

AGENDA
CITY COUNCIL REGULAR MEETING AND WORK SESSION
G.L. Gilleland Council Chambers on 2nd Floor
Monday, October 20, 2025
5:00 P.M.

1. Call to Order
2. Roll Call
3. Invocation and Pledge
4. Announcements
5. Approval of the Agenda
6. Public Input
7. Consent Agenda
 - a. Approve Minutes
 - Regular Meeting and Work Session held September 22, 2025
 - Executive Session held September 22, 2025
 - Special Called Meeting held October 13, 2025
 - b. Approve FY 2026 Local Maintenance and Improvement Grant (LMIG)
 - c. Approve to Ratify Action of Door Installation Between Granddaddy Mimms and Dawsonville History Museum
8. Employee Recognition

PUBLIC HEARING

9. ZA-C2500169: Spicer Group Inc. on behalf of Dede Allen, Habitat for Humanity - NCG has petitioned for an amendment to the official zoning map applicable to the properties provided below. The applicant proposes the properties be rezoned from R-2: Single-Family Residential District to RCT: Residential Cottage, for the development of a micro-planned/pocket cottage development. Tax map parcel D01 047 005 (Stegall Place), tax map parcel D01 047 006 (Stegall Place), tax map parcel D01 047 007 (Stegall Place), tax map parcel D01 047 008 (Stegall Place), tax map parcel D01 047 009, and tax map parcel D01 047 010. Public Hearing Dates: Planning Commission on September 15, 2025 at 5:30 p.m.; City Council – Tabled to October 20, 2025 at 5:00 p.m. City Council for a decision on November 3, 2025
10. VAR-C2500170: Spicer Group Inc. on behalf of Dede Allen, Habitat for Humanity - NCG has petitioned for a variance from Sec. 2103.9. Specifically, they request a reduction of the minimum required undisturbed buffer width for the proposed RCT: Residential Cottage zone from 50 feet to 40 feet at the rear (north) and side (east and west) property lines, applicable to the properties below. Tax map parcel D01 047 005 (Stegall Place), tax map parcel D01 047 006 (Stegall Place), tax map parcel D01 047 007 (Stegall Place), tax map parcel D01 047 008 (Stegall Place), tax map parcel D01 047 009, and tax map parcel D01 047 010. Public Hearing: City Council – Tabled to October 20, 2025 at 5:00 p.m. City Council for a decision on November 3, 2025.

BUSINESS

11. ZA-C2500171: PR Land Investments, LLC has petitioned for an amendment to the official zoning map applicable to the properties provided below. The applicant proposes the properties be rezoned from R-1 and R-3: Restricted Single-Family Residential District and Single-Family Residential District to RPC: Residential Planned Community, for the development of 120 single-family semi-detached homes. Tax Map Parcel 093 010 (592 HWY 9 S), Tax Map Parcel 093 011 (93 Southwest Border Ave), Tax Map Parcel D02 004, and Tax Map Parcel D04 010 (416 HWY 9 S). Public Hearing Dates: Planning Commission July 14, 2025, at 5:30 p.m. and City Council August 4, 2025, at 5:00 p.m., tabled to September 22, 2025. City Council for a decision on October 20, 2025.
12. Request to Award RFP #25-RFP-001: IT Managed Services – Tabled from September 22, 2025
13. 2026 Meeting Calendar
14. Property Parking Agreement with Environmental Management Services
15. Amendment to Employee Personnel Policy to Add a CDL License Policy
16. Health Insurance: December 2025 – November 2026

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STAFF REPORTS

- 17. Jacob Evans, City Manager
- 18. 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, November 3, 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

SUBJECT: CONSENT AGENDA

CITY COUNCIL MEETING DATE: 10/20/2025

PURPOSE FOR REQUEST:

CONSIDERATION AND APPROVAL OF ITEMS BELOW; SEE ATTACHED SUPPORTING DOCUMENTS

- a. Approve Minutes
 - Regular Meeting and Work Session held September 22, 2025
 - Executive Session held September 22, 2025
 - Special Called Meeting held October 13, 2025
 - b. Approve FY 2026 Local Maintenance and Improvement Grant (LMIG)
 - c. Approve to Ratify Action of Door Installation Between Granddaddy Mimms and Dawsonville History Museum
-



DAWSONVILLE CITY COUNCIL
EXECUTIVE SUMMARY FOR
AGENDA ITEM # 7a

SUBJECT: APPROVE MINUTES

CITY COUNCIL MEETING DATE: 10/20/2025

BUDGET INFORMATION: GL ACCOUNT # NA

☐ Funds Available from: Annual Budget Capital Budget Other

☐ Budget Amendment Request from Reserve: Enterprise Fund General Fund

PURPOSE FOR REQUEST:

TO APPROVE THE MINUTES FROM:

- REGULAR MEETING HELD SEPTEMBER 22, 2025
 - EXECUTIVE SESSION HELD SEPTEMBER 22, 2025
 - SPECIAL CALLED MEETING HELD OCTOBER 13, 2025
-

HISTORY/ FACTS / ISSUES:

OPTIONS:

AMEND OR APPROVE AS PRESENTED

RECOMMENDED SAMPLE MOTION:

REQUESTED BY: Beverly Banister, City Clerk

MINUTES
CITY COUNCIL REGULAR MEETING AND WORK SESSION
G.L. Gilleland Council Chambers on 2nd Floor
Monday, September 22, 2025
5:00 P.M.

1. **CALL TO ORDER:** Mayor John 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 Jacob Evans, City Clerk Beverly Banister, Public Works Director Trampas Hansard, Utilities Director Jacob Barr, Finance Director Robin Gazaway, Director of Downtown Development Amanda Edmondson, Zoning Administrative Assistant Stacy Harris and CPL Representative Sarah McQuade.
3. **INVOCATION AND PLEDGE:** Invocation and pledge were led by Councilmember Phillips.
4. **ANNOUNCEMENTS:** Mayor Walden announced the City is hosting a concert at Main Street Park on September 27, 2025 from 7:00 p.m. to 10:00 p.m. The Mayor also announced he will be holding a Chat with the Mayor event at City Hall on October 14, 2025 beginning at 6:00 p.m.; he encouraged the public to come out and talk with him about any questions or concerns.
5. **APPROVAL OF THE AGENDA:** Motion to amend the agenda to table Item #12 ZA-C2500169 and Item #13 VAR-C2500170 to the October 20, 2025 meeting and to add Item #16a. Moonshine Festival: Request for Road Closure and Fee Waiver made by S. Sawyer; second by M. French. Vote carried unanimously in favor.

Motion to approve the agenda as amended 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, b) made by M. French; second by W. Illg. Vote carried unanimously in favor.
 - a. Approve Minutes
 - Regular Meeting held September 8, 2025
 - b. Approve 2025 Georgia Downtown Association Conference – CDP Training
8. **PRESENT DONATION TO GEORGIA STATE PATROL POST #37:** The Mayor and Council presented twelve tint meters to the Georgia State Patrol Post #37 as a donation. Two officers were in attendance to receive the donation and thanked the City Council.
9. **PLANNING COMMISSION POST #2 APPOINTMENT:** Motion to appoint Jack Eaton as the Post #2 Planning Commission member to fulfill the vacant unexpired term through December 31, 2027 made by W. Illg; second by S. Sawyer. Vote carried unanimously in favor.
10. **EMPLOYEE RECOGNITION:** The Mayor and Council recognized Amanda Edmondson as the August Employee of the Month. The Mayor and Council also recognized Tracy Smith who received her Georgia Certified Clerk certificate for the completion of 101 hours of instruction.

PUBLIC HEARING

11. ZA-C2500171: PR Land Investments, LLC has petitioned for an amendment to the official zoning map applicable to the properties provided below. The applicant proposes the properties be rezoned from R-1 and R-3: Restricted Single-Family Residential District and Single-Family Residential District to RPC: Residential Planned Community, for the development of 120 single-family semi-detached homes. Tax Map Parcel 093 010 (592 HWY 9 S), Tax Map Parcel 093 011 (93 Southwest Border Ave), Tax Map Parcel D02 004, and Tax Map Parcel D04 010 (416 HWY 9 S). Public Hearing Dates: Planning Commission July 14, 2025, at 5:30 p.m. and City Council August 4, 2025, at 5:00 p.m., tabled to September 22, 2025. City Council for a decision on October 20, 2025.

Sarah McQuade from CPL provided the details regarding the zoning amendment request. She also discussed some points regarding the term “semi-detached” stating a semi-detached product does allow for a higher density, however, the product being presented in their plan does not fit the description of semi-detached since their product does not include the homes sharing a common wall. She stated the staff’s recommendation is to deny the request. Mayor Walden asked if the project met

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the City's Comprehensive Plan; Ms. McQuade stated the location of the property is in a split-character area – the gateway corridor and the residential character area - providing information on both areas.

Motion to open the public hearing made by M. French; second by W. Illg. Vote carried unanimously in favor.

Mayor Walden conducted the public hearing. The following persons spoke in favor of the zoning amendment request:

- Ben Gilleland, 225 Whitewater Lane, Dahlonga – He expressed the builders are providing a good quality product and providing a road from Hwy 9 to Maple Street to alleviate traffic off of the square. He stated his family has invested a lot in the community and believes this would be a positive lasting legacy. He also stated he would like the park in the community to be named after his grandparents.
- Corey Guthrie, 283 Casi Ridge, Dawsonville – As the engineer on the project, he stated he is available if there are any questions.
- Steven Jones, 1600 Parkwood Circle, Atlanta – He is the attorney for the project and stated they have provided an updated Letter of Intent which is contained in the packet. He discussed details regarding the gateway corridor area and connectivity to the downtown area by way of the Maple Street extension. He also spoke on the term semi-detached stating “the question is not whether there is a semi-detached development here, its which one of the proposed products do you as Mayor and Council deem to be semi-detached” explaining that Mr. Miller will offer a variety of connections which he believes will fit the undefined term.
- Michael Miller, 285 Parkway 575, Woodstock – He provided the history of the project development explaining various revisions based on information received from City Council, Planning Commission, and staff. He also discussed traffic concerns and explained the perceived flow of traffic stating it would not all go through the center of town. He stated their plan provides an alternative route, the Maple Street extension which they are constructing, a donation of ten acres of land to the City and designing and donating the land for the traffic circle emphasizing it is a significant piece of infrastructure which is being provided by the developer as a part of the project resulting in no cost to the City. He also discussed the density of this project and the surrounding areas.

The ten-minute allowance for Public Hearing in favor of the request had expired. Motion made by M. French to add four minutes of additional time to the Public Hearing; second by C. Phillips. Vote carried unanimously in favor.

- Mr. Miller further reviewed multiple concepts for semi-detached homes, stating the term is undefined and it is the City Council who determines the definition of semi-detached. Lastly he stated they have developed their plan according to recommendations from the City and have done everything that has been asked of them at great expense and significant delay. He believes they have been as good a neighbor as a developer can be and asked the Council to vote in favor of the project.

Mr. Jones handed out their proposed conditions to the Mayor and Council.

The following persons spoke in opposition to the zoning amendment request:

- Jack Hunt, 250 Burts Crossing Drive, Dawsonville – He stated he is opposing this project and questions the logic of building three huge subdivisions in the area of Perimeter Road, Hwy 53 and Hwy 9 South. He expressed his concern specifically regarding the intersection of Hwy 9 South at JC Burt Road stating the developments would add an approximate 1000 vehicles to the road. He restated he is opposing the request to rezone the properties.
- Kim Holt, 200 Burts Crossing Drive, Dawsonville – Ms. Holt agrees with everything stated by Mr. Hunt and told the Council she has gone door to door speaking with residents in the area and has collected a great number of signatures in a petition against this request. She believes the property should remain as R1 and R3 and would like to see homes developed

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in a more “nice, stately” manner. She stated the traffic is awful and dangerous with the current developments in place and believes the proposal is irresponsible.

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

Councilmember Sawyer asked the developer to explain their interpretation of how this meets the City's Comprehensive Plan. Mr. Jones said the Comprehensive Plan contains a future land use map but also a variety of other things as listed in their letter of intent. He stated under Community Goals in the Comprehensive Plan it says continued efforts to improve the quality and variety of housing and also under Community Needs and Opportunities it calls for an expanding balance of housing types, entry level products as well as specialized needs housing and a failure to provide these within the proximity of downtown Dawsonville will only serve to increase the cost. He further stated the section titled Maintain Housing Variety, says to increase the volumes of smaller households while also ensuring a diversity of housing conditions and programs exist. He also said regarding opportunities, street connectivity is called for and their project provides the Maple Street Extension connecting Highway 9 and Maple Street and design of the traffic circle and dedication of the land for it which improves street connectivity. He said it also calls for parks and green spaces which can be accomplished with the donation of the ten acres to the City. Lastly he stated the Comprehensive Plan encourages a variety of houses to be developed and their product is not currently represented in the City. He also explained this project is a good transition based on the density of their project property and those around it. Mr. Miller emphasized the Comprehensive Plan is meant to be accomplished overtime, not all at once in which they have been intentional in complying with the plan and providing needed infrastructure.

Councilmember Sawyer also asked how this would benefit the City and if there were any negative impacts on the City. Mr. Jones reiterated the publicly donated land and the connectivity from Maple Street to Highway 9 and the traffic circle design and dedication of land to address traffic concerns stating it's a wonderful opportunity for the City to gain infrastructure at no cost to the citizens. He stated there are no negative impacts to the City since the project is lower density than those around it.

Councilmember French stated the density increases to 4.85 with the reduction of the ten acre donation of property. Mr. Miller stated that is correct but it is not how it is calculated in the ordinance. He said they are asking the ten acres to be included in the density, otherwise, it just becomes open space the HOA would have to maintain when it could otherwise be used as a public benefit. Councilmember French restated the density still works out to be 4.85 and stating otherwise, in his opinion, is disingenuous.

Councilmember Illg stated commercial property is of utmost importance to him and wants to protect the commercial property zoning that exists in the City. He also stated the benefit of the road they are willing to develop is important and does increase connectivity, which he appreciates.

Councilmember Sawyer asked if there are other residential planned communities being proposed. Ms. Harris provided some current projects in the surrounding area.

Councilmember Illg asked City Manager Evans if the City's Public Works department will be able to maintain the ten acre donation in the same manner the City maintains other properties. Mr. Evans responded in the department's current capacity it would prove to be difficult to maintain excellence, which is the City's goal.

Councilmember French complimented the developer on their proposal stating it was well put together and presented fairly.

Mr. Miller stated the ten acres they are proposing to donate is undisturbed and would stay in its current condition, which is wooded, unless the City chose to develop it. Mr. Jones said they can keep the ten acres but sees it as a benefit to donating it to the City as an opportunity for their own desired use.

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12. Tabled to October 20, 2025 (ZA-C2500169)

13. Tabled to October 20, 2025 (VAR-C2500170)

BUSINESS

14. REQUEST TO AWARD RFP #25-RFP-001:IT MANAGED SERVICES: City Clerk Banister reported on the details of the RFP and the responses. The City Council discussed the details of the proposals.

Motion to table the item to the October 20, 2025 City Council Meeting made by W. Illg; second by C. Phillips. Vote carried unanimously in favor.

WORK SESSION

15. CONSIDERATION FOR DOOR INSTALLATION BETWEEN GRANDADDY MIMMS, DAWSONVILLE HISTORY MUSEUM AND STATION HOUSE: Cindy Elliott provided information to the Council regarding a request to install internal doors from the museum to Grandaddy Mimms and from the museum into Station House. She discussed the placement of the doors and some loss of storage and space on both sides of the businesses. There is no structural issue or load bearing wall which would be affected and she is waiting to hear back from Jeff Bailey with the Fire Department. She reported Station House is on board with the request and wants to proceed, however, Grandaddy Mimms has to get approval from their Board and attorney before proceeding.

Motion to approve the installation of a door as presented between the Dawsonville History Museum and the Station House restaurant made by M. French; second by C. Phillips. Vote carried unanimously in favor. The request will have to come back before Council if Grandaddy Mimms determines they want to move forward.

16. 2026 MEETING CALENDAR: City Council will review the information and approve the final meeting calendar at the October 20, 2025 meeting.

16a. MOONSHINE FESTIVAL: REQUEST FOR ROAD CLOSURE AND FEE WAIVER: Motion to approve the fee waiver of \$275.00 and for road closures of Allen Street from Hwy 50 to Memory Lane beginning at 10:00 p.m. on Thursday, October 23, 2025 through 8:00 p.m. Sunday, October 26, 2025 made by M. French; second by W. Illg. Public Works Director Hansard recommended including Main Street North after McDonald's entrance in the road closure. The motion was amended to include Main Street North and Main Street through the park by W. Illg; second by M. French. Vote carried unanimously in favor to amend and approve the motion.

STAFF REPORTS

17. JACOB EVANS, CITY MANAGER: He reported there was one leak adjustment for the month totaling \$81.79.

18. ROBIN GAZAWAY, FINANCE DIRECTOR: Financial reports were provided to represent fund balances and activity through August 31, 2025 and stated she is now including the receipts from impact fees with her reports.

MAYOR AND COUNCIL REPORTS

Councilmember Sawyer thanked the Dawson County Sheriff's Office for conducting a women's firearms safety course which she attended. Mayor Walden reported he spoke at the Dawson County Sheriff's Office Public Safety event; he thanked the veterans and the public safety personnel for all they do to serve the community. He also attended the Georgia Faith and Freedom Coalition event with Councilmember French. Mayor Walden thanked Will Wade and Seanie Zappendorf for the invitation and said it was a wonderful experience. Lastly, the JR ROTC at the High School held a service at Veteran's Memorial Park recognizing POW MIAs which he attended with Councilmember Illg; he appreciated the invitation to attend and is proud of the younger generation who is taking an interest in the military. Councilmember French also stated his gratefulness to be invited to the Georgia

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Faith and Freedom Coalition event and found it to be very moving. He said it was a great event with a number of speakers.

EXECUTIVE SESSION

At 6:23 p.m. a motion to close regular session and go into executive session for pending/potential litigation, real estate acquisition and/or personnel was made by W. Illg; second by C. Phillips. Vote carried unanimously in favor.

At 8:14 p.m. a motion to resume regular session was made by W. Illg; second by M. French. Vote carried unanimously in favor.

ADJOURNMENT

At 8:15 p.m. a motion to adjourn the meeting was made by S. Sawyer; second by W. Illg. Vote carried unanimously in favor.

