

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

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1. Call to Order
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 held April 7, 2025
  - b. Approve Resolution No. R2025-01: Amendment to the 2023 Comprehensive Plan
8. Employee Recognition
9. Proclamation: Administrative Professionals Day, April 23, 2025

**PUBLIC HEARING**

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

**BUSINESS**

11. ANX-C2500099: Trail & Son, LLC on behalf of Matthew Turner has petitioned to annex into the city limits of Dawsonville the 2.90 acre tract known as TMP 092 042, Located at Perimeter Road, with a County zoning of RA (Residential Exurban / Agricultural) to City zoning R-1 (Restricted Single-Family Residential District). Public Hearing Dates: Planning Commission on Monday, March 10, 2025, and City Council on Monday, April 7, 2025. City Council for a decision on Monday, April 21, 2025.
12. Consideration to Grant a Sewer Easement
13. Request for Fee Waiver: Georgia Mountain Regional Commission (Pavilion/Farmer's Market Rental)
14. Request for Fee Waiver: District 2 Public Health (Farmer's Market Rental)
15. Request for Fee Waiver: Dawson County Board of Commissioners (Building Permit Fee)

**WORK SESSION**

16. Ordinance Amendment Options for the Ethics Board
17. Gold Creek Drive

**STAFF REPORTS**

18. Bob Bolz, City Manager
19. Robin Gazaway, Finance Director

**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 regularly scheduled City Council meeting is Monday, May 5, 2025*

*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: 04/21/2025

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PURPOSE FOR REQUEST:

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

- a. Approve Minutes
    - Regular Meeting held April 7, 2025
  - b. Approve Resolution No. R2025-01: Amendment to the 2023 Comprehensive Plan
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# DAWSONVILLE CITY COUNCIL EXECUTIVE SUMMARY FOR AGENDA ITEM # 7a

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SUBJECT: APPROVE MINUTES

CITY COUNCIL MEETING DATE: 04/21/2025

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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 HELD APRIL 7, 2025**
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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**  
**G.L. Gilleland Council Chambers on 2<sup>nd</sup> Floor**  
**Monday, April 7, 2025**  
**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:** Councilmember William Illg, Councilmember Caleb Phillips, Councilmember Sandy Sawyer, Councilmember Mark French, City Attorney Kevin Tallant, City Manager Bob Bolz, City Clerk Beverly Banister, Assistant City Manager Jacob Evans, Public Works Director Trampas Hansard, Utility Director Jacob Barr, Finance Director Robin Gazaway, Downtown Development Director Amanda Edmondson and Zoning Administrative Assistant Stacy Harris.
3. **INVOCATION AND PLEDGE:** Invocation and pledge were led by Councilmember Sawyer.
4. **ANNOUNCEMENTS:** Mayor Walden reported a representative from Rich McCormicks's office will be available at City Hall on April 8, 2025 from 12:00 – 3:00 p.m. for residents needing assistance with federal agencies such as Veteran's Affairs, IRS, Social Security or passports.

Mayor Walden also reported he is holding a forum to take questions from residents and invites them to stop by on Tuesday, April 8, 2025 starting at 6:00 p.m. at City Hall.

Councilmember French stated there is an item on the agenda which concerns Gold Creek Drive and he wanted to state for the record that his employer does live on Gold Creek Drive along with ninety plus other homeowner's using the road on a daily basis.

5. **APPROVAL OF THE AGENDA:** Motion to approve the agenda as presented made by M. French; second by W. Illg. Vote carried unanimously in favor.
6. **PUBLIC INPUT:** None
7. **CONSENT AGENDA:** Motion to approve the consent agenda for the following items (a-c) made by M. French; second by S. Sawyer. Vote carried unanimously in favor.
  - a. Approve Minutes
    - Regular Meeting and Work Session held March 17, 2025
    - Special Called Meeting held March 24, 2025
  - b. Approve Additional FY 2025 LMIG Funding: ***Total LRA grant amount is \$60,597.18 with no match required; approved project is for full depth reclamation of the City's portion of Shoal Creek Road (Joint road improvement project with Dawson County)***
  - c. Approve GMA Annual Convention and Training

#### **PUBLIC HEARING**

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

Stacy Harris read the annexation request.

Motion to open a public hearing made by W. Illg; second by C. Phillips. Vote carried unanimously in favor. Mayor Walden conducted the public hearing. No one spoke in favor of or opposition to the annexation request. Motion to close the public hearing made by S. Sawyer; second by C. Phillips. Vote carried unanimously in favor.

#### **BUSINESS**

9. **APPOINTMENTS TO THE CITY OF DAWSONVILLE ETHICS BOARD – TABLED FROM MARCH 17, 2025:** Motion to table the item to the June 2, 2025 City Council meeting while the Council is developing an ordinance amendment made by S. Sawyer; second by M. French. Councilmember French asked Attorney Tallant when the draft ordinance will be available; Attorney Tallant stated he would have several options available for the Council to consider at the April 21, 2025 meeting. Councilmember French would like to see this resolved by the June 2, 2025 meeting. Councilmember Sawyer asked if the Council would be able to consider all the options; Attorney Tallant replied the



**MINUTES**  
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Council can provide direction for the ordinance amendment at the April 21, 2025 meeting. Attorney Tallant then reviewed the various options. Vote carried unanimously in favor.

- 10. DAWSON COUNTY RETIRED EDUCATORS ASSOCIATION: REQUEST FOR PAVILION FEE WAIVER:** Motion to approve the fee waiver request of \$75.00 for the use of a pavilion in Main Street Park on May 13, 2025 made by W. Illg; second by C. Phillips. Vote carried unanimously in favor.
- 11. GOLD CREEK DRIVE UPDATE:** Public Works Director Hansard reported he does not have all of the costs at this time but anticipates having them available this week and will report those to City Council at their April 21, 2025 meeting.

**MAYOR AND COUNCIL REPORTS:**

Mayor Walden reported the City hosted the GMRC monthly meeting at the City which was very successful; he thanked Station House for providing the food and he thanked Sara Beacham and Amanda Edmondson for a great job setting up the meeting and preparing the gift bags.

**ADJOURNMENT**

At 5.16 p.m. a motion to adjourn the meeting was made by M. French; second by S. Sawyer. Vote carried unanimously in favor.

***Approved this 21<sup>st</sup> day of April 2025***

By: CITY OF DAWSONVILLE

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

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

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

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

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

Attest:

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



# DAWSONVILLE CITY COUNCIL EXECUTIVE SUMMARY FOR AGENDA ITEM # 7b

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SUBJECT: **APPROVE RESOLUTION NO. R2025-01: AMENDMENT TO THE 2023  
COMPREHENSIVE PLAN**

CITY COUNCIL MEETING DATE: 04/21/2025

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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 APPROVE RESOLUTION NO. R2025-01 TO AMEND THE 2023 COMPREHENSIVE PLAN TO  
INCLUDE THE CAPITAL IMPROVEMENT ELEMENT (CIE) ONCE IMPACT FEES WERE  
IMPLEMENTED.**

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HISTORY/ FACTS / ISSUES:

- **GEORGIA MOUNTAIN REGIONAL COMMISSION AND THE DEPARTMENT OF COMMUNITY AFFAIRS HAS REVIEWED AND APPROVED THE AMENDMENT**
  - **FINAL STEP IS TO HAVE CITY COUNCIL APPROVE THE AMENDMENT BY RESOLUTION**
- 

OPTIONS:

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RECOMMENDED SAMPLE MOTION:

**APPROVE AS PRESENTED**

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REQUESTED BY: Bob Bolz, City Manager

**RESOLUTION NO. R2025-01**

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

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

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

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

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

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

**MAYOR AND DAWSONVILLE CITY COUNCIL**

By:

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

\_\_\_\_\_  
Caleb Phillips, Council Member, Post 1

\_\_\_\_\_  
William Illg, Council Member, Post 2

\_\_\_\_\_  
Sandy Sawyer, Council Member, Post 3

\_\_\_\_\_  
Mark French, Council Member, Post 4

ATTESTED:

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

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

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

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



### EXECUTIVE SUMMARY

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

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

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

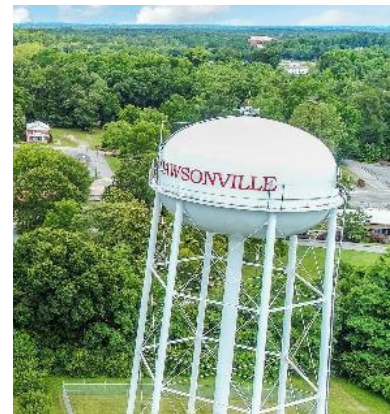


## IMPACT FEES IN GEORGIA

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

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

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



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


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







## 2023 Capital Improvement Element

 Local Governments <b>AUTHORIZED TO COLLECT DEVELOPMENT IMPACT FEES</b> Pursuant to the Development Impact Fee Act, O.C.G.A. § 36-71-1, et seq. as of January 1, 2021.					
Government	Type	Region	Government	Type	Region
Acworth	City of	ARC	Jefferson	City of	NEG
Alpharetta	City of	ARC	Jones	County	MG
Atlanta	City of	ARC	Kennesaw	City of	ARC
Braselton	City of	NEG	Lee	County	SWG
Brooks	Town of	ARC	Long	County	CG
Bryan	County	CG	Macon-Bibb	County	MG
Butts	County	TR	McDonough	City of	ARC
Camden	County	CG	Milton	City of	ARC
Canton	City of	ARC	Newnan	City of	TR
Cartersville	City of	NWG	Newton	County	NEG
Cherokee	County	ARC	Orchard Hill	City of	TR
Cumming	City of	GM	Peachtree City	City of	ARC
Dawson	County	GM	Pike	County	TR
East Ellijay	City of	NWG	Powder Springs	City of	ARC
Effingham	County	CG	Rockdale	County	ARC
Ellijay	City of	NWG	Roswell	City of	ARC
Fayette	County	ARC	Sandy Springs	City of	ARC
Fayetteville	City of	ARC	Senoia	City of	TR
Flemington	City of	CG	Spalding	County	TR
Forsyth	County	GM	Stockbridge	City of	ARC
Gainesville	City of	GM	Sunny Side	City of	TR
Gilmer	County	NWG	Thomas	County	SWG
Hall	County	GM	Troup	County	TR
Hampton	City of	ARC	Tyrone	Town of	ARC
Henry	County	ARC	Walton	County	NEG
Hoschton	City of	NEG	Woodstock	City of	ARC
Jasper	County	NEG	Woolsey	City of	ARC

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



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



## 1.) INVENTORY OF EXISTING LEVELS OF SERVICE



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



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

### TOTAL POPULATION

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

Source: US Bureau of the Census, 2022

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

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





## DAWSONVILLE – PROJECTED CAPITAL IMPROVEMENT NEEDS

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



## 2023 Capital Improvement Element

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

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

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

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

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



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



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

#### Dawsonville Park Facilities

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

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

## 2.) ESTABLISHMENT OF SERVICE AREA

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

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



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





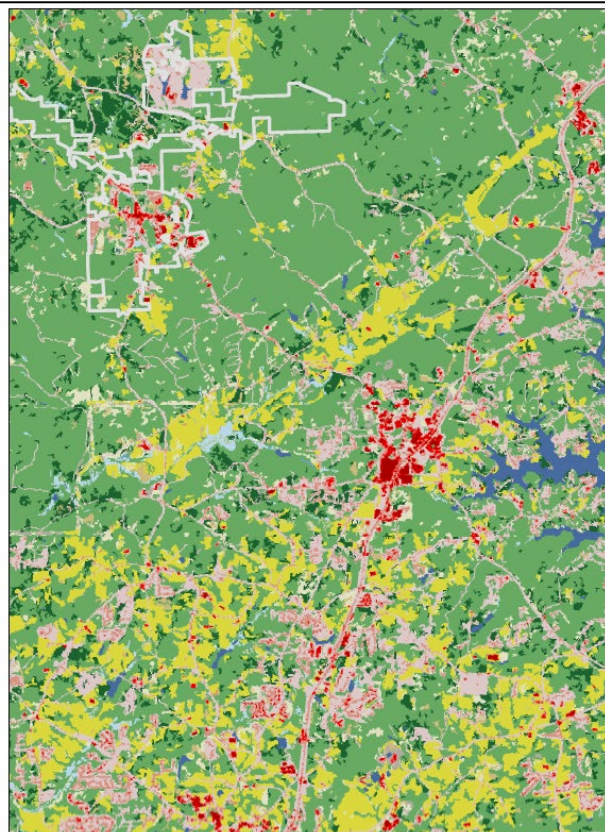
### 3.) ESTABLISHMENT OF FUTURE LEVELS OF SERVICE

