation and/or personnel was made by M. French; second by C. Phillips. Vote carried unanimously in favor.

At 6:52 p.m. a motion to close executive session was made by W. Illg; second by C. Phillips. Vote carried unanimously in favor.

Motion to resume regular session was made by W. Illg; second by M. French. Vote carried unanimously in favor.

**ADJOURNMENT**

At 6:54 p.m. a motion to adjourn the meeting was made by S. Sawyer; second by C. Phillips. Vote carried unanimously in favor.

***Approved this 30<sup>th</sup> day of September 2024***

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

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



STATE OF GEORGIA  
COUNTY OF DAWSON

AFFIDAVIT OF THE CITY OF DAWSONVILLE MAYOR AND COUNCIL

Mayor John Walden, Councilmember Caleb Phillips, Councilmember William Illg, Councilmember Sandra Sawyer and Councilmember Mark French; 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 September 16, 2024.
2. During such meeting, the Board voted to go into closed session.
3. The executive session was called to order at 640 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 16<sup>th</sup> day of September 2024; By the City of Dawsonville, Mayor and Council:

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

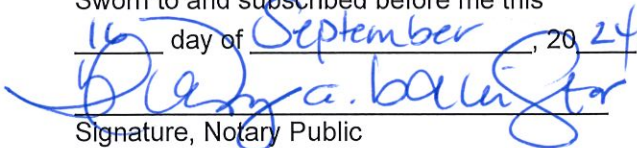
  
\_\_\_\_\_  
Caleb Phillips, Councilmember Post #1

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

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

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

Sworn to and subscribed before me this 16 day of September, 2024.

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

My Commission expires: Feb 18, 2028



**MINUTES**  
**CITY COUNCIL SPECIAL CALLED MEETING**  
**G.L. Gilleland Council Chambers on 2<sup>nd</sup> Floor**  
**Thursday, September 19, 2024**  
**8:00 A.M.**

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1. **CALL TO ORDER:** Mayor Walden called the meeting to order at 8:00 a.m.
2. **ROLL CALL:** Present were Councilmember William Illg, Councilmember Sandy Sawyer, Councilmember Mark French, Councilmember Caleb Phillips, City Attorney Kevin Tallant, City Manager Bob Bolz, City Clerk Beverly Banister, Public Works Director Trampas Hansard, Finance Director Robin Gazaway, Downtown Development Director Amanda Edmondson and Planning Director Ron Haynie.
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. **CONDISERATION OF FINAL PLAT FOR THE VILLAGE AT MAPLE STREET:** Motion to approve the final plat for the Village at Maple Street as presented made by M. French; second by W. Illg. Councilmember Illg stated he did not support the development initially and still does not like the idea of it, however since the Council is passed the decision process, he wants to clarify they are only approving the final plat, not the development. Vote carried three in favor (French, Illg, Sawyer) with one recused (Phillips). (Exhibit "A")
7. **ADJOURNMENT:** Motion to adjourn the meeting at 8:04 a.m. made by S. Sawyer; second by C. Phillips. Vote carried unanimously in favor.

***Approved this 30<sup>th</sup> day of September 2024***

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

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

FINAL PLAT FOR:
**THE VILLAGE**
**AT MAPLE STREET**

DEVELOPED BY:



3120 FRONTAGE ROAD
GAINESVILLE, GA 30504
(678) 207-1509
www.thecookandcompany.com

CONTACT: WILLIAM PHELAN
(678) 207-1500
buddy@thecookandcompany.com
PHONE:
EMAIL:

PREPARED BY:



3120 FRONTAGE ROAD
GAINESVILLE, GA 30504
(678) 207-1509
www.thecookandcompany.com
L.S.F. #001320

CONTACT: SCOTT PARKER
(678) 207-1500
scott@thecookandcompany.com
PHONE:
EMAIL:

OWNER:
HIWASSEE LAND PARTNERS, LLC
3120 FRONTAGE ROAD
GAINESVILLE, GA 30504

TAX PARCEL #
D02 002
4TH DISTRICT
CITY OF DAWSONVILLE
DAWSON COUNTY, GEORGIA



FIRM PANEL NO. 13085C0111C



VICINITY MAP

PREPARED FOR:

THE CLERK OF THE SUPERIOR COURT
DAWSON COUNTY, GEORGIA

- GENERAL NOTES:
1. TOTAL PROPERTY AREA IS 81.2 ACRES (TOTAL)
2. CURRENT ZONING = R-6
3. USE = FIVE SINGLE TOWNHOUSE DEVELOPMENT (31 LOTS TOTAL)
4. PROPOSED DENSITY = 5.0 LOTS/ACRES
5. REQUIRED SETBACKS:
FRONT YARD = 30'
REAR YARD = 20'
SIDE YARD = 10'
6. OPEN SPACE = 2.58 ACRES (41-1830)
7. SHOWN INFORMATION BASED UPON A PLAT FOR SHADOW STONE PARKERS LLC
8. TOPOGRAPHIC INFORMATION BASED ON A PHOTO-SAT TOPOGRAPHIC SURVEY BY COOK & COMPANY SERVICES. ELEVATIONS ARE BASED ON MEAN SEA LEVEL.
9. WATER AND SEWER SERVICE TO BE PROVIDED BY THE CITY OF DAWSONVILLE.
10. NO PORTION OF THIS PROPERTY IS LOCATED WITHIN A SPECIAL FLOOD HAZARD ZONE OF THE CITY OF DAWSONVILLE. FIRM PANEL NO. 13085C0111C EFFECTIVE 4/19/2018.
11. ALL IMPROVEMENTS TO CONFORM WITH THE CITY OF DAWSONVILLE STANDARD DEVELOPMENT SPECIFICATIONS, LATEST EDITION.
12. IMPROVEMENTS SHALL BE DEEMED AND MAINTAINED BY A QUALIFIED PROFESSIONAL ENGINEER.
13. 3' BENCH SET AT ALL CORNERS UNLESS OTHERWISE NOTED.
14. HOUSE ELECTION PLAN (HEP) WILL BE REQUIRED FOR EACH LOT.
15. ALL UTILITIES SHALL BE DEEMED TO BE AS SHOWN ON THE CITY RECORDS OF THE CITY OF DAWSONVILLE.
16. UTILITIES SHALL BE DEEMED TO BE AS SHOWN ON THE CITY RECORDS OF THE CITY OF DAWSONVILLE.
17. ALL UTILITIES SHALL BE DEEMED TO BE AS SHOWN ON THE CITY RECORDS OF THE CITY OF DAWSONVILLE.
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22. ALL UTILITIES SHALL BE DEEMED TO BE AS SHOWN ON THE CITY RECORDS OF THE CITY OF DAWSONVILLE.
23. ALL UTILITIES SHALL BE DEEMED TO BE AS SHOWN ON THE CITY RECORDS OF THE CITY OF DAWSONVILLE.
24. ALL UTILITIES SHALL BE DEEMED TO BE AS SHOWN ON THE CITY RECORDS OF THE CITY OF DAWSONVILLE.

CLOSURE STATEMENT:
IT IS HEREBY CERTIFIED THAT THIS PLAT IS CORRECT AND ACCURATE AS SHOWN ON THE PLAT AND WAS PREPARED FROM AN ACTUAL SURVEY OF THE PROPERTY AND THE RECORDS OF THE SURVEYOR. THE SURVEYOR HAS BEEN ADVISED OF THE CONTENTS OF THIS PLAT AND HAS REVIEWED AND APPROVED THE SAME. THIS PLAT IS ACCURATE WITHIN ONE FOOT IN 1,000 FEET.
SCOTT VAN WEBB PARKER R.L.S. #2811
DATE: 3/6/24

THE OWNER OF THE LAND SHOWN ON THIS PLAT AND WHOSE NAME IS SET FORTH IN THESE PLANS, HEREBY ACKNOWLEDGES THAT THIS PLAT WAS MADE FROM A SURVEY CONDUCTED BY THE SURVEYOR AND THAT THE INFORMATION CONTAINED HEREIN IS TRUE, ACCURATE AND CORRECT.
SCOTT VAN WEBB PARKER R.L.S. #2811
DATE: 3/6/24

THE SURVEYOR CERTIFIES THAT HE HAS REVIEWED THE PLANS AND THAT HE IS A LICENSED SURVEYOR UNDER THE PROFESSIONAL SURVEYOR ACT OF 1967 AND IS QUALIFIED TO PREPARE AND CERTIFY TO THE ACCURACY OF THIS PLAT.
SCOTT VAN WEBB PARKER R.L.S. #2811
DATE: 3/6/24

THE SURVEYOR CERTIFIES THAT HE HAS REVIEWED THE PLANS AND THAT HE IS A LICENSED SURVEYOR UNDER THE PROFESSIONAL SURVEYOR ACT OF 1967 AND IS QUALIFIED TO PREPARE AND CERTIFY TO THE ACCURACY OF THIS PLAT.
SCOTT VAN WEBB PARKER R.L.S. #2811
DATE: 3/6/24

ZONING CASE# ZA6-07-4566
Recommended Stipulations
1. Dedicate five feet of property along Maple Street for additional P/W community.
2. Street easement along Maple Street from southern property line to Stigall street intersection a width of two feet.
3. Design/build a minimum of twenty percent of livable dwellings to meet standards as described in the Universal Design Standards Manual.
4. Dwellings units shall be provided with a step-free or accessible entrance on an accessible route that complies with ANSI A117.1-1998 section 4.8 and that has a maximum slope not to exceed 1:12. The step-free entrance may be located on the side of the building. The accessible route shall be provided through the garage. Apartment units have an accessible route to the entry.
5. The building entrance door shall have a minimum net clear opening of 32 inches when the door is open 90 degrees as measured between the face of the door and the adjacent trim.
6. All interior doors shall have an accessible door level of each wall, with the exception of those serving closets, or serving pantries less than 15 sq. ft. In any area within the building where the floor has a minimum slope, the accessible door shall have a minimum clear opening of 32 inches when the door is open 90 degrees as measured between the face of the door and the adjacent trim. All interior sliding or pocket doors on the accessible floor level of each dwelling unit must provide a minimum net clear opening of 32 inches when the door is open 90 degrees as measured between the face of the door and the adjacent trim.
7. All interior doors on the accessible floor level of each dwelling unit must be equipped with levered hardware. The door level of each dwelling unit shall have a minimum width of 36 inches, be level and provide ramp or beveled changes at door thresholds.
8. A minimum of one (1) unit must be provided on the accessible floor level of each building. The accessible floor level shall be provided with a ramp or beveled changes at door thresholds.
9. All interior doors shall have an accessible door level of each wall, with the exception of those serving closets, or serving pantries less than 15 sq. ft. In any area within the building where the floor has a minimum slope, the accessible door shall have a minimum clear opening of 32 inches when the door is open 90 degrees as measured between the face of the door and the adjacent trim. All interior sliding or pocket doors on the accessible floor level of each dwelling unit must provide a minimum net clear opening of 32 inches when the door is open 90 degrees as measured between the face of the door and the adjacent trim.
10. All interior doors on the accessible floor level of each dwelling unit must be equipped with levered hardware. The door level of each dwelling unit shall have a minimum width of 36 inches, be level and provide ramp or beveled changes at door thresholds.

Table with columns: No., DATE, BY, DESCRIPTION. Row 1: 03/06/24, Revision to address City of Dawsonville comments received 03/04/24.

AREA TABULATION table with columns: SEWER EASEMENT, STORM EASEMENT, RIGHT OF WAY, SHEET INDEX, COVER SHEET, FINAL PLAT.

THE SURVEYOR WARRANTS TO THE CONVEYANCE AND INSTRUMENTAL RECORDS ON 3/22/24 ELECTION... THE AS-SHOWN SHUT DISTANCE FOR THIS PROJECT IS AS SHOWN. THE REGULATED SHUT LINE OF THE APPLICABLE INSTRUMENTS IS AS SHOWN. THE SURVEYOR WARRANTS TO THE CONVEYANCE AND INSTRUMENTAL RECORDS ON 3/22/24 ELECTION... THE AS-SHOWN SHUT DISTANCE FOR THIS PROJECT IS AS SHOWN. THE REGULATED SHUT LINE OF THE APPLICABLE INSTRUMENTS IS AS SHOWN.



I certify that the water distribution system shown on this plan was designed and constructed in accordance with the plans approved by the City. The information submitted on this plan is true and correct to the best of my knowledge and belief.
SCOTT VAN WEBB PARKER R.L.S. #2811
DATE: 3/6/24

SURVEYORS CERTIFICATION:
As required by subsection (b) of O.C.G.A. Section 47-5-67, this plat has been prepared and certified to the accuracy of the survey by a professional surveyor who is a duly licensed and registered professional surveyor under the Professional Surveyor Act of 1967. The surveyor certifies that this plat complies with the minimum technical requirements of the Georgia Board of Registration for Professional Engineers and Professional Surveyors and as set forth in O.C.G.A. Section 47-5-67.
SCOTT VAN WEBB PARKER R.L.S. #2811
DATE: 3/6/24

PREPARED FOR:  
**HAWWAAS LAND PARTNERS, LLC**  
 3120 FRONTAGE RD.  
 GAINESVILLE, GA 30604  
**24-HR. CONTACT: GEOF COOK**  
 (678) 207-1509

PROJECT NAME:  
**THE VILLAGE AT MAPLE STREET**

TASK:  
**FINAL PLAT**

PROJECT INFORMATION:  
 THE VILLAGE AT MAPLE STREET  
 24-104  
 PROJECT NUMBER:  
 2309350.4980  
 PROJECT ADDRESS:  
 1100 S. W. MONTICLOSA AVENUE  
 GAINESVILLE, FLORIDA  
 COUNTY: GAINES

PLAN REVISION	
NO.	DATE
1	9/1/24 2. UPDATE PERMITS LOADING OFF SET 14
2	
3	
4	



DATE: 9/1/24

CONTRACT NO.: 2309350.4980  
 GEOFF COOK, P.E.  
 (978) 207-1509  
 www.cookcivil.com

- LEGEND
- 1'-0" PER 1/4" (=1") RADIUS
  - 2'-0" PER 1/4" (=1") RADIUS
  - 3'-0" PER 1/4" (=1") RADIUS
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  - 99'-0" PER 1/4" (=1") RADIUS
  - 100'-0" PER 1/4" (=1") RADIUS

BENCHMARK 1  
 DESCRIPTION: PK NAIL  
 NORTHING: 1606708.6780  
 EASTING: 2309350.4980  
 ELEVATION: 1352.17

I certify that the water distribution system and/or sanitary sewerage system depicted in this As-Built Drawing was constructed in accordance with the plans approved by me. This As-Built Drawing is to the best of my knowledge and belief, true, accurate and complete.