Approved this 20th day of October, 2025

By: CITY OF DAWSONVILLE

John Walden, Mayor

Caleb Phillips, Councilmember Post 1

William Illg, Councilmember Post 2

Sandra Sawyer, Councilmember Post 3

Mark French, Councilmember Post 4

Attest: _____
Beverly A. Banister, City Clerk

STATE OF GEORGIA
COUNTY OF DAWSON

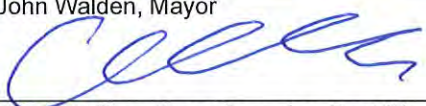
AFFIDAVIT OF THE CITY OF DAWSONVILLE MAYOR AND COUNCIL

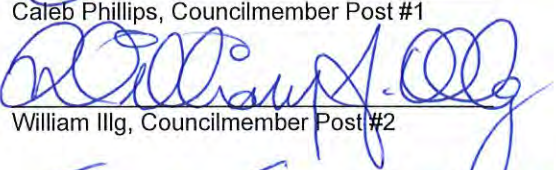
Mayor John Walden, Councilmember Caleb Phillips, Councilmember William Illg, Councilmember Sandra Sawyer and Councilmember Mark French; being duly sworn, state under oath that the following is true and accurate to the best of their knowledge and belief:

1. The City of Dawsonville Council met in a duly advertised meeting on September 22, 2025.
2. During such meeting, the Board voted to go into closed session.
3. The executive session was called to order at 6²³ p.m.
4. The subject matter of the closed portion of the meeting was devoted to the following matter(s) within the exceptions provided in the open meetings law: (check all that apply)
 - ☒ Consultation with the City Attorney or other legal counsel to discuss pending or potential litigation, settlement, claims, administrative proceedings, or other judicial actions brought or to be brought by or against the City or any officer or employee or in which the City or any officer or employee may be directly involved as provided in O.C.G.A. § 50-14-2(1);
 - ☐ Discussion of tax matters made confidential by state law as provided by O.C.G.A. § 50-14-2(2) and _____;
 - ☐ Discussion of future acquisition of real estate as provided by O.C.G.A. § 50-14-3(b)(1);
 - ☒ Discussion or deliberation on the appointment, employment, compensation, hiring, disciplinary action or dismissal, or periodic evaluation or rating of a City officer or employee as provided in O.C.G.A. § 50-14-3(b)(2);
 - ☐ Other _____ as provided in: _____.

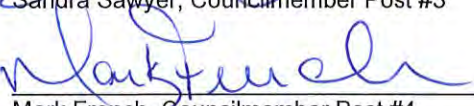
This 22nd day of September 2025; By the City of Dawsonville, Mayor and Council:


John Walden, Mayor

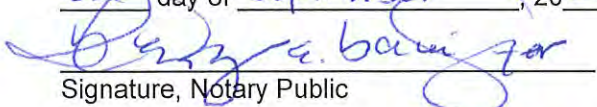

Caleb Phillips, Councilmember Post #1


William Illg, Councilmember Post #2


Sandra Sawyer, Councilmember Post #3


Mark French, Councilmember Post #4

Sworn to and subscribed before me this
22 day of September, 2025.


Signature, Notary Public

My Commission expires: Feb 18, 2028



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

1. **CALL TO ORDER:** Mayor Walden called the meeting to order at 5:00 pm.
2. **ROLL CALL:** Councilmember William Illg, Councilmember Sandy Sawyer, Councilmember Mark French, Councilmember Caleb Phillips, City Attorney Kevin Tallant, City Clerk Beverly Banister, Public Works Director Trampas Hansard, Director of Downtown Development Amanda Edmondson and Zoning Administrative Assistant Stacy Harris
3. **INVOCATION AND PLEDGE:** Invocation and pledge were led by Councilmember Illg.
4. **APPROVAL OF THE AGENDA:** Motion to approve the agenda as presented made by M. French; second by W. Illg. Vote carried unanimously in favor.
5. **PUBLIC INPUT:** None
6. **CONSIDERATION OF FINAL PLAT APPROVAL FOR COTTAGES AT DAWSONVILLE:** Planning and Zoning Admin Stacy Harris stated the development meets the land regulations; the department heads and engineers have signed the final plat; additionally, the owner's certificate has been signed. Motion to approve with the condition that the development remain gated made by C. Phillips; second by W. Illg. Vote carried three in favor (Phillips, Illg, French) with one abstained (Sawyer). (Exhibit "A")
7. **CONSIDERATION OF FINAL PLAT APPROVAL FOR ARBOR WEST:** Planning and Zoning Admin Stacy Harris stated the development meets the land regulations; the department heads and engineers have signed the final plat. She stated there is an addition to the general notes; that the roads would remain private. Motion to approve as presented with the addition of the roads remaining private made by S. Sawyer; second by C. Phillips. Vote carried unanimously in favor. (Exhibit "B")

ADJOURNMENT

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

Approved this 20th day of October 2025

By: CITY OF DAWSONVILLE

John Walden, Mayor

Caleb Phillips, Councilmember Post 1

William Illg, Councilmember Post 2

Sandra Sawyer, Councilmember Post 3

Mark French, Councilmember Post 4

Attested: _____
Beverly A. Banister, City Clerk

FINAL PLAT FOR COTTAGES AT DAWSONVILLE

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

ALL STREETS ARE PRIVATE AND SHALL BE MAINTAINED BY PROPERTY OWNERS

THIS PLAT SHOWS THE PROPERTY RESPONSIBILITY FOR THE LONG TERM MAINTENANCE OF ALL INFRASTRUCTURE LOCATED DURING THE PUBLIC RIGHT-OF-WAY

SEWERED WATER QUALITY DEVICES ARE CONSTRUCTED AS SHOWN

ADDRESSES APPROVED BY DAWSON COUNTY GO FOR APPROVAL LETTER DATED 10-25-2018 AND SIGNED BY JOHANNA D. TUTTLE

DATE: 10/25/2018

FILED: 10/25/2018

RECORD: 10/25/2018

BOOK: 10/25/2018

PAGE: 10/25/2018

ATWELL

ATWELL & ASSOCIATES, INC.

1000 N. W. 10th Ave., Suite 100

Fort Lauderdale, FL 33304

Phone: (954) 561-1111

Fax: (954) 561-1112

www.atwell.com

ABOVEGATIONS

ALL ABOVEGATIONS ARE TO BE REMOVED AND THE SITE TO BE RESTORED TO ORIGINAL CONDITION OR BETTER.

ALL ABOVEGATIONS ARE TO BE REMOVED AND THE SITE TO BE RESTORED TO ORIGINAL CONDITION OR BETTER.

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DEVELOPMENT TEAM

OWNER: SPIN TWO DIVERS, LLC
1800 W. 10th Ave., Suite 100
Fort Lauderdale, FL 33304
Phone: (954) 561-1111
Fax: (954) 561-1112
Contact: KEVIN HENNING

CIVIL ENGINEER: ATWELL & ASSOCIATES, INC.
1000 N. W. 10th Ave., Suite 100
Fort Lauderdale, FL 33304
Phone: (954) 561-1111
Fax: (954) 561-1112
Contact: KEVIN HENNING

SURVEYOR: ATWELL & ASSOCIATES, INC.
1000 N. W. 10th Ave., Suite 100
Fort Lauderdale, FL 33304
Phone: (954) 561-1111
Fax: (954) 561-1112
Contact: KEVIN HENNING

GOVERNING AGENCIES AND UTILITY COMPANIES

DAWSONVILLE CITY HALL
1000 N. W. 10th Ave., Suite 100
Fort Lauderdale, FL 33304
Phone: (954) 561-1111
Fax: (954) 561-1112
Contact: KEVIN HENNING

DAWSONVILLE CITY HALL
1000 N. W. 10th Ave., Suite 100
Fort Lauderdale, FL 33304
Phone: (954) 561-1111
Fax: (954) 561-1112
Contact: KEVIN HENNING

GEORGIA D.O.T.
1000 N. W. 10th Ave., Suite 100
Fort Lauderdale, FL 33304
Phone: (954) 561-1111
Fax: (954) 561-1112
Contact: KEVIN HENNING

APPROVAL CERTIFICATION

THIS PLAT HAS BEEN REVIEWED AND APPROVED FOR RECORDATION BY THE CLERK OF SUPERIOR COURT, DAWSON COUNTY, GEORGIA.

DATE: 10/25/2018

SIGNATURE: [Signature]

OWNER'S CERTIFICATION

I, the undersigned, being the owner of the property described in this plat, hereby certify that the information contained herein is true and correct to the best of my knowledge and belief.

DATE: 10/25/2018

SIGNATURE: [Signature]

SURVEYOR'S CERTIFICATION

I, the undersigned, being a duly licensed surveyor in the State of Georgia, hereby certify that I am a duly licensed surveyor in the State of Georgia, and that I am the author of this plat, and that the information contained herein is true and correct to the best of my knowledge and belief.

DATE: 10/25/2018

SIGNATURE: [Signature]

DEVELOPMENT TEAM

OWNER: SPIN TWO DIVERS, LLC
1800 W. 10th Ave., Suite 100
Fort Lauderdale, FL 33304
Phone: (954) 561-1111
Fax: (954) 561-1112
Contact: KEVIN HENNING

CIVIL ENGINEER: ATWELL & ASSOCIATES, INC.
1000 N. W. 10th Ave., Suite 100
Fort Lauderdale, FL 33304
Phone: (954) 561-1111
Fax: (954) 561-1112
Contact: KEVIN HENNING

SURVEYOR: ATWELL & ASSOCIATES, INC.
1000 N. W. 10th Ave., Suite 100
Fort Lauderdale, FL 33304
Phone: (954) 561-1111
Fax: (954) 561-1112
Contact: KEVIN HENNING

GOVERNING AGENCIES AND UTILITY COMPANIES

DAWSONVILLE CITY HALL
1000 N. W. 10th Ave., Suite 100
Fort Lauderdale, FL 33304
Phone: (954) 561-1111
Fax: (954) 561-1112
Contact: KEVIN HENNING

DAWSONVILLE CITY HALL
1000 N. W. 10th Ave., Suite 100
Fort Lauderdale, FL 33304
Phone: (954) 561-1111
Fax: (954) 561-1112
Contact: KEVIN HENNING

GEORGIA D.O.T.
1000 N. W. 10th Ave., Suite 100
Fort Lauderdale, FL 33304
Phone: (954) 561-1111
Fax: (954) 561-1112
Contact: KEVIN HENNING

APPROVAL CERTIFICATION

THIS PLAT HAS BEEN REVIEWED AND APPROVED FOR RECORDATION BY THE CLERK OF SUPERIOR COURT, DAWSON COUNTY, GEORGIA.

DATE: 10/25/2018

SIGNATURE: [Signature]

APPROVAL CERTIFICATION

THIS PLAT HAS BEEN REVIEWED AND APPROVED FOR RECORDATION BY THE CLERK OF SUPERIOR COURT, DAWSON COUNTY, GEORGIA.

DATE: 10/25/2018

SIGNATURE: [Signature]

OWNER'S CERTIFICATION

I, the undersigned, being the owner of the property described in this plat, hereby certify that the information contained herein is true and correct to the best of my knowledge and belief.

DATE: 10/25/2018

SIGNATURE: [Signature]

SURVEYOR'S CERTIFICATION

I, the undersigned, being a duly licensed surveyor in the State of Georgia, hereby certify that I am a duly licensed surveyor in the State of Georgia, and that I am the author of this plat, and that the information contained herein is true and correct to the best of my knowledge and belief.

DATE: 10/25/2018

SIGNATURE: [Signature]

DEVELOPMENT TEAM

OWNER: SPIN TWO DIVERS, LLC
1800 W. 10th Ave., Suite 100
Fort Lauderdale, FL 33304
Phone: (954) 561-1111
Fax: (954) 561-1112
Contact: KEVIN HENNING

CIVIL ENGINEER: ATWELL & ASSOCIATES, INC.
1000 N. W. 10th Ave., Suite 100
Fort Lauderdale, FL 33304
Phone: (954) 561-1111
Fax: (954) 561-1112
Contact: KEVIN HENNING

SURVEYOR: ATWELL & ASSOCIATES, INC.
1000 N. W. 10th Ave., Suite 100
Fort Lauderdale, FL 33304
Phone: (954) 561-1111
Fax: (954) 561-1112
Contact: KEVIN HENNING

GOVERNING AGENCIES AND UTILITY COMPANIES

DAWSONVILLE CITY HALL
1000 N. W. 10th Ave., Suite 100
Fort Lauderdale, FL 33304
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Contact: KEVIN HENNING

APPROVAL CERTIFICATION

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DATE: 10/25/2018

SIGNATURE: [Signature]



Exhibit "A"

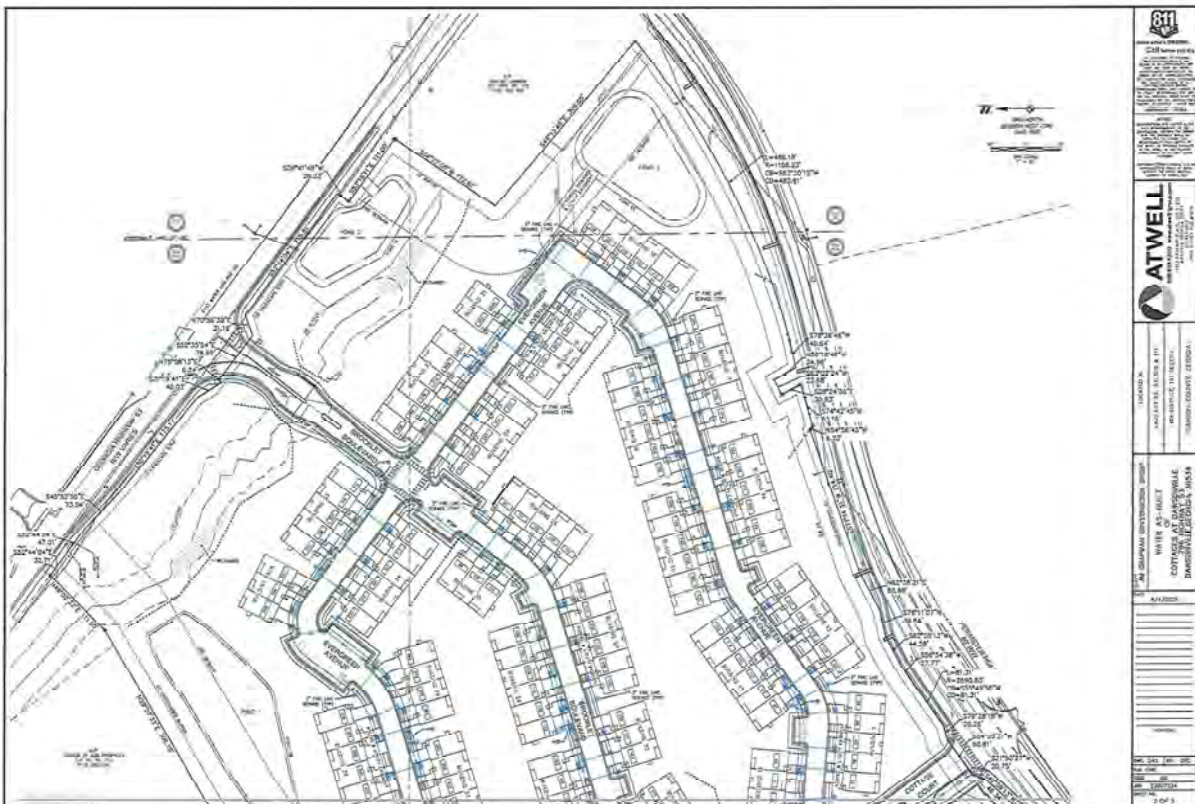
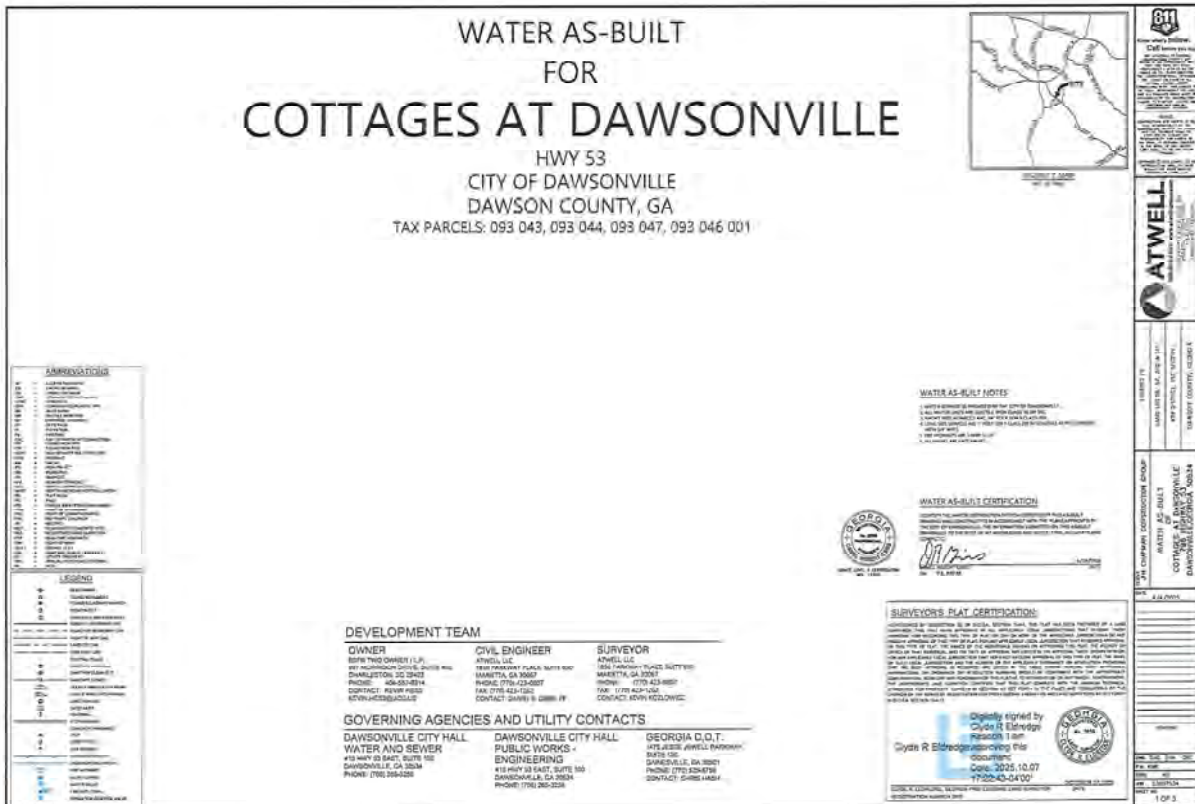