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

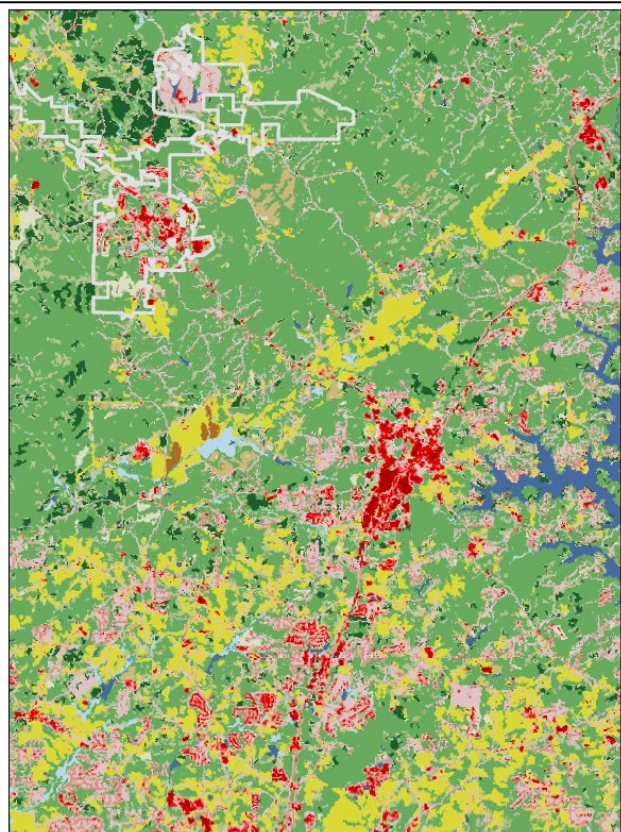
***Since 2010, Dawson County and its neighboring counties have collectively grown by more than 25%.***

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

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



400 Corridor - Dawson County / Dawsonville  
Source: 2011 National Landuse Landcover



400 Corridor - Dawson County / Dawsonville  
Source: 2021 National Landuse Landcover



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

#### NEW PRIVATELY-OWNED RESIDENTIAL CONSTRUCTION

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

Source: US Bureau of the Census, 2021

#### VALUATION OF CONSTRUCTION, DOLLARS IN THOUSANDS

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

Source: US Bureau of the Census, 2021

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

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



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

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

#### POPULATION PROJECTIONS

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

Source: US Bureau of the Census, 2022

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







Recent article from Dawson County news highlighting residential development in the area.

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

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

#### POSSIBLE POPULATION PROJECTION SCENARIOS

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

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

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





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

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

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

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

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

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



City of Dawsonville, Population and Housing Change

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

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

2045 Data – Projections by GMRC



#### 4.) PROJECTION OF FACILITY NEEDS

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

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

##### Dawsonville Park Facilities

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

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

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

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

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

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

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

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

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

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



## 2023 Capital Improvement Element

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

PROJECT (Non-CIE)	ESTIMATED COST	TIMELINE	FUNDING SOURCES
<b>Roads &amp; Stormwater &amp; Sidewalks</b>			
Road FDR, repair/paving, intersection improvements, culverts to be added - Maintenance	\$23,900,000	TBD	TSPLOST, SPLOST, Grants
Intersection improvement Roundabout SR9N & Perimeter Road jointly w/county & GDOT	\$5,000,000	2025	TSPLOST
Intersection improvement Roundabout SR9S & Perimeter Road jointly w/county & GDOT	\$5,000,000	2025	TSPLOST
Downtown Bypass Perimeter Road Extension – project study w/GDOT	\$500,000	2025	TSPLOST
Perimeter Road Extension - ROW acquisition w/GDOT	\$300,000	TBD	TSPLOST
Intersection improvements and crosswalk Allen Street & Perimeter Road w/County	\$300,000	TBD	TSPLOST
Sidewalks maintenance/extension	\$5,000,000	TBD	TSPLOST, SPLOST, Grants
Perimeter Road Bypass Extension - construction	TBD	TBD	TBD
<b>TOTAL ROADS, STORMWATER, SIDEWALKS</b>	<b>\$45,000,000</b>		
<b>WATER &amp; WASTEWATER UTILITIES</b>			
New Wastewater Treatment Plant Carousel Type	\$21,000,000	2025-26	USDA, SPLOST, Enterprise Fund, ARPA Grant
Waterline upgrade Academy Avenue to Allen Street	\$200,00	2024	Enterprise Fund



## 2023 Capital Improvement Element

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







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

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

**Sign In Sheet**

**Name**

*Ron Haynie*



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

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

**Sign In Sheet**

**Name**

Stacy Harris

Stacy Harris





# DAWSONVILLE CITY COUNCIL EXECUTIVE SUMMARY FOR AGENDA ITEM # 8

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SUBJECT: EMPLOYEE RECOGNITION

CITY COUNCIL MEETING DATE: 04/21/2025

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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 RECOGNIZE AND PRESENT EMPLOYEE RECOGNITION**

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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: Bob Bolz, City Manager



# DAWSONVILLE CITY COUNCIL EXECUTIVE SUMMARY FOR AGENDA ITEM # 9

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SUBJECT: **PROCLAMATION: ADMINISTRATIVE PROFESSIONALS DAY, APRIL 23, 2025**

CITY COUNCIL MEETING DATE: 04/21/2025

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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 READ THE ADMINISTRATIVE PROFESSIONALS DAY PROCLAMATION**

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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: Bob Bolz, City Manager



# Proclamation

## Administrative Professionals Day

### April 23, 2025



**WHEREAS**, administrative professionals, including administrative assistants, office assistants, receptionists, billing clerks, finance specialists, deputy clerks and other administrative support staff, make up one of the largest segments of the labor force in America; and

**WHEREAS**, administrative professionals play an essential role in coordinating the office operations of businesses, government, educational institutions, and other organizations;

**WHEREAS**, administrative professionals are vital contributors in today's team-oriented work environment and are key front-line public relations ambassadors for their organizations; and

**WHEREAS**, the work of administrative professionals today requires advanced knowledge and expertise in communications, computer software, office technology, project management, organization, customer service and other vital office management responsibilities, and most importantly, have the willingness to learn and accept new challenges; and

**WHEREAS**, Administrative Professionals Day is observed annually in workplaces around the world to recognize the important contributions of administrative support staff and has been sponsored by the International Association of Administrative Professionals since 1952;

**NOW, THEREFORE**, I, John Walden, Mayor of the City of Dawsonville, do hereby proclaim April 23, 2025 as

#### **ADMINISTRATIVE PROFESSIONALS DAY**

in the City of Dawsonville and do hereby recognize and appreciate these administrative professionals and their valuable contributions in the workplace and support their continued professional growth.

In Witness Whereof, I have set my hand and seal this 21<sup>st</sup> day of April, 2025.

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John Walden, Mayor

ATTESTED:

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Beverly A. Banister, City Clerk



# DAWSONVILLE CITY COUNCIL EXECUTIVE SUMMARY FOR AGENDA ITEM # 10

SUBJECT: **VAR-C2500107**

CITY COUNCIL MEETING DATE: 04/21/2025

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

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

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

PURPOSE FOR REQUEST: **PUBLIC HEARING AND DECISION**

**VAR-C2500107: STEVE EIBERGER WITH HARDEMAN COMMUNITIES INC. HAS REQUESTED A VARIANCE FROM THE STANDARDS OF AN APPROVED PLANNED UNIT DEVELOPMENT (PUD) AT 210 TIMBER RIDGE (PARCEL # 083 026 189). SPECIFICALLY, THEY SEEK TO REDUCE THE FRONT YARD SETBACK FROM 20 FEET TO 16 FEET. PUBLIC HEARING DATE: CITY COUNCIL ON MONDAY, APRIL 21, 2025**

## HISTORY/ FACTS / ISSUES:

- **ZA-C8-00199 CREEKSTONE PHASE 2 AMENDMENT SITE PLAN APPROVED 10/22/2018**
- **87 SINGLE – FAMILY RESIDENCES**
- **27 TOWN HOMES**
- **PLANNED UNIT DEVELOPMENT (PUD)**
- **FINAL PLAT APPROVED SETBACKS APPROVED:**
  - ❖ **20 FT FRONT**
  - ❖ **20 FT REAR**
  - ❖ **5 FT SIDE**

## OPTIONS:

## RECOMMENDED SAMPLE MOTION:

REQUESTED BY: CPL, Planning & Zoning Department



# CITY OF DAWSONVILLE

## Planning Staff Report

### Variance Request

**APPLICANT** .....Steve Eiberger, Hardeman Communities Inc.

**CASE NUMBER** .....VAR - C2500107

**REQUEST** .....Vary the standards of an approved Planned Unit Development (PUD) to reduce the front yard setback from 20 feet to 16 feet.

**CURRENT ZONING DESIGNATION** .....PUD: Planned Unit Development

**SITE AREA**.....+/- 0.17 acres

**LOCATION** .....210 Timber Ridge

**TAX MAP PARCEL** .....083 026 189

**CITY COUNCIL PUBLIC HEARING DATE**.....Monday, April 21, 2025

#### APPLICANT PROPOSAL

The applicant has requested to vary from the standards of an approved PUD: Planned Unit Development. Specifically, the applicant proposes the reduction of the minimum front-yard setback for a single-family residential parcel from 20 feet to 16 feet to construct one residence on the site.

#### SURROUNDING PROPERTIES

<i>Direction from the Site</i>	<i>Existing Zoning</i>	<i>Existing Land Use</i>
North	PUD	Single-family Residential
South	PUD	Vacant
East	PUD	Single-family Residential
West	PUD	Single-family Residential

#### SUMMARY

The subject 0.17-acre parcel is currently vacant and located in a developing residential subdivision. The final plat for the subject development, Creekstone Subdivision Phase II, was recorded on August 30, 2022. The City Council approved the Creekstone assemblage for rezoning to PUD: Planned Unit Development in 2018. Phase II is approved for the construction of 87 single-family residences on 44.22 acres, resulting in an overall density of 1.97 dwelling units per acre. As part of this approved PUD, minimum building setbacks were established for each

lot; 20 feet for the front and rear yards and 5 feet for the side yards. The subject parcel, identified as lot 64, fronts the cul-de-sac of Timber Ridge.

In the submittal, the applicant indicates that “due to the shape, size and topography of lot 64 requires [sic] moving the house 4 [feet] forward. Therefore, the setback would be 16 [feet] rather than 20 [feet].” If this request is granted, the applicant intends to construct a single-family residence with an attached two-car garage. Staff estimate the building footprint to be approximately 1,380 square feet upon completion. It is unclear based on the application whether the residence will have a second story, a basement level, or neither.

### **COMPREHENSIVE PLAN**

Pursuant to the 2023 Dawsonville Comprehensive Plan, the subject parcel is within the Mixed-Use Character Area.

“The Mixed-Use area is reserved for mixed use developments that will foster and support neighborhood and sub-regional scale commercial and public activity centers. Development at the major intersection and leading southward towards Central Dawsonville should exhibit a village form and scale that includes a mix of uses within the same block and/or building, small block sizes with marginal frontage parking and prominent pedestrian amenities that provide access throughout the area. Ancillary development outside the public and commercial aspects of the village center should provide some housing in a traditional neighborhood or middle-to-high density scale to support the village and minimize local automotive traffic. Additional housing can be provided on a more suburban scale or as part of a specialized development, but pedestrian connectivity is encouraged throughout these areas and roadways must minimize the use of cul-de-sacs and dead-end routes. Further, such developments are encouraged to pursue conservation design applications for environmental protection and to ease the transition between village densities and rural Dawson County.”

Permissible land use types are Commercial, Mixed-use, and Multi-family.

**Note:** Creekstone Subdivision was officially platted for the construction of 87 detached single-family residences in 2022.

### **ANALYSIS**

Sec. 907 – Variances, conditional uses and map amendments.

Subsection I. Purpose. The purpose of a variance is to provide relief when a strict application of the district requirements would impose unusual practical difficulties or unnecessary physical hardships on the applicant. Practical difficulties and unnecessary hardships may result from the size, shape, or dimensions of a site or the location of existing structures thereon; from geographic, topographic, or other conditions on the site or in the immediate vicinity. No variance shall be granted to allow the use of property for a purpose not authorized within the district in which the proposed use would be located. A variance should be granted only after evidence is presented and accepted that enforcement of all of the required standards on the property in question would render the property useless. This article establishes conditions; criteria for granting variances; public hearings on proposed variances; variances to road requirements; variance procedures; compliance with conditions of approval; vested interest in approved variances; investigations and reports; revocation; limitations on re-applications; and use variance. A variance may be granted, upon specific findings that all of the following conditions exist. The absence of any one of the conditions shall be grounds for denial of the application for variance.