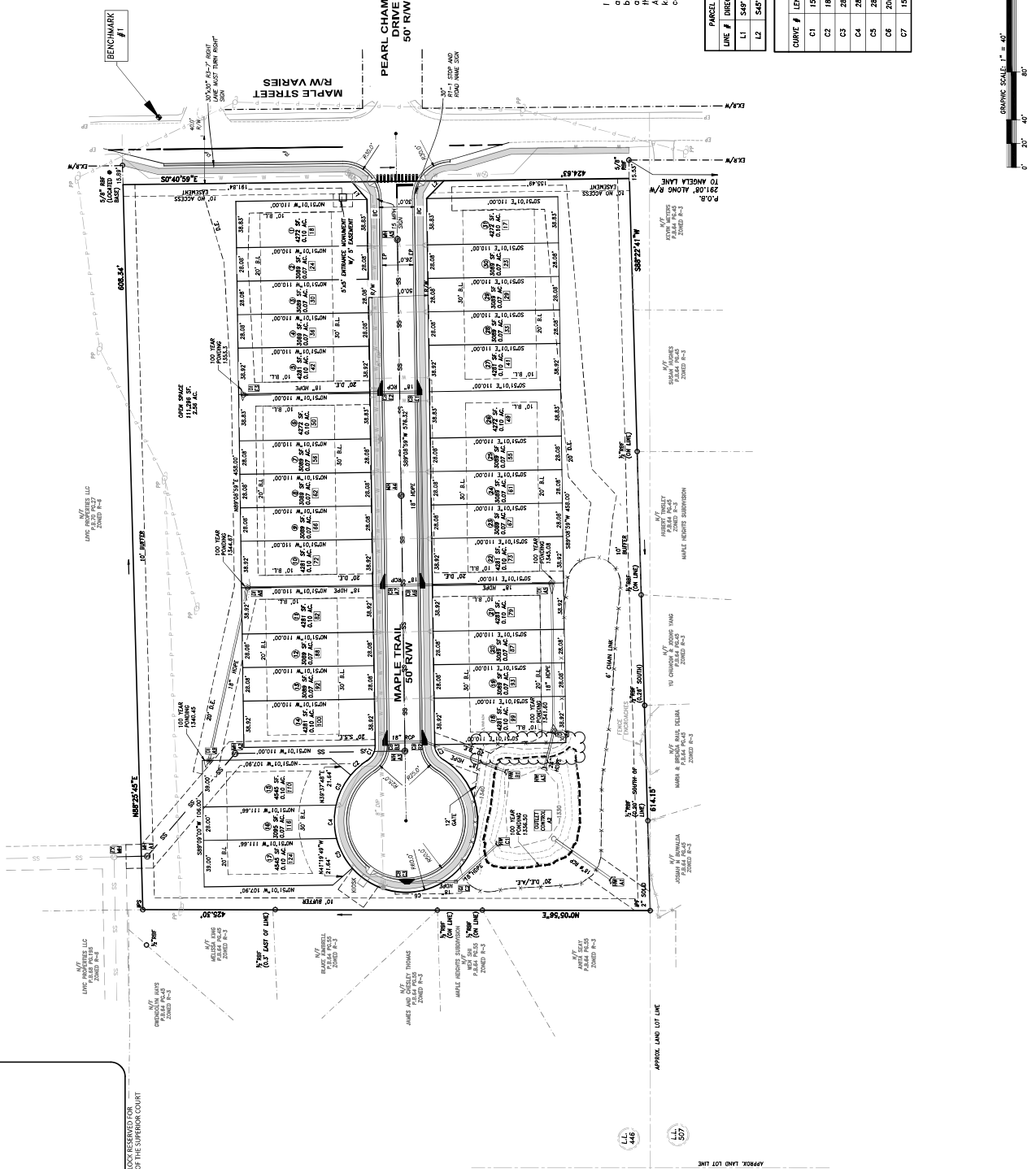
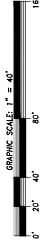
PARCEL LINE TABLE

LINE #	DIRECTION	LENGTH
L1	S49°15'27"W	19.54'
L2	S49°51'01"E	20.85'

CURVE TABLE

CURVE #	LENGTH	RADIUS	DIRECTION	CHORD	CHORD LENGTH
C1	151.12'	15.00'	N61°57'56"W	14.49'	
C2	151.07'	60.00'	N41°42'52"W	15.04'	
C3	262.88'	60.00'	N62°51'48"W	26.00'	
C4	262.88'	60.00'	S69°09'00"W	26.00'	
C5	262.88'	60.00'	S62°09'47"W	26.00'	
C6	206.60'	60.00'	S49°50'29"E	118.64'	
C7	151.12'	15.00'	N69°15'55"E	14.49'	

GEORGIA  
 Licensed Professional Engineer  
 State of Florida License # 12817



THIS BLOCK RESERVED FOR THE CENTER OF THE SUPERIOR COURT

Exhibit "A"



DAWSONVILLE CITY COUNCIL  
EXECUTIVE SUMMARY FOR  
AGENDA ITEM # 8

---

SUBJECT: EMPLOYEE RECOGNITION

CITY COUNCIL MEETING DATE: 09/30/2024

---

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

Funds Available from: \_\_\_\_\_ Annual Budget \_\_\_\_\_ Capital Budget Other \_\_\_\_\_

Budget Amendment Request from Reserve: \_\_\_\_\_ Enterprise Fund \_\_\_\_\_ General Fund

---

PURPOSE FOR REQUEST:

**TO RECOGNIZE AND PRESENT EMPLOYEE RECOGNITION**

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HISTORY/ FACTS / ISSUES:

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OPTIONS:

---

RECOMMENDED SAMPLE MOTION:

---

REQUESTED BY: Bob Bolz, City Manager



# DAWSONVILLE CITY COUNCIL EXECUTIVE SUMMARY FOR AGENDA ITEM # 9

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SUBJECT: ZSP C2400135

CITY COUNCIL MEETING DATE: 09/30/2024

---

PURPOSE FOR REQUEST: **DECISION**

**CHRISTOPHER SIPOS HAS PETITIONED TO AMEND THE EXISTING SITE PLAN; LOCATED AT 39 CREEKSTONE LANE (TMP 083 020). PUBLIC HEARING DATES: PLANNING COMMISSION ON MONDAY, JULY 8, 2024, AND CITY COUNCIL MONDAY, SEPTEMBER 16, 2024 . CITY COUNCIL FOR A DECISION ON MONDAY, SEPTEMBER 30, 2024. PLANNING COMMISSION TABLED THE DECISION UNTIL SEPTEMBER 9, 2024.**

---

HISTORY/ FACTS / ISSUES:

- Planning Commission approved with conditions.
  - Planning Commission tabled until Monday, September 9, 2024.
  - 16 Flex – Office spaces will be constructed in four (4) phases, 1,250 square feet per office space.
  - The original application stated 60,000 square feet strip commercial building.
  - The architectural façade will consist of large, fixed glass windows, dry stacked stone columns, dry stacked stone up to three (3) feet of height on the buildings. Hardie siding for the front and steel panels (leaf green color) on the sides.
  - Office, commercial and /or industrial uses are permitted in the PUD development.
- 

OPTIONS: PUBLIC HEARING

---

**RECOMMENDED SAMPLE MOTION:**

---

DEPARTMENT: Planning and Zoning

---

REQUESTED BY: Ron Haynie, Planning Director



# CITY OF DAWSONVILLE

## PLANNING STAFF REPORT

**APPLICANT:** .....Christopher Sipos

**AMENDMENT #**.....ZSP C2400135

**REQUEST** .....Amend the current Site Plan

**CURRENT ZONING** .....PUD - Planned Unit Development District

**SIZE**.....+/- 3.347 Acres

**LOCATION** .....39 Creekstone Lane

**TAX PARCEL** .....083-020

**PLANNING COMMISSION PUBLIC HEARING DATE**...Monday, July 8, 2024, tabled until September 9, 2024 –  
*Approved w/conditions*

**CITY COUNCIL DATE PUBLIC HEARING DATE**.....Monday, September 16, 2024

**APPLICANT PROPOSAL**

The applicant is seeking to amend the existing site plan for the purpose of developing 16 Flex-Office spaces, in four (4) phase projects.

**SURROUNDING PROPERTIES**

<i>Adjacent Land Uses</i>	<i>Existing zoning</i>	<i>Existing Use</i>
North	HB & County RA	Commercial & Residential
South	PUD	Mixed Use / Residential t
East	R-1	Residential
West	County RSR	Residential Sub-Rural

**HISTORY**

- (ANX 026-2-16) Annexation for TMP 083 026, 083 020, 083 016 from R-A (Residential Agricultural) to PUD (Planned Unit Development) approved June 7, 2004. The City Council approved the annexation of 92 acres for TMP 083 026, 083 020, and 083 016 and rezoning from RA to PUD. The development will consist of residential with a swimming pool and cabana and commercial business with the following stipulations:

1. Public passive park will be developed as green space and will include walking trails along the stream bed. Public parking will be included. Hours of use will be generally dawn to dusk with signs posted noting such
  2. A private active facility will be installed for the exclusive use of the homeowners and will include a swimming pool, cabana, TOT lot, parking.
  3. Sidewalks will be provided in the right of way on both sides of the street. It is intended that a utility corridor be provided in the right of way between the street curb and the sidewalk.
  4. A homeowner's association will be created, and all lots/homeowners will be required to join the association.
  5. All exterior building walls abutting side property lines will meet a one (1) hour fire rating.
  6. The commercial parcel within the PUD will be developed under the Commercial Highway Business zoning classification.
  7. The maximum density will be three (3) units per gross acre. The residential acreage is approximately 90 acres.
- Property was split and sold 2006
  - Currently residential building is active in Creekstone Phase 2

### **ANALYSIS**

- The Planning Commission tabled the decision until September 9, 2024 – Planning Commission approved the amended site plan with conditions on September 9, 2024.
- 16 Flex – Office spaces will be constructed in four (4) phases, 1,250 square feet per office space.
- The original application stated 60,000 square feet strip commercial building.
- The architectural façade will consist of large, fixed glass windows, dry stacked stone columns, dry stacked stone up to three (3) feet of height on the buildings. Hardie siding for the front and steel panels (leaf green color) on the sides.
- Office, commercial and /or industrial uses are permitted in the PUD development.

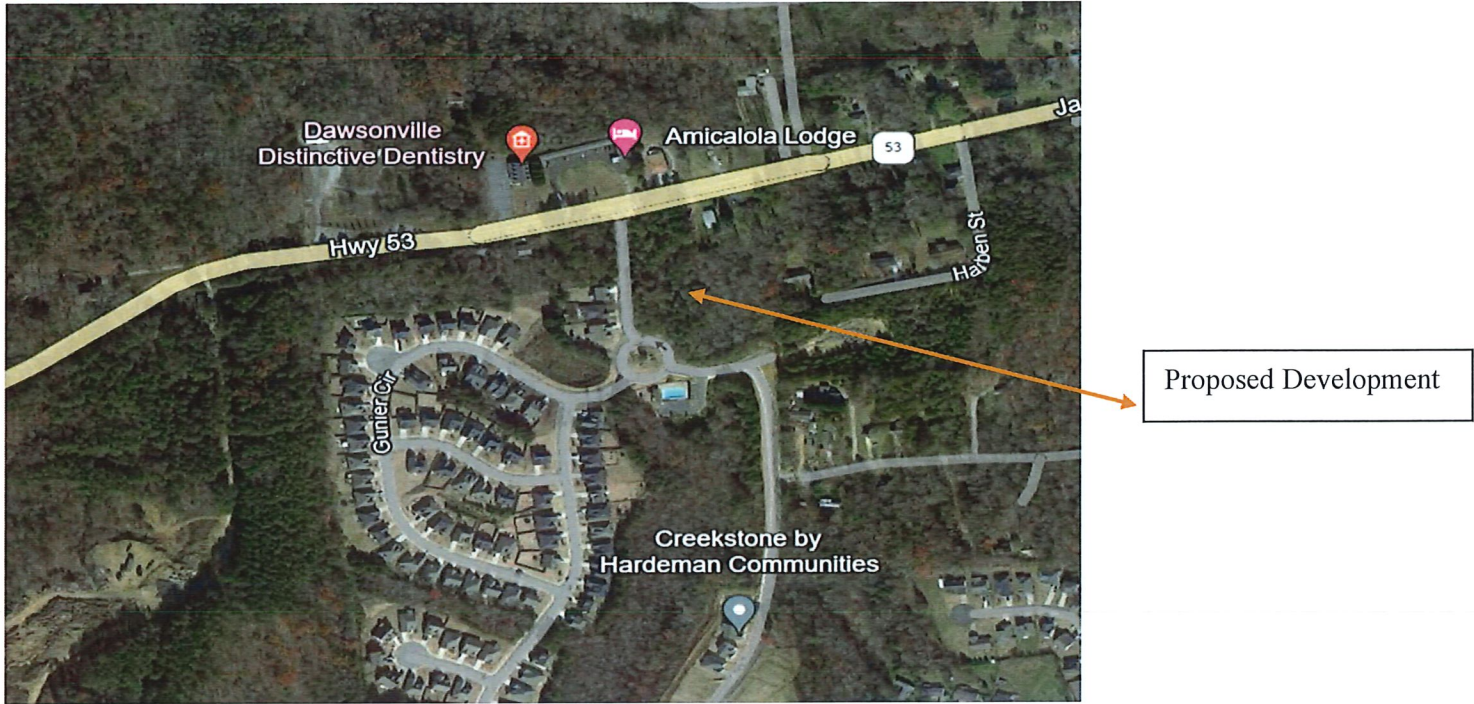
### **RECOMMENDATIONS**

Should the Mayor and City Council choose to grant the amended existing site plan, the following conditions are recommended by the Planning Commission and the Planning Department:

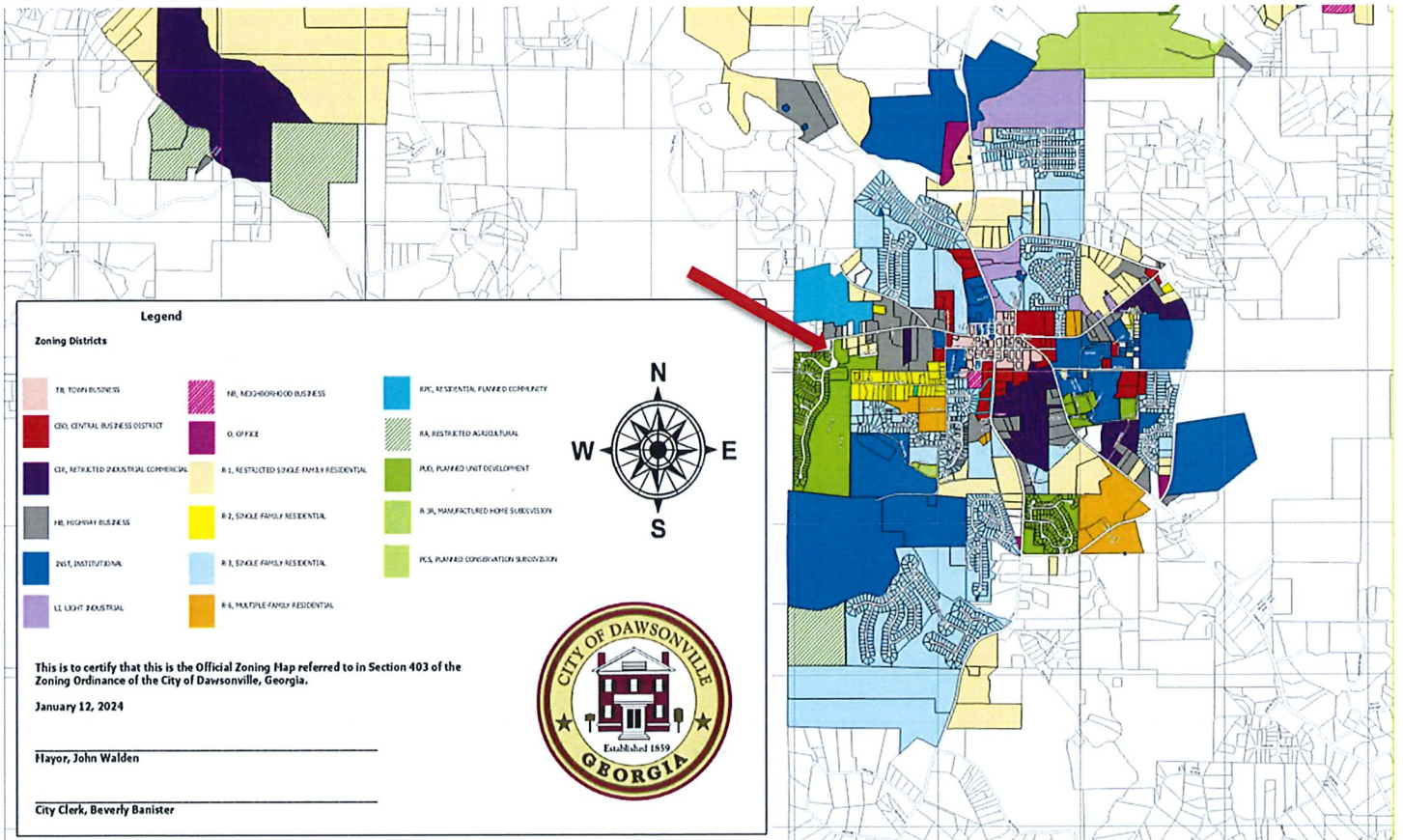
1. Development will abide by the permitted uses in the Neighborhood Business District and not Highway Business District
2. Lighting be low intensity solar LED directed down and toward the commercial development
3. Ordinance Article VIII Buffer – Landscape, Screening and Open Space requirements
4. Architectural façade will consist of:
  - a) Hardie siding on the front and sides elevations painted earthtone in color
  - b) Steel panels on the rear elevation earthtone in color
  - c) Stone and/or brick water table on front and sides of building
5. Work hours will be standard business hours, excluding Sunday



**PICTURE OF PROPERTY**



**CURRENT ZONING MAP**





**TOTAL = 3.347 ACRES**  
145,783.826 SQUARE FEET

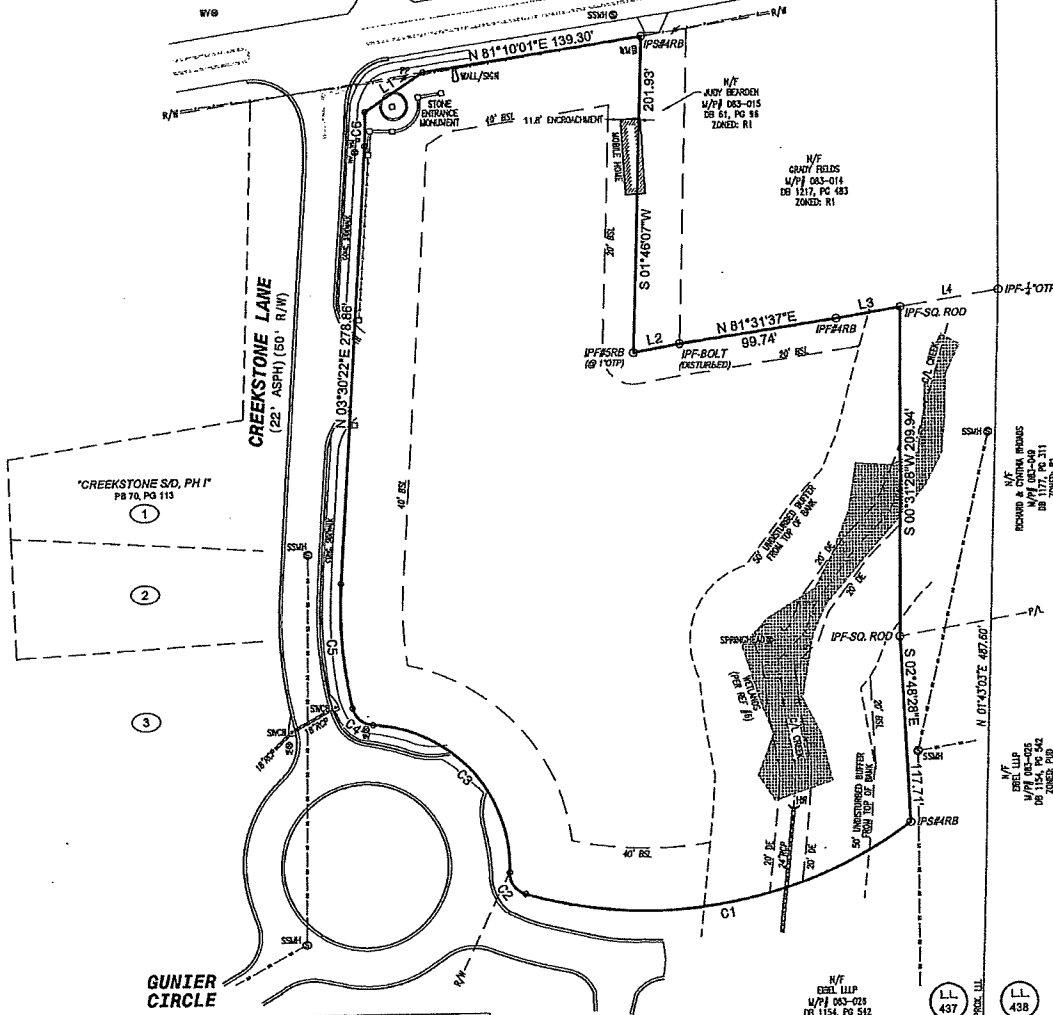
APPROVED  
CITY OF DAWSONVILLE  
JUN 04 2024  
FOR RECORDING



Filed: 05/04/2024 10:10AM  
Blk: 00390 Pg: 0132  
Plat Doc: PLAT  
Penalty: \$0.00 Interest: \$0.00  
Map: 2024-00390-0001  
Surveyor: NATHAN M. McCLURE  
City: DAWSONVILLE, Georgia

THIS BLOCK RESERVED FOR THE  
CLERK OF SUPERIOR COURT

GEORGIA HWY 53  
(ASPH VARIES) (60' R/W)  
A/R



THIS SURVEY AND ITS FINANCIAL DATA DO NOT CONSTITUTE A TITLE SEARCH OR TITLE OPINION BY MCCLURE SURVEYING, INC. AS LAND SURVEYORS. ALL DATA USED FOR THE LOCATION OF PROPERTY LINES, EASEMENTS, ADJACENT OWNERS, ETC. WAS GAINED FROM PUBLIC RECORDS, THE COUNTY, OR OTHER SOURCES AS REFERENCED. NO ABSTRACT OF TITLE OR TITLE COMMITMENT, NOR RECORDS OF TITLE SEARCHES WERE PROVIDED TO THE SURVEYOR, UNLESS OTHERWISE NOTED. OTHER DOCUMENTS OR SITUATIONS MAY EXIST THAT WOULD AFFECT THIS PROPERTY, AS WITH ANY LAND TRANSACTION, A TITLE SEARCH AND CERTIFICATE IS RECOMMENDED IN CONNECTION WITH THIS SURVEY, OR YOU MUST CONSULT A COMPETENT TITLE ATTORNEY.

THIS SURVEY WAS PREPARED IN CONFORMANCE WITH THE TECHNICAL STANDARDS OF PRACTICE SURVEYING IN GEORGIA AS SET FORTH IN CHAPTER 1847 OF THE RULES OF GEORGIA BOARD OF REGISTRATION FOR PROFESSIONAL ENGINEERS AND LAND SURVEYORS AND AS SET FORTH IN GEORGIA PLAT ACT O.C.G.A. 15-8-47, 15-8-48, 15-8-49, 15-8-50, 15-8-51, 15-8-52, 15-8-53, 15-8-54, 15-8-55, 15-8-56, 15-8-57, 15-8-58, 15-8-59, 15-8-60, 15-8-61, 15-8-62, 15-8-63, 15-8-64, 15-8-65, 15-8-66, 15-8-67, 15-8-68, 15-8-69, 15-8-70, 15-8-71, 15-8-72, 15-8-73, 15-8-74, 15-8-75, 15-8-76, 15-8-77, 15-8-78, 15-8-79, 15-8-80, 15-8-81, 15-8-82, 15-8-83, 15-8-84, 15-8-85, 15-8-86, 15-8-87, 15-8-88, 15-8-89, 15-8-90, 15-8-91, 15-8-92, 15-8-93, 15-8-94, 15-8-95, 15-8-96, 15-8-97, 15-8-98, 15-8-99, 15-8-100.

PROPERTY OWNER ACKNOWLEDGES THAT ANY SURVEY SYSTEMS CONFORM TO ALL SURVEY REGULATIONS. THE APPROVAL OF THIS PLAT DOES NOT GUARANTEE THAT THE DAWSON COUNTY HEALTH DEPARTMENT WILL ISSUE A PUBLIC SYSTEM PERMIT.

DATE OF SURVEY: DECEMBER 6-12, 2019

THE FIELD DATA UPON WHICH THIS PLAT IS BASED HAS A CLOSURE PROVISION OF ONE FOOT IN 58,812 FEET AN ANGULAR ERROR OF 0.0 SECONDS PER ANGLE POINT, AND WAS ADJUSTED USING THE LEAST SQUARES METHOD. THIS PLAT HAS BEEN CALCULATED FOR CLOSURE AND IS FOUND TO BE ACCURATE TO WITHIN ONE FOOT IN 152,109 FEET.

BEARINGS SHOWN ARE BASED ON ANGLES TURNED FROM A SINGLE MAGNETIC OBSERVATION AND ARE SUBJECT TO FIELD CONDITIONS.

THE EQUIPMENT USED FOR ANGULAR AND DISTANCE MEASUREMENTS WAS A LEICA ROBOTIC TOTAL STATION, 1512.

THIS PROPERTY IS NOT LOCATED WITHIN THE 100-YEAR FLOOD HAZARD AREA AS PER FLOOD INSURANCE RATE MAP NO. 1308500022C, DATED 4-4-18.