Exhibit "A"

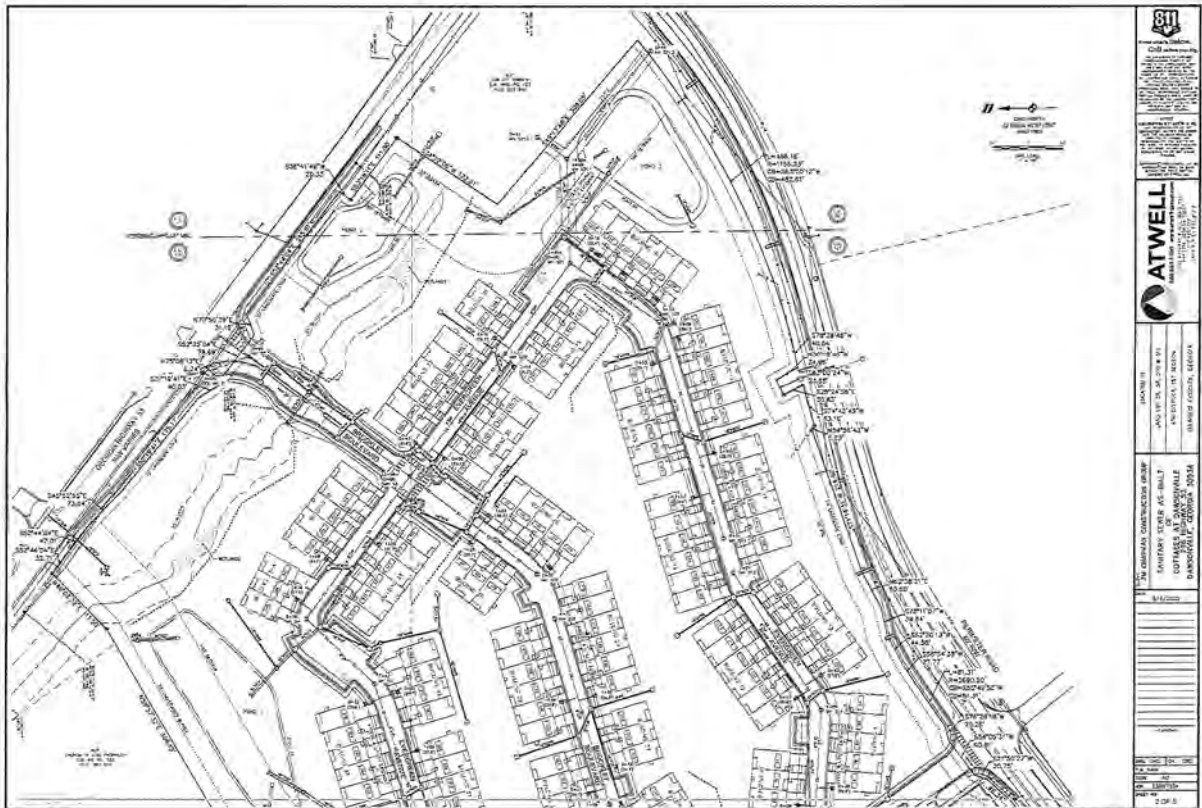
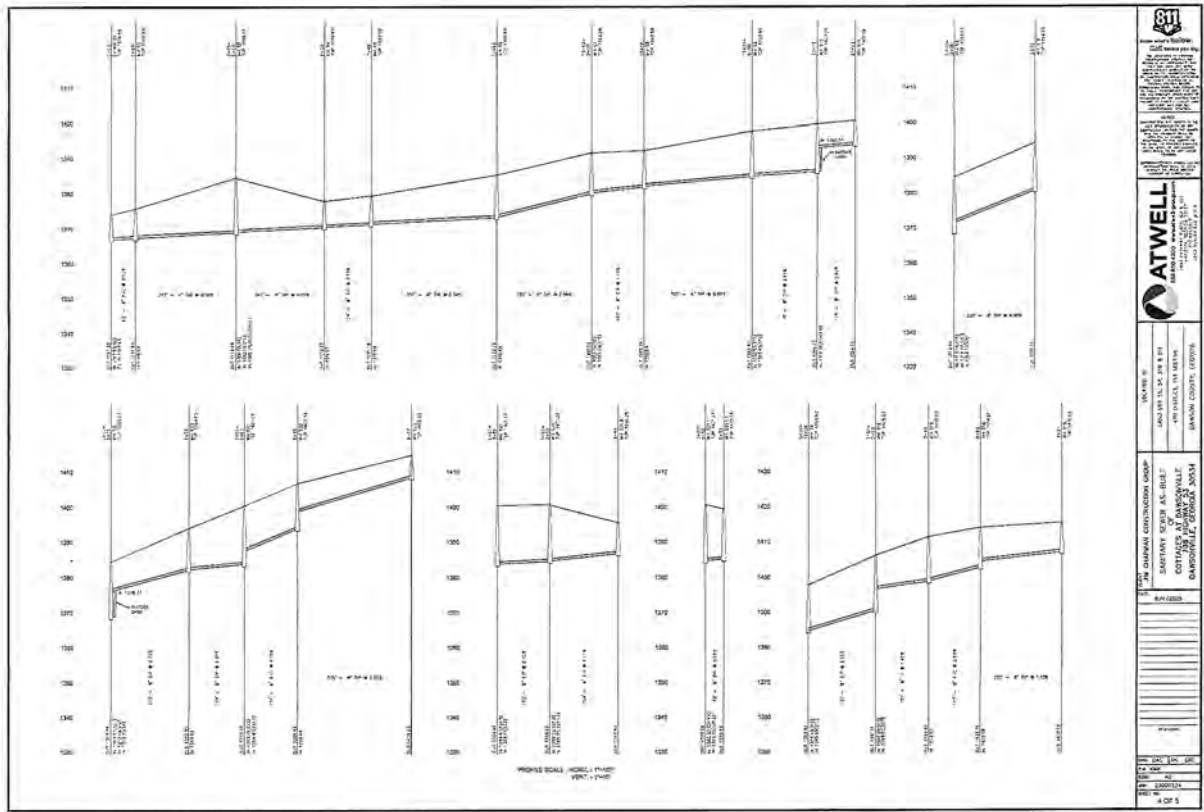


Exhibit "A"

1. This drawing is to be used for the purpose of showing the location of the proposed bridge structure and the location of the proposed bridge structure.



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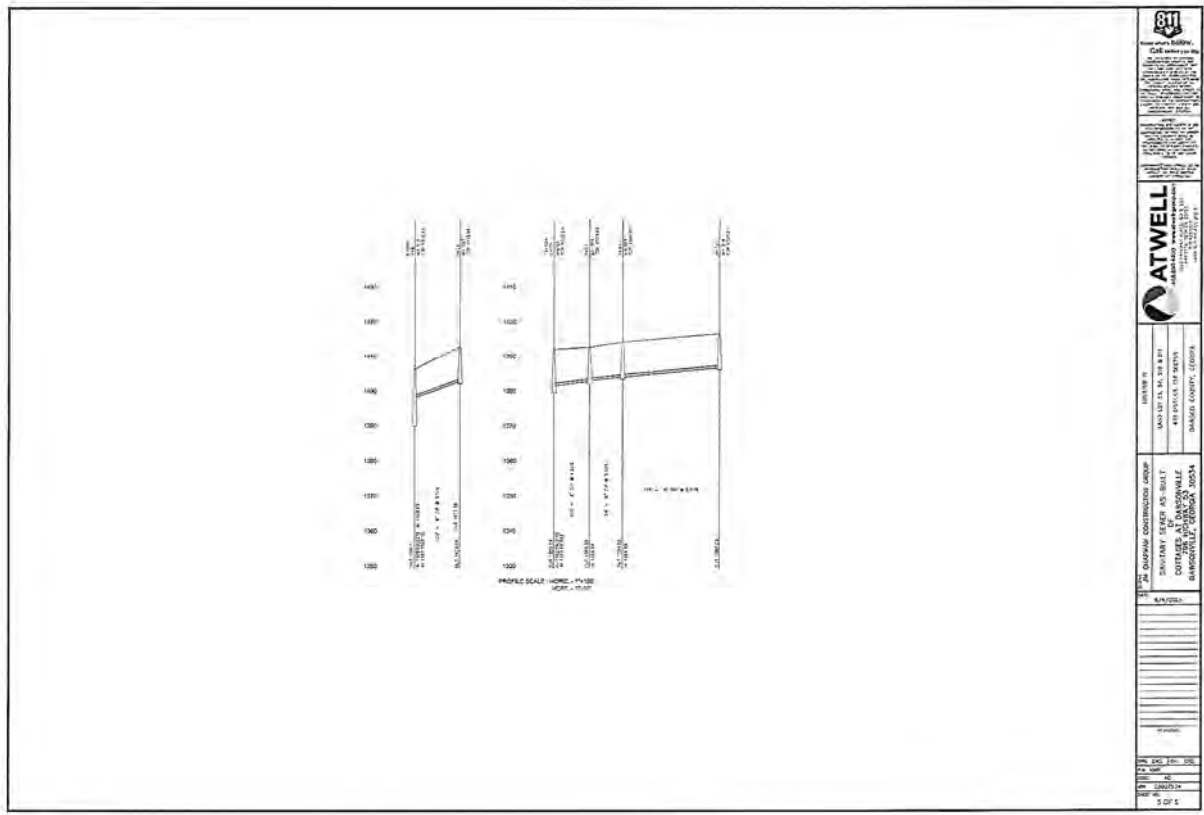


Exhibit "A"

ALL 100 YEAR UPSTREAM HEADWATER ELEVATIONS ARE WITHIN THE STRUCTURE

[illegible]

OWNER 255R TWO OWNERS I LP 311 MORRISON DRIVE, SUITE 402 BIRMINGHAM, AL 35203 PHONE: 205-957-8314 CONTACT: KEVIN HESS KEVIN.HESS@BCCJ.CE	CIVIL ENGINEER ARWEL, LLC 1150 BARNHART PLACE, SUITE MARIPITA, CA 95303 PHONE: (770) 423-0852 FAX: (770) 423-4352 CEN@ARWEL.COM
---	--

DAWSONVILLE CITY HALL
WATER AND SEWER
415 HWY 32 EAST, SUITE 100
DAWSONVILLE, GA 30634
PHONE: (706) 285-3250

**PUBLIC WORKS -
ENGINEERING**
418 HWY 13 EAST, SUITE 100
DAVENPORT, GA 30535
(PHONE) (706) 795-7100

1415 JONES AVENUE, FARM
BLVD. 100
RAIDERSVILLE, GA 30581
PHONE: (770) 395-8758
CONTACT: CHRIS WASH

DATE: 08/12/2015

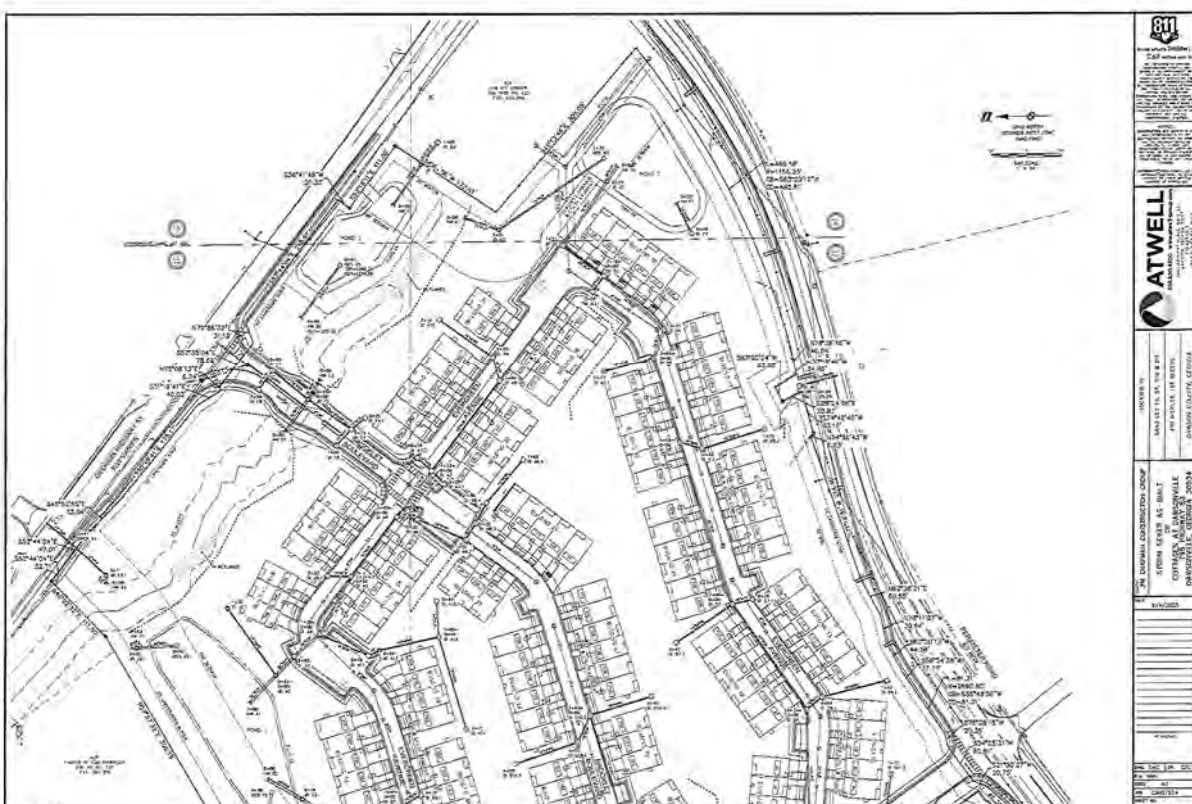
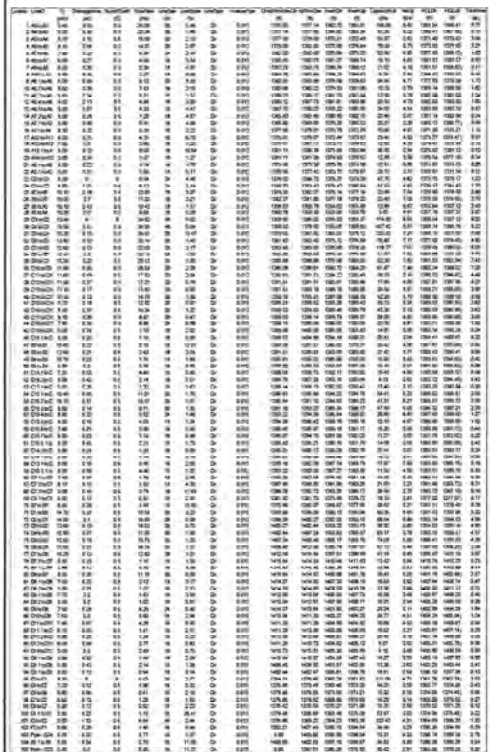


...the fact that the company has been able to maintain its market share despite the competition from other companies.

Digitally signed by
Clyde R Eldredge
Reason: I am
Clyde R Eldredge approving this
document
Date: 2025.10.
17:21:26 -04'



Call 811 before you dig	
ATWELL ARCHITECTURAL & ENGINEERING 1000 N. 10th St., Suite 100 Tampa, FL 33602	
DESIGNED BY: LAND LOT 16, 34, 35 & 37 4000 E. BAYVIEW AVE. SUITE 100 TAMPA, FL 33610	
FOR STAFF/STATION/CONTRACTOR/OWNER STATION 1000 E. BAYVIEW AVE. SUITE 100 CONTRACT NO. 1000 E. BAYVIEW AVE. SUITE 100 CONTRACT NO. 1000 E. BAYVIEW AVE. SUITE 100	
DATE: 10/1/2000 BY: [Signature] 7 OF 10	



	811 Before you dig, call 811 1-800-4-A-DIGIT																																																					

Exhibit "A"