*(Language in bold is from the City of Dawsonville Zoning Ordinance. Bulleted information that is not bolded are factors known to staff that may apply to the Ordinance criteria.)*

- 1. There are extraordinary and exceptional conditions pertaining to the particular piece of property in question because of its size, shape or topography that are not applicable to other land or structures in the same district; and,**
  - The subject site is similar in size and topography to neighboring parcels; however, it has a different shape due to its location fronting a cul-de-sac.
    - i. Most neighboring lots are rectangular, but the subject lot is trapezoidal, limiting the buildable area available at the southern part of the lot; this is the area closest to the cul-de-sac bulb.
    - ii. This lot shape is not exceptional; it's very common of cul-de-sac lots.
- 2. A literal interpretation of the provisions of these zoning regulations would create an unnecessary hardship and would deprive the applicant of rights commonly enjoyed by other property owners within the district in which the property is located; and,**
  - Staff *do not* anticipate that a literal interpretation of the standards of the approved PUD: Planned Unit Development, and the minimum building setbacks adopted therein, would create unnecessary hardship for the applicant.
    - i. The applicant could construct a single-family house, in accordance with the adopted minimum building setbacks, by reducing the proposed building footprint and maximizing the area that is not contained within building setbacks.
- 3. Granting the variance requested will not confer upon the property of the applicant any special privileges that are denied to other properties of the district in which the applicant's property is located; and,**
  - If the City Council finds that exceptional conditions exist upon the subject lot, granting the requested variance would not confer any special privileges.
- 4. Relief, if granted, will be in harmony with the purpose and intent of these regulations and will not be injurious to the neighborhood or general welfare in such a manner as will interfere with or discourage the appropriate development and use of adjacent land and buildings or unreasonably affect their value; and,**
  - If the requested variance from the approved PUD: Planned Unit Development is approved, reducing the minimum front building setback from 20 feet to 16 feet, staff do not anticipate any negative effects upon adjacent land or buildings.
- 5. The special circumstances are not the result of the actions of the applicant; and,**
  - The circumstances which substantiated this variance request are the direct result of the applicant.
    - i. Hardeman Communities platted the subject lot, which was approved for recordation in 2022, with the rest of Creekstone Subdivision Phase II. The subject site remains the same shape and size it was at the time of platting.

6. **The variance requested is the minimum variance that will make possible the legal use of the land, building, or structure; and,**
  - The variance requested is the minimum variance that will make possible the legal use of the land.
7. **The variance is a request to permit a use of land, building or structures which is permitted by right in the district involved.**
  - If the subject variance is granted, all uses of the land will conform to the standards of the approved PUD: Planned Unit Development.

Subsection II.C Basis for approval. No variance may be granted under this paragraph for an application for a variance that has been heard by the planning commission within one year or if the application is for the expansion of a non-conforming use or structure. The following criteria shall be considered by the planning commission (or City Council) before granting a variance under this paragraph:

*(Language in bold is from the City of Dawsonville Zoning Ordinance. Bulleted information that is not bolded are factors known to staff that may apply to the Ordinance criteria.)*

1. **The variance neither interferes with the rights of others as provided in this chapter nor is injurious to the public health, safety, general welfare;**
  - Staff do not anticipate that granting the subject variance would be detrimental to the rights, health, or welfare of others or the general public.
2. **A strict interpretation and enforcement of the standards or requirement would result in practical difficulty or unnecessary hardship;**
  - A strict enforcement of the minimum 20-foot front yard setback, adopted as part of the approved PUD: Planned Unit Development, would be unlikely to result in unnecessary hardship.
3. **Exceptional or extraordinary circumstances applicable to the subject property exist that do not generally apply to other properties in the same district;**
  - There are no exceptional or extraordinary circumstances applicable to the subject site in the context of the greater development.
4. **The variance provides for reasonable use under the specified circumstances of each application;**
  - If the variance request is granted, the applicant intends to construct a single-family residence with a front yard setback of 16 feet.
5. **The variance achieves the general intent of this ordinance;**
  - The development that would occur from granting the variance would achieve the general intent of the ordinance.
  - However, the resulting single-family residence would be located closer to the internal road than most other residences in the development. The intent of the subject PUD: Planned Unit Development has been to provide a 20-foot front yard setback.
6. **The variance is the minimum possible variance under the specific circumstances; and**
  - Pursuant to the house location exhibit submitted to supplement this variance request, the requested variance is the minimum possible in this circumstance.



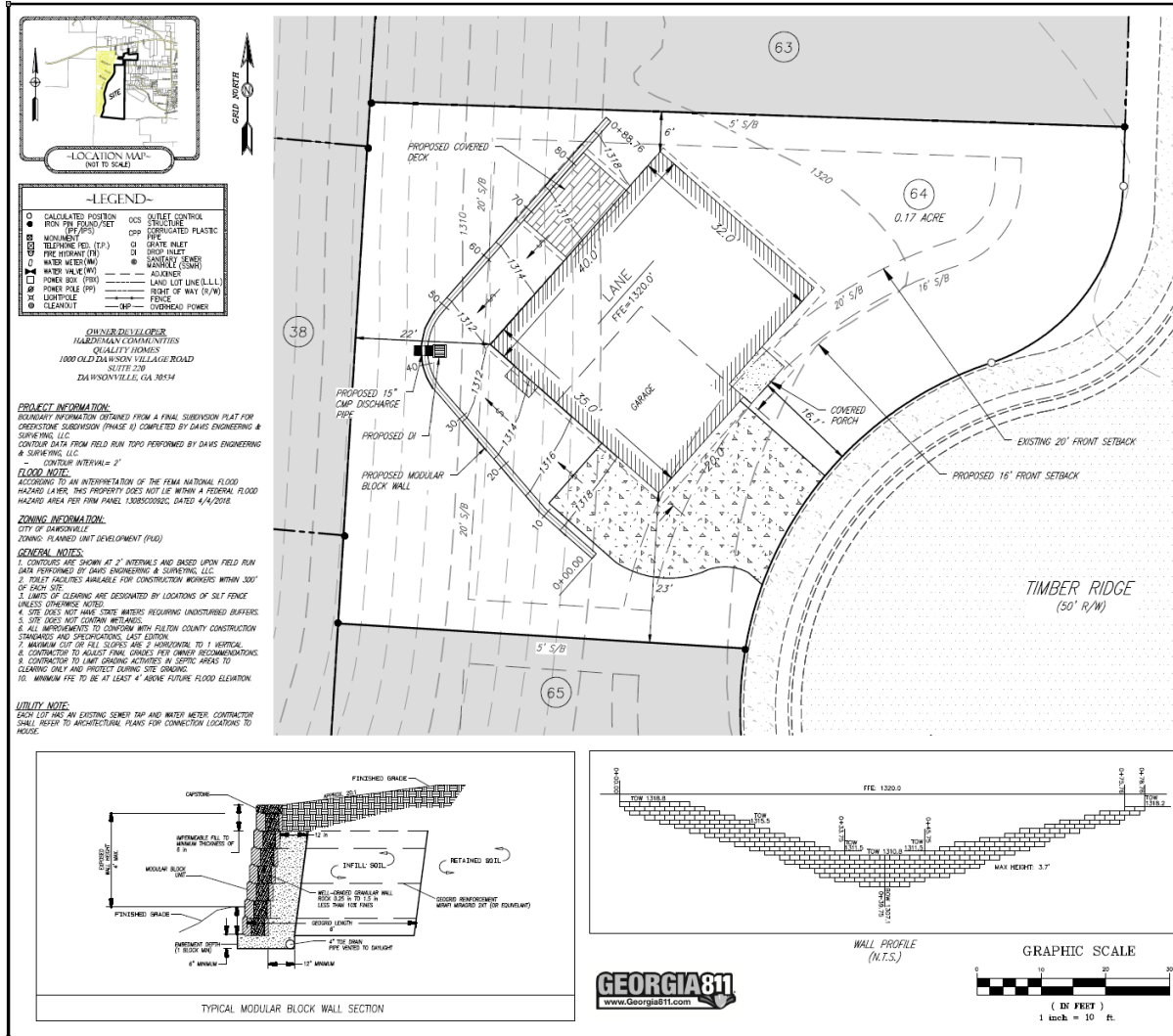
**7. The variance does not exceed the scope of the authority set forth in subsection (A) hereof.**

- The requested variance from the minimum front yard setback, adopted as part of the approved PUD: Planned Unit Development, represents a 20% decrease. Therefore, the request does not exceed the scope of authority as established in Sec. 907.II.A.

**STAFF RECOMMENDATION**

Staff recommends **denial** of the request to vary the front building setback of the approved PUD: Planned Unit Development from 20 feet to 16 feet, per the requirements of Sec. 907.I. Pursuant to this Subsection, conditions 1, 2, and 5 are not satisfied; these are grounds for denial of the variance request.

# HOUSE LOCATION EXHIBIT



PREPARED BY

**DES DAVIS**  
ENGINEERING & SURVEYING  
24 DAWSON VILLAGE  
WAY SOUTH  
DAWSONVILLE, GA 30534  
PHONE: (706) 265-1234  
DAVISENGINEERS.COM

**HOUSE LOCATION & LOT GRADING EXHIBIT:**

**LOTS 64 - CREEKSTONE PHASE II**  
LAND LOT 505  
14th DISTRICT, 1st SECTION  
CITY OF DAWSONVILLE  
DAWSON COUNTY, GEORGIA

DRAWING DATE: 3/20/2025  
DRAWING BY: DS  
CHECKED BY: PSA  
FIELD DATE: -

SHEET NO.  
1 OF 1

PROJECT NO.  
16-267.1

## AERIAL IMAGERY



Note: the boundaries of the subject site are approximated in red on the map above.



# DAWSONVILLE CITY COUNCIL EXECUTIVE SUMMARY FOR AGENDA ITEM # 11

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SUBJECT: ANNEXATION C2500099 TRAIL & SON, LLC

CITY COUNCIL MEETING DATE: 04/21/2025

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PURPOSE FOR REQUEST:

**ANX-C2500099: TRAIL & SON, LLC ON BEHALF OF MATTHEW TURNER HAS PETITIONED TO ANNEX INTO THE CITY LIMITS OF DAWSONVILLE THE 2.90-ACRE TRACT KNOWN AS TMP 092 042, LOCATED AT PERIMETER ROAD, WITH A COUNTY ZONING OF RA (RESIDENTIAL EXURBAN / AGRICULTURAL) TO CITY ZONING R-1 (RESTRICTED SINGLE-FAMILY RESIDENTIAL DISTRICT). PUBLIC HEARING DATES: PLANNING COMMISSION ON MONDAY, MARCH 10, 2025, AND CITY COUNCIL ON MONDAY, APRIL 7, 2025. CITY COUNCIL FOR A DECISION ON MONDAY, APRIL 21, 2025.**

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HISTORY/ FACTS / ISSUES:

- 2.90 -ACRE TRACT VACANT
  - CURRENTLY COUNTING ZONING OF RA (RESIDENTIAL EXURBAN / AGRICULTURAL
  - REQUEST MEETS THE 2023 COMPREHENSIVE PLAN
  - DAWSON COUNTY BOC REVIEWED THE ANNEXATION WITH NO OBJECTIONS
  - PLANNING COMMISSION RECOMMENDED APPROVAL ON MONDAY, MARCH 10, 2025
- 

OPTIONS:

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RECOMMENDED SAMPLE MOTION:

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REQUESTED BY: Stacy Harris, Planning & Zoning Department



# CITY OF DAWSONVILLE

## Planning Staff Report

**APPLICANT:** Trail & Son, LLC on behalf of Matthew Turner

**CASE #:** ANX – C2500099

**REQUEST:** Annex into the City

**LOT SIZE:** +/- 2.90 acres

**CO CURRENT ZONING:** RA (Residential Exurban / Agriculture)

**PROPOSED ZONING** R-1 (Restricted Single-Family Residential District)

**LOCATION:** Perimeter Road

**TAX MAP PARCEL:** 092 042

**PUBLIC HEARING DATES:** Planning Commission Monday, March 10, 2025, and *City Council Monday, April 7, 2025*

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### APPLICANT PROPOSAL

Trail & Son, LLC on behalf of Matthew Turner has petitioned to annex into the city limits of Dawsonville the 2.90 acre tract known as TMP 092 042, Located at Perimeter Road, with a County zoning of RA (Residential Exurban / Agricultural) to City zoning R-1 (Restricted Single-Family Residential District).