NOTES & REFERENCES

- TAX MAP/PARCEL #093-020
- PARCEL IS ZONED HB
- SETBACKS:  
FRONT - 40 FEET  
SIDE - 20 FEET  
REAR - 20 FEET
- PLAT BOOK 35 PAGE 199
- PLAT BOOK 36 PAGE 211
- PLAT BOOK 70 PAGE 113

W/F CREEKSTONE LANE  
U/P/ 083-016  
DB 81, PG 58  
ZONED: R1

W/F GUNIER CIRCLE  
U/P/ 083-016  
DB 81, PG 58  
ZONED: R1

W/F PINE HOLLOW  
U/P/ 083-016  
DB 81, PG 58  
ZONED: R1

W/F CREEKSTONE LANE  
U/P/ 083-016  
DB 81, PG 58  
ZONED: R1

W/F GUNIER CIRCLE  
U/P/ 083-016  
DB 81, PG 58  
ZONED: R1

W/F PINE HOLLOW  
U/P/ 083-016  
DB 81, PG 58  
ZONED: R1

Curve	Radius	Length	Chord	Chord Bear.
C1	275.02'	256.52'	247.32'	S 80°11'24" W
C2	14.00'	18.69'	17.25'	N 35°03'04" W
C3	90.00'	141.67'	127.49'	N 42°06'32" W
C4	14.00'	18.11'	16.87'	N 50°09'20" W
C5	275.00'	79.73'	79.45'	N 04°47'57" W
C6	200.00'	21.64'	21.63'	N 00°24'23" E

SURVEY FOR:  
**PEACHTREE VILLAGE PARTNERS, LLC**

LOTS 34-38 HV COCHRAN S/D  
LAND LOT 437  
4TH DISTRICT  
1ST SECTION  
CITY OF DAWSONVILLE  
DAWSON COUNTY, GEORGIA  
PLAT DATE: DECEMBER 16, 2019  
REVISIONS: JANUARY 15, 2020 (NAME)

Course	Bearing	Distance
L1	N 56°44'08" E	45.11'
L2	N 79°57'42" E	30.01'
L3	N 80°29'32" E	40.87'
L4	S 80°27'51" W	62.80'

0 50 100 150  
GRAPHIC SCALE - 1"=50' - ONE INCH EQUALS FIFTY FEET

**McCLURE**  
SURVEYING, INC.  
2505 JOHNSON DRIVE - SUITE D  
CUMMING, GA 30040  
O: (470) 297-6592 O: (770) 889-0281  
NATHAN@MCCLURESURVEYING.COM


Surveyor's Certificate

It is hereby certified that all monuments and improvements shown herein actually exist except as otherwise indicated and that their locations, size, type, and material are correctly shown.

By: *Nathan M. McClure*  
Registered Georgia Land Surveyor No. 3086

OWNER INFO:  
2505 PIEDMONT ROAD  
ATLANTA, GA 30305

JOB NO. 19361

	<p><b>City of Dawsonville</b>                  415 Highway 53 East, Suite 100                  Dawsonville, GA 30534                  (706) 265-3256</p>	<p><b>Zoning Amendment Application</b>  <span style="font-size: 1.5em; color: blue;">C24 00135</span></p>
---	--	---

Application#: \_\_\_\_\_  
 Applicant Name(s): Christopher C. Sipos  
 Address: 3165 Park Chase City: Alpharetta, GA Zip: 30022  
 Cell Phone: \_\_\_\_\_ Email: \_\_\_\_\_  
 Signature(s) \_\_\_\_\_ Date \_\_\_\_\_

Property Address: 39 Creekstone Lane  
 Directions to Property from City Hall: Right on Hwy-53-0.5 Mi. to traffic round-a-bout at Old Courthouse; take Hwy-53-W for 0.6 Mi. to Creekstone Lane on Left; turn into S/D; 3.3 Ac. Parcel along Left

Tax Map Parcel #: 083-020 Current Zoning: PUD  
 Land Lot(s): 34, 35, 36, 37 & 38 District: Dawsonville-02 Section: \_\_\_\_\_  
 Subdivision Name: H V Cochran S/D Lot# \_\_\_\_\_  
 Acres: 3.347 Current use of property: VACANT  
 Has a past request of Rezone of this property been made before? NO If yes, provide ZA# \_\_\_\_\_

**The applicant request:**  
 Rezoning to Zoning category: N/A Conditional Use permit for: Comm'l Site-specific Use Plan  
 Proposed use of property if rezoned: 4-Phase; 16 Rental Flex-Offices with work space & Inventory Storage  
 Residential #of lots proposed: N/A Minimum lot size proposed N/A (Include Conceptual Plan)  
 Amenity area proposed N/A, if yes, what \_\_\_\_\_  
 If Commercial: total building area proposed: 20,000 sq ft in 4-Bldgs (Include Conceptual Plan) YES  
 Utilities:(utilities readily available at the road frontage):  Water  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) 2-Access Points - from  
 Roadname: Creekstone Lane and Creekview Lane Type of Surface: Asphalt + Curbs, Walks & Drains

- ◆ 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.

X Christopher C Sipos dotloop verified 06/04/24 10:02 AM EDT DBBE-GGEN-WGT5-QNPA 06/04/2024  
 \_\_\_\_\_  
 Signature of Applicant Date

<b>Office Use Only</b>	
Date Completed Application Rec'd: <u>06.05.24</u>	Amount Paid: \$ <u>500</u> CK <u>20</u> Cash CC
Date of Planning Commission Meeting: <u>07.08.24</u>	Dates Advertised:
Date of City Council Meeting: <u>07.15.2024</u>	Rescheduled for next Meeting:
Date of City Council Meeting: <u>08.05.2024</u>	Approved by City Council: YES NO
Approved by Planning Commission: YES NO	Postponed: YES NO Date:

RECEIVED

JUN 05 2024

BY Slans

**Property Owner Authorization**

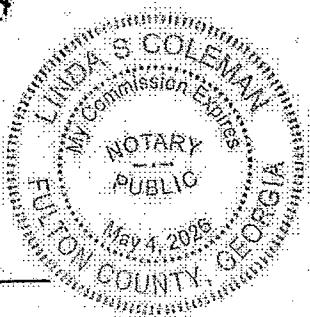
I / We Peachtree Village Partners, LLC hereby swear that I / we own the property located at (fill in address and/or tax map & parcel #) Parcel 083-020 as shown in the tax maps and/or deed records of Dawson County, Georgia, and which parcel will be affected by the request.

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 Peachtree Village Partners, LLC by: Allen Frisem  
Signature of Applicant or Agent [Signature] Date 5/31/24  
Mailing Address 2905 Piedmont Ave. Suite A  
City Atlanta State GA Zip 30305

Sworn and subscribed before me on this  
31 day of May 2024

[Signature]  
Notary Public, State of Georgia



My Commission Expires: 05/04/2026

Notary Seal

July 1, 2024

To: City of Dawsonville, Ga; Planning and Zoning Department

## PUD AMENDMENT -- LETTER OF INTENT

PROJECT: "DAWSON OLDE TOWNE OFFICE PARK"

3.3 Acs; located at 39 Creekstone Lane and Creekview Lane, City of Dawsonville, GA

Thank you for reading and for considering the approval of this Amendment to the PUD for the Creekstone S/D...

The portion of the S/D that we are addressing today is the "Commercial Outparcel" as noted in the recorded Plat: in Book-70 and Pg-115 and recorded on Sept 22, 2006...

We are before you today to state the intended "Site Specific" use and to Amend the existing PUD for the purposes of Developing and Constructing a 4-Phased project consisting of 16 Rental Units of 1,250 sq ft each, of the Flex-Office Spaces which include their interior work areas along with inventory storage; located in 4- buildings per the submitted Concept Plan ...

As you may note, the Future "Commercial Use" shown; was planned and approved along with the Original Residential Phases of this PUD and our submittal now is for the approval of the required "Site Specific" Concept Plan...

Accordingly, this "Flex-Office Park Commercial use" is Grandfathered in; on the existing Creekstone S/D 's PUD; based on the "Original Plat" for the Creekstone F.K.A. Flat Creek Plat, PUD dated 11-19-2004

Also, you can see, this present layout is for 4-smaller buildings as opposed to a Typical Longer style Retail "Strip Center" with each of these smaller units having only 1,250 sq. ft. of leasable space. As the Project fill-up; we will consider on-site-management...

So, what will the Creekstone residents see as they either enter or leave the S/D??? Well, pretty much what they see now; a fenced, tree lined property with some additional back-up landscaping, as required by the City of Dawsonville Regulations...

As to the Architectural Details for the buildings are intended to blend with the landscape: as the Front Entrance elevations will each have a Storefront door and a large fixed glass window; and will also include; Dry-Stacked Stone Columns, with Dry Stacked Stone located up to 3-ft of height from sidewalk to window sills; that along with Horizontal Hardie Siding for the balance of the fronts; in keeping with the S/D styles...

While the End elevations of the buildings and the rear elevations will have Vertical Steel Panels (Leaf Green in Color) and the Standing Seam roof panels are to be (White in color) ...

DAWSON OLDE TOWNE OFFICE PARK; 39 Creekstone Lane & Creekview Lane

We do expect that we will see our interested parties upon the commencement of Advertising and Pre-Leasing portions of the Project...

We hope that the City will see this project as a Business Incubator as well as an inexpensive location for many small Start-up Businesses who cannot afford the larger available commercial spaces...

We welcome established businesses also, who require a place for their Secretarial and Bookkeeping work to be done and they can keep the supplies of their trades on-hand... The uses are only limited by the City's issuances of Business licenses...

Thank you for your time and consideration of this Amendment to the PUD...

Respectfully submitted,

Christopher C. Sipos; Applicant

EXHIBIT "A"

Legal Description

All that tract or parcel of land lying and being in Land Lot 437 of the 4th District, First Section, Dawson County, Georgia, City of Dawsonville, and being Tract 2B containing 0.8063 acres and Tract 1B containing 2.5410 acres as shown on that certain plat of survey for SBW Development Company by John B. Stubblefield, Georgia Registered Land Surveyor No. 2599, dated June 14, 2006 and being more particularly described as follows:

Beginning at an iron pin set at the intersection of the southerly right of way of State Route 53 (60 foot R/W) and the westerly right of way of Moon Drive (30 foot right of way not open); from said point of beginning running thence South 01 degrees, 46 minutes 58 seconds West a distance of 201.98 feet to a point; running thence North 79 degrees, 59 minutes 53 seconds East a distance of 30.04 feet to a one-inch bar disturbed; running thence North 81 degrees, 33 minutes 28 seconds East a distance of 99.72 feet to a one-half inch rebar found; running thence North 80 degrees, 28 minutes 11 seconds East a distance of 41.02 feet to a one-half inch square rod; running thence South 00 degrees, 34 minutes 27 seconds West a distance of 209.98 feet to a one-half inch square rod; running thence South 02 degrees, 45 minutes 29 seconds East a distance of 117.68 feet to a point; running thence an arc distance of 256.42 feet to a point, said arc being subtended by a chord bearing South 80 degrees, 11 minutes 59 seconds West and having a chord distance of 247.23 feet; running thence an arc distance of 18.59 feet to a point, said arc being subtended by a chord bearing North 35 degrees, 03 minutes 02 seconds West and having a chord distance of 17.25 feet; running thence an arc distance of 141.68 feet to a point, said arc being subtended by a chord bearing North 42 degrees, 06 minutes 35 seconds West and having a chord distance of 127.49 feet; running thence an arc distance of 18.11 feet to a point, said arc being subtended by a chord bearing North 50 degrees, 09 minutes 20 seconds West and having a chord distance of 16.87 feet; running thence an arc distance of 79.73 feet to a point, said arc being subtended by a chord bearing North 04 degrees, 47 minutes 57 seconds West and having a chord distance of 79.45 feet; running thence North 03 degrees, 30 minutes 22 seconds East a distance of 116.15 feet to a point; running thence North 03 degrees, 30 minutes 22 seconds East a distance of 162.71 feet to a point; running thence an arc distance of 21.64 feet to a point, said arc being subtended by a chord bearing North 00 degrees, 24 minutes 23 seconds East and having a chord distance of 21.63 feet; running thence North 56 degrees, 44 minutes 06 seconds East a distance of 45.11 feet to a point on the southerly right of way of State Route 53; running thence along said right of way of State Route 53 North 81 degrees, 09 minutes 45 seconds East a distance of 139.41 feet to the point of beginning.



# COVER SHEET

ZSP – C-240013539 – 39 Creekstone Lane, Dawsonville, GA

PROJECT LOCATION -- I.D. -- 083 020

## “DAWSON OLDE TOWNE OFFICE PARK”

“COMMENTS and RESPONSES”; Submitted for Consideration

to the Mayor; The City Commission; and

to the Planning Staff and Planning Commission

As concerns Public Hearing comments – July 8, 2024

Developer: Mr. Christopher Sipos

DAWSON OLDE TOWNE OFFICE PARK – I.D. -- 083 020  
39 Creekstone Lane, Dawsonville, GA – ZSP – C-2400135

COMMENTS and RESPONSES as concerns Public Hearing – July 8, 2024

Thank you for the opportunity to offer the outcomes of our work on the issues that were brought-up during that Public Meeting...

The #3 Bus Stop Location at the Southern End of the Proposed “Office Park” and the Route for the pick-up and return of our students... There are 3-locations within the Creekstone S/D and the #3-Stop has always been located at the Southern end of the 3.347 Acs of the Proposed Office Park, ...

Solution: was from Ms. P.J., Director of Transportation for the Bussing System: and based upon a copy of the “Route Map” provided indicating the 3-bus-stops, in particular #3; then, Ms. P.J. saw an immediate solution that: did not interrupt her Routing and also provided the children with the same level of safety as the original location...

She offered that the Children could assemble across the street (Creekview Lane) on the sidewalk and/or in the parking lot for the Swimming Pool... See Routing Map attached... She also said that had we not brought this to her attention; her drivers would have reported the Commencement of Construction for the Office Park and would have suggested the new Pick-up location across the street...

Please note that the Elementary aged children must have a parent or guardian with them at all times; until they are safely on and off the bus; further, all pick-ups are completed by 8:00 A M...

Residents were never made aware, prior to Purchasing a home in the Creekstone S/D, that the Vacant parcel all along the Eastern R.O.W. of Creekstone Lane; the entrance to the S/D was established and approved as a “Future Commercial Outparcel” for 60,000 sq. ft. for a “Future Commercial Strip Center”; which is a customary Convenience for the then Future Residents of the 2004 approved PUD...(Current application for 20,000 only)

Solution: Said Customary Commercial Outparcel, in the Approved PUD, is further explained in the “Attached - Comments to the Mayor, City Council and Planning Commission Members” that was written by Mr. Ron Haynie, Planning Director... Please consider that this portion of the PUD is zoned and will be utilized by someone as it is zoned; as Commercial Property...