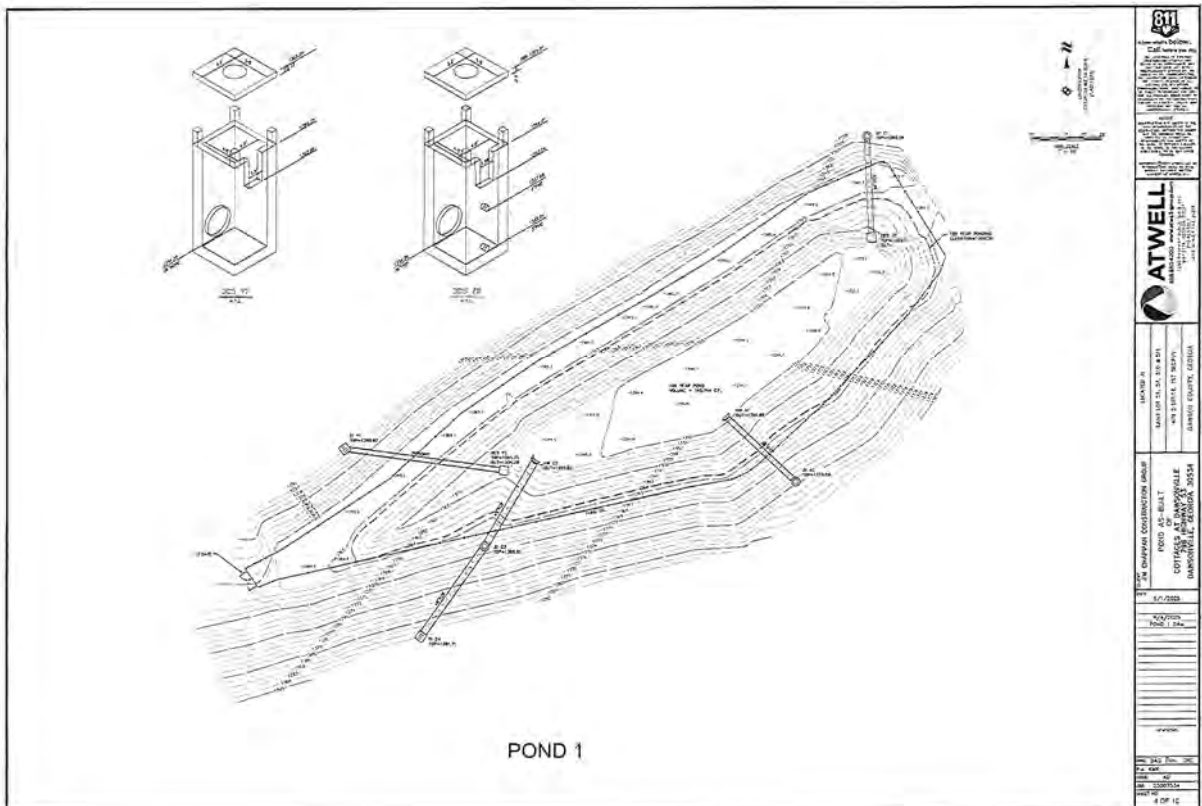
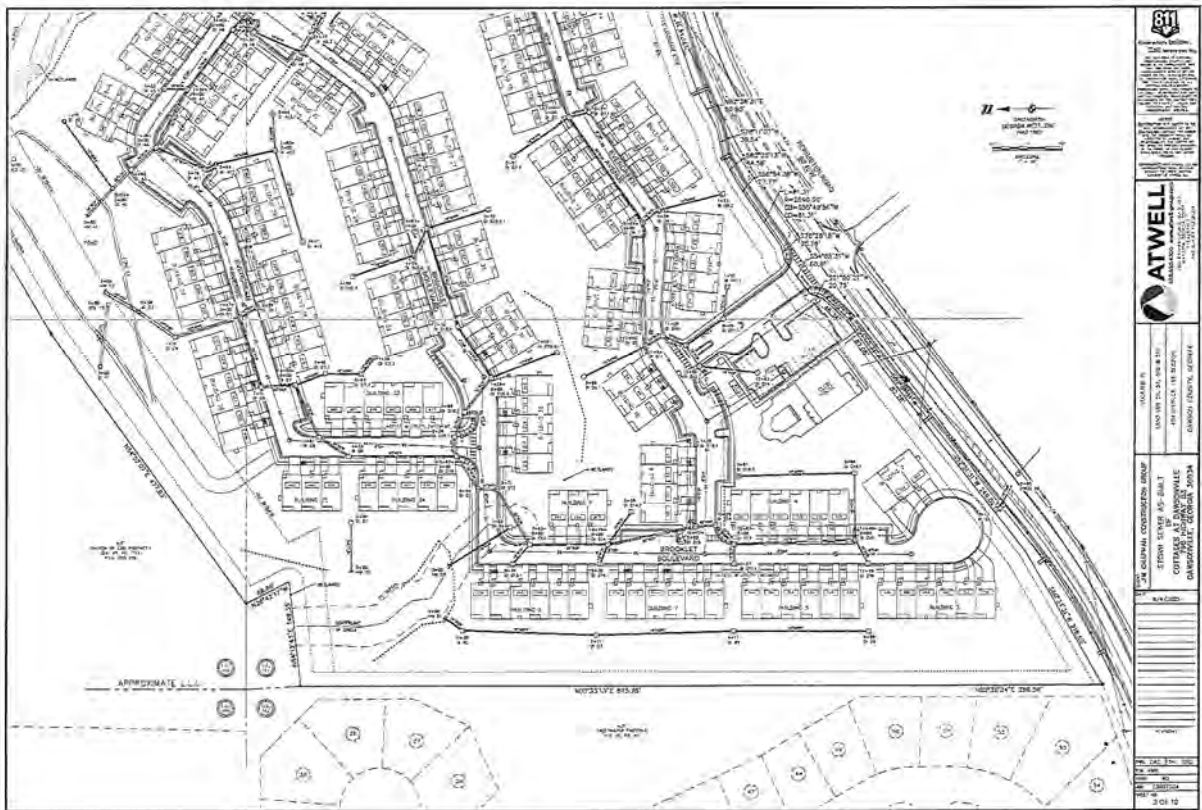
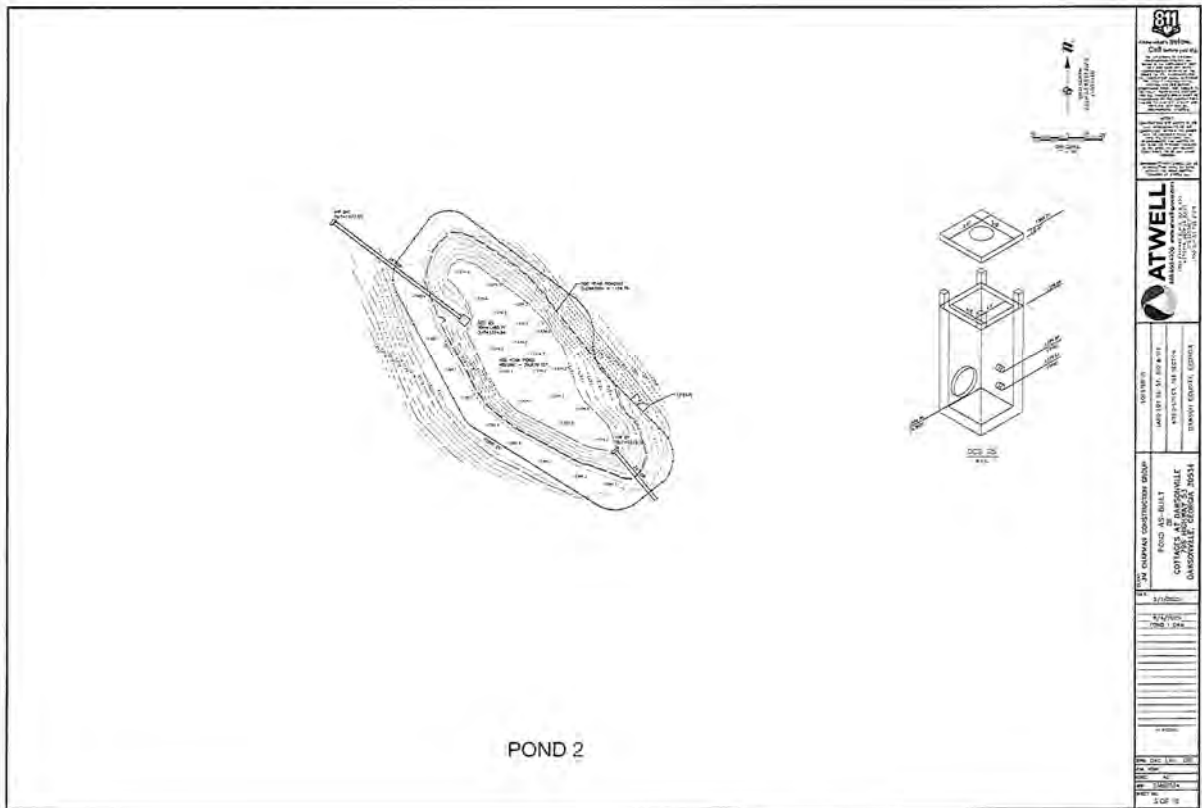


Exhibit "A"

City of Springfield, Massachusetts Department of Public Works Engineering Division 350 State Street, Springfield, MA 01103-1500



City of Springfield, Massachusetts Department of Public Works Engineering Division 350 State Street, Springfield, MA 01103-1500

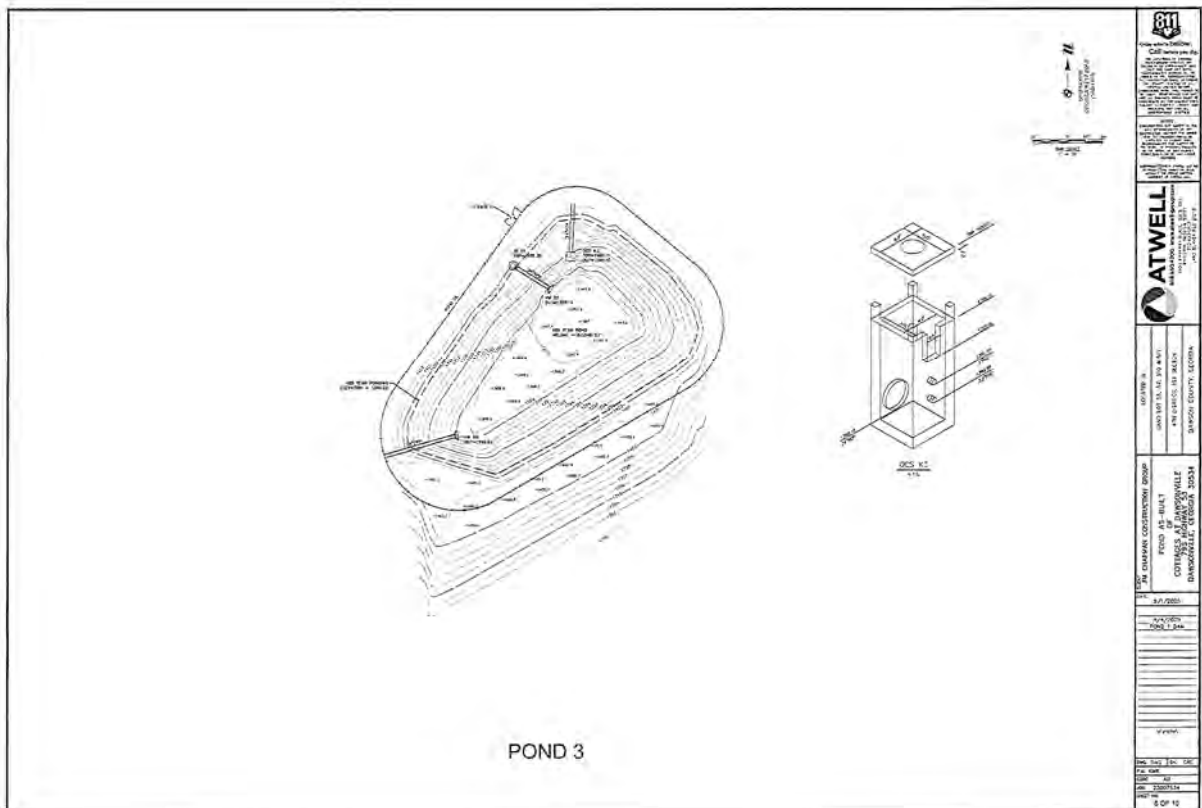
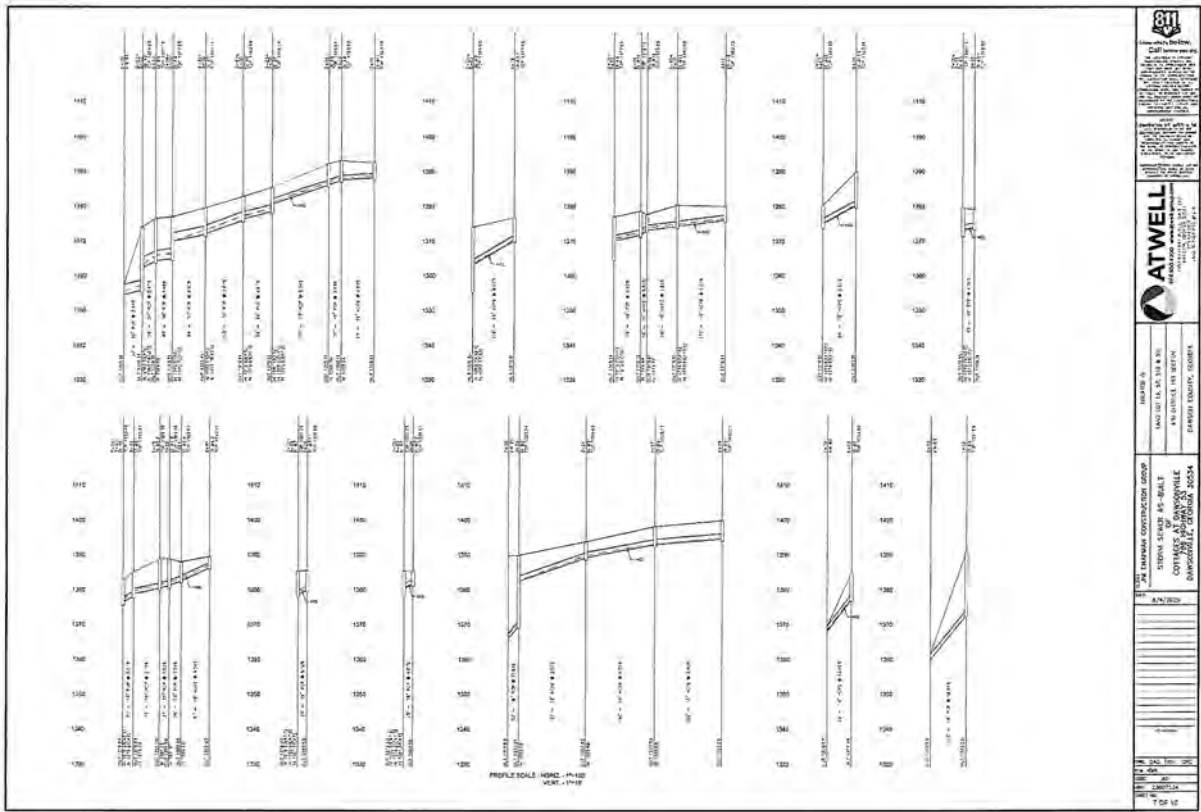


Exhibit "A"

1. All dimensions are in feet and inches. 2. All dimensions are to be maintained throughout the project. 3. All dimensions are to be maintained throughout the project.



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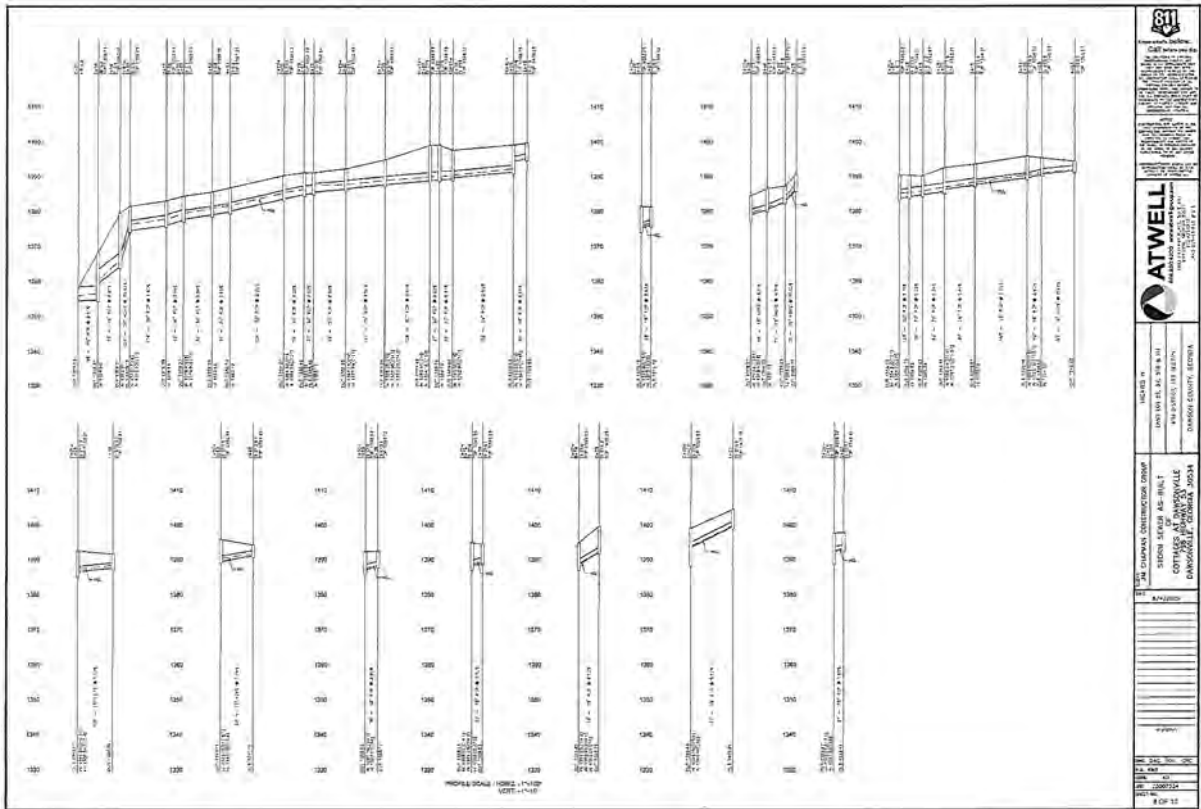
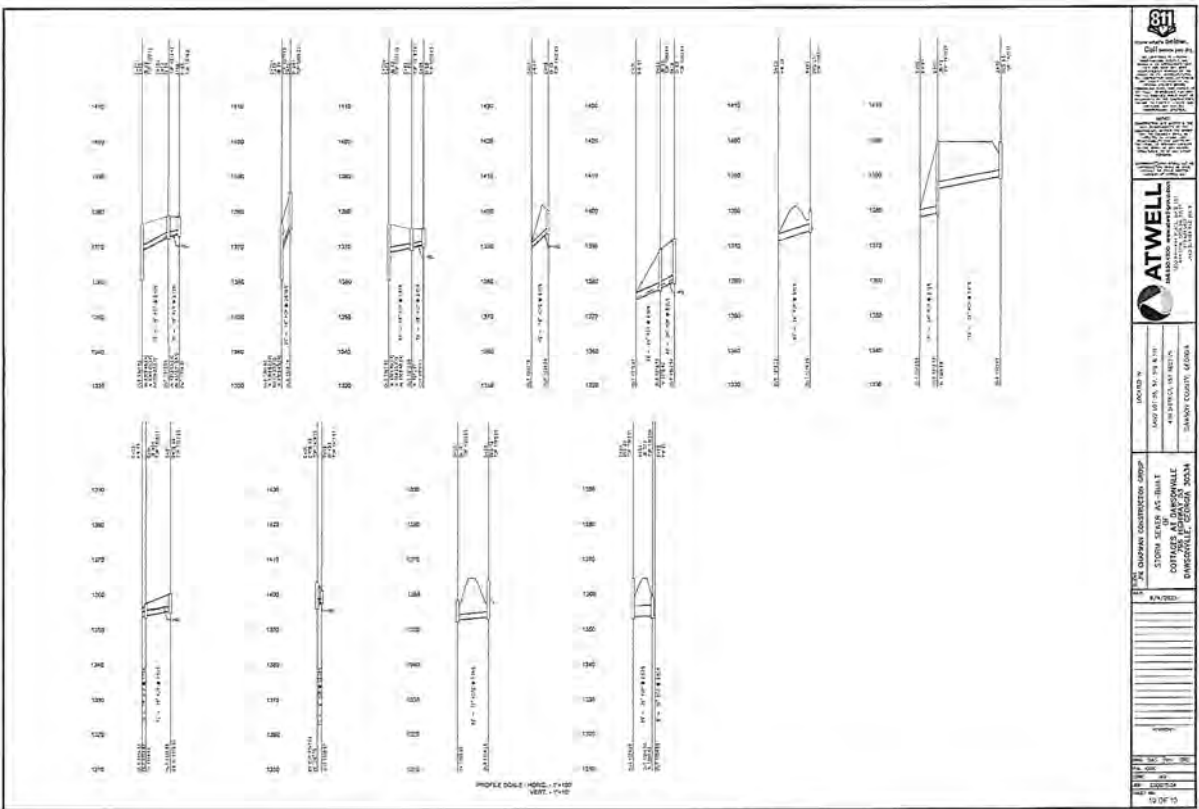


Exhibit "A"

1. This drawing is the property of the Engineer and is not to be used for any other purpose without the written consent of the Engineer.