### SURROUNDING PROPERTIES

Adjacent Land Uses	Existing zoning	Existing Use
North	RA	Residential Exurban / Agriculture
South	R-1	Restricted Single - Family Residential District
East	RA	Residential Exurban / Agriculture
West	RA	Residential Exurban / Agriculture



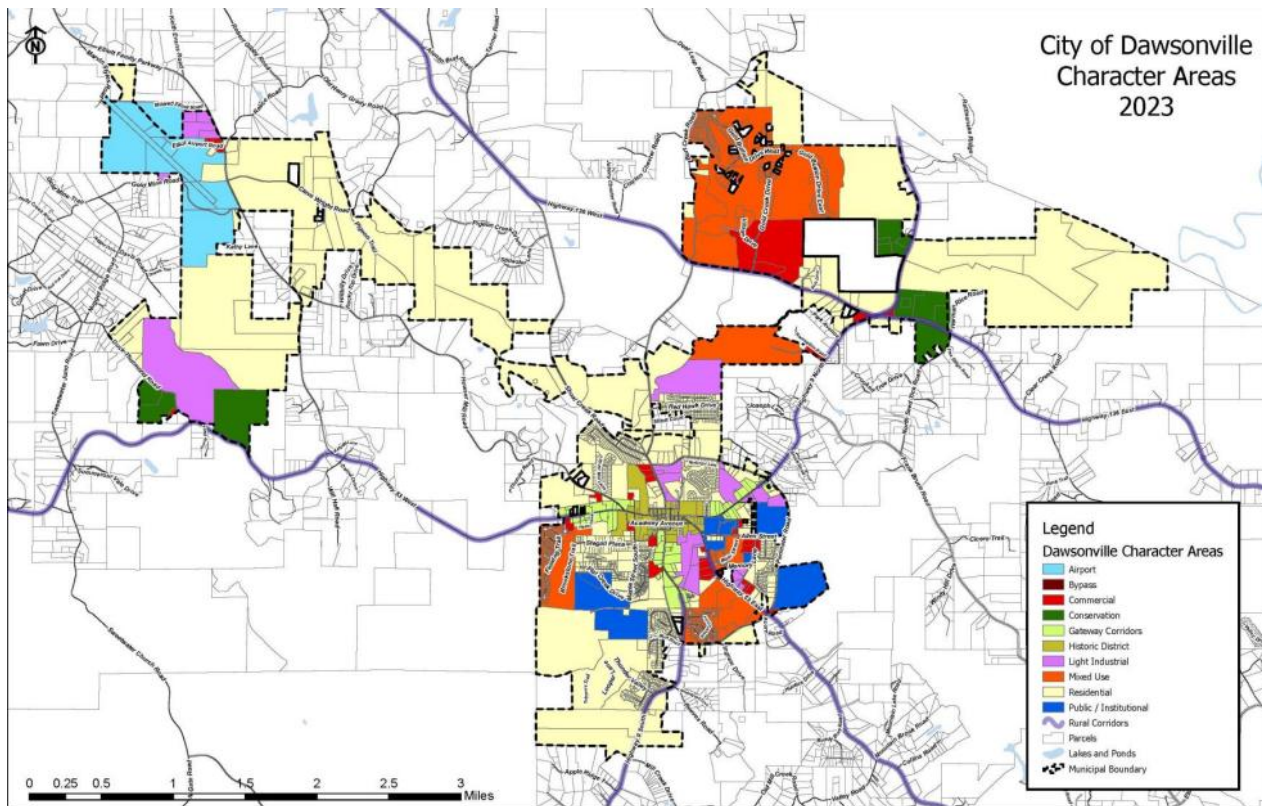
## **ANALYSIS**

The property is located on Perimeter Road on the outskirts of the city limits. The 2.90-acre tract is a vacant lot with hardwood trees. The property is currently county zoning of RA (Residential Exurban / Agricultural). The surrounding property is single family dwelling residential units. On Thursday, March 6, 2025, the Dawson County Board of Commissioners reviewed the annexation request and expressed no objections. Planning Commission recommended approval on Monday, March 10, 2025.





## 2023 COMPREHENSIVE PLAN CHARACTER AREAS



### ***Residential***

#### **Description**

This represents the outlying residential portions of the city to the northwest, northeast and south. There are no immediate plans to alter their general form or land use, and long terms plans suggest these areas will remain residential. Present levels of agricultural activity will continue as development pressures will allow, but neither the city nor the county will pursue capital improvements in this region to facilitate new development.

This area will be fostered as a haven for larger residential uses and rural/conservation subdivisions to facilitate a buffer between the higher densities of Dawsonville and the rest of Dawson County. Most development should entail large lots, with an average approaching or, preferably, surpassing five acres per unit. Nonresidential activity should be kept to a minimum and compliment the rural character of the area, such as churches, neighborhood scale markets and services with limited parking and traffic generation.

#### **Land Use Types**

Residential  
Agricultural  
Conservation

## **CITY CODE**

### **ARTICLE XI. R-1, RESTRICTED SINGLE-FAMILY RESIDENTIAL DISTRICT**

#### **Sec. 1101. Purpose and intent.**

The restricted single-family residential district is an area where substantial investment in permanent residence has been made or planned. Uses which will devalue investment and undermine environmental quality are prohibited. This district is intended to establish and preserve quiet, stable single-family residential neighborhoods at low densities (up to approximately one unit per acre) free from other uses except those which are compatible with and convenient to the residents of such a district and should be located away from intensive or commercial development, manufactured, industrialized, relocated or temporary housing.

(Ord. of 12-3-2018)

#### **Sec. 1102. Permitted uses.**

The following uses are permitted in the R-1, restricted single-family residential district:

1. Single-family detached dwellings, but not including manufactured homes, travel trailers used as residences, or modular homes.
2. Accessory buildings and uses customarily incidental to the principal residential use of the property, including home gardens, noncommercial greenhouses, and shelters or enclosures for three or less household pets that meet applicable health requirements. The keeping of four or more animals shall constitute a kennel. The keeping of non-commercial livestock is allowed (with the exception of hogs) on lots with a minimum of five acres, provided that any buildings or enclosures for the maintenance or shelter of animals shall be setback a minimum of 150 feet from any property line. Noise and smell from the commercial livestock must be kept to a minimum.
3. Churches, temples, synagogues and places of worship, and their solely owned and operated customary accessory facilities, including cemeteries, provided such uses are located on a lot with a minimum area of two acres, principal buildings are setback a minimum of 50 feet from any property line, and parking areas are located outside of the required front yard and separated from any side or rear property line by a minimum six-foot high, opaque fence or wall, or a densely planted landscape strip of at least ten feet in width.
4. Home occupations, as defined in article III and limited in section 714.
5. Parks, playgrounds, community centers, tennis courts, swimming pools, golf courses and other recreational facilities, operated on a nonprofit basis.
6. Public and semi-public buildings and uses, as defined in article III.
7. Schools, public elementary, middle and secondary.
8. Schools, parochial and private offering courses in general education substantially similar to that of a public school, not offered for profit.

9. Bed and breakfast establishments.

(Ord. of 12-3-2018)

### **RESTRICTED SINGLE-FAMILY RESIDENTIAL DISTRICT: R-1**

Minimum Lot Size	Front Setback	Side Setback	Rear Setback	Minimum Square Footage	Maximum Height of Structure
1 acre	50'	20'	40'	1,500'	35'

**Sec. 1103. Prohibited uses.**

1. Commercial uses.
2. Industrial uses.
3. Manufactured (mobile) homes and houses moved from other locations.
4. Animals which individually or in numbers create a nuisance by noise, smell, unsanitary or visual effects. Animals such as dogs and cats are permitted when their number in relation to area does not create a nuisance to neighbors. Kennels for the breeding of any animal for sale are prohibited. Pet fowl or birds may be kept in cages under the same provisions. No swine are permitted.
5. Any use not permitted in accord with the terms hereof.

(Ord. of 12-3-2018; Ord. No. 03-2021, § 1, 10-18-2021)

## NOTICE AND HEARINGS



10:19 AM / 02.20.2025

### Notice of Public Hearing

The following public hearings will be heard 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 heard in the Council Chambers on the second floor at City Hall located at 415 Hwy 53 East, Dawsonville, Georgia 30534. The public is invited to participate.

ANX-C2500099: Trail & Son, LLC on behalf of Matthew Turner has petitioned to annex into the city limits of Dawsonville the 2.90 acre tract known as TMP 092 042, located at Perimeter Road, with a County Zoning of RA (Residential Exurban / Agricultural) to City Zoning R1 (Restricted Single-Family Residential District). Public Hearing Dates: Planning Commission on Monday, March 10, 2025, and City Council on Monday, April 7, 2025. City Council for a decision on Monday, April 21, 2025.

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

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

144082 02/19





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

**Annexation Petition  
Application**

ANNEXATION # C2500099

**ZONING AMENDMENT APPLICATION AND FEES RECEIVED ? ☐ YES ☐ NO**

Applicant Name(s): TRAIL & SON, INC.  
 Address: 3098 WALK HILL POOK RD City: Dawsonville State: GEORGIA Zip: 30534  
 E-Mail: [REDACTED]

Cell Number(s): [REDACTED]  
 Property Owner's Name(s): MATTHEW TURNER  
 Address: 3208 HWY 53 EAST City: Dawsonville State: GEORGIA Zip: 30534  
 E-Mail: TURNERSIDEHWY10@

Property Owner's Telephone Number(s): [REDACTED]  
 Address of Property to be Annexed: 092-042

TMP #: 092-042 Acre(s): 2.900 Survey Recorded in Plat Book # Page #:  
 Land Lot #: 374-6 375 District #: 4TH Section # 1st Legal Recorded in Deed Book # Page #: P1684 P253

Current Use of Property: vacant Land  
 County Zoning Classification: RA City Zoning Classification: R-1

**Land Use & Zoning Ordinance, Article VII. General Provisions Sec. 708. Annexation: Any land area subsequently added to the incorporated area of Dawsonville shall automatically be classified R-1 (single-family residential district) until or unless otherwise classified by amendment to the official zoning map.**

Petition **MUST** include a completed application with signatures and **ALL** attachments.

- ☐ An 8 1/2 x 11 copy of the current RECORDED BOUNDARY SURVEY of said property showing the contiguity of said property to the existing corporate limits of the City of Dawsonville, GA.
- ☐ A copy of the current metes and bounds LEGAL DESCRIPTION that matches the boundary survey of the property being annexed.
- ☒ Survey must be signed and sealed by a Registered Land Surveyor.
- ☐ Survey must be signed, stamped recorded by Dawson County Clerk's of the Court office.

**FEE SCHEDULE**

Annexation Fee	\$300.00 <u>250.00</u>
Administrative fee	\$100.00
Public Notice Certified Mail	**per adjacent property owner

\*\*price is determined by USPS

Office Use Only	
Date Completed Application Rec'd: <u>01.24.2025</u>	Amount Paid: \$ <u>400</u> CK <u>5411</u> Cash CC
Date of Planning Commission Meeting: <u>3.10.2025</u>	Dates Advertised: <u>2.19.2025</u>
Date of City Council Meeting: <u>04.7.2025</u>	Rescheduled for next Meeting:
Date of City Council Meeting: <u>04.21.2025</u>	Approved by City Council: YES NO
Approved by Planning Commission: YES NO	Postponed: YES NO Date:

**RECEIVED**  
 JAN 22 2025  
 RV SH



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

Annexation Petition  
Application

Property Owner(s) Authorization

I / We the undersigned, being the owner(s) of real property of the territory described herein as

092-042 (Address/Tax Map Parcel), respectfully request that the Mayor and City Council of the City of Dawsonville, Georgia annex this property into the City and extend the City boundaries to include the same.

Upon signature of this document, I / We the undersigned certify that all the information provided is true and accurate to the best of our knowledge.

[Signature]  
Property Owner Signature

Matthew Turner  
Property Owner Printed Name

Property Owner Signature

Property Owner Printed Name

[Signature]  
Applicant Signature

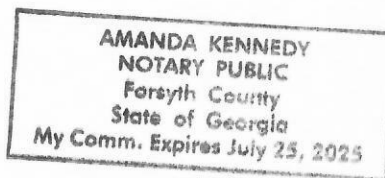
Matthew Turner  
Applicant Printed Name

Applicant Signature

Applicant Printed Name

State of Georgia  
County of Forsyth

Sworn to and subscribed before me this  
this 22 day of Jan 2025



[Signature]  
Notary Public, State of Georgia

My Commission Expires: July 25, 2025

Planning Commission Meeting Date: 03.10.2025

Date(s) Advertised: 2.19.2025

1<sup>st</sup> City Council Reading Date: 4.7.2025

2<sup>nd</sup> City Council Reading Date: 4.21.2025

Date Certified Mail to: 1/27/25 County Board of Commissioners & Chairman 1/27/25 County Manager 1/27/25 County Attorney

Letter Received from Dawson County Date: \_\_\_\_\_

Approved: YES NO



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

STATE OF GEORGIA  
COUNTY OF DAWSON

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

**LIMITED WARRANTY DEED**

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

**WITNESSETH:**

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

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

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

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

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

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

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

Signed, sealed and delivered in the presence of:

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

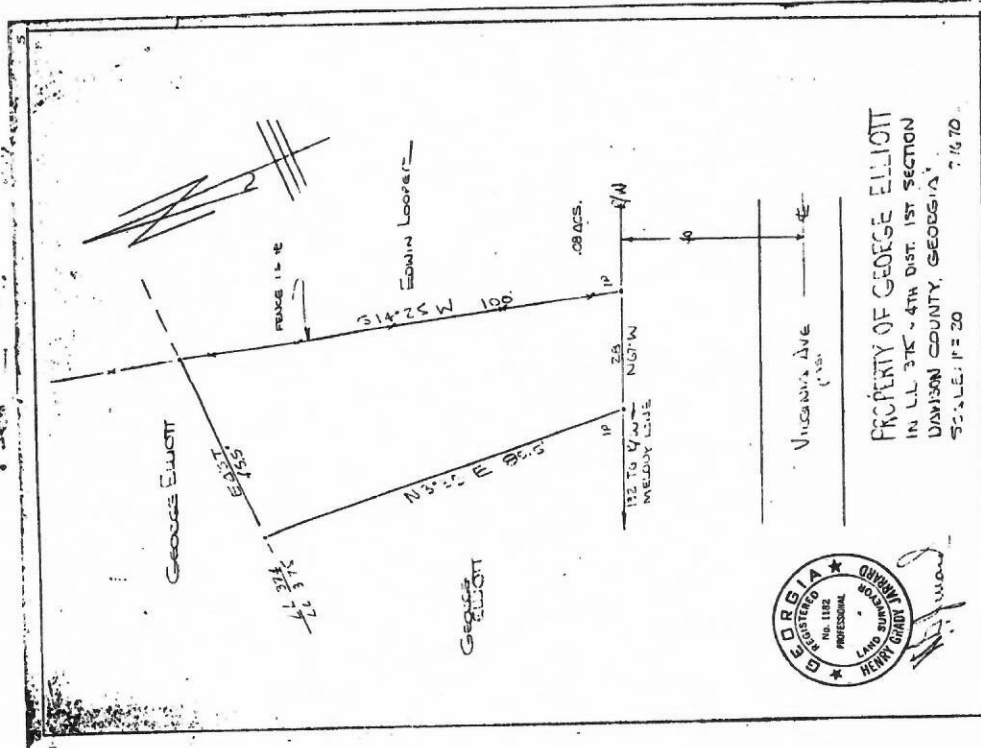
Robin L. Raymond  
Unofficial Witness

Sharon R. Fausett  
SHARON R. FAUSETT, Secretary

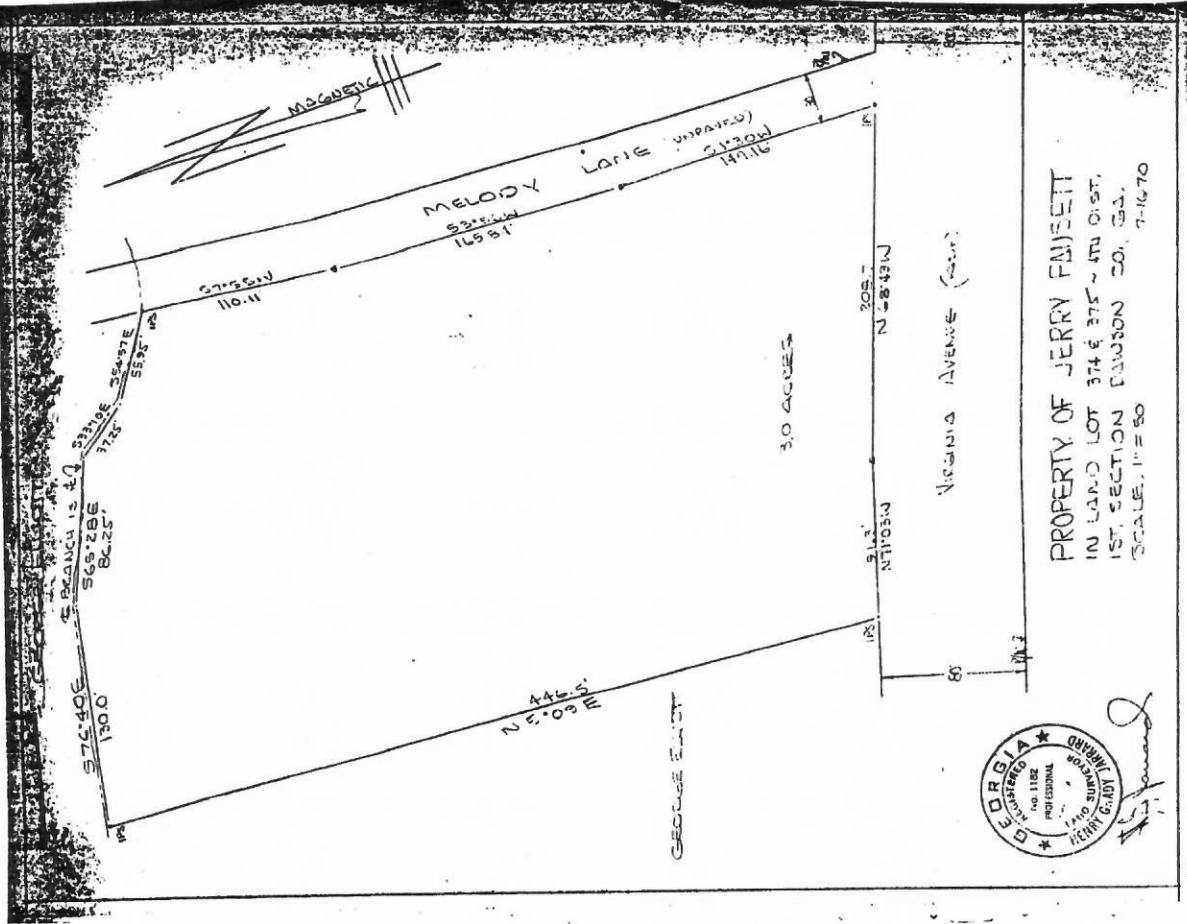
Shelly T. Martin  
Notary Public

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



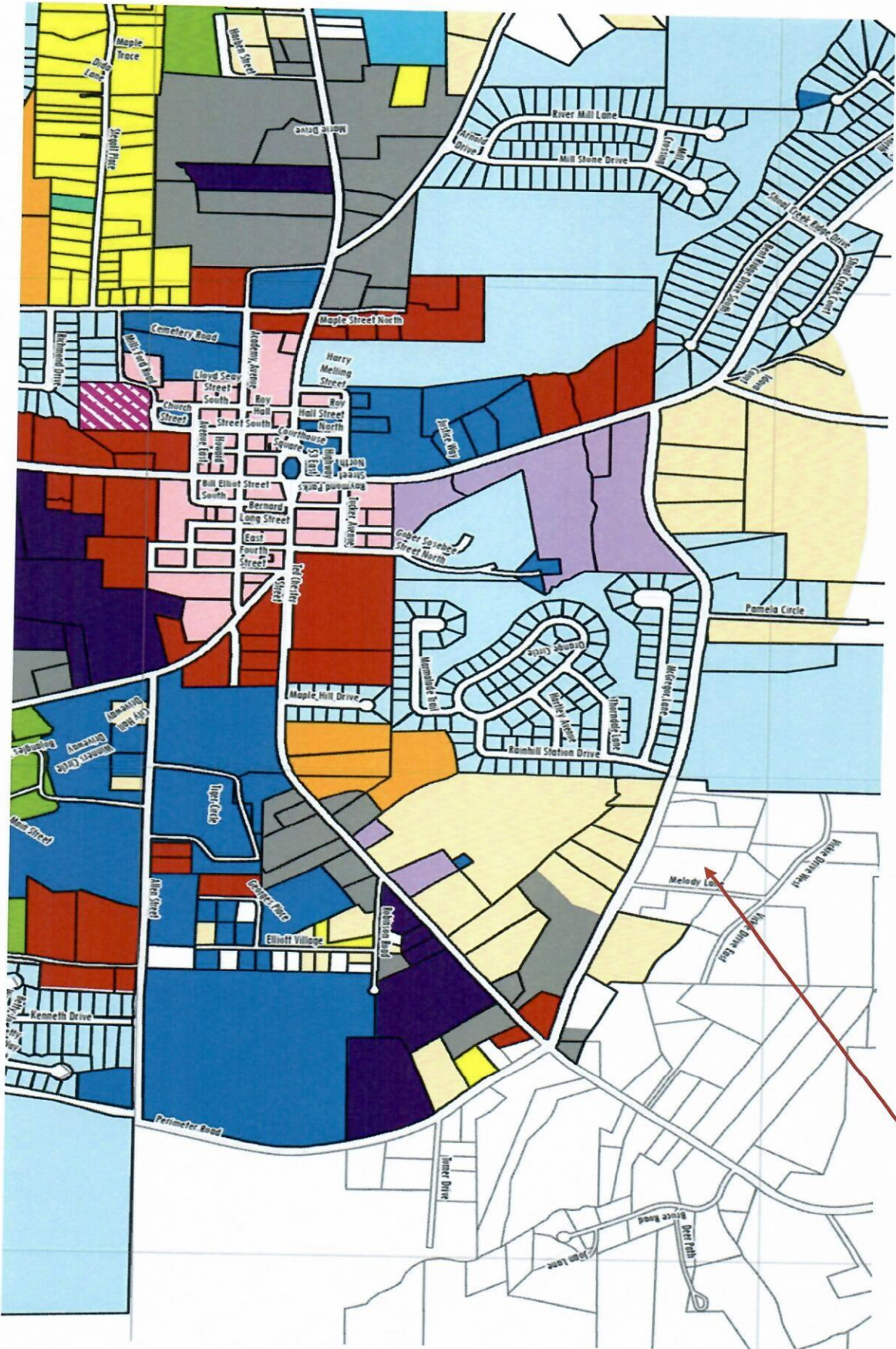


*Filed & Recorded  
July 25, 1970  
Ralph Maddox*



*Filed & Recorded  
July 25, 1970  
Ralph Maddox, C.S.C.*





TMP 092 042



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



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

January 27, 2025

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

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

Dear Mr. Thurmond,

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

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

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

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

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

Sincerely,

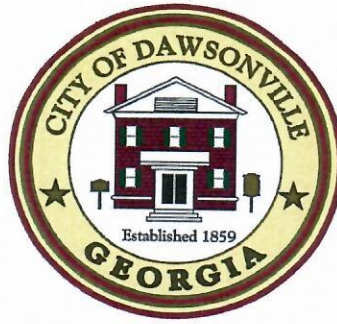
Stacy Harris  
Planning and Zoning Department

Enclosures

cc: Joey Leverette, County Manager  
Dawson County Attorney

## 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**

Ron Haynie  
**Planning Director**

Stacy Harris  
**Zoning Admin Assistant**

## Planning Commission:

Dr. Saba Haeringer, at Large  
Madison Eiberger, Post 1  
Josh Nichols, Post 2  
Randy Davis – Chairperson, 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)

## PUBLIC HEARING 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.

.....

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

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

*Those persons with disabilities who require reasonable accommodations in order to allow them to observe and/or participate in this meeting or who have questions regarding the accessibility of the meeting, should contact the City 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 # 12

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SUBJECT: **APPROVE SEWER EASEMENT FOR SINGH (BP GAS STATION) HWY 9 SOUTH**

CITY COUNCIL MEETING DATE: 04/21/2025

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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:

**MCK REO 60, LLC REQUESTS APPROVAL FOR A SEWER EASEMENT CONNECTION FROM CITY OF DAWSONVILLE-OWNED PROPERTY (PARCEL ID: D04 013) TO SERVE THE PROPOSED BP GAS STATION DEVELOPMENT LOCATED AT HWY 9 SOUTH (PARCEL ID: 093 014 003).**

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HISTORY/ FACTS / ISSUES:

- **CITY ATTORNEY REVIEWED THE SEWER EASEMENT**

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OPTIONS:

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RECOMMENDED SAMPLE MOTION:

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REQUESTED BY: Stacy Harris, Planning & Zoning Department



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

---

**SEWER EASEMENT**

STATE OF GEORGIA  
COUNTY OF DAWSON

THIS SEWER EASEMENT, made the \_\_\_\_ day of April, 2025, by and between **THE CITY OF DAWSONVILLE**, a Georgia Municipal Corporation as party of the First Part, hereinafter called "Grantor," and **MCK REQ 60 LLC**, a Georgia limited liability company, as party of the second party, hereinafter called "Grantee"

WITNESSETH:

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

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

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

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

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

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

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

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

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

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

Signed, sealed and delivered  
in the presence of:

THE CITY OF DAWSONVILLE,  
GEORGIA

BY: \_\_\_\_\_

Title: \_\_\_\_\_

\_\_\_\_\_  
Unofficial Witness

ATTEST: \_\_\_\_\_

Title: \_\_\_\_\_

\_\_\_\_\_  
Notary Public  
My Comm. Expires: \_\_\_\_\_

(SEAL AFFIXED)

(Notary Seal)