Pg-2 DAWSON OLDE TOWNE OFFICE PARK; Comments n Responses

Project Lighting; Types, Intensity and Orientation: Apparently, the Original Developer/Builder installed High Intensity Yellow Lighting along the main streets and many of those early homeowners had to utilized some form of “Block-out” window treatments; as the rooms facing the streets were illuminated all night long...

Solution: the Office Park Project will utilize, “Low Intensity, Solar, LED, fixtures that will be directed onto and into the property; and that can be adjusted should they bother any resident...

There was concerns about the ingress and egress for the Project that could impact the Traffic load on Creekstone Lane; and that the heavy construction trucks would damage the road surface...

Solution: The City has reviewed and stamped the survey for the project; which Survey has been recorded in the County records, and which Survey lays-out the two Platted and existing Curb Cuts: one along Creekstone Lane and the second along Creekview Lane at the Round-a-bout; which review, approval and Recording was according to the Regulations for the Proposed use of the parcel...

The Road Surface, by observation, has been in service for Prox. 20-yrs and has had continuous heavy vehicle use, regularly as the project has been developed and the homes have been constructed... There is no expectation that the Road Surface will break down now; even with the gradual completion of Phase-II on Brookstone Trail and the upcoming Development and construction of Phase-III for those 27 Town Homes; on Creekview Lane...

Alleviation of some of the traffic load from Creekstone Lane at Hwy-53 W. could be accomplished by the opening of the existing roadway access point along the Eastern R.O.W. of Brookstone Trail at the Cul-de-sac for the Western end of Stegall Place...

The question of why could the Project not apply and obtain a GDOT Permit to access Hwy-53 W, from the north end of the parcel...

GDOT has apparently previously declined to issue a Permit even for a Deceleration Lane for the entrance to the Main Creekstone S/D; and that is another reason to pursue the available Emergency Vehicle access point at the Western End of Stegall Place...

Questions on the Landscaping and appearance of the Completed Project:

Solution: We invite all members of the Planning Commission, City Commission and others to drive out to the Project and notice the Stacked Stone details at the Entrance as well as the decorative Fencing with Mature trees along the Easterly side of the Creekstone Lane R.O.W. ...

Now the developer will be adding other Landscape treatments to the project as required by the City's Regulations; and the Project's new trees will be strategically placed on-site and in between the existing mature trees to form somewhat of a visual barrier to the Office Park... Also, the Offices will have Stacked Stone Columns and knee walls with Hardie Cement Horizontal Siding as their finished facades; Architectural Plans to follow...

Further, it has already been advised by the Planning Dept. that the buildings are to be Earth Tones that will blend-in with the character of the S/D; and we will be utilizing the Color Pallets and Paint store that have been approved by the S/D's HOA.....

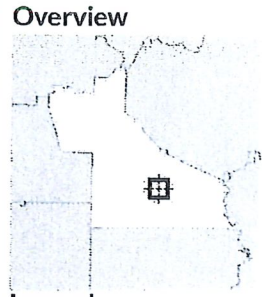
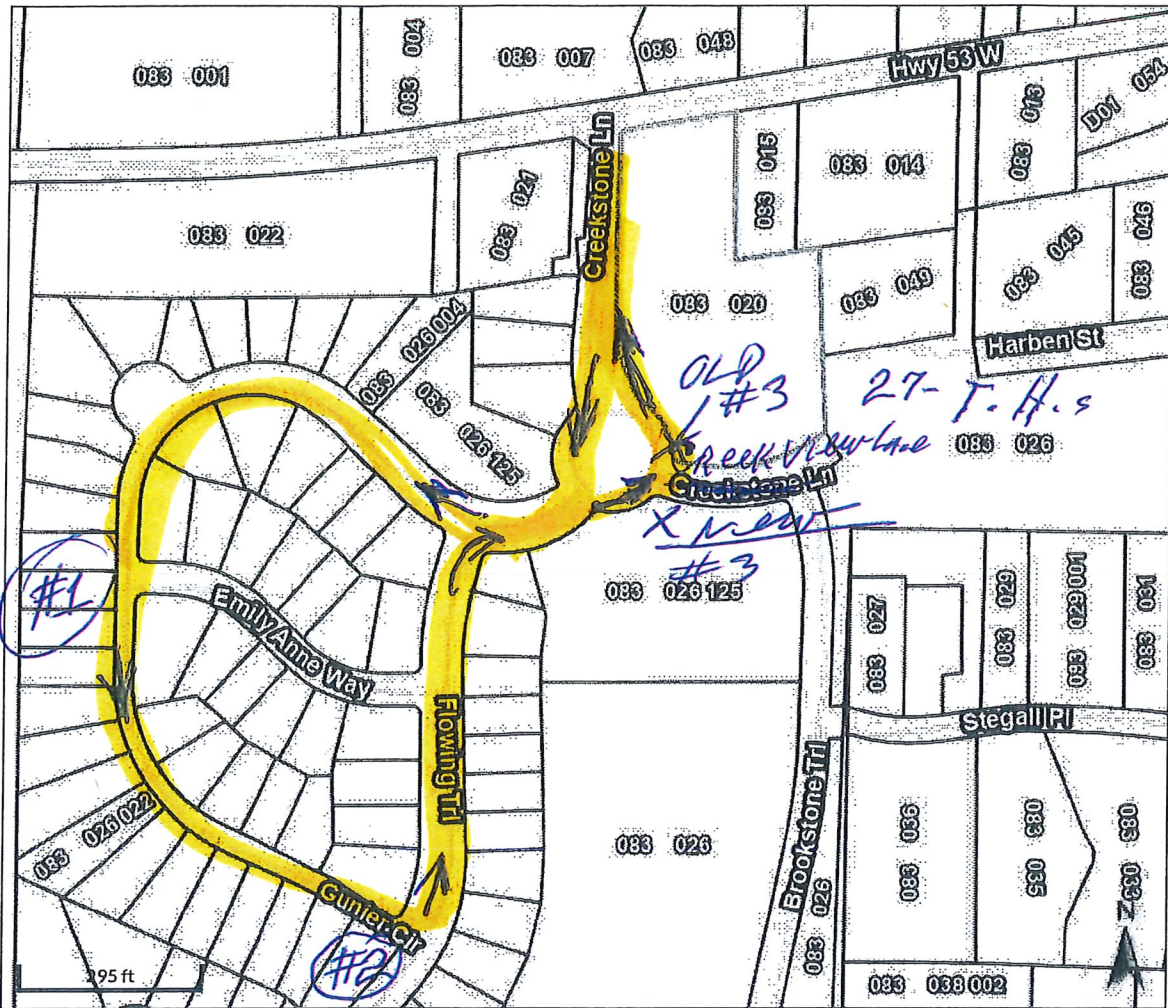
Should anyone have any additional questions; please advise, that we may have an opportunity to provide the answers: [terrence@bgelitehomes.com](mailto:terrence@bgelitehomes.com) or TEXT to- 706-429-6255 – Your email and/or call will be returned as quickly as possible

Respectfully submitted; for your Consideration...

Attachments;

1. Map of the Bus stop locations with #3-Old and #3 new; indicated...
2. Original S/D Plat of the PUD that states the "Commercial Out Parcel"
3. Stamped and recorded Survey of the subject "Commercial Out Parcel.
4. "Site Specific Plan", as required, by Regulations for the 16-units...
5. Planning Director's Comments to: "the Mayor, City Council and Planning Commission" ...

cc: John Walden, Mayor; Caleb Phillips, Council Memb. -Post 1; Wm. Ilig, Council Memb. -Post 2; Sandy Sawyer Council Memb.; Mark French, Council Memb. -Post 4; Ron Haynie, Planning Dir.; Planning Commission: Josh Nicols, Post-2; Ashley Stephenson, Post-4; Randy Davis, At Large



Legend  
□ Parcels

(EXHIBIT - #1)

Parcel ID: 083 020  
Alt ID: 5836  
Owner: PEACHTREE VILLAGE PARTNERS, LLC  
Assessed Value: \$108000

Date created: 7/28/2024  
Last Data Uploaded: 7/27/2024 10:07:28 PM

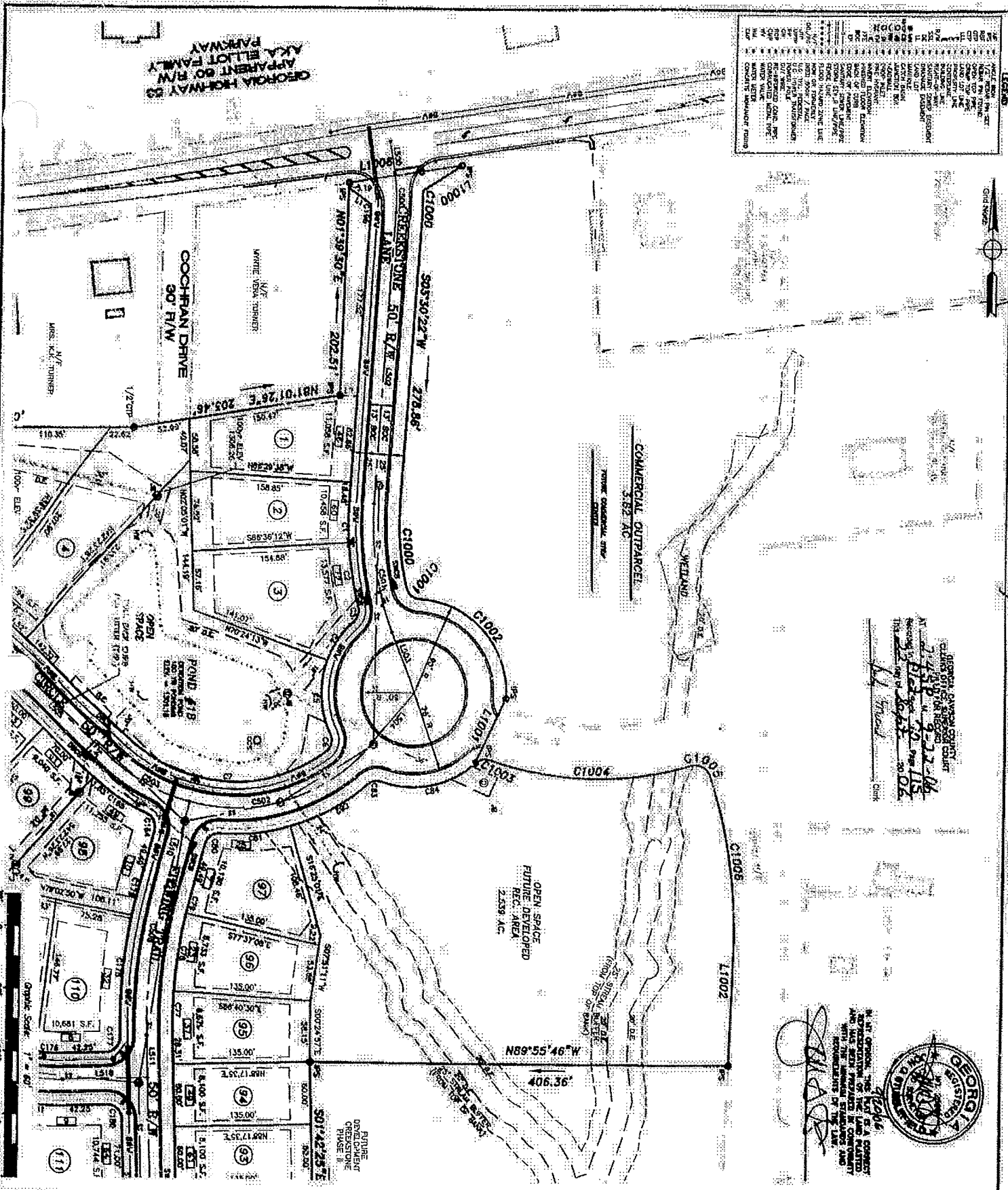
Developed by  Schneider  
GEO SPATIAL

School Bus (3-stops)

**LEGEND**

1/2" = 1' SCALE	1/4" = 1' SCALE
2" = 1' SCALE	1/8" = 1' SCALE
3" = 1' SCALE	3/16" = 1' SCALE
4" = 1' SCALE	1/4" = 1' SCALE
5" = 1' SCALE	5/16" = 1' SCALE
6" = 1' SCALE	3/8" = 1' SCALE
8" = 1' SCALE	1/2" = 1' SCALE
10" = 1' SCALE	5/8" = 1' SCALE
12" = 1' SCALE	3/4" = 1' SCALE
15" = 1' SCALE	7/8" = 1' SCALE
20" = 1' SCALE	1" = 1' SCALE
25" = 1' SCALE	1 1/4" = 1' SCALE
30" = 1' SCALE	1 1/2" = 1' SCALE
36" = 1' SCALE	1 3/4" = 1' SCALE
42" = 1' SCALE	1 7/8" = 1' SCALE
48" = 1' SCALE	2" = 1' SCALE
54" = 1' SCALE	2 1/4" = 1' SCALE
60" = 1' SCALE	2 1/2" = 1' SCALE
72" = 1' SCALE	3" = 1' SCALE
84" = 1' SCALE	3 1/2" = 1' SCALE
96" = 1' SCALE	4" = 1' SCALE
108" = 1' SCALE	4 1/2" = 1' SCALE
120" = 1' SCALE	5" = 1' SCALE

(E 24113.7-2)



CLARENCE PATRICK SMITH  
 24113.7-2  
 2/22/18  
 2:58 PM  
 2/22/18  
 2:58 PM

IN THE COUNTY OF DEKALB, GEORGIA, I, CLARENCE PATRICK SMITH, a duly qualified and licensed professional engineer, do hereby certify that the above is a true and correct copy of the original as shown to me by the applicant.