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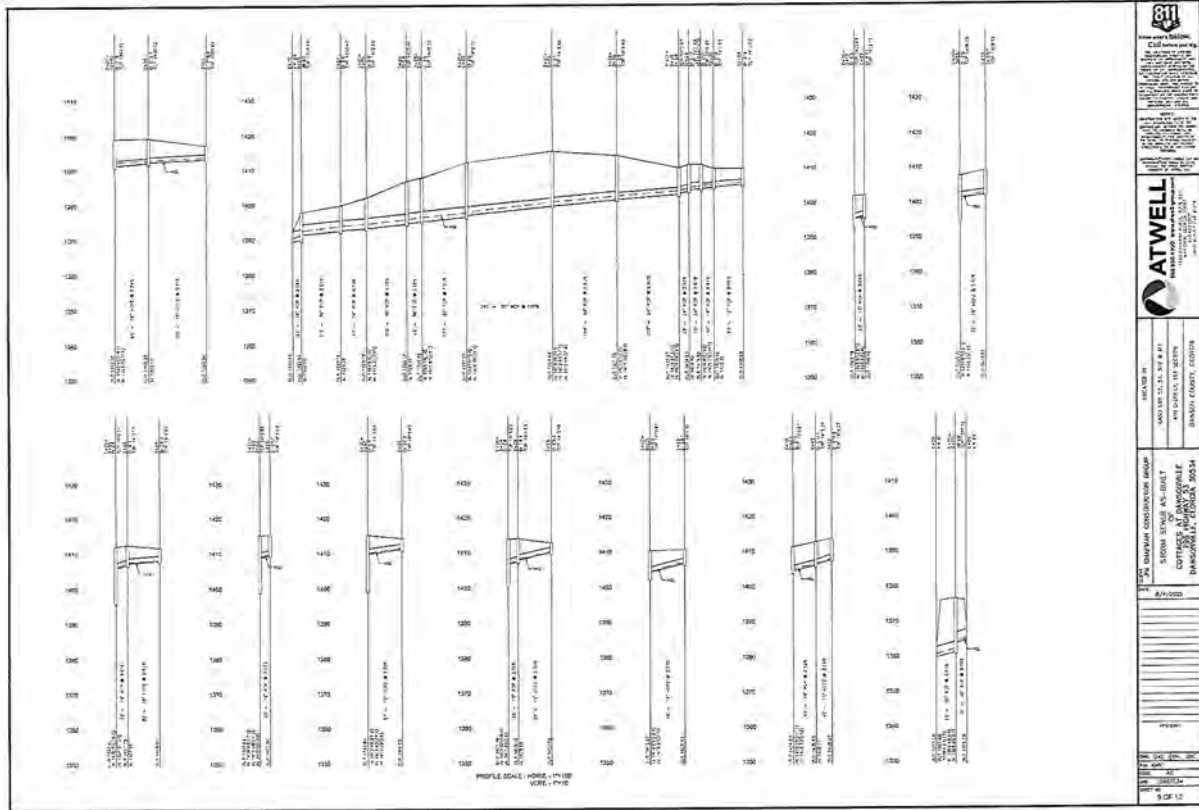


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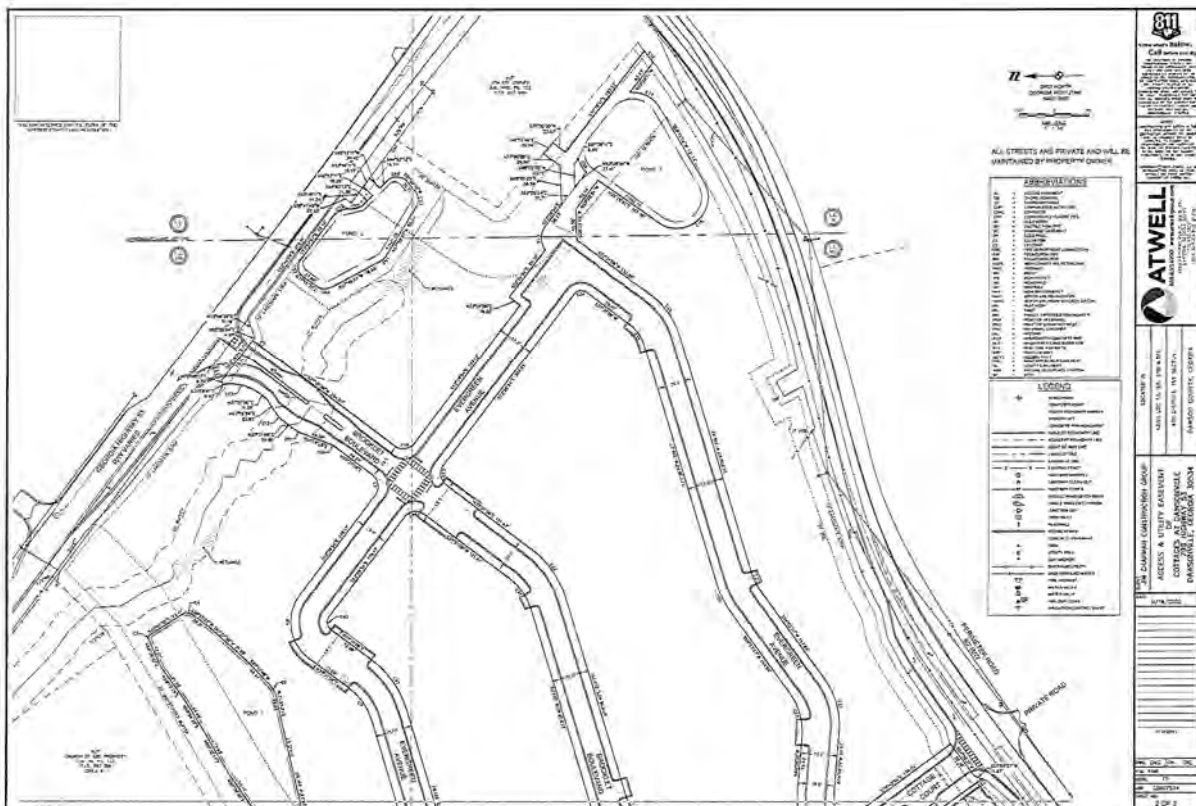
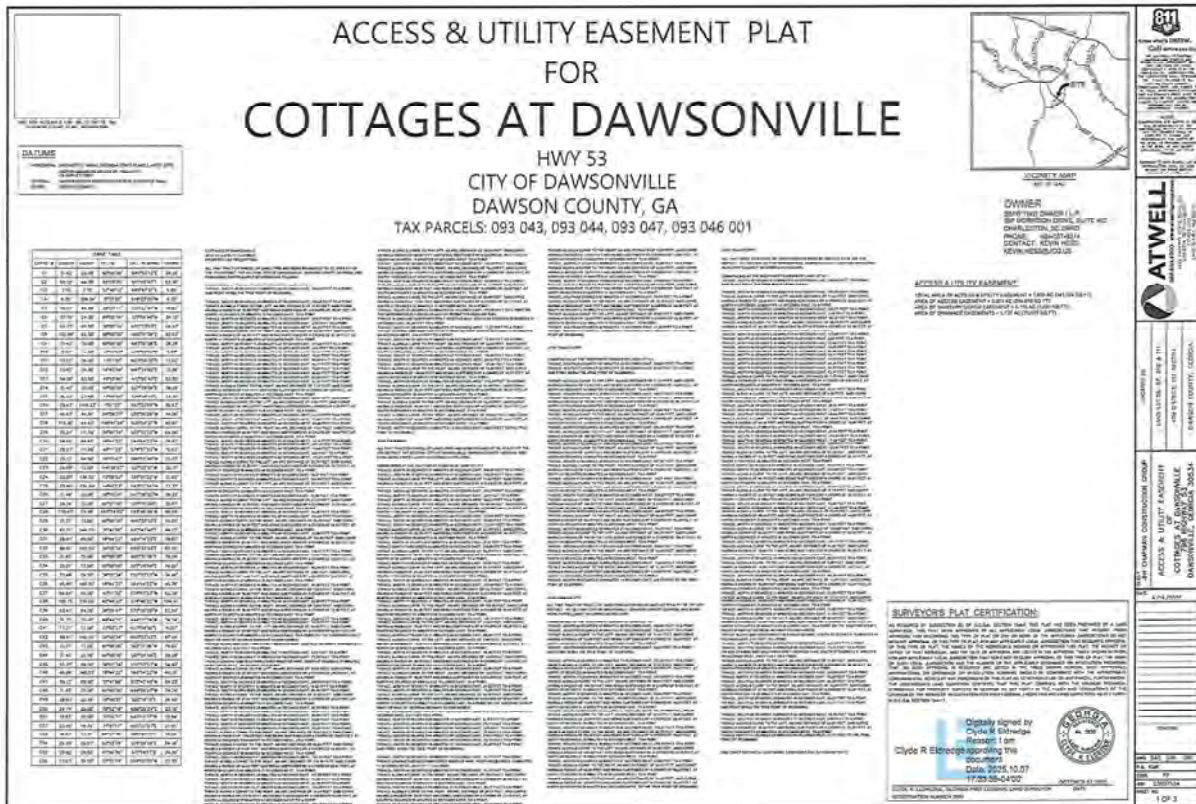


Exhibit "A"

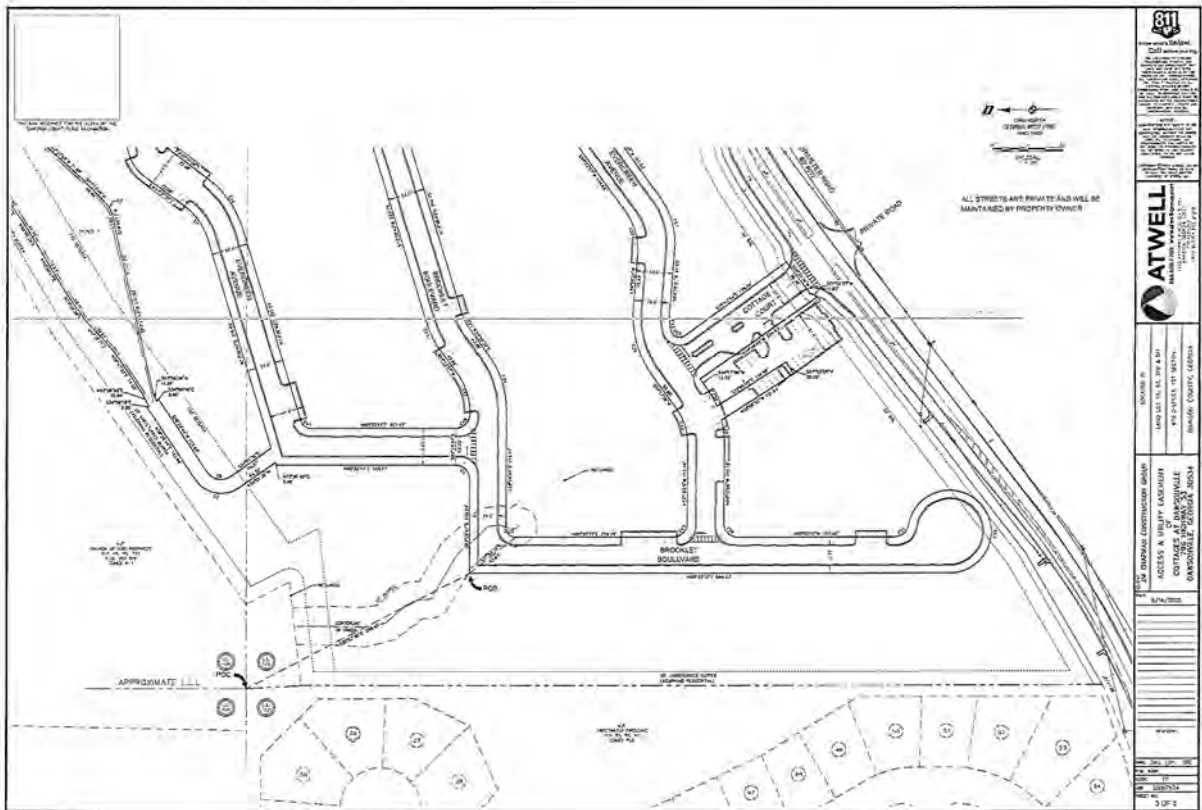


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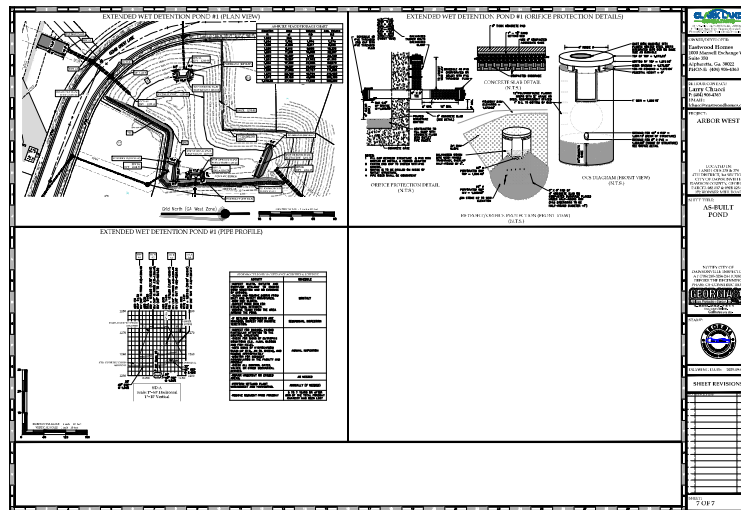


Exhibit "B"



DAWSONVILLE CITY COUNCIL
EXECUTIVE SUMMARY FOR
AGENDA ITEM # 7b

SUBJECT: APPROVE FY 2026 LOCAL MAINTENANCE & IMPROVEMENT GRANT (LMIG)

CITY COUNCIL MEETING DATE: 10/20/2025

BUDGET INFORMATION: GL ACCOUNT # _____

☐ Funds Available from: _____ Annual Budget _____ Capital Budget Other _____

☐ Budget Amendment Request from Reserve: _____ Enterprise Fund _____ General Fund

PURPOSE FOR REQUEST:

**TO REQUEST APPROVAL OF THE FY 2026 LMIG APPLICATION TO MILL, SOIL CEMENT, PAVE
AND STRIPE ROBINSON ROAD AND ELLIOTT VILLAGE**

HISTORY/ FACTS / ISSUES:

- **FY 2026 LMIG FUNDING IS \$58,070.63 AND 30% MATCH IS \$17,421.19 WHICH
TOTALS \$75,491.82**
 - **TOTAL PROJECT COST IS APPROXIMATELY \$300,000**
-

OPTIONS:

RECOMMENDED SAMPLE MOTION:

STAFF RECOMMENDS APPROVAL AS PRESENTED

REQUESTED BY: Trampas Hansard, Public Works Director



Russell R. McMurry, P.E., Commissioner
One Georgia Center
600 West Peachtree Street, NW
Atlanta, GA 30308
(404) 631-1000 Main Office

June 28, 2025

The Honorable John Walden, Mayor
City of Dawsonville
415 Hwy 53 East Suite 100
Dawsonville, Georgia 30534-4017



RE: Fiscal Year 2026 Local Maintenance & Improvement Grant (LMIG) Program

Dear Mayor Walden:

We are pleased to announce that the Department will begin accepting applications for the Fiscal Year 2026 LMIG Program in July 2025. Grants will be processed electronically through our **GRANTS (LMIG) Application System**. To begin your FY 2026 LMIG Application, please visit the Department's website at <https://www.dot.ga.gov/GDOT/Pages/LMIG.aspx>. This site provides a link to the LMIG Application, the LMIG Application Tutorial (Manual), and to the General Guidelines and Rules and other pertinent reports. The project list will be entered directly into the LMIG Application System. Please contact your District State Aid Coordinator, **Skip Arnhart**, at **770-519-0118** for assistance with the online application process.

For an application to be processed, the following requirements must be met:

- A local government must be in Department of Audits and Accounts (DOAA) and Department of Community Affairs (DCA) audit compliance.
- A signed cover letter must be attached and include a completion status of the last three fiscal years' LMIG Grants.
- A signature page must include both the local government seal and the notary seal. The application website provides a blank signature page for you to download, complete and upload as an attachment.
- A local government must provide their District State Aid Coordinator with a Statement of Financial Expenditures form and invoices for Fiscal Year 2023 projects and all other prior years unless previously approved to combine funding for Fiscal Years 2023, 2024, and 2025. The forms can be attached in the LMIG Application System if they have not already been provided to your District State Aid Coordinator.

All electronic LMIG applications must be received no later than February 1, 2026. Failure to submit applications by the deadline might result in a forfeiture of funds.

Your formula amount for the Fiscal Year 2026 Program is **\$58,070.63** and your local match is **30%**. Each local government is required to match this formula amount in accordance with Code Section 48-8-244(d).

If you have any questions regarding the LMIG Program, please contact the Local Grants Office in Atlanta at (404) 347-0240 or email questions to LocalGrantsProgram@dot.ga.gov.