Exhibit "A"  
Garntor's Property

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

**DRAFT**

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

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

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

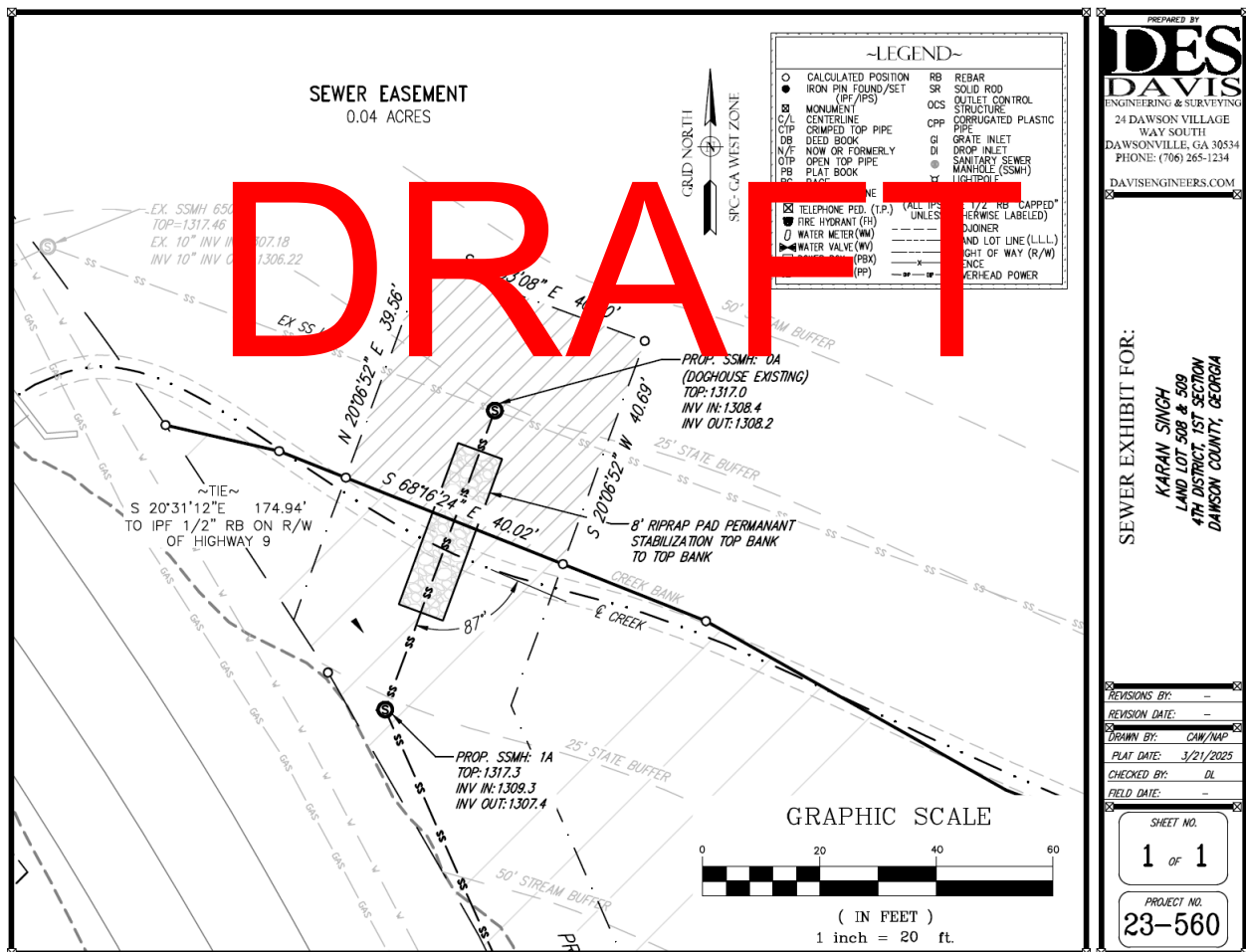
As a matter of information only, the Tax Parcel Identification Number is 093 014 003.

**DRAFT**

# **Exhibit "C"** Sewer Easement

All that tract or parcel of land lying and being in Land Lots 508 and 509, 4<sup>th</sup> District, 1<sup>st</sup> Section, Dawson County, Georgia and being more particularly described as follows:

COMMENCING at a 1/2" rebar found on the right-of-way Georgia State Highway 9; THENCE, N20°31'12"W a distance of 174.94' to a point, said point being the POINT OF BEGINNING. THENCE, N20°06'52"E a distance of 39.56' to a point; THENCE, S69°53'08"E a distance of 40.00' to a point; THENCE, S20°06'52"W a distance of 40.69' to a point; THENCE, N68°16'24"W a distance of 40.02' to a point, said point being the POINT OF BEGINNING. Said tract containing an area of 0.04 acre as shown on a sewer easement exhibit drawn by Davis Engineering and Surveying dated 03-21-2025.





# DAWSONVILLE CITY COUNCIL EXECUTIVE SUMMARY FOR AGENDA ITEM # 13

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SUBJECT: **REQUEST FOR FEE WAIVER: GEORGIA MOUNTAIN REGIONAL COMMISSION**

CITY COUNCIL MEETING DATE: 04/21/2025

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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 A REQUEST TO WAIVE THE PAVILION OR FARMER'S MARKET RENTAL FEE IN THE AMOUNT OF UP TO \$225.00 ON WEDNESDAY, JUNE 25, 2025 FROM 11:00 – 2:00 PM.**

**GMRC HAS NOT YET DETERMINED IF A PAVILION OR THE FARMER'S MARKET WOULD SUIT THEIR NEED**

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HISTORY/ FACTS / ISSUES:

- **SEE ATTACHED REQUEST FROM HEATHER FELDMAN**

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OPTIONS:

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RECOMMENDED SAMPLE MOTION:

**STAFF RECOMMENDS APPROVAL**

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REQUESTED BY: Bob Bolz, City Manager



Mayor –

Good afternoon! I hope you are having a good week so far. GMRC has an annual staff cookout where we close the office at the end of our fiscal year and we grill out hamburgers, hot dogs, etc. Typically, we just have this at our office, but I was wondering if GMRC would be able to use of the pavilions at Main Street Park this year. Our date is **Wednesday, June 25<sup>th</sup>** and we would be looking at a timeframe of about 11:00 a.m. to about 2:00 p.m. Would there be a fee associated with this?

All the best,

Heather



**Heather J. Feldman**

**Executive Director**

**Georgia Mountains Regional Commission**

**(770)538-2606 – Office**

**(770)778-3493 – Mobile**

<http://www.gmrc.ga.gov>



# DAWSONVILLE CITY COUNCIL EXECUTIVE SUMMARY FOR AGENDA ITEM # 14

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SUBJECT: **REQUEST FOR FEE WAIVER: DISTRICT 2 PUBLIC HEALTH**

CITY COUNCIL MEETING DATE: **04/21/2025**

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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 A REQUEST TO WAIVE THE FARMER'S MARKET RENTAL FEE IN THE AMOUNT OF \$225.00 ON WEDNESDAY, JULY 16, 2025 FROM 9:00 AM – 3:00 PM.**

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HISTORY/ FACTS / ISSUES:

- **SEE ATTACHED REQUEST FROM JULIA SPINETTA, NUTRITION SERVICES DIRECTOR FROM DISTRICT 2 PUBLIC HEALTH**
- 

OPTIONS:

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RECOMMENDED SAMPLE MOTION:

**STAFF RECOMMENDS APPROVAL**

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REQUESTED BY: Bob Bolz, City Manager

Good morning,

My name is Julia Spinetta, and I'm the Nutrition Services Director for the District 2 Public Health WIC Program. Amy Jusak from the Dawson County Health Department shared your contact with me.

I'm reaching out to request use of the **Dawsonville Farmers Market Pavilion on Wednesday, July 16, from 9:00 AM to 3:00 PM** for a WIC Farmers Market event.

WIC hosts these events annually to provide participants with additional benefits to purchase fresh, locally grown produce. Thanks to recent program changes, we're now able to hold markets offsite using eWIC cards instead of paper vouchers—making this a great opportunity to bring the event to Dawson County.

We currently serve 697 WIC participants in Dawson County. While the event is designed for WIC families, community members who happen to stop by are welcome to shop as well. However, we do not actively advertise it to the public in order to ensure there's enough produce available for our participants.

Please let me know if I need to contact anyone else for approval or provide additional details.

Thank you for your time and consideration.

Best regards,

Julia

Julia P. Spinetta

**Nutrition Services Director**

District 2 Public Health

1280 Athens St | Gainesville, GA 30534

**WEBSITE** [wic.phdistrict2.org](http://wic.phdistrict2.org)

**PHONE** 678-696-2259 | **CELL** 678-725-5110

[julia.spinetta@dph.ga.gov](mailto:julia.spinetta@dph.ga.gov)





# DAWSONVILLE CITY COUNCIL EXECUTIVE SUMMARY FOR AGENDA ITEM # 15

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SUBJECT: **REQUEST FOR FEE WAIVER: DAWSON COUNTY BOARD OF COMMISSIONERS**

CITY COUNCIL MEETING DATE: 04/21/2025

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PURPOSE FOR REQUEST:

DAWSON COUNTY BOARD OF COMMISSIONERS HAS REQUESTED A WAIVER FOR PERMIT FEE(S) ASSOCIATED WITH THE RENOVATION OF THE BUILDING, LOCATED AT 751 HWY 53 EAST, PERMIT # C2500113.

TOTAL AMOUNT TO CONSIDER WAIVING: \$6,418.30

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HISTORY/ FACTS / ISSUES:

- DAWSON COUNTY BOC HAS ENTERED INTO A 10-YEAR LEASE AND SALES CONTRACT FOR PURCHASE.
- PROPERTY WILL PRIMARILY BE UTILIZED TO HOUSE AN EXPANDED PUBLIC HEALTH FACILITY, WITH A SMALL PORTION OF THE FOOTPRINT BEING UTILIZED BY ENVIRONMENTAL HEALTH AND TREATMENT COURT STAFF.
- TOTAL FEES FOR THE BUILDING PERMIT # C2500113 *TOTAL FEE \$7,418.30*
  - 1) Building Plan Review – \$1,000 **Note: City incurred costs from Charles Abbott Associates for building plan review. No recommendation to waive this fee.**
  - 2) Commercial Building Inspection – \$530.00
  - 3) Covered Space (16,538 sq ft) – \$5,788.30
  - 4) Certificate Occupancy – \$100.00

---

RECOMMENDED SAMPLE MOTION:

- 1) Consider waiving the following fees:
    - Building Inspection: \$530.00
    - Covered Space: \$5,788.30
    - Certificate Occupancy: \$100.00
    - Total: \$6,418.30
  - 2) 3<sup>rd</sup> Party Building Inspections required
- 

REQUESTED BY: Stacy Harris, Planning & Zoning Department



Cindy Campbell, CPA  
Chief Financial Officer

Accounting

Accounts Payable

Accounts Receivable

Budget

Grant Administration

Payroll

Purchasing

## DAWSON COUNTY FINANCE DEPARTMENT

March 14, 2025

City of Dawsonville  
Planning and Zoning Department  
Attn: Stacy Harris  
415 Hwy 53 East, Suite 100  
Dawsonville, GA 30534

Reference: Building Plan Review Permit No. C2500113

Dear Ms. Harris;

Please accept this request, on behalf of the Dawson County Board of Commissioners, for a waiver for the permit fees associated with the Building Plan Review Permit No. C2500113.

This permit is in reference to the renovation plans to 751 Hwy 53 East, Dawsonville, GA 30534.

For informational purposes, the County has entered into a 10-year lease for this property and a sales contract to purchase from the current owners during the month of January, 2035.

The property will be primarily utilized to house an expanded Public Health Facility, with a small portion of the foot print being utilized by the Environmental Health and Treatment Court staff.

The County thanks you for your consideration.

Kindest regards,

Melissa Hawk  
Dawson County Government  
Purchasing Manager  
25 Justice Way, Suite 2322  
Dawsonville, GA 30534

Dawson County  
Government Center  
25 Justice Way, Suite 2214  
Dawsonville, GA 30534  
Phone 706-344-3501  
Fax 706-531-3504





751 HWY 53, DAWSONVILLE, GEORGIA 30534

**FOR CONSTRUCTION**

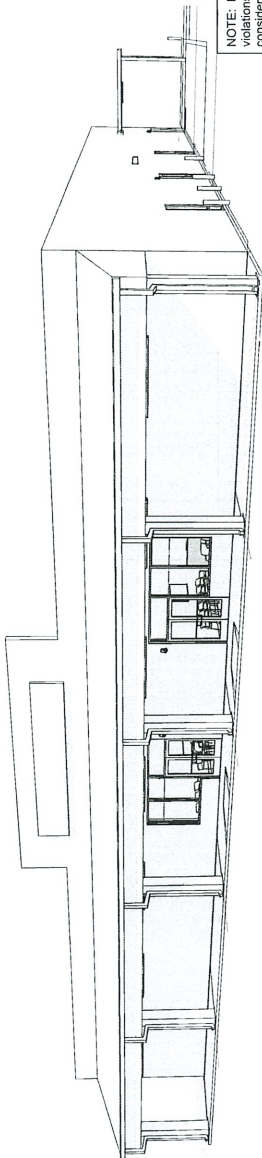
3/3/2025



**HILL POLEY ROSSI & ASSOCIATES**  
2600 Pleasant Hill Road, Suite 200  
Duluth, Georgia 30096  
770.622.9155  
[www.hprfa.com](http://www.hprfa.com)

Reviewed for Code  
Compliance  
03/25/2025  
Brian Epstein

**NOTE:** Every effort has been made to identify code violations. Any oversight by the reviewer shall not be considered as authority to violate, set aside, cancel, or alter applicable codes or ordinances. The plan review and permit issuance shall not be considered a warranty or guarantee.