<p><b>2 of 6</b></p>	<p>DATE: _____</p>	<p>PROJECT INFORMATION:</p> <p>OWNER: _____</p> <p>DESIGNER: _____</p> <p>SCALE: _____</p>	<p>TITLE: _____</p>	<p>PROJECT NAME:</p> <p><b>CREEKSTONE PHASE I</b></p> <p><b>FLAT CRACK TRACT</b></p>	<p>PREPARED FOR:</p> <p><b>SBW DEVELOPMENT COMPANY, LLC</b></p> <p><b>91 WEST HIGHTOWER DR</b></p> <p><b>DANVILLE, GA 30534</b></p> <p><b>24 HR CONTACT</b></p> <p><b>MR. GLEN HORNE</b></p> <p><b>(706) 216-1228</b></p>	<p>5974 BRISTOL INDUSTRIAL WAY</p> <p>SUITE A</p> <p>BURCH, GEORGIA 30518</p> <p>(770) 271-2888</p>
	<p>DATE: _____</p>	<p>DATE: _____</p>	<p>DATE: _____</p>	<p>DATE: _____</p>	<p>DATE: _____</p>	<p>DATE: _____</p>

**TOTAL = 3.347 ACRES**  
145,783.826 SQUARE FEET

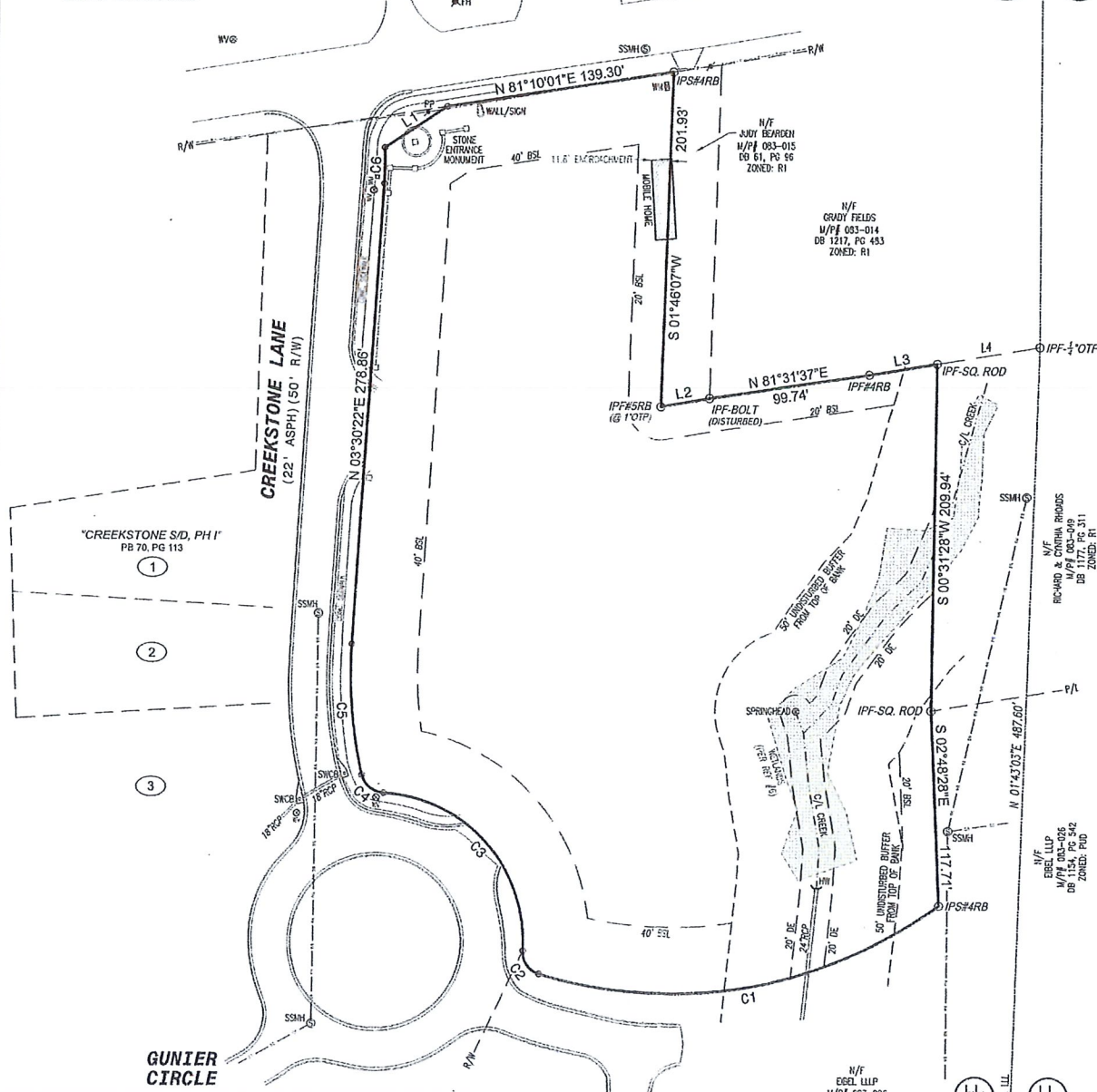
APPROVED  
CITY OF DAWSONVILLE  
JUN 04 2021  
FOR RECORDING



- LEGEND**
- BOC = BACK OF CURB
  - BSL = BUILDING SETBACK LINE
  - P/L = PROPERTY LINE
  - R/W = RIGHT OF WAY
  - LL = LAND LOT
  - LLL = LAND LOT LINE
  - N/W = NOW OR FORMERLY
  - M/P/F = TAX MAP / PARCEL NO.
  - FOR = POINT OF BEGINNING
  - NTS = NOT TO SCALE
  - IF = IRON PIN FOUND
  - IFS = IRON PIN SET
  - COR MON = USCOSE MONUMENT
  - RS = REBAR
  - CTP = CRAMP TOP PIPE
  - OTF = OPEN TOP PIPE
  - SO ROD = SOLID ROD
  - AF = ANGLE IRON FOUND
  - CMP = CORRUGATED METAL PIPE
  - RF = REINFORCED CONC. PIPE
- LEGEND**
- WM = WATER METER
  - WV = WATER VALVE
  - FP = FINDER POLE
  - LP = LIGHT POLE
  - SP = SERVICE POLE
  - FBX = FIBER BOX
  - U/C = UNDERGROUND
  - C.O. = CEMENT CLEAN-OUT
  - MB = MAILBOX
  - SS = SANITARY SEWER
  - MS = MAIN SEWER
  - FTE = FINISHED FLOOR ELEV
  - FN = FIRE HYDRANT
  - = GAS LINE
  - = POWER LINE
  - SS--- = SANITARY SEWER LINE
  - FM--- = SANITARY FORCE MAIN
  - T--- = TELEPHONE LINE
  - W--- = WATER LINE
  - X--- = FENCE LINE

GEORGIA HWY 53  
(ASPH VARIES) (60' R/W)

THIS BLOCK RESERVED FOR THE CLERK OF SUPERIOR COURT



THIS SURVEY AND ITS PRESENT DOES NOT CONSTITUTE A TITLE SEARCH OR TITLE OPINION BY MCCLURE SURVEYING, INC. AS LAND SURVEYORS. ALL DATA USED FOR THE LOCATION OF PROPERTY LINES, EASEMENTS, ADJOINING INTERESTS, ETC. WAS OBTAINED FROM PUBLIC RECORDS, THE CLIENT, OR OTHER SOURCES AS REFERENCED. NO ABSTRACT OF TITLE OR TITLE COMMITMENT, NOR RESULTS OF TITLE SEARCHES WERE PROVIDED TO THE SURVEYOR, UNLESS OTHERWISE NOTED. OTHER DOCUMENTS OR SITUATIONS MAY EXIST THAT WOULD AFFECT THIS PROPERTY, AS WITH ANY LAND TRANSACTION, A TITLE SEARCH AND CERTIFICATE IS RECOMMENDED IN CONNECTION WITH THIS SURVEY, OR YOU MUST CONSULT A COMPETENT TITLE ATTORNEY.

THIS SURVEY WAS PREPARED IN CONFORMITY WITH THE TECHNICAL STANDARDS OF PROPERTY SURVEYS IN GEORGIA AS SET FORTH IN CHAPTER 180-7 OF THE RULES OF GEORGIA BOARD OF REGISTRATION FOR PROFESSIONAL ENGINEERS AND LAND SURVEYORS AND AS SET FORTH IN GEORGIA PLAT ACT O.C.G.A. 15-6-67. AUTHORITY O.C.G.A. SECS 15-6-67, 43-15-4, 43-15-8, 43-15-19, 43-15-22.

PROPERTY OWNER ACKNOWLEDGES THAT ANY SEPTIC SYSTEMS CONFORM TO ALL SEPTIC REQUIREMENTS. APPROVAL OF PLAT DOES NOT SUBSTITUTE THAT THE DAWSON COUNTY HEALTH DEPARTMENT WILL ISSUE A SEPTIC SYSTEM PERMIT.

DATE OF SURVEY: DECEMBER 6-12, 2019

THE FIELD DATA UPON WHICH THIS PLAT IS BASED HAS A CLOSURE PRECISION OF ONE FOOT IN 69,812 FEET AN ANGULAR ERROR OF 00 SECONDS PER ANGLE POINT, AND WAS ADJUSTED USING THE LEAST SQUARES METHOD. THIS PLAT HAS BEEN CALCULATED FOR CLOSURE AND IS FOUND TO BE ACCURATE TO WITHIN ONE FOOT IN 162,109 FEET.

BEARINGS SHOWN ARE BASED ON ANGLES TURNED FROM A SINGLE MAGNETIC OBSERVATION AND ARE SUBJECT TO FIELD CONDITIONS.

THE EQUIPMENT USED FOR ANGULAR AND DISTANCE MEASUREMENTS WAS A LEICA ROBOTIC TOTAL STATION, TS12.

THIS PROPERTY IS NOT LOCATED WITHIN THE 100-YEAR FLOOD HAZARD AREA AS PER FLOOD INSURANCE RATE MAP NO. 130500020C, DATED 4-4-18.

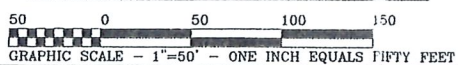
- NOTES & REFERENCES**
- TAX MAP/PARCEL #083-020
  - PARCEL IS ZONED HB
  - SETBACKS  
FRONT - 40 FEET  
SIDE - 20 FEET  
REAR - 20 FEET
  - PLAT BOOK 35 PAGE 199
  - PLAT BOOK 36 PAGE 211
  - PLAT BOOK 70 PAGE 113

Curve	Radius	Length	Chord	Chord Bear.
C1	275.02'	256.52'	247.32'	S 80°11'24" W
C2	14.00'	18.59'	17.25'	N 35°03'04" W
C3	90.00'	141.67'	127.49'	N 42°06'32" W
C4	14.00'	18.11'	16.87'	N 50°09'20" W
C5	275.00'	79.73'	79.45'	N 04°47'57" W
C6	200.00'	21.64'	21.63'	N 00°24'23" E

SURVEY FOR:  
**PEACHTREE VILLAGE PARTNERS, LLC**

LOTS 34-38 HV COCHRAN S/D  
LAND LOT 437  
4TH DISTRICT  
1ST SECTION  
CITY OF DAWSONVILLE  
DAWSON COUNTY, GEORGIA  
PLAT DATE: DECEMBER 16, 2019  
REVISIONS: JANUARY 15, 2020 (NAME)

Course	Bearing	Distance
L1	N 56°44'06" E	45.11'
L2	N 79°57'42" E	30.01'
L3	N 80°29'32" E	40.87'
L4	S 80°27'51" W	62.80'



**McCLURE**  
SURVEYING, INC.  
2505 JOHNSON DRIVE - SUITE D  
CUMMING, GA 30040  
O: (470) 297-5592 O: (770) 889-0281  
NATHAN@MCCLURESURVEYING.COM

**Surveyor's Certificate**  
It is hereby certified that all monuments and improvements shown hereon actually exist except as otherwise indicated and that their locations, size, type, and material are correctly shown.  
By: *Nathan M. McClure*

Registered Georgia Land Surveyor No. 30936  
OWNER INFO:  
2905 PIEDMONT ROAD  
ATLANTA, GA 30305

**JOB NO. 19361**

ERK 11 B, T - #3

ERK, R.T - #4

# CONCEPTUAL LAYOUT FOR: DAWSON OLDE TOWNE OFFICE PARK LAND LOT 437 4TH DISTRICT, 1ST SECTION CITY OF DAWSONVILLE DAWSON COUNTY, GEORGIA

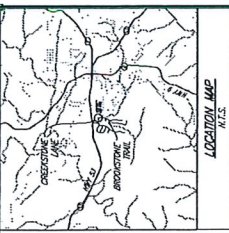
PROJECT NO. 24-234  
SHEET NO. 1 of 1

DATE: 07/20/2019  
DRAWN BY: JMT  
CHECKED BY: RSH  
LAND USE: 437  
SECTION: 4th  
DISTRICT: 4th  
COUNTY: DAWSONVILLE  
CITY: DAWSONVILLE  
STATE: GEORGIA