Sincerely,

Bill Wright
Local Grants Administrator

cc: The Honorable Steve Gooch, Georgia State Senate
The Honorable Will Wade, Georgia House of Representatives
The Honorable Joseph Stein, State Transportation Board
Jason Dykes, P.E., District Engineer
Charles 'Skip' Arnhart, District State Aid Coordinator

October 20, 2025

GDOT Gainesville District 1 Office
Attn: Charles R. Arnhart
1475 Jesse Jewell Pkwy NE
Suite 100
Gainesville, GA 30501

Dear Mr. Arnhart:

The City of Dawsonville has completed the application for the FY 2026 LMIG Program. The project that the City Council has approved is to mill, soil cement, pave and stripe Robinson Road and Elliott Village (approximately .24 miles combined), starting at Hwy 9 North and ending at the end of Robinson Road and the end of Elliott Village. This project is anticipated to cost in excess of \$300,000 and is intended to start in FY 2026.

The status our LMIG funding for the last three (3) fiscal years is as follows:

- FY 2023, FY 2024, FY 2024 LRA, FY 2025 and FY 2025 LRA funding were combined to mill, soil cement, pave and stripe the City's portion of Shoal Creek Road in a joint project with Dawson County. This project is near completion as punch list items are being finalized. All combined funds will be expended once completed.

Please do not hesitate to contact the office if anything further is required.

Sincerely,

John Walden
Mayor

**GEORGIA DEPARTMENT OF TRANSPORTATION LOCAL MAINTENANCE & IMPROVEMENT
GRANT (LMIG) APPLICATION FOR FISCAL YEAR 2026
TYPE OR PRINT LEGIBLY. ALL SECTIONS MUST BE COMPLETED.**

LOCAL GOVERNMENT AFFIDAVIT AND CERTIFICATION

I, _____ (Name), the _____ (Title), on behalf of _____ (Local Government), who being duly sworn do swear that the information given herein is true to the best of his/her knowledge and belief. Local Government swears and certifies that it has read and understands the LMIG General Guidelines and Rules and that it has complied with and will comply with the same.

Local government further swears and certifies that it has read and understands the regulations for the Georgia Planning Act (O.C.G.A. § 45-12-200, et seq.), Service Delivery Strategy Act (O.C.G.A. § 36-70-20, et seq.), Immigration Sanctuary Policies; prohibition; penalties (O.C.G.A. § 36-80-23), and the Local Government Budgets and Audits Act (O.C.G.A. § 36-81-7 et seq.) and will comply in full with said provisions. Local government further swears and certifies that the roads or sections of roads described and shown on the local government's Project List are dedicated public roads and are part of the Public Road System in said county/city. Local government further swears and certifies that it complied with federal and/or state environmental protection laws and at the completion of the project(s), it met the match requirements as stated in the Transportation Investment Act (TIA) (O.C.G.A. § 48-8-240).

Further, the local government shall be responsible for any claim, damage, loss or expense that is attributable to negligent acts, errors, or omissions related to the designs, drawings, specifications, work and other services furnished by or on behalf of the local government pursuant to this Application ("Loss"). To the extent provided by law, the local government further agrees to hold harmless and indemnify the DEPARTMENT and the State of Georgia from all suits or claims that may arise from said Loss.

If the local government fails to comply with these General Guidelines and Rules, or fails to comply with its Application and Certification, or fails to cooperate with the auditor(s) or fails to maintain and retain sufficient records, the DEPARTMENT may, at its discretion, prohibit the local government from participating in the LMIG program in the future and may pursue any available legal remedy to obtain reimbursement of the LMIG funds. Furthermore, if in the estimation of the DEPARTMENT, a project shows evidence of failure(s) due to poor workmanship, the use of substandard materials, or the failure to follow the required design and construction guidelines as set forth herein, the Department may pursue any available legal remedy to obtain reimbursement of the allocated LMIG funds or prohibit local government from participating in the LMIG program until such time as corrections are made to address the deficiencies or reimbursement is made. All projects identified on the Project list shall be constructed in accordance with the Department's Standard Specifications of Transportation Systems (Current Edition), Supplemental Specifications (Current Edition), and Special Provisions.

Local Government:

_____ (Signature)

_____ (Print)

Mayor / Commission Chairperson

_____ (Date)

LOCAL GOVERNMENT SEAL (required):

E-Verify Number

Sworn to and subscribed before me,

This ____ day of _____, 20____.

In the presence of:

NOTARY PUBLIC

My Commission Expires:

NOTARY PUBLIC SEAL (required):

**CERTIFICATION OF COMPLIANCE WITH
ANNUAL IMMIGRATION REPORTING REQUIREMENTS/
NO SANCTUARY POLICY/FEDERAL LAW ENFORCEMENT COOPERATION**

By executing this document, the undersigned duly authorized representative of the Local Governing Body, certifies that the Local Governing Authority:

- 1) has filed a compliant Annual Immigration Compliance Report with the Georgia Department of Audits & Accounts ("GDA&A") for the preceding calendar year required by O.C.G.A. § 50-36-4(b), or has been issued a written exemption from GDA&A from doing so;
- 2) has not enacted a "Sanctuary Policy" in violation of O.C.G.A. § 36-80-23(b); and,
- 3) is in compliance with O.C.G.A. §§ 35-1-17 et seq. regarding its obligation to cooperate with federal immigration enforcement authorities to deter the presence of criminal illegal aliens.

As an ongoing condition to receiving funding from the Georgia Department of Transportation, the Local Governing Body shall continue to remain fully compliant with O.C.G.A. §§ 50-36-4, 36-80-23 and 35-1-17 et seq. for the duration of time the subject agreement is in effect.

Signature of Authorized Officer or Agent

Printed Name of Authorized Officer or Agent

Title of Authorized Officer or Agent

Date



**DAWSONVILLE CITY COUNCIL
EXECUTIVE SUMMARY FOR
AGENDA ITEM # 7c**

SUBJECT: **APPROVE TO RATIFY ACTION OF DOOR INSTALLATION BETWEEN
GRANDDADDY MIMMS AND DAWSONVILLE HISTORY MUSEUM**

CITY COUNCIL MEETING DATE: 10/20/2025

BUDGET INFORMATION: GL ACCOUNT # _____

☐ Funds Available from: _____ Annual Budget _____ Capital Budget Other _____

☐ Budget Amendment Request from Reserve: _____ Enterprise Fund _____ General Fund

PURPOSE FOR REQUEST:

**TO REQUEST APPROVAL TO RATIFY ACTION OF DOOR INSTALLATION BETWEEN
GRANDDADDY MIMMS AND DAWSONVILLE HISTORY MUSUEM**

HISTORY/ FACTS / ISSUES:

- **COUNCIL APPROVED DOOR INSTALLATION BETWEEN STATION HOUSE AND THE MUSUEM ON 09/22/2025**
 - **GRANDDADDY MIMMS APPROVED DOOR INSTALLATION BETWEEN THEIR SPACE AND THE MUSUEM AFTER THE 09/22/2025 MEETING**
 - **INSTALLATION IS REQUESTED TO START AND BE COMPLETED PRIOR TO THE MOONSHINE FESTIVAL ON 10/23 – 10/25.**
 - **COUNCIL AGREED TO THE PROJECT VIA EMAIL – MOTION TO RATIFY ACTION IS NEEDED**
-

OPTIONS:

RECOMMENDED SAMPLE MOTION:

REQUESTED BY: Trampas Hansard, Public Works Director/ Jacob Evans, City Manager



DAWSONVILLE CITY COUNCIL EXECUTIVE SUMMARY FOR AGENDA ITEM # 8

SUBJECT: EMPLOYEE RECOGNITION

CITY COUNCIL MEETING DATE: 10/20/2025

BUDGET INFORMATION: GL ACCOUNT # _____

☐ Funds Available from: _____ Annual Budget _____ Capital Budget Other _____

☐ Budget Amendment Request from Reserve: _____ Enterprise Fund _____ General Fund

PURPOSE FOR REQUEST:

TO RECOGNIZE AND PRESENT EMPLOYEE RECOGNITION

HISTORY/ FACTS / ISSUES:

OPTIONS:

RECOMMENDED SAMPLE MOTION:

REQUESTED BY: Jacob Evans, City Manager



DAWSONVILLE CITY COUNCIL EXECUTIVE SUMMARY FOR AGENDA ITEM # 9

SUBJECT: ZA-C2500169 SPICER GROUP INC.

CITY COUNCIL MEETING DATE: 10/20/2025

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**

ZA-C2500169: Spicer Group Inc. on behalf of Dede Allen, Habitat for Humanity - NCG has petitioned for an amendment to the official zoning map applicable to the properties provided below. The applicant proposes the properties be rezoned from R-2: Single-Family Residential District to RCT: Residential Cottage, for the development of a micro-planned/pocket cottage development. Tax Map Parcels: D01 047 005 (Stegall Place), D01 047 006 (Stegall Place), D01 047 007 (Stegall Place), D01 047 008 (Stegall Place), D01 047 009, and D01 047 010. Public Hearing Dates: Planning Commission on September 15, 2025, at 5:30 PM; City Council – Tabled to October 20, 2025, at 5:00 p.m.

HISTORY/ FACTS / ISSUES:

- **+ / - 3.13 acres**
 - **12 dwelling units / 3.84 density per acre**
 - **Vacant land**
 - **Planning Commission denied the request on October 13, 2025**
-

OPTIONS:

RECOMMENDED SAMPLE MOTION:

REQUESTED BY: CPL, Planning & Zoning Department



CITY OF DAWSONVILLE

Planning Staff Report

Request to Amend the Zoning Map (Rezone)

APPLICANT Spicer Group Inc. on behalf of Dede Allen, Habitat for Humanity - NCG

CASE NUMBER ZA-C2500169

REQUEST Amend the zoning map to rezone the assemblage from R-2: Single-Family Residential District to RCT: Residential Cottage, for the development of a micro-planned/pocket cottage development.

CURRENT ZONING DESIGNATION R-2: Single-Family Residential District

SITE AREA +/- 3.13 acres

LOCATION Stegall Place

TAX MAP PARCELS D01 047 005, D01 047 006, D01 047 007, D01 047 008, D01 047 009 & D01 047 010

FUTURE LAND USE DESIGNATIONS Residential

PLANNING COMMISSION PUBLIC HEARING DATE... September 15, 2025

CITY COUNCIL MEETING DATE PUBLIC HEARING: October 20, 2025

INTRODUCTION

The applicant is petitioning to amend the zoning map to rezone six (6) parcels from R-2: Single-Family Residential District to RCT: Residential Cottage for the development of a 12-unit planned cottage development. If the proposal is approved as presented, the vacant site would be developed with 12 single-family detached “cottage” residences, resulting in 3.84 dwelling units per acre.

PROPOSAL

The subject 3.13 +/- assemblage is in a primarily residential area, and property tax records show no history of development. The applicant proposes the rezoning and combination of the parcels for a planned development of detached cottage homes. A common access drive stemming from Stegall Place would serve the site, with amenity and stormwater management areas at the rear. The table below summarizes development specifications:

Specification	Proposed RCT Development	Code Standard (Article XXI)
Maximum Heated Floor Area (HFA)	1,350 sq. ft.*	1,000 sq. ft.
Maximum Residential Density	3.84 du/acre	8.00 du/acre
Cluster Unit Count	12 cottages	6 to 12 cottages
Residential Lot Area	0.048 to 0.053 acres	N/A
Minimum Parking Count	2.08 spaces per residence (25 total)	2 spaces per residence
Minimum Exterior Buffer Width	40 ft.*	50 ft.
Minimum Open/Green Space	57.5% of development site	50% of development site
Minimum Private Area Open Space	403 sq. ft.	300 sq. ft.
Note: Items marked with an asterisk (*) do not meet the Code requirement as presented.		

If the Mayor and City Council approve the subject rezoning request, the site would become the first RCT: Residential Cottage zone in Dawsonville. This district is intended to provide “smaller more economic house[s]” through “single-family cottages” in a planned development setting (Sec. 2101). Cottages are envisioned to be located on individual lots, proximate to a central common area equipped with resident amenities (Sec. 2103). The submitted concept plan incorporates a main access drive that bisects the development, an alley way, and a common parking area. Internal sidewalks are depicted, interconnecting every cottage lot, the amenity area, and the Stegall Place right-of-way. The site would be served by City water and sewerage.

Vehicle parking would be split between the proposed alley and common parking lot. The alley would accommodate proposed cottages 1 through 8, serving eight (8) parking spaces, one on each cottage lot. The parking spaces would be deep enough to “stack” two vehicles in each (the first parked car would be trapped by the car parked afterward). However, stacked parking spaces cannot satisfy parking count requirements as each space is definitionally required to have “maneuvering space” (Sec. 301). The proposed common parking lot would contain 16 parking spaces and provide access to one (1) parking space on the cottage 9 lot. Cottages 10 through 12 would be served only by the communal parking area.

Beyond the proposed internal sidewalks, the concept plan also shows sidewalk construction along the entire development frontage, spanning east to the northwest corner of Maple Street. The amenity area, at a minimum, would include a playground and a community building. The function of the proposed community building is unclear, as is the location of the required communal mail kiosk. Each cottage would front a portion of the vegetated common area, in which new tree plantings are conceptualized. A 40-foot exterior buffer is shown at the sides (east and west) and rear (north) of the assemblage in lieu of the Code-required 50-foot exterior buffer (Sec. 2103.9). Independent from this request to amend the zoning map, the applicant has requested a zoning variance (case VAR-C2500170) to reduce the exterior buffer depth from 50 feet to 40 feet, subject to review and approval by the Mayor and City Council.

Each cottage in the development is conceptualized with 403 square feet of private open space. This is separate from the common area, as private space is located directly on each cottage parcel. Each cottage would also be equipped with a private, covered porch. The concept plan notes a setback of “10’ between walls of buildings without windows;” however, the plan shows all cottages separated from each other by at least 20 feet. Cottage windows must be positioned “so that no window peers into the living space of adjacent dwellings closer than 30 feet apart” (Sec. 2103.7). The applicant has not demonstrated compliance with this requirement at this time, but compliance is theoretically possible based on site layout. This requirement would be enforced before the issuance of a building permit.

The concept plan provides a typical building footprint of 735 square feet per cottage. Cottage lot sizes would range from 0.048 acres (2,095 square feet) to 0.053 acres (2,318 square feet). Some or all of the cottages would have a second story, as the maximum heated floor area (HFA) proposed is 1,350 square feet. This exceeds the 1,000 square foot heated floor area maximum established by Sec. 2102.1 by thirty-five percent (35%) margin. Pursuant to the authority to grant variances per Sec. 907.II.A, a variance from the 1,000 square foot heated floor area maximum cannot be issued. Therefore, the proposed cottage heated floor areas directly violate the provisions of the RCT: Residential Cottage district.

The submitted concept plan would be used as the basis for site development, subject to the approval of the Mayor and City Council. In their letter of intent, the applicant requests site development flexibility, to avoid future public hearings (by the Planning Commission and/or Mayor and City Council) and keep approval of said changes at the administrative level. The applicant describes “incidental” changes as those regarding “size and shape of home,” “configuration and orientation of driveways and parking,” and “a decrease in the number of houses” with further context provided in the letter of intent. The Dawsonville legal team and City staff do not find this request to be acceptable; changes to the site/concept plan and layout would be processed at the time of submittal, and depending on their nature, may or may not require public hearings by the Planning Commission and Mayor and City Council for further approval.

In November of 2025, Habitat for Humanity initiated a request to rezone the subject properties to RCT: Residential Cottage to construct 22 cottages. Prior to the January 9, 2025, Mayor and City Council public meeting, the applicant withdrew the application.

SURROUNDING PROPERTIES

<i>Direction from the Site</i>	<i>Existing Zoning</i>	<i>Existing Land Use</i>
North	CBD, HB, R-2	Single-family residential, agriculture, government office
South	R-2	Single-family residential, vacant land
East	R-2	Single-family residential, multi-family residential
West	CBD, R-2	Single-family residential, agriculture

COMPREHENSIVE PLAN

Pursuant to the 2023 Dawsonville Comprehensive Plan, the subject assemblage is in the Residential Character Area.

The Residential Character Area “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 term 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 [0.2 du/acre].

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.”

Permissible land use types in Residential Character Area are Residential, Agricultural, and Conservation.

The proposed development generally aligns with the intent of the Residential Character Area. However, the proposed gross density of 3.84 du/acre surpasses the intended 0.2 du/acre density of the Area.

ANALYSIS

(1) Sec. 909 – Criteria to consider for map amendments (rezonings).

Any proposed amendment to the zoning map shall be submitted by application with a copy of the plat and payment of a fee set by the governing body for the application and review of the proposed amendment to the zoning map. Applicants shall submit six copies of any proposed zoning map amendment and plat to the planning director or designee for distribution to the applicable bodies and/or review agencies. The planning director or designee may require more or less copies depending on the nature and extent of required review. Applications which require action by the governing body shall require disclosure of any conflicts of interest as specified in the Georgia Zoning Procedures Act.

The applicant, staff, planning commission and governing body should review an application for zoning map amendment with regard to the following criteria:

(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 existing uses and zoning of nearby property and whether the proposed zoning will adversely affect the existing use or usability of nearby property.

- Most of the properties near the subject assemblage are zoned R-2: Single-family Residential District.
 - i. Most of these sites are developed with single-family residences.
- The other nearby zones (HB: Highway Business and CBD: Central Business District) accommodate civic, single-family residential, and agricultural land uses.
- Staff does not anticipate any adverse effects on the use or habitability of nearby properties as a result of the proposal.

2. The extent to which property values are diminished by the particular zoning restrictions.

- As currently zoned, the assemblage is vacant and has no recorded history of development, according to the Dawson County tax assessor’s data.
 - i. The site is zoned similarly to most abutting properties, which are predominantly developed with single-family residences.
- Absent a formal market analysis, staff is unable to determine the impact of the existing zoning classifications on the sites’ property values.

3. The extent to which the destruction of property values promotes the health, safety, morals or general welfare of the public.