[illegible]



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

Commercial  
Building Permit Application

C2500113

Project Name/Subdivision: Dawson County Health Facility Historic District: \_\_\_\_\_

Project Address: 751 Hwy 53, Dawsonville, GA 30534 Parcel #: 093 040 001

Lot #: \_\_\_\_\_ Projected Building Cost/Valuation: \$ \_\_\_\_\_

Property Owner: Dawson County Government Contact: Joey Leverette

Cell Phone #: 706-344-3501 E-Mail: jleverette@dawsoncountygga.gov

Address: 25 Justice Way, Suite 2207 City: Dawsonville State: GA Zip: 30534

*General Contractor & Subcontractors must be State Licensed and a Business License.*

GC Name/Company: \_\_\_\_\_ Contact: \_\_\_\_\_

Cell Phone #: \_\_\_\_\_ E-Mail: \_\_\_\_\_

Address: \_\_\_\_\_ City: \_\_\_\_\_ State: \_\_\_\_\_ Zip: \_\_\_\_\_

Electrical Contractor: \_\_\_\_\_ Contact: \_\_\_\_\_

Cell Phone #: \_\_\_\_\_ E-Mail: \_\_\_\_\_

Plumbing Contractor: \_\_\_\_\_ Contact: \_\_\_\_\_

Cell Phone #: \_\_\_\_\_ E-Mail: \_\_\_\_\_

HVAC Contractor: \_\_\_\_\_ Contact: \_\_\_\_\_

Cell Phone #: \_\_\_\_\_ E-Mail: \_\_\_\_\_

Other Contractor: \_\_\_\_\_ Contact: \_\_\_\_\_

Cell Phone #: \_\_\_\_\_ E-Mail: \_\_\_\_\_

Zoned: \_\_\_\_\_ Minimum Zoning Requirements: Setbacks: Front \_\_\_\_\_ Rear \_\_\_\_\_ Right \_\_\_\_\_ Left \_\_\_\_\_

Utility Providers: Water: \_\_\_\_\_ Sewer: \_\_\_\_\_ Power: \_\_\_\_\_ Gas: \_\_\_\_\_

Building Plan Review and Building Permit	Fee	Cost
Commercial Building Plan Review Fee	\$1,000.00	\$ 1000.00
Commercial Building Inspection Fee	\$530.00	\$ 530.00
Covered Space	\$0.35 per square ft. 16,538	\$ 5788.30
Uncovered Space	\$0.20 per square ft.	\$
Minimum Permit Fee	\$100.00	\$
Certificate Occupancy Fee	\$100.00	\$ 100.00
1 <sup>st</sup> 6 Months Renewal Fee	\$200.00	\$
2 <sup>nd</sup> 6 Months Renewal Fee	\$400.00	\$
	Total	\$ 7418.30

Permit Cards MUST be posted at the location prior to any work being done. Cards shall be visible from the street and protected from the weather. Non-posting of permit cards constitutes a reinspection and a \$100.00 reinspection fee. All failed inspections will be charged \$100.00 reinspection fee. All plans and construction shall be in accordance with the International Construction Code (ICC), as adopted per the City of Dawsonville Code of Ordinances; Article II Section 102-19. Permits may be reinstated up to two (2) separate six (6) month extensions (*with fees*). Prior to reinstating a permit, the planning director shall determine if a new plan review and plan revision is required.

Name of Applicant (print) Adam Glenn Title: Architect

Company: Hill Foley Rossi & Associates Cell Phone #: \_\_\_\_\_

E-mail: aglenn@hfraa.com

Applicant's Signature:  Date: 3/10/2025

**Commercial Building Permit Checklist**

- ☐ Approved Civil Site plan
- ☐ Provide electronic pdf building plan and one (1) hard copy for review.
- ☐ Provide four (4) sets of hard copy and one (1) electric PDF for sign off.
- ☐ An Approved Recorded Plat – Clerk of Court at Dawson County 706.344.3510
- ☐ Proof of Ownership (tax receipt/sales contract/etc)
- ☐ Septic Tank Permit (if applicable) – Environmental Health Department
- ☐ Restroom facility / port-a-john permit – Environmental Health Department
- ☐ Environmental Plan Review (if applicable)
- ☐ Fire Marshal Plan Review approval.
- ☐ Provide proof of purchase of water meter and sewer tap fee City of Dawsonville or Etowah Water & Sewer.
- ☐ Work commencing before permit issuance will be charged 100% of the usual permit fee.



# DAWSONVILLE CITY COUNCIL EXECUTIVE SUMMARY FOR AGENDA ITEM # 16

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SUBJECT: **ORDINANCE AMENDMENT OPTIONS FOR THE ETHICS BOARD**

CITY COUNCIL MEETING DATE: 04/21/2025

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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 REVIEW AND DISCUSS AMENDMENT OPTIONS FOR THE ETHICS BOARD ORDINANCE**

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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



**Proposed Option One:**

- (a) The ethics board shall consist of three persons. At least two members shall be residents of the City. One member shall be appointed by the Mayor, one member shall be appointed by the City Council, and one member shall be appointed by the two above-named board members subject to approval by a majority of the City Council. One of the three members of the ethics board shall be a member (active or emeritus) in good standing of the State Bar of Georgia, who is also a resident of the county.
- (b) No two members of the ethics board shall reside in the same electoral district of the City of Dawsonville, and in the event that one member of the ethics board relocates in such a manner as to make that person no longer qualified to serve on the ethics board, such member shall be deemed to have resigned and shall be replaced pursuant to the provisions on vacancy replacement for an unexpired term.
- (c) Vacancies shall be filled by following the same process which led to the selection of the person vacating a position on the ethics board with a portion of an unexpired term remaining.
- (d) All members shall serve two-year terms. The foregoing notwithstanding, the Mayor's appointment in 2025 shall serve a three-year term so as to stagger the terms of the members of the ethics board. Thereafter, with the succeeding appointment by the Mayor in calendar year 2028, the Mayor's appointment shall also serve two year terms.
- (e) Members of the ethics board with any permit or rezoning application pending before the City, or with any pending or potential litigation against the City or the city official charged in a complaint, shall be disqualified from serving on the ethics board for that complaint. An alternate member shall be selected by the two remaining members and approved by a majority of the City Council to replace the disqualified individual for the purpose of hearing the complaint which created the conflict.
- (f) Members of the ethics board may be removed by majority vote of the City Council.

**Proposed Option Two:**

- (a) The ethics board shall consist of three persons. All members shall be residents of the City. One member shall be appointed by the Mayor, one member shall be appointed by the City Council, and one member shall be appointed by the two above named board members subject to approval by a majority of the City Council.
- (b) No two members of the ethics board shall reside in the same electoral district of the City of Dawsonville, and in the event that one member of the ethics board relocates in such a manner as to make that person no longer qualified to serve on the ethics board, such member shall be deemed to have resigned and shall be replaced pursuant to the provisions on vacancy replacement for an unexpired term.
- (c) Vacancies shall be filled by following the same process which led to the selection of the person vacating a position on the ethics board with a portion of an unexpired term remaining.
- (d) All members shall serve two-year terms. The foregoing notwithstanding, the Mayor's appointment in 2025 shall serve a three-year term so as to stagger the terms of the members of the ethics board. Thereafter, with the succeeding appointment by the Mayor in calendar year 2028, the Mayor's appointment shall also serve two year terms.



- (e) Members of the ethics board with any permit or rezoning application pending before the City, or with any pending or potential litigation against the City or the city official charged in a complaint shall be disqualified from serving on the ethics board for that complaint. An alternate member shall be selected by the two remaining members and approved by a majority of the City Council to replace the disqualified individual for the purpose of hearing the complaint which created the conflict.
- (f) Members of the ethics board may be removed by majority vote of the City Council.
- (g) For the purpose of reviewing a complaint, conducting a hearing, and taking action under Section 2-84, the ethics board shall have the right to engage an attorney who is an active member of the Bar of the State of Georgia in good standing to assist the ethics board. However, no such attorney shall be a member of the ethics board at the time he or she is engaged, and they shall not be considered to be a member of the ethics board for the purpose of making any decisions. The role of the attorney for the ethics board shall be to conduct investigatory activities requested by the ethics board, make reports and recommendations to the ethics board, and to represent the ethics board in any actions commenced by the ethics board.

**Proposed Option Three:**

- (a) The ethics board shall consist of five persons. All members shall be residents of the City. One member shall be appointed by the Mayor, each city council post shall appoint the remaining members, and all appointed members shall be subject to approval by a majority of the City Council.
- (b) The member appointed by the Mayor shall preside over the meetings of the ethics board and shall not vote except in the event of a tie among the other members.
- (c) Vacancies shall be filled by following the same process which led to the selection of the person vacating a position on the ethics board with a portion of an unexpired term remaining.
- (d) All members shall serve two-year terms. The foregoing notwithstanding, the appointed members of the Mayor, City Council Post 1, and City Council Post 2 shall serve three-year terms starting in 2025 so as to stagger the terms of the members of the ethics board. Thereafter, with the succeeding appointments in calendar year 2028, all members shall serve two year terms.
- (e) Members of the ethics board with any permit or rezoning application pending before the City, or with any pending or potential litigation against the City or the city official charged in a complaint shall be disqualified from serving on the ethics board for that complaint. An alternate member shall be selected by the remaining members of the ethics board and approved by a majority of the City Council to replace the disqualified individual for the purpose of hearing the complaint which created the conflict. The foregoing notwithstanding, in the event the complaint from which a member of the ethics board is disqualified is against a member of the City's governing authority, that member of the governing authority shall take no part in any vote as to the replacement member.
- (f) Members of the ethics board may be removed by majority vote of the City Council.
- (g) For the purpose of reviewing a complaint, conducting a hearing, and taking action under Section 2-84, the ethics board shall have the right to engage an attorney who is an active member of the Bar of the State of Georgia in good standing to assist the ethics board.

However, no such attorney shall be a member of the ethics board at the time he or she is engaged, and they shall not be considered to be a member of the ethics board for the purpose of making any decisions. The role of the attorney for the ethics board shall be to conduct investigatory activities requested by the ethics board, make reports and recommendations to the ethics board, and to represent the ethics board in any actions commenced by the ethics board.



# DAWSONVILLE CITY COUNCIL EXECUTIVE SUMMARY FOR AGENDA ITEM # 17

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SUBJECT: UPDATE ON GOLD CREEK DRIVE

CITY COUNCIL MEETING DATE: 04/21/2025

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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:

**PUBLIC WORKS DIRECTOR HANSARD WILL PROVIDE AN UPDATE ON THE REQUEST BY  
COUNCIL TO OBTAIN INFORMATION AND COST TO WIDEN GOLD CREEK DRIVE**

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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: Trampas Hansard, Public Works Director



# DAWSONVILLE CITY COUNCIL EXECUTIVE SUMMARY FOR AGENDA ITEM # 18

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SUBJECT: \_\_\_\_\_ **STAFF REPORT: CITY MANAGER** \_\_\_\_\_

CITY COUNCIL MEETING DATE: 04/21/2025

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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 PROVIDE CITY UPDATES**

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HISTORY/ FACTS / ISSUES:

**SEE ATTACHED OUTLINE**

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OPTIONS:

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RECOMMENDED SAMPLE MOTION:

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REQUESTED BY: Bob Bolz, City Manager

## CITY MANAGER REPORT

PREPARED APRIL 14 FOR APRIL 21, 2025

**Patio Renovation Project:** The patio renovation at the City Hall complex in front of Granddaddy Mimms and the Station House is progressing nicely and looks great. The sidewalk and turf are complete. The installation of the fence is complete, and lighting is to be installed the week of 4/14. Parking bumpers have been installed. Planter boxes are being designed, and we are researching patio furniture. We have begun finalizing plans for extending the patio/sidewalk to Main Street Park

**CPL Planning & Zoning Contract:** Transition is going well with CPL.

**Administrative Professionals Day:** April 23<sup>rd</sup> we will celebrate as we recognize our staff for Administrative Professionals Day.

**Congressman Rich McCormick:** Field representatives from his office began their once per month help sessions hosted at City Hall. Their goal is to provide aid with federal programs such as veterans' affairs, social security, etc.

**Good Shepherd Clinic Fund Raising Event:** The Good Shepherd Clinic has approached the city about hosting a fund raiser in Main Street like what Family Connections do each year with the Family Fair. We plan to have the necessary information for the City Council approval in May.