DESIGNER: DAVIS DAVIS  
24 THAMSWORTH AVE  
DANVILLE, GA 30511  
WWW.DAVISDAVIS.COM

ISSUED FOR REVIEW  
DATE: 5/29/2019

REVISION DATE: \_\_\_\_\_



**LOCATION MAP**  
SITE ADDRESS:  
39 CREEKVIEW LANE  
DANVILLE, GA 30534

OWNERS/DEVELOPERS/SELLER:  
CHRIS SIPOS  
3165 PARK CHASE  
ALPHARETTA, GA 30022

24-HOUR CONTACT:  
CHRIS SIPOS  
(404) 797-4383  
chris@sipos.com

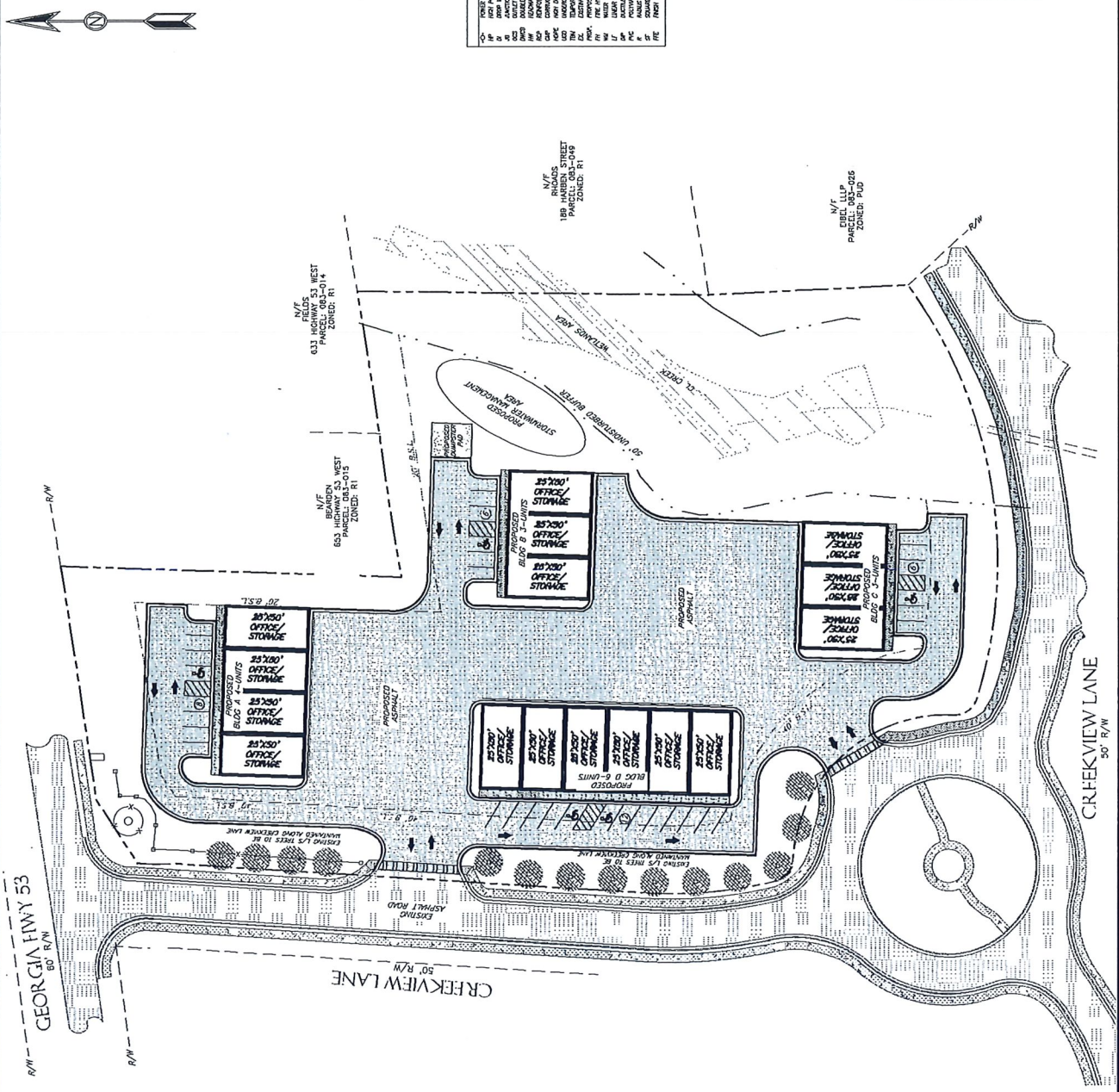
**LEGEND**

N/T	NOT TO SCALE
9	9' SIDE WALK
10	10' SIDE WALK
15	15' SIDE WALK
20	20' SIDE WALK
25	25' SIDE WALK
30	30' SIDE WALK
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**GEORGIA811**  
WWW.GEORGIA811.COM

IF ANY CONTACT, DISCREPANCIES OR ANY OTHER INFORMATION IS RECEIVED FROM THE CONTRACTOR REGARDING THE FIELD CONDITIONS, THE CONTRACTOR SHALL NOT COMMENCE CONSTRUCTION UNTIL THE CONTRACT DISCREPANCIES OR OTHER DISCREPANCIES ARE RESOLVED AND APPROVED BY THE OWNER.

GRAPHIC SCALE  
(IN FEET)  
1 inch = 50 ft.



**PROJECT DESCRIPTION:**  
THE PROPOSED DEVELOPMENT CONSISTS OF ADDING 16 OFFICE UNITS AND ALL REQUIRED IMPROVEMENTS.  
ADDRESS: 39 CREEKVIEW LANE, DANVILLE, GA 30534  
PARCEL: 082-014  
APPLICATOR: CITY OF DANVILLE

TOTAL AREA = 3.34 ACRES  
BOUNDARY FROM SURVEY FOR PARK PARTNERS, LLC BY MICHAEL SWINNEY, INC. DATED 12/18/2019  
EXISTING SITE CONDITIONS SHOWN HEREON ARE APPROXIMATE. FIELD REPERCUSSION IS REQUIRED PRIOR TO SITE DESIGN.

**ZONING INFORMATION:**  
CURRENT ZONING: R-10

**UTILITY INFORMATION:**  
WATER: CITY OF DANVILLE  
SEWER: CITY OF DANVILLE  
ELECTRIC: CALDWELL

**EXISTING CALCULATIONS:**  
PRIVATE ROADWAY: PROFESSIONAL REVIEW REQUIRED  
1.5' SIDE WALK FOR 25' OF CROSS FLOOR AREA  
HANDICAPPED PARKING REQUIREMENTS:  
6-12 HANDICAPPED SPACES REQUIRED  
EACH UNIT = 25120' (500 SF) OFFICE AREA PROPOSED WITH THE REMAINDER OF THE BUILDING BEING ALLOCATED FOR HANDICAPPED STORAGE:  
300 SF / 20 SF = 2 SPACES PER UNIT REQUIRED

BUILD A = 4 UNITS  
8 SPACES WITH 1 BEING H/C PROVIDED

BUILD B = 1 UNIT  
2 SPACES REQUIRED

BUILD C = 2 UNITS  
4 SPACES WITH 1 BEING H/C REQUIRED/PROVIDED

BUILD D = 2 UNITS  
4 SPACES WITH 1 BEING H/C REQUIRED/PROVIDED

BUILD E = 1 UNIT  
2 SPACES WITH 1 BEING H/C REQUIRED/PROVIDED

BUILD F = 2 UNITS  
4 SPACES WITH 1 BEING H/C REQUIRED/PROVIDED

BUILD G = 2 UNITS  
4 SPACES WITH 1 BEING H/C REQUIRED/PROVIDED

BUILD H = 2 UNITS  
4 SPACES WITH 1 BEING H/C REQUIRED/PROVIDED



Dear Mayor, City Council and Planning Commission members.

The residents of Creekstone subdivision represented several concerns regarding the pre-approved commercial aspect to their PUD community during the 07/08/2024 Planning Commission public hearing.

Below is a summary of **voiced concerns** and *possible solutions*.

- **Some residents believe that there should be no entrance or exit from the commercial portion of the development onto Creekstone Lane.** *The recorded plat for the commercial portion shows road connections with the commercial development at Creekstone Lane and at the roundabout for Creekstone Lane. The actual construction on site includes the road connections through curb cuts in the same locations. The PUD zoning ordinance encourages the commercial portion to be adjacent to a major thoroughfare without resulting in traffic through the residential portion of the development. While patrons of the commercial portion do have to drive past 3 residences to enter the business area, traffic is not required to go through the overwhelming majority of the residential portion. Some residents acknowledge that GDOT is likely not to allow for another entrance into the PUD from HWY 53.*
- **Residents voiced concern about children at play and getting on and off a school bus (bus stop).** *The bus route currently enters the residential portion of the development and makes two stops internally before heading back to the roundabout for its 3<sup>rd</sup> and last stop. There is the pool and*

Exhibit #5

*clubhouse parking lot at this same location which likely serves as a staging area where parents are continuously present until all children are on the bus.*

- **Residents had a low level of concern regarding an increase of traffic through the neighborhood.** *All business and commercial traffic during and post construction will be limited to the distance of Creekside Lane from Hwy 53 to the roundabout. The Public Works Director may be open to consider the existing option of connecting to Stegall which all indications confirm a viable option; any dissent on this option from the residents on Stegall may be allayed by providing road improvements and/or speed bumps.*
- **Residents voiced warranted concern over the 55 – 45 mph speed limit as you pass the subdivision entrance from the west on Hwy 53.** *Just prior reaching the subdivision entrance there is a road sign indication a speed reduction from 55 to 45. Average traffic speeds likely are in the 57 -50 mph range as vehicles pass the right turn onto Creekside Lane where there is no decel lane. It would be appropriate to request of GDOT that the speed limit be reduced prior to the subdivision entrance to 35 mph and until such a change may be facilitated perhaps GDOT would give permission for the City or developer to install a flashing yellow light indicating a congested intersection during morning and evening travel times.*

This is by no means an exhaustive representation of all concerns but instead is intended to present thoughts on some of the more consistently voiced concerns with the commercially zoned portion of this development.

It was impressive that so many Dawsonville residents thought so highly of their Creekstone community and desire to play an active

role in crafting the best possible outcome for the commercial development.

Please consider that this commercial component, as first approved in 2004, is intended to add to the quality and character of the existing residential component. Any PUD provides small business owners/entrepreneurs the opportunity to live and work within the same community. The PUD also provides for small retail, convenience and mercantile occupancies to serve the integral residential component therefor offering an occasional opportunity to walk or ride a bike to a neighborhood business.

The PUD approved in 2004 states through ordinance that the commercial portion of the development shall meet the requirements and permitted uses of “Neighborhood Business”. The City Council approval stipulates additionally that the commercial component of this specific PUD meet the requirements and permitted uses of “Commercial Highway Business” which translates per today’s ordinance into “Highway Business”.

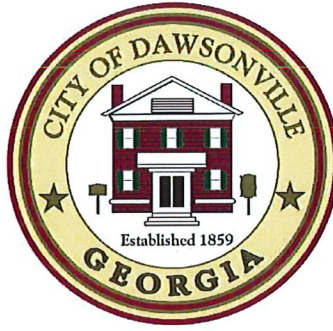
Please consider that the overwhelming majority of the uses permitted in Highway Business are likely not appropriate for the context of this specific commercial conceptual proposal provided by Chris Sipos at the July 8<sup>th</sup> PC hearing, while the majority of uses permitted in Neighborhood Business are more appropriate. This commercial portion was approved for up to 60,000 sf of space in 2004 and Mr. Sipos proposal is for 20,000.

Keep in mind that this hearing was tabled by the PC until 9/09/24 and CC will not vote until their meeting after that.

Any additional thoughts, comments or discussion on this subject is welcome.

**City Council:**

Caleb Phillips, Post 1  
William Illg, Post 2  
Sandy Sawyer, Post 3  
Mark French, Post 4



John Walden  
**Mayor**

Robert Bolz  
**City Manager**

Beverly Banister  
**City Clerk**

**Planning Commission:**

Randy Davis, Chairperson  
Vacant, Post 1  
Josh Nichols, Post 2  
Vacant, Post 3  
Ashley Stephenson, Post 4

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

Ron Haynie  
**Planning Director**  
Stacy Harris  
**Zoning Admin Assistant**

**PUBLIC NOTICE**

The following public hearings will be conducted by the City of Dawsonville Planning Commission at 5:30 p.m. and/or the City Council beginning at 5:00 p.m. respectively, on the dates indicated below. Public hearings are conducted in the Council Chambers on the second floor at City Hall located at 415 Highway 53 East, Dawsonville, Georgia 30534. The public is invited to participate.

.....

**ZSP C2400135:** Christopher Sipos has petitioned to amend the existing site plan; located at 39 Creekstone Lane (TMP 083 020). Public Hearing Dates: Planning Commission on Monday, July 8, 2024, and City Council postponed the public hearing until Monday, September 16, 2024. City Council for a decision on Monday, September 30, 2024.