- Absent a formal market analysis, staff is unable to determine the impact of the development proposal on local property values.
- 4. The relative gain to the public, as compared to the hardship imposed upon the individual property owner.**
- The rezoning proposal may result in a development that is beneficial to the community.
 - i. The proposed cottages would introduce new “entry-level” housing to the area, fulfilling Community Need and Opportunity C.1 pursuant to the Comprehensive Plan (pg. 22).
 - The applicant has voluntarily presented the subject application to the City.
- 5. The physical suitability of the subject property for development as presently zoned and under the proposed zoning district.**
- The assemblage is currently zoned R-2: Single-family Residential.
 - i. The site appears suitable for single-family residential development at densities of up to 2.0 units per acre as presently zoned.
 - The applicant proposes rezoning the site to RCT: Residential Cottage, to develop 12 single-family cottages. The following proposal specifications deviate from the existing R-2 zone:
 - i. The proposed residences would measure no greater than 1,350 square feet. The *minimum* floor area for residences in the R-2 zone is 1,400 square feet.
 - ii. The gross residential density for the development would be 3.84 units per acre. In the R-2 zone, density must not exceed 2.0 dwelling units per acre.
 - iii. The proposed minimum lot area is 2,095 square feet (0.048 acres). In the R-2 zone, parcels must measure no less than 20,000 square feet (0.459 acres).
 - iv. The proposed cottages would be individually platted on lots oriented around common areas, as opposed to each fronting a public street. In the R-2 zone, each parcel must front a public street for no less than 30 feet.
- 6. The length of time the property has been vacant, considered in the context of land development in the area in the vicinity of the property, and whether there are existing or changed conditions affecting the use and development of the property which give supporting grounds for either approval or disapproval of the rezoning request.**
- The assemblage has been vacant for all recorded history.
 - i. Property tax records do not indicate any past development of the assemblage.
 - Staff has not identified any existing or changing conditions that inherently support the approval or disapproval of the subject rezoning request.
- 7. The zoning history of the subject property.**
- The current zoning configuration of the site has been maintained for many years.
 - On January 8, 2025, an application to rezone the subject assemblage to RCT: Residential Cottage was withdrawn on behalf of the applicant.
- 8. The extent to which the proposed zoning will result in a use, which will or could cause excessive or burdensome use of existing streets, transportation facilities, utilities, schools, parks, or other public facilities.**

- The proposal is not anticipated to burden local streets, utilities, schools, parks, or other public facilities.

9. Whether the zoning proposal is in conformity with the policy and intent of the comprehensive plan, land use plan, or other adopted plans.

- The zoning proposal somewhat meets the intent of the 2023 Dawsonville Comprehensive Plan.
 - i. The calculated gross residential density of 3.84 du/acre exceeds the 0.2 du/acre intended for the Residential Character Area.
 - ii. The introduction of smaller, relatively lower-priced housing units to the City furthers housing goals (pg. 22).

The staff, planning commission and governing body may consider other factors deemed relevant before formulating recommendations and taking action on a particular request.

(2) Sec. 2103 – Micro-planned/pocket development regulations.

(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. Site plan approval by the planning commission and the mayor and council is required. Site lots should be designed and laid out in a clusters and shall have a central common area.

- The applicant has submitted a concept plan as part of the rezoning application. The plan visualizes a cluster of 12 cottage homes that share a connected common area.

2. Each cottage shall be located on its own lot of record, and subdivision plat approval shall be required in accordance with the City of Dawsonville Regulations. All other land areas within the micro-development shall be under common ownership.

- The applicant intends to subdivide the assemblage to provide an individual parcel for each cottage.

3. Clusters shall consist of six to 12 cottage units. There shall be a minimum separation between clusters of 50 maintained in an undisturbed buffer.

- The proposed cottage cluster would contain 12 units.

4. All streets within a micro-planned development shall be built to city specifications as provided in the city development regulations and dedicated to the city.

- A street, an alley, and a common parking lot are proposed to serve the development.
 - i. Street design specifications would be assessed at the time of Land Disturbance Permitting (LDP).

5. Insofar as practicable, common parking areas comprised of pervious pavement shall be provided with walkways to a central common area as well as to each cottage. Parking facilities shall be grouped with no less than three spaces each. Minimum parking required shall be two per cottage unit.

- The surface composition of the common parking lot is unspecified.
- Sidewalks and walkways are depicted, connecting each cottage to the common parking area.
- The common parking area is shown to contain 16 spaces, in addition to 9 spaces located on individual cottage lots. In total, 2.08 parking spaces would be provided per cottage.

6. **All structures must be either site built or industrialized (modular) homes and placed on a permanent foundation. Structures shall not be placed in a way which would block the occupants' view of the central common area.**
 - Each cottage would be built upon a slab foundation per the letter of intent.
7. **Privacy between cottage units: Dwellings shall be designed so that no window peers into the living space of adjacent dwellings closer than 30 feet apart.**
 - The current site layout and design would allow for privacy between cottage units as required.
 - i. Compliance with this requirement would be confirmed at the time of permitting.
8. **The site shall be at a minimum 50 percent greenspace for micro-planned developments. Each unit shall have 300 square feet of private open space and a minimum of 3,000 square feet of common area open space. Additionally, At least 75 percent of the dwelling units of each cluster shall abut the common open space; and all of the dwelling units shall be within 60 feet walking distance measured from the nearest entrance of the dwelling along the shortest safe walking route to the nearest point of the common open space. The common open space shall have dwellings abutting at least two sides.**
 - Approximately 57.5% of the assemblage would consist of vegetated space (not covered with buildings or pavement).
 - Each cottage is conceptualized with 403 square feet of private open space, and all would abut and share 5,500 square feet of landscaped open space.
9. **A 50-foot undisturbed buffer shall be required along the property lines where a residential cottage micro-planned development abuts a zoning district other than RCT.**
 - Separate from this application to amend the zoning map, the applicant has requested a variance (case VAR-C2500170) from this provision, to reduce the undisturbed buffer depth to 40 feet (a 20% decrease).
10. **Amenity areas such as a community center, central gazebo, playgrounds, etc. are required.**
 - A playground and community building are proposed. The function of the proposed community building is unknown.

DOWNTOWN ECONOMIC DEVELOPMENT COMMENTS

The subject parcels are within the City of Dawsonville Downtown Development Authority District boundary. The parcels are outside of the historic district overlay, are not contiguous with the future town center property, yet fall in a nearby transitional zone primarily identified in the comprehensive strategic plan as desirable for residential infill development or redevelopment, particularly where the final product results in enhancement of blighted property and architectural character.

- The establishment of new sidewalks along Stegall Place, joining with existing sidewalks on Maple Street, provide desirable additional pedestrian connectivity between residential infill and downtown civic and commercial establishments consistent with Downtown Development Goal #4 - Connectivity & Accessibility: Improve connectivity and accessibility throughout downtown by expanding multi-modal facilities and safely linking vehicular routes, whenever possible planning for larger connectivity throughout the community.
- Inclusion of any of the following architectural styles are preferred by the community: Craftsman, Italianate, Folk Victorian, or Colonial Revival for placemaking purposes. Application of design guidelines

and landscape patterns found in pages 75-91 of the Comprehensive Downtown Dawsonville Strategic Plan are encouraged.

STAFF RECOMMENDATION

Note: The Mayor and City Council are procedurally required to **table** the subject map amendment request, pending a recommendation from the Planning Commission (Sec. 913).

Staff recommends **denial** of the request to amend the zoning map to rezone a 3.13 +/- acre assemblage from R-2: Single-Family Residential District to RCT: Residential Cottage. The rationale for this recommendation of denial is provided below:

1. The proposed construction of cottages in a RCT zone with 1,350 square feet of heated floor area (HFA) violates the provisions of Zoning Ordinance Sec. 2102.1. The maximum allowable cottage HFA is 1,000 square feet; this requirement cannot be relieved by a zoning variance.
2. The proposal does not substantially conform to the Comprehensive Plan's Residential Character Area due to incompatible residential density.

PLANNING COMMISSION RECOMMENDATION

Planning Commission **denied** the subject map amendment on October 13, 2025, at 5:30 PM.

ARCHITECTURE STYLES

CRAFTSMAN



Credits: Google Earth



Credits: Google Earth



ITALIANATE



FOLK VICTORIAN



COLONIAL REVIVAL



Map 2.10: Connectivity



Feet
0 1000 2000

DOWNTOWN DAWSONVILLE // CONNECTIVITY

- ROADS
- SIDEWALKS
- PROPOSED BYPASS
- STUDY AREA
- UNINCORPORATED DAWSON COUNTY



City of Dawsonville

415 Highway 53 East, Suite 100
Dawsonville, GA 30534
(706) 265-3256

Zoning Amendment Application

Application#: 2A-C2500169

Applicant Name(s): Habitat for Humanity - NCG

Address: 814 Mimosa Blvd Bldg C City: Roswell, GA Zip: 30075

Cell Phone: [REDACTED] Email: [REDACTED]

Signature(s): [Signature] Date: 7-22-25

Property Address: Stegall Pl.

Directions to Property from City Hall: Take a right out of city hall onto Hwy 53. Follow Hwy 53 until you get to Maple St. Take a left and follow until you get a Stegall Pl. Site is located on your right.

Tax Map Parcel #: D01 047 010, D01 047 009, D01 047 008 Current Zoning: R-2
D01 047 007, D01 047 006, D01 047 005

Land/Lot(s): 439 & 446 District: 4th Section: 1st

Subdivision Name: Dawsonville Commons Lot#: _____

Acres: 3.128 ac Current use of property: Undeveloped and wooded

Has a past request of Rezone of this property been made before? yes If yes, provide ZA # C2500044

The applicant request:

Rezoning to Zoning category: RCT Conditional Use permit for: _____

Proposed use of property if rezoned: Cottage Style community

Residential # of lots proposed: 12 Minimum lot size proposed: 2,095 sq/ft (Include Conceptual Plan)

Amenity area proposed Yes, if yes, what Community Center

If Commercial: total building area proposed: _____ (Include Conceptual Plan)

Utilities: (utilities readily available at the road frontage): ☒ Water ☒ Sewer ☒ Electric ☐ Natural Gas

Proposed Utilities: (utilities developer intends to provide) ☒ Water ☒ Sewer ☒ Electric ☐ Natural Gas

Road Access/Proposed Access: (Access to the development/area will be provided from)

Road name: Stegall Pl Type of Surface: Asphalt

☒ Failure to complete all sections will result in rejection of application and unnecessary delays.

☒ I understand that failure to appear at a public hearing may result in the postponement or denial of this application.

[Signature]
Signature of Applicant

7-22-25
Date

Office Use Only	
Date Completed Application Rec'd:	Amount Paid: \$ CK Cash CC
Date of Planning Commission Meeting:	Dates Advertised:
Date of City Council Meeting:	Rescheduled for next Meeting:
Date of City Council Meeting:	Approved by City Council: YES NO
Approved by Planning Commission: YES NO	Postponed: YES NO Date:



EXHIBIT 'A'

ALL THAT TRACT OR PARCEL OF LAND, LYING AND BEING IN LAND LOT 446, 4TH DISTRICT, 1ST SECTION, DAWSON COUNTY, GEORGIA, AND BEING FULLY DESCRIBED ON A PLAT PREPARED BY RICHARD H. HOLCOMB, GEORGIA REGISTERED LAND SURVEYOR, DATED JULY 14, 2001: AND AS PER SAID PLAT, THE PROPERTY CONTAINS 3.13 ACRES, MORE OR LESS, BEING LOTS A, B, C, D, E AND F, SUBJECT PLAT RECORDED IN PLAT BOOK 51, PAGE 157, DAWSON COUNTY RECORDS. SAID PLAT IS HEREBY INCORPORATED BY REFERENCE.

THIS CONVEYANCE IS MADE TOGETHER WITH AND SUBJECT TO EASEMENTS FOR PUBLIC ROADS AND UTILITIES NOW IN USE.

THIS CONVEYANCE IS MADE TOGETHER WITH AND SUBJECT TO ANY EASEMENTS OF RECORDS OR EASEMENTS LOCATED ON THE PROPERTY ABOVE DESCRIBED.

24RE-327

CLH
BM
BA

Property Owner Authorization

I / We Habitat for Humanity - NCG hereby swear that I / we own the property located at (fill in address and/or tax map & parcel #) D01 047 010, D01 047 009, D01 047 008, D01 047 007, D01 047 006, D01 047 005 as shown in the tax maps and/or deed records of Dawson County, Georgia, and which parcel will be affected by the request.

I hereby authorize the person(s), or entity(ies) named below to act as the applicant or agent in pursuit of the rezoning requested on this property. I understand that any rezone granted, and/or conditions or stipulations placed on the property will be binding upon the property regardless of ownership. The under signer below is authorized to make this application. The undersigned is aware that no application or reapplication affecting the same land shall be acted upon within 6 months from the date of the last action by the City Council.

Printed Name of Property Owner

Dede Allen - Habitat for Humanity NCG

Signature of Property Owner

Dede Allen

Date

7-22-25

Mailing Address

814 Mimosa Blvd

City

Roswell

State

GA

Zip

30075

Sworn and subscribed before me on this

7-22 day of July 2025

[Signature]

Notary Public, State of Georgia

My Commission Expires:

01/13/29



Notice of Residential-Agricultural District (R-A) Adjacency

Agricultural districts include uses of land primarily for active farming activities and result in odors, noise, dust, and other effects, which may not be compatible with adjacent development. Future abutting developers which are not in R-A land use districts shall be provided with this "Notice of R-A Adjacency" prior to administrative action on either the land use district or the issuance of a building or occupancy permit.

Prior to administrative action the applicant shall be required to sign this waiver which indicates that applicant understands that a use is ongoing adjacent to his use which will produce odors, noise, dust and other effects which may not be compatible with the applicant's development. Nevertheless, understanding the effects of the adjacent R-A use, the applicant agrees by executing this form to waive any objection to those effects and understands that his district change and / or his permits are issued and processed in reliance on his agreement not to bring any action asserting that the adjacent uses in the R-A district constitute a nuisance against local governments and adjoining landowners whose property is located in an R-A district.

This notice and acknowledgement shall be public record.


Signature of Applicant / Representative of Applicant

7-22-25
Date

Sworn to and subscribed before me on this

22 day of July, 2025.


Notary Public, State of Georgia

My Commission Expires: 01/13/29



**Disclosure of Campaign Contributions
Applicant(s) and Representative(s) of Rezoning**

Pursuant to OCGA, Section 36-67 A-3. A, the following disclosure is mandatory when an applicant or any representation of application for rezoning has been made with two years immediately preceding the filing of the applicant's request for rezoning, campaign contributions aggregating \$250.00 or more to a local government official who will consider the application for rezoning.

It shall be the duty of the applicant and the attorney representing the applicant to file a disclosure with the governing authority of the respective local government showing the following:

1. Name of local official to whom campaign contribution was made:

2. The dollar amount and description of each campaign contribution made by the opponent to the local government official during the two years immediately preceding the filing of the application for the rezoning action and the date of each such contribution.

Amount \$

0

Date:

Enumeration and description of each gift when the total value of all gifts is \$250.00 or more made to the local government official during the 2 years immediately preceding the filing application for rezoning:



Signature of Applicant / Representative of Applicant

7-22-25

Date

Failure to complete this form is a statement that no disclosure is required.





LETTER OF INTENT

Applicant	Spicer Group Inc. on behalf of Habitat for Humanity
Subject Property	3.128 total acres, consisting of Parcels D001 047 005-010 on Stegall Place
Current Zoning:	R-2
Proposed Zoning:	RCT (Residential Cottage)
Proposed Use:	Develop a cottage community with 12 individual cottages, a Community Center, common area and other amenities.
Application:	Rezone to RCT to allow for a cottage community and make available housing attainable to the workforce in our community.
ROW Access:	Stegall Place

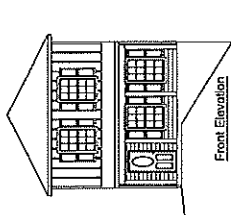
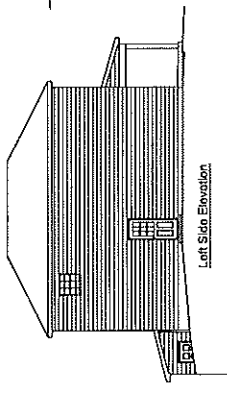
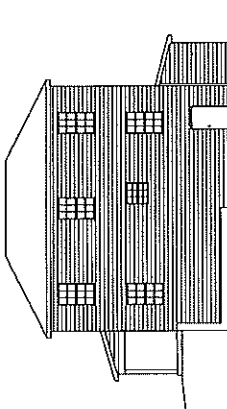
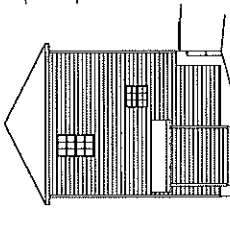
PROPOSED USE

The applicant proposes to rezone the existing zoning of RA to RCT for Parcels D001 047 005-010. There is an extreme need for housing in general, but especially housing that is attainable for those working hard to serve our community, whether that be first responders, healthcare professionals, teachers and others who are struggling to find quality housing they can afford on their salaries. Habitat for Humanity vets all applicants and supports them in the journey towards home ownership. By proposing a small, innovative, cottage community with a community center, common areas and other amenities, while connecting directly to the City's pedestrian friendly network, this proposed community plans to bring a sense of place and purpose to those who cannot find such an option in our growing community. With this rezoning request, the applicant would request additional variances:

1. RCT calls for a 50' Maintained undisturbed buffer, per city approval we would like to amend this to allow for a 40' Maintained exterior buffer. A 50' exterior buffer around the 3.128 ac property restricts more than half the property. A 40' buffer will still provide the intended effect of providing a natural screen from adjoining properties, while also providing for a more significant common area central to this proposed community.
2. RCT states that individual houses may not exceed 1000 sq/ft. We respectfully request the City to allow for a maximum 1,350 sq/ft homes, which will provide 3-bedroom options for families.