**Request from the Department of Public Health:** Julia Spinetta, the Nutrition Services Director for the District 2 Public Health WIC Program has requested use of the Dawsonville Farmers Market Pavilion on Wednesday, July 16, from 9:00 AM to 3:00 PM for a WIC Farmers Market event. WIC hosts these events annually to provide participants with additional benefits to purchase fresh, locally grown produce. Thanks to recent program changes, they are now able to hold markets offsite using eWIC cards instead of paper vouchers, making this a great opportunity to bring the event to Dawson County. They currently serve 697 WIC participants in Dawson County. While the event is designed for WIC families, community members who happen to stop by are welcome to shop as well. However, they do not actively advertise it to the public to ensure there's enough produce available for our participants. Staff think this aligns with the purpose of the Farmer's Market and this request will be presented to the City Council for fee waiver at the April 21<sup>st</sup> meeting.

**Wastewater Treatment Plant:** The construction package for the wastewater treatment plant has been put out for bids with the bid deadline set for May 15<sup>th</sup>.

**Additional LMIG Funding:** We received notification that the city will be allotted an additional \$60,597.00 of LMIG money for use on transportation projects. Project submissions are being developed now. These funds make our TSPLOST funds go much farther.

**Chat with the Mayor:** Mayor Walden hosted a public forum providing those interested an opportunity to voice concerns, have questions answered, and otherwise build a repertoire with



citizens. It was successful and he is planning to begin offering those quarterly. Councilmen French and Illg participated, and all enjoyed time spent together.

**Trail from Dog Park to Stonewall Subdivision:** Cost estimates are underway with dirt/culvert anticipated to cost \$9,000.00 with an additional cost to conduct a survey to make sure we know whose property is whose.

**Maple Street FDR & Paving Project:** The bid package is ready to be advertised. It has been sent to our attorney for review before moving forward.

**Water System Capacity Increase:** New test samples from the spring have been taken and we await the results.

**2025 Food Truck Night & Christmas Event Dates:** Dates have been tentatively set for food truck nights in 2025 and include May 9<sup>th</sup>, June 6<sup>th</sup>, July 11<sup>th</sup>, August 1<sup>st</sup>, September 12<sup>th</sup>, and October 10<sup>th</sup>. Our Christmas Tree Lighting, Parade, Jingle Market, Santa, entertainment, and food trucks will be on November 22<sup>nd</sup>.

**GDOT Work on the Downtown Roundabout:** Work should start soon with the plan to conduct most of it at night.

**New Shelter & Restroom:** Materials have been delivered, and the new pavilion is completed except for two punch list of items that resulted from the vendor sending inadequate supplies. This shelter will serve the court areas, a rest room and can be rented out when complete. The next step is the construction of restrooms at one end of the facility. This project was made possible in part by a generous \$20,000.00 grant from AEMC. Restroom planning and bid acquisition are underway.

**GDOT TAP Grant:** Several months back staff submitted a grant application to GDOT for the federal Transportation Alternative Program (TAP) grant. We requested funding for roundabouts at Perimeter Road/9S, Perimeter Road/9N, and Allen Street/Hwy 53. We received word that we received \$2 million, one million each for Perimeter Road/9S and Allen Street/Hwy 53. Normally, there is a 20% match which would entail our providing \$200,000 for each; however, we also received \$400,000 for the Georgia Transportation Infrastructure Bank (GTIB) that will cover our match for each grant. These amounts will allow preliminary engineering for both. A kickoff meeting with the GDOT Project Manager is scheduled for May 13<sup>th</sup>.

**EWSA Service Delivery Agreement:** As we review the agreement that has been in place for about a year, we have identified three concerns moving forward that we are discussing with the City Attorney for appropriate action.

**Dawson County Sheriff's Office IGA:** Kevin Tallant has drafted a letter to the Sheriff's Office regarding the IGA and staff have recommended comments to him for revision with hopes of this being provided to the Sheriff next month.

**Shoal Creek Bridge Construction & Paving Project:** This project is underway our portion is an estimated \$449,692.00. Also, work has started on the \$2 million roundabout at Shoal Creek and Hwy 136.

**TSPLOST:** Planning is underway for several transportation projects. Maple Steet continues to be a priority as is Shoal Creek due to the timing of the bridge construction and roundabout construction.

**GDOT Work on the Downtown Roundabout:** Work is underway at night, please exercise caution when driving through this area.

**2025 Food Truck Night & Christmas Event Dates:** Dates have been tentatively set for food truck nights in 2025 and include May 9<sup>th</sup>, June 6<sup>th</sup>, July 11<sup>th</sup>, August 1<sup>st</sup>, September 12<sup>th</sup>, and October 10<sup>th</sup>. Our Christmas Tree Lighting, Parade, Jingle Market, Santa, entertainment, and food trucks will be on November 22<sup>nd</sup>.

**Gold Creek Foods Mediation:** Mediation efforts continue.

**Flock Public Safety Cameras:** We await installation.

**Main Street Park:**

- **Disc Golf Expansion:** the addition of nine more holes to our disc golf course utilizing the property of the Board of Education is moving along nicely. The trail and course are complete, and signs and maps are under development.
- **Playground & Shade:** Staff continue researching shade for various locations in the park, including the playground, skate park, pickleball courts, and dog park. We received \$10,000.00 from the Dawsonville Civitan Club which will be used for this project over the inclusive playground area. Impact Fees could be used to supplement this grant. Our goal is to get 75-90% of the playground equipment under some form of shade. Staff are evaluating these projects which are anticipated to cost more than \$100,000.00.
- **Water Fountains:** We continue evaluating additional locations for water fountains within the park, each costing about \$7,000.
- **Amphitheater Stage:** Staff are researching options for this project.
- **Splash Pad:** Research into the possibility of adding this amenity is underway. The current cost estimate is over \$350,000.00. Impact Fees could help fund this project.
- **Power for Amphitheater & Christmas Tree Walk:** We are working with GA Power for additional power for the future amphitheater. Impact Fees could provide a great source of revenue for this project.

**Cannery & Multi-use Facility:** Georgia Power has agreed to provide a grant of \$12,000.00 for a feasibility study and the Department of Commerce provided an additional \$15,000.00. The \$27,000.00, approved by the City Council, will be used to fund a feasibility study conducted by Georgia Tech.

**Leak Adjustment:** One this month for a total of \$52.28, water - \$18.88 and sewer - \$33.40.



# DAWSONVILLE CITY COUNCIL EXECUTIVE SUMMARY FOR AGENDA ITEM # 19

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SUBJECT: \_\_\_\_\_ **STAFF REPORT: FINANCE DIRECTOR** \_\_\_\_\_

CITY COUNCIL MEETING DATE: 04/21/2025

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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:

**FINANCIAL REPORTS REFLECTING FUND BALANCES AND ACTIVITY FOR THROUGH MARCH 31, 2025 ARE ATTACHED**

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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: Robin Gazaway, Finance Director

CITY OF DAWSONVILLE, GEORGIA  
GENERAL FUND  
July 1, 2024 -Mar 31, 2025

75%

	Budget	Actual	Percentage
REVENUES			
Taxes	\$ 2,546,100	\$ 2,113,430	83.01%
Licenses and permits	93,100	84,813	91.10%
Intergovernmental revenues	56,000	72,538	129.53%
Fees	331,700	372,780	112.38%
Other	185,400	274,230	147.91%
Total revenues	3,212,300	2,917,791	90.83%
EXPENDITURES			
Department:			
Council	166,200	116,150	69.89%
Mayor	65,700	41,920	63.81%
Elections	20,000	-	0.00%
Administration	1,170,762	697,557	59.58%
City Hall building	189,500	146,229	77.17%
Animal control	2,040	405	19.85%
Roads	725,800	583,218	80.36%
Parks	114,200	103,995	91.06%
Planning and zoning	569,000	446,796	78.52%
Economic development	189,098	207,451	109.71%
Total expenditures	3,212,300	2,343,721	72.96%
TOTAL REVENUES OVER EXPENDITURES		574,070	
Transfer in From Reserves		(574,070)	
NET CHANGE IN FUND BALANCE		-	

CITY OF DAWSONVILLE, GEORGIA  
WATER, SEWER, AND GARBAGE FUND  
July 1, 2024 - Mar 31, 2025

	<u>Budget</u>	<u>Actual</u>	<u>Percentage</u>
REVENUES			
Water fees	\$ 950,000	\$ 781,785	82.29%
Sewer fees	1,050,000	1,078,236	102.69%
Garbage fees	301,200	271,518	90.15%
Miscellaneous	<u>269,600</u>	<u>176,651</u>	<u>65.52%</u>
Total revenues	<u>2,570,800</u>	<u>2,308,190</u>	<u>89.78%</u>
EXPENDITURES			
Depreciation	633,000	500,643	79.09%
Garbage service	301,200	234,053	77.71%
Group insurance	200,600	118,454	59.05%
Insurance	600	-	0.00%
Interest	77,000	37,471	48.66%
Payroll taxes	28,000	25,334	90.48%
Professional	203,000	119,394	58.81%
Miscellaneous	163,200	145,684	89.27%
Repairs/supplies	286,000	223,676	78.21%
Retirement	30,000	23,646	78.82%
Salaries	332,000	335,992	101.20%
Technical services	104,000	98,524	94.73%
Utilities	<u>212,200</u>	<u>152,525</u>	<u>71.88%</u>
Total expenditures	<u>2,570,800</u>	<u>2,015,396</u>	<u>78.40%</u>
INCOME (LOSS)		<u><u>292,794</u></u>	



## CITY OF DAWSONVILLE, GEORGIA

## SPLOST VI

July 1, 2024 - Mar 31, 2025

## SPLOST VI

	<u>Budget</u>	<u>Actual</u>	<u>Percentage</u>
REVENUES			
Taxes	-	-	#DIV/0!
Interest	1,400	713	50.93%
Other	<u>7,600</u>	<u>-</u>	<u>0.00%</u>
Total revenues	<u>9,000</u>	<u>713</u>	<u>7.92%</u>
EXPENDITURES (Capital Outlays)			
City hall acquisition	-	25	#DIV/0!
Roads and sidewalks	-	-	#DIV/0!
Public works equipment - roads	-	-	0.00%
Sewer projects	-	-	0.00%
Public works equipment - sewer	-	-	0.00%
Water projects	-	-	0.00%
Public works equipment - water	-	-	0.00%
Farmers market	9,000	6,750	75.00%
Parks and recreation	<u>-</u>	<u>-</u>	<u>0.00%</u>
Total expenditures	<u>9,000</u>	<u>6,775</u>	<u>75.28%</u>
TOTAL REVENUES OVER EXPENDITURES		(6,062)	
Transfer in From Reserves		<u>6,062</u>	
NET CHANGE IN FUND BALANCE		<u><u>-</u></u>	

## CITY OF DAWSONVILLE, GEORGIA

## SPLOST VII

July 1, 2024 - Mar 31, 2025

**SPLOST VII**

	<u>Budget</u>	<u>Actual</u>	<u>Percentage</u>
REVENUES			
Taxes	1,300,000	950,632	73.13%
Interest	70,000	63,951	91.36%
Other	<u>1,535,000</u>	<u>-</u>	<u>0.00%</u>
Total revenues	<u>2,905,000</u>	<u>1,014,583</u>	<u>34.93%</u>
EXPENDITURES (Capital Outlays)			
City hall acquisition	1,000,000	93,054	9.31%
Roads and sidewalks	1,000,000	26,481	2.65%
Public works equipment - roads	25,000	-	0.00%
Land Acq. / Downtown	-	-	0.00%
Public works equipment - sewer	-	-	0.00%
Water projects/Sewer Projects	780,000	7,925	0.00%
Public works equipment - water	-	-	0.00%
Farmers market	-	-	#DIV/0!
Parks and recreation	<u>100,000</u>	<u>9,284</u>	<u>0.00%</u>
Total expenditures	<u>2,905,000</u>	<u>136,744</u>	<u>4.71%</u>
TOTAL REVENUES OVER EXPENDITURES		877,839	
Transfer in From Reserves		<u>(877,839)</u>	
NET CHANGE IN FUND BALANCE		<u><u>-</u></u>	

## CITY OF DAWSONVILLE, GEORGIA

## TSPLOST

July 1, 2024 - Mar 31, 2025

## TSPLOST

	<u>Budget</u>	<u>Actual</u>	<u>Percentage</u>
REVENUES			
Taxes	-	238,877	#DIV/0!
Interest	-	1,409	#DIV/0!
Other	-	-	0.00%
	<u>-</u>	<u>-</u>	<u>0.00%</u>
Total revenues	<u>-</u>	<u>240,286</u>	<u>#DIV/0!</u>
EXPENDITURES (Capital Outlays)			
	-	-	#DIV/0!
Roads	-	-	#DIV/0!
	-	-	0.00%
	-	-	0.00%
	-	-	0.00%
	-	-	0.00%
	-	-	0.00%
	-	-	#DIV/0!
	<u>-</u>	<u>-</u>	<u>0.00%</u>
Total expenditures	<u>-</u>	<u>-</u>	<u>#DIV/0!</u>
TOTAL REVENUES OVER EXPENDITURES		240,286	
Transfer in From Reserves		<u>(240,286)</u>	
NET CHANGE IN FUND BALANCE		<u>-</u>	