If you wish to speak on the request(s), please contact City Hall for a Campaign Disclosure form. ***This form only needed if you have made campaign contributions in the amount of \$250 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 706-65-3256 at least two (2) business days prior to the meeting.*



DAWSONVILLE CITY COUNCIL  
EXECUTIVE SUMMARY FOR  
AGENDA ITEM # 10

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SUBJECT: RESOLUTION NO. R2024-03

CITY COUNCIL MEETING DATE: 09/30/2024

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

Funds Available from: \_\_\_\_\_ Annual Budget \_\_\_\_\_ Capital Budget Other \_\_\_\_\_

Budget Amendment Request from Reserve: \_\_\_\_\_ Enterprise Fund \_\_\_\_\_ General Fund

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PURPOSE FOR REQUEST: **SECOND READING AND CONSIDERATION TO ADOPT**

**RESOLUTION NO. R2024-03: RESOLUTION ENACTING A MORATORIUM FOR A PERIOD OF SIX MONTHS ON ALL RESIDENTIAL ZONING AND RE-ZONING APPLICATIONS WHILE THE CITY CONSIDERS CHANGES TO ITS ZONING ORDINANCE.**

**PUBLIC HEARING AND FIRST READING: SEPTEMBER 16, 2024;**

**SECOND READING AND CONSIDERATION TO ADOPT: SEPTEMBER 30, 2024.**

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HISTORY/ FACTS / ISSUES:

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OPTIONS:

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RECOMMENDED SAMPLE MOTION:

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REQUESTED BY: Kevin Tallant, City Attorney

**RESOLUTION NO. R2024-03**

**RESOLUTION ENACTING A MORATORIUM FOR A PERIOD OF SIX MONTHS  
ON ALL RESIDENTIAL ZONING AND RE-ZONINGS APPLICATIONS  
WHILE THE CITY CONSIDERS CHANGES TO ITS ZONING ORDINANCE**

**WHEREAS**, recent development trends in the City of Dawsonville (hereinafter referred to as "City") suggest that current trends for residential district use may not be adequately addressed by the current City Zoning Ordinance; and

**WHEREAS**, the City also provides certain services within the City, including but not limited to water and wastewater service, solid waste disposal, and through agreements with other entities public safety services, and the demand for such increases with additional development; and

**WHEREAS**, the City Council of Dawsonville, Georgia (hereinafter referred to as "Council") is vested with substantial powers, rights and functions to generally regulate the practice, conduct or use of property for the purposes of maintaining health, morals, safety, security, peace, and the general welfare of the City; and

**WHEREAS**, Georgia law recognizes that local governments may impose moratoria on zoning decisions, building permits, and other development approvals where exigent circumstances warrant the same, pursuant to the case law found at Taylor v. Shetzen, 212 Ga. 101, 90 S.E.2d 572 (1955); Lawson v. Macon, 214 Ga. 278, 104 S.E.2d 425 (1958); and most recently City of Roswell et al v. Outdoor Systems, Inc., 274 Ga. 130, 549 S.E.2d 90 (2001); and

**WHEREAS**, the Georgia Supreme Court, in the case of DeKalb County v. Townsend, 243 Ga. 80 (1979), held that, "To justify a moratorium, it must appear first, that the interests of the public generally, as distinguished from those of a particular class, require such interference; and second, that the means are reasonably necessary for the accomplishment of the purpose, and not unduly oppressive upon individuals." The Council has found that the interests of the public necessitate the enactment of a moratorium for health, safety, morals and general welfare purposes by means which are reasonable and not unduly oppressive; and

**WHEREAS**, the Council therefore considers it paramount that land use regulation continues in the most orderly and predictable fashion with the least amount of disturbance to landowners and to the citizens of the City. The Council has always had a strong interest in growth management so as to promote the traditional police power goals of health, safety, morals, aesthetics and the general welfare of the community; and in particular the lessening of congestion on City roads, security of the public from crime and other dangers, promotion of health and general welfare of its citizens, protection of the aesthetic qualities of the City including access to air and light, proper management and provision of water, waste water, solid waste, and similar services critical to public health, and facilitation of the adequate provision of transportation and other public requirements; and

**WHEREAS**, it is the belief of the Council that the concept of "public welfare" is broad and inclusive; that the values it represents are spiritual as well as physical, aesthetic as well as monetary; and that it is within the power of the Council "to determine that a community should be beautiful as well as healthy, spacious as well as clean, well balanced as well as carefully patrolled," Berman v. Parker, 348 U.S. 26, 75 S.Ct. 98 (1954). It is also the opinion of the Council that "general welfare" includes the valid public objectives of aesthetics, conservation of the value of existing lands and buildings within the City, making the most appropriate use of resources,

enhancing and protecting the economic well-being of the community, facilitating adequate provision of public services, and the preservation of the resources of the City; and

**WHEREAS**, the Council is, and has been interested in developing a cohesive and coherent policy regarding residential growth and zoning in the City, and has intended to promote community development through stability, predictability and balanced growth which will further the prosperity of the City as a whole; and

**WHEREAS**, the City is evaluating possible revisions to the City Zoning Ordinance and development regulations with respect to the regulation of residential development so as to address current development trends; and

**WHEREAS**, it is in the best interest of the citizens of the City to place a moratorium on the application and issuance of residential initial zonings and re-zonings until the review is completed.

**NOW THEREFORE, BE IT RESOLVED BY THE CITY COUNCIL OF DAWSONVILLE, GEORGIA**, in regular meeting assembled and pursuant to lawful authority thereof, as follows:

1. In order to adequately study said issues and any zoning ordinance amendments determined to be required, the Council finds as follows: the zoning ordinance and comprehensive land use plan require review as they relate to residential zones; substantial detriment and irreparable harm may result if revision of residential zoning ordinances is needed and not implemented; said review of the ordinance and plan requires that a cessation of limited duration of zoning and rezoning applications be implemented with regard to all residential developments; and it is necessary and in the public's interest to delay, for a reasonable and finite period of time, the acceptance or processing of any applications for such developments to ensure that the design, development, and location are consistent with the long-term planning objectives of the City.
2. There is hereby imposed a moratorium on the acceptance by the City of all zoning or rezoning applications for the development of residential developments as provided for under the zoning ordinance of the City.
3. The duration of this moratorium shall be until the City lifts the moratorium by vote of the City Council, or until March 1, 2025, whichever first occurs.
4. This moratorium shall have no effect upon rezonings occurring before the effective date of this Resolution. This moratorium is not a moratorium on development of properties already zoned in the City prior to the enactment of this Resolution.
5. It is hereby declared to be the intention of the Council that all sections, paragraphs, sentences, clauses and phrases of this Resolution are and were, upon their enactment, believed by the Council to be fully valid, enforceable and constitutional. It is hereby declared to be the intention of the Council that, to the greatest extent allowed by law, each and every section, paragraph, sentence, clause or phrase of this Resolution is severable from every other section, paragraph, sentence, clause or phrase therein. It is hereby further declared to be the intention of the Council, to the greatest extent allowed by law, no section, paragraph, sentence, clause or phrase of this Resolution is mutually

dependent upon any other section, paragraph, sentence, clause or phrase of this Resolution. In the event that any phrase, clause, sentence, paragraph or section of this Resolution shall, for any reason whatsoever, be declared invalid, unconstitutional or otherwise unenforceable by the valid judgment or decree of any court of competent jurisdiction, it is the express intent of the Council that such invalidity, unconstitutionality or unenforceability shall, to the greatest extent allowed by law, not render invalid, unconstitutional or otherwise unenforceable any of the remaining phrases, clauses, sentences, paragraphs or sections of the Resolution and that, to the greatest extent allowed by law, all remaining phrases, clauses, sentences, paragraphs and sections of the Resolution shall remain valid, constitutional, enforceable, and of full force and effect.

6. All Resolutions or parts of Resolutions in conflict with this Resolution are, to the extent of such conflict, hereby repealed.
7. The preamble of this Resolution shall be considered to be and is hereby incorporated by reference as if fully set out herein.

**SO ADOPTED AND RESOLVED** by the City Council of Dawsonville, Georgia, this \_\_\_\_ day of \_\_\_\_\_, 2024.

**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 TO BY:

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





DAWSONVILLE CITY COUNCIL  
EXECUTIVE SUMMARY FOR  
AGENDA ITEM # 11

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SUBJECT: CONSIDERATION OF TRANSFERRING GRANDDADDY MIMMS 2023 ALCOHOL LICENSE FEES TO THEIR 2024 FEES

CITY COUNCIL MEETING DATE: 09/30/2024

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

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 CONSIDER REQUEST FROM GRANDDADDY MIMMS TO TRANSFER THEIR 2023 ALCOHOL LICENSE FEES TO THEIR 2024 ALCOHOL LICENSE FEES**

**AMOUNT PAID IS \$2,100.00**

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HISTORY/ FACTS / ISSUES:

**GRANDDADDY MIMMS WAS NOT OPEN FOR BUSINESS AT ALL IN 2023; INSIDE WORK WAS NOT COMPLETED**

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OPTIONS:

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RECOMMENDED SAMPLE MOTION:

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REQUESTED BY: Bob Bolz, City Manager



**City of Dawsonville**  
 415 Hwy 53 E, Suite 100  
 Dawsonville, GA 30534

(706)265-3256

Payment Due Upon Receipt

<b>INVOICE #</b>
12400025

INVOICE DATE: 07/13/23

DUE DATE: 08/12/23

ACCOUNT ID: GRANDADDY MIMMS, LLC MEGAN KIMSEY PO BOX 2419 BLAIRSVILLE, GA 30514
---

LICENSE INFORMATION  
 LICENSE ID: L2400004  
 NAME: GRANDADDY MIMMS, LLC  
 LOCATION: 415 HIGHWAY 53 EAST

QUANTITY/UNIT	SERVICE ID	DESCRIPTION	UNIT PRICE	AMOUNT
		DISTILLERY W/ TSTG,PKG,& CKTLS		
1.0000/EA	AL-069	DISTILLERY W/TSTG,PKG,CKTLS	1,000.000000	1,000.00
1.0000/EA	AL-001	ADMIN FEE - ALCOHOLIC BEV LIC	100.000000	100.00
1.0000/EA	AL-067	BREWERY WITH TAP ROOM	1,000.000000	1,000.00
			TOTAL DUE:	\$ 2,100.00
		Prn Payment: 07/13/23 CK 3474		-2,100.00
			BALANCE:	\$ 0.00

**PAYMENT COUPON - PLEASE DETACH AND RETURN THIS PORTION ALONG WITH YOUR PAYMENT**

City of Dawsonville  
 415 Hwy 53 E, Suite 100  
 Dawsonville, GA 30534

INVOICE #: 12400025  
 DESCRIPTION: DISTILLERY W/ TSTG,PKG,& CKTLS  
 ACCOUNT ID:  
 DUE DATE: 08/12/23  
 TOTAL DUE: \$ 0.00

GRANDADDY MIMMS, LLC  
 MEGAN KIMSEY  
 PO BOX 2419  
 BLAIRSVILLE, GA 30514





**City of Dawsonville**  
 415 Highway 53 East Suite 100  
 Dawsonville, Georgia 30534  
 Phone: (706)203-4924  
 Email: [permit.tech@dawsonville-ga.gov](mailto:permit.tech@dawsonville-ga.gov)

## Alcohol License Application

**NAME:** Granddaddy Mimmis LLC **ADDRESS:** 415 Hwy 53E, Suite 130

NOTICE: Any false answer to any question could result in the denial of a license, or in the event a license is issued, in the revocation or suspension of the license. ✘

**TYPE OF LICENSE:**  RENEWAL \*\*  NEW

\* Applications for renewal must be filed **by November 20<sup>th</sup>** of each year or late fees of 20% will be assessed.

\*\* Renewal Applications received on or after January 1<sup>st</sup> shall be treated as if it is an initial application.

\*\*\* Please include ALL employee (server) permits with the application for applicable business.

The City MUST receive a copy of the **State of Georgia Alcoholic Beverage License**.

The City MUST receive a copy of the **Food Establishment License**. (As Applicable)

Administrative	Fee	Subtotal
Administrative/Investigative Fees:	\$100	REQUIRED ✓
<b>Type of Licenses:</b>	<b>Fee</b>	
<b>Manufacturing</b>		
Manufacturing: <input checked="" type="checkbox"/> Beer/Malt <input type="checkbox"/> Wine <input checked="" type="checkbox"/> Distilled Spirits	\$500 Each	<del>\$1,000</del>
<b>Wholesale Dealer</b>		
Wholesale Dealer: <input type="checkbox"/> Beer/Malt <input type="checkbox"/> Wine <input type="checkbox"/> Distilled Spirits (check all that apply)	\$500 Each	
<b>Restaurants (on premises consumption)</b>		
Consumption on premises: <input type="checkbox"/> Beer/Malt <input type="checkbox"/> Wine (check all that apply)	\$500 Each	ONLINE
Consumption on premises: <input type="checkbox"/> Distilled Spirits (check all that apply)	\$2,000	ONLINE
<b>Authorized Caterer: (restaurants that cater with alcohol are also required)</b>		
Consumption on catered premises: <input type="checkbox"/> Cater License (additional permit required per event)	\$500	ONLINE
<b>Liquor Stores / Gas Stations / Grocery Store (off premises consumption)</b>		
Package Dealers: <input type="checkbox"/> Beer <b>OR</b> <input type="checkbox"/> Wine (check only one)	\$1,000	ONLINE
Package Dealers: <input type="checkbox"/> Beer <b>AND</b> Wine	\$1,500	ONLINE
Package Dealers: <input type="checkbox"/> Distilled Spirits	\$3,000	ONLINE
Package Dealers: <input type="checkbox"/> Beer, Wine, and Distilled Spirits	\$4,000	ONLINE
<small>(For tasting permit please see: Alcohol Permit Application – must be applied/renewed with license)</small>		
<b>Additional License:</b>		
<input type="checkbox"/> Sports Club <input type="checkbox"/> Indoor Commercial Recreational Establishment <input type="checkbox"/> Performance Facility <input type="checkbox"/> Private Club	\$3000 Each	ONLINE
<input type="checkbox"/> Brewpub <input checked="" type="checkbox"/> Brewery with Taproom <input type="checkbox"/> Winery/Farm Winery with Tasting Room and Package Sales <input checked="" type="checkbox"/> Distillery with Cocktail Room and Package Sales	\$1,000 Each	2,000 ✓
<input type="checkbox"/> Hotel-Motel in Room Service <input type="checkbox"/> Mobile Food Vendor	\$500 Each	ONLINE
<b>Total:</b>		\$ 2,100.00 ✓

**BUSINESS INFORMATION:**

RECEIVED

JUL 07 2023

BY:



DAWSONVILLE CITY COUNCIL  
EXECUTIVE SUMMARY FOR  
AGENDA ITEM # 12

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SUBJECT: RATIFICATION OF DECLARATION OF EMERGENCY FOR HURRICANE  
HELENE

CITY COUNCIL MEETING DATE: 09/30/2024

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

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 RATIFY MAYOR WALDEN'S DECLARATION OF EMERGENCY FOR HURRICANE HELENE  
TO DETERMINE IF STAFF SHOULD BE PAID FOR TIME NOT WORKED WHEN THE CITY  
CLOSES DURING A DECLARATION OF EMERGENCY**

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HISTORY/ FACTS / ISSUES:

- STATE OF EMERGENCY DECLARED BY GOVERNOR KEMP FOR THE ENTIRE STATE OF GA
  - HURRICANE HELENE PREDICTED TO BRING HEAVY RAIN, STRONG WINDS AND POTENTIAL FLOODING TO DAWSONVILLE
  - POWERS OF THE MAYOR TO DECLARE AN EMERGENCY CAN BE FOUND UNDER CHAPTER 9, SECTION 9-1
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OPTIONS:

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RECOMMENDED SAMPLE MOTION:

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REQUESTED BY: Bob Bolz, City Manager