SITE DATA	
Permits:	010 000 049 000 001 247 008 031 014 007
30' Setback:	010 000 049 000 001 247 008 031 014 007
Existing Zoning:	R-2
Lot:	120' x 160' x 160'
Lot Size Area:	3,120 sq.
Proposed Zoning: RCT (Residential Caring)	
Prepared By:	W.F. & S. (1000 Bk.)
Client:	12 Colleges
Total Colleges:	12 Colleges
Density Proposed:	3.6 Colleges per Acre
Proposed Parking:	18 Additional Spaces
	34 (Including 1 ADA compliant space)
Setbacks:	
10' Between walls of buildings without windows	
20' Between walls of buildings with windows	
Max. House Size:	1,000 sq/ft
House Size Proposed:	1,343 sq/ft (Variances Applied for.)
WATER & SEWER TO BE PROVIDED BY CITY OF DAVENPORT	

Cover Page 6220 Sammy Drive Gainesville, GA 30506		January 1, 2025 Not to Scale	House Model: 2-Story, 3 Bedroom Kitchen Left, Shotgun on Crawlspace	The Licensed Builder & Construction Manager are responsible for ensuring that these plans and the house built from them comply with the current mandatory and permissive state codes and local amendments as specified in The Uniform Codes Act of Georgia. No changes may be made to these plans without the approval of the Licensed Builder.	Habitat for Humanity-NCG 814 Mimosa Blvd, Building C Roswell GA 30075 Construction Manager: David Doose Phone: 706.612.2417 Email: ddoose@habitat-ncg.org				
Front Elevation Left Side Elevation Right Side Elevation Back Elevation						Title Page Current Version	Cover Page Foundation Walls Plan Porch-Shed Slabs Plan J-Bolts Plan 1st Floor Plan 2nd Floor Plan 1st FL Walls Plan 2nd FL Walls Plan Elevations Plan Components Plan Details Plan	Page 1 Page 2 Page 3 Page 4 Page 5 Page 6 Page 7 Page 8 Page 9 Page 10	January 1, 2025 January 1, 2025 January 1, 2025 January 1, 2025 January 1, 2025 January 1, 2025 January 1, 2025 January 1, 2025 January 1, 2025 January 1, 2025

1st Floor Plan (Page 4)

6220 Sammy Drive
Gainesville, GA 30506

January 1, 2025

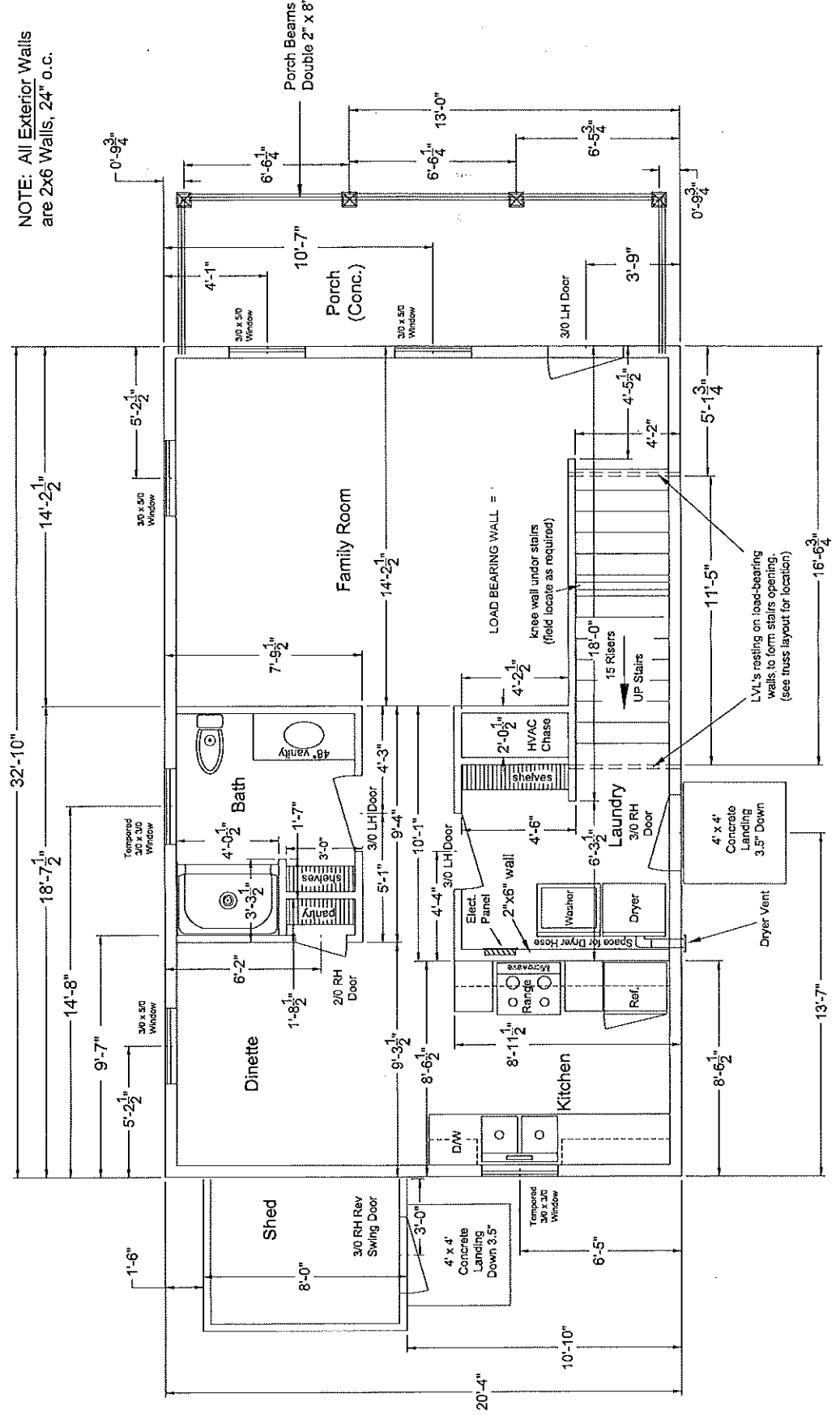
SCALE: 1/2" = 1'-0"

House Model:

2-Story, 3 Bedroom
Kitchen Left, Shotgun
on Crawlspace

The Licensed Builder & Construction Manager are responsible for ensuring that these plans and the house built from them comply with the current mandatory and permissive state codes and local amendments as specified in The Uniform Codes Act of Georgia. No changes may be made to these plans without the approval of the Licensed Builder.

Habitat for Humanity-NGC
814 Mimosa Blvd, Building C
Roswell GA 30075
Construction Manager: David Dease
Phone: 770.512.2417
Email: ddease@habitatngc.org



January 1, 2025

House Model:
2-Story, 3 Bedroom
Kitchen Left, Shotgun
on Crawlspace

The Licensed Builder & Construction Manager are responsible for ensuring that these plans and the house built from them comply with the current mandatory and permissive state codes and local amendments as specified in The Uniform Codes Act of Georgia. No changes may be made to these plans without the approval of the Licensed Builder.

This floor plan shows a three-bedroom house with a central hallway and a rear porch. The layout includes three bedrooms, a bathroom, a kitchen area, and a living area. Key features and dimensions are as follows:

- Overall Dimensions:** The house is 32'-10" wide and 20'-4" deep.
- Bedroom 1 (Front Left):** 11'-2" x 10'-8". Features a 3/0 x 5/0 window, a 2/6 LH Door, and a 2/6 LH Door.
- Bedroom 2 (Middle Left):** 11'-8" x 16'-5". Features a 3/0 x 5/0 window, a 2/8 LH Door, and a 2/6 RH Door.
- Bedroom 3 (Back Left):** 10'-6" x 16'-10". Features a 3/0 x 5/0 window, a 2/0 LH Door, and a 2/0 LH Door.
- Bathroom:** 6'-5" x 6'-6". Features a 3/0 x 5/0 window, a 2/4 LH Door, a 48" Vanity, and a 2/4 LH Door.
- Hallway:** 6'-5" wide, connecting the bedrooms and bathroom.
- Living Area:** 16'-5" x 10'-6". Features a 3/0 x 5/0 window, a 2/8 LH Door, and a 2/8 RH Door.
- Kitchen Area:** 16'-10" x 10'-6". Features a 3/0 x 5/0 window, a 2/0 LH Door, and a 2/0 LH Door.
- Porch:** 20'-4" wide, located at the rear of the house.
- Annotations:**
 - "2" x 6" wall" points to the exterior wall of the front bedroom.
 - "Half wall at top of stairs" points to the wall above the stairs.
 - "Cubby Wall (Field locate)" points to the wall in the kitchen area.
 - "LVL's resting on load-bearing walls to form stairs opening. (see truss layout for location)" points to the stairs.

Public Hearings

Notice of Public Hearing

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Planning Commission public hearing date: September 15, 2025, at 5:30 PM.

Mayor and City Council public hearing date: September 22, 2025, at 5:00 PM.

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City Council:
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William Illg, Post 2
Sandy Sawyer, Post 3
Mark French, Post 4



John Walden
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Jacob Evans
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Beverly Banister
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Planning Commission:

Dr. Saba Hareinger, At-Large
Madison Eiberger, Post 1
Vacant, Post 2
Randy Davis, Chairperson Post 3
Ashley Stephenson, Post 4

415 Highway 53 East, Suite 100
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Office (706)265-3256
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Stacy Harris
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DAWSONVILLE CITY COUNCIL EXECUTIVE SUMMARY FOR AGENDA ITEM # 10

SUBJECT: VAR-C2500170

CITY COUNCIL MEETING DATE: 10/20/2025

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**

VAR-C2500170: Spicer Group Inc. on behalf of Dede Allen, Habitat for Humanity - NCG has petitioned for aa variance from Sec. 2103 (9). Specifically, they request a reduction of the minimum required undisturbed buffer width for the proposed RCT: Residential Cottage zone from 50 feet to 40 feet at the rear (North) and side (East and West property lines, applicable to the properties below. Tax Map Parcels: D01 047 005 (Stegall Place), D01 047 006 (Stegall Place), D01 047 007 (Stegall Place), D01 047 008 (Stegall Place), D01 047 009, and D01 047 010. Public Hearing Date: - *City Council Tabled until October 20, 2025*

HISTORY/ FACTS / ISSUES:

- **+ / - 3.13 acres**
- **12 dwelling units / 3.84 density per acre**
- **Vacant land**

OPTIONS:

RECOMMENDED SAMPLE MOTION:

REQUESTED BY: CPL, Planning & Zoning Department



CITY OF DAWSONVILLE

Planning Staff Report

Variance Request

APPLICANT Dede Allen, Habitat for Humanity - NCG

CASE NUMBER VAR-C2500170

REQUEST Vary from Sec. 2103.9 to reduce the minimum required undisturbed buffer width for the proposed RCT: Residential Cottage zone from 50 feet to 40 feet at the rear (north) and side (east and west) property lines.

CURRENT ZONING DESIGNATION R-2: Single-Family Residential District

SITE AREA +/- 3.13 acres

LOCATION Stegall Place

TAX MAP PARCELS D01 047 005, D01 047 006, D01 047 007, D01 047 008, D01 047 009 & D01 047 010

CITY COUNCIL PUBLIC HEARING DATE* September 22, 2025

CITY COUNCIL DECISION MEETING DATE* October 20, 2025

INTRODUCTION

The applicant has requested to vary from the micro-planned/pocket development buffer regulations (Sec. 2103.9). Specifically, they propose the reduction of the minimum required undisturbed buffer width for the proposed RCT: Residential Cottage zone from 50 feet to 40 feet along the rear (north) and side (east and west) property lines. Separate from this request, the applicant has initiated a zoning map amendment request (case ZA-C2500169) to rezone the subject parcels to RCT: Residential Cottage. If the requested variance is approved, the undisturbed exterior buffer with all abutting properties would be reduced by twenty percent (20%) to 40 feet.

PROPOSAL

The subject 3.13 +/- assemblage, which fronts Stegall Place to the south, is in a primarily residential area, and property tax records show no history of development. The site is heavily wooded, and many existing trees would be removed to enable the proposed cottage development.

Pursuant to Sec. 2103.9, an undisturbed buffer no less than 50 feet in width shall be maintained where an RCT zone abuts a different zoning district. For the subject site, this applies to the western, northern, and eastern property lines. The submitted variance application states that a 50-foot buffer "is too large for a [3-acre] parcel,"

*City Council hearing and meeting dates are subject to change

and when “factoring in stormwater accommodations and grading, a proposed 40’ buffer would still provide a visual barrier.” Further, they report that “a 50’ exterior buffer would restrict more than half of the property.” If the variance were to be denied, “drainage from upstream and downstream properties can’t be properly accommodated without walls, which would increase the risk for injury” according to the submittal. The conceptualized site design, which provides for 40-foot exterior buffers rather than 50-foot-wide iterations, has necessitated this variance request.

SURROUNDING PROPERTIES

<i>Direction from the Site</i>	<i>Existing Zoning</i>	<i>Existing Land Use</i>
North	CBD, HB, R-2	Single-family residential, agriculture, government office
South	R-2	Single-family residential, vacant land
East	R-2	Single-family residential, multi-family residential
West	CBD, R-2	Single-family residential, agriculture

COMPREHENSIVE PLAN

Pursuant to the 2023 Dawsonville Comprehensive Plan, the subject assemblage is in the Residential Character Area.

The Residential Character Area “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 term 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 [0.2 du/acre]. 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.”

Permissible land use types in Residential Character Area are Residential, Agricultural, and Conservation.

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's relatively deep and rectangular in shape.
 - Site geometry results in a greater portion being devoted to undisturbed buffers compared to sites with differing shapes and dimensions.
 - i. Pursuant to the survey provided, the assemblage perimeter totals 1,555 feet. Of this, 1,296 feet (83.3%) of the perimeter directly abuts adjacent properties, and 259 feet (16.7%) abuts Stegall Place. Accordingly, 83.3% of the lot perimeter is subject to exterior buffer requirements.
 - ii. By comparison, a square lot would have 75% of its perimeter subject to buffering, and a rectangular-shaped site wider than it is deep would have even less. In both cases, the share of the site devoted to buffering would be lower than the applicant's circumstance.
- 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 Residential Cottage buffer standards, commanding a 50-foot undisturbed buffer along all adjacent property lines, would create unnecessary hardship for the applicant.
 - i. Absent an approved variance, the applicant could construct a micro-planned/pocket development with fewer cottages and/or a different arrangement, as to accommodate 50 feet of buffering along all property lines.
 - ii. However, due to the geometry of the lot, the 50-foot buffer requirement might be more impactful and restrictive than for similar sites in the City.
 - The associated zoning map amendment proposal (ZA-C2500169) to rezone the site to RCT: Residential Cottage, if approved, would create the first RCT zone in Dawsonville.
- 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 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 request is approved, the map amendment request to rezone the site to RCT: Residential Cottage, must also be approved for the variance to be realized.

5. **The special circumstances are not the result of the actions of the applicant; and,**
 - The circumstances which substantiate this variance request are the direct result of the applicant.
 - i. The applicant has initiated a request to rezone and develop the presently vacant assemblage, which has prompted this variance request.
6. **The variance requested is the minimum variance that will make possible the legal use of the land, building, or structure; and,**
 - Staff defer to the associated rezoning case (ZA-C2500169) for this criterion.
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 variance request is approved, it would enable a cottage development, which is permitted by-right in the RCT: Residential Cottage district.

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.
2. **A strict interpretation and enforcement of the standards or requirement would result in practical difficulty or unnecessary hardship;**
 - A strict interpretation of Residential Cottage buffer standards, which require a 50-foot undisturbed buffer along all adjacent property lines, is unlikely to create unnecessary hardship for the applicant.
 - i. However, due to lot geometry, the 50-foot buffer requirement might be more impactful and restrictive than for similar sites nearby.
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 nearby properties.
 - The subject variance request has been necessitated by a separate application to rezone the assemblage to RCT: Residential Cottage. If approved, this site would be the first RCT zone in Dawsonville.
4. **The variance provides for reasonable use under the specified circumstances of each application;**
 - If the variance request is approved, it would enable a cottage development, which is permitted by-right in the RCT: Residential Cottage district.

5. The variance achieves the general intent of this ordinance;

- Staff cannot determine whether the subject variance request may aid or detract from the intent of the Zoning Ordinance.

6. The variance is the minimum possible variance under the specific circumstances; and

- Pursuant to the submitted concept plan, the requested buffer reduction to 40 feet is likely the minimum possible along the side (east and west) property lines.
- Reducing the minimum exterior buffer to 40 feet along the northern property line may exceed the minimum possible variance based on the depicted stormwater management facility.
 - i. The facility is shown to maintain approximately 52 feet from the rear property line.

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

- The requested variance represents a 20% decrease in the minimum required exterior buffer width. Therefore, the request does not exceed the scope of authority as established in Sec. 907.II.A.

STAFF RECOMMENDATION

Staff recommends **approval with conditions** of the variance request to reduce the minimum required undisturbed buffer width for the proposed RCT: Residential Cottage zone from 50 feet to 40 feet at the rear (north) and side (east and west) property lines. Staff recommends the following **conditions** be adopted as part of the approval:

1. Approval of this variance request is contingent upon the approval of zoning map amendment request ZA-C2500169, to rezone the subject property to RCT: Residential Cottage.
2. The undisturbed buffer at the rear (northern) property line shall only be reduced by five (5) feet, to 45 feet.



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

Variance Application

VAR- C2500170

Application for: ☐ Appeal ☒ Special Exception ☐ Adjustment

Variance Requested: Reduce exterior buffer from 50' to 40' (Letter of Intent must fully describe this request)

Applicant Name: Dede Allen Company: Habitat for Humanity - NCG

Address: 814 Mimosa Blvd - Bldg C City: Roswell, GA Zip: 30075

Cell Phone: _____ Email: _____

Owner Name(s): Same as Above

Address: _____ City: _____ Zip: _____

Cell Phone: [REDACTED] Email: [REDACTED]

Exact Location and Description of Subject Property:

Address: Stegall Pl Lot # _____

Present/Proposed Zoning: R-2 to RCT Parcel # D01 047 005-010

District: 4th Land Lot: 439 & 446 Tax Map # D01 047 005-010

Present and/or Proposed Use of Property: Presently wooded, proposed cottage community

Required Items:

- A completed signed application.
- A detailed Letter of Intent of your request along with any supporting maps, survey's and/or documents requested by the Planning Director.
- The Letter of Intent shall address the criteria specified in Article IX. Sec. 907. Variances, conditional uses and map amendments (see page 2 & 3).
- Sign Variance authorized by City Council only per Chapter 105 Sec 105-8.

FEE SCHEDULE

Variance Per Ordinance Amendment	\$300.00
Administrative fee	\$100.00
Appeals and Change of Zoning Conditions	\$500.00
Public Notice Certified Mail	**per adjacent property owner

**price is determined by USPS

Dede Allen
Signature of Applicant

7-22-25
Date

Office Use Only	
Date Completed Application Rec'd:	Amount Paid: \$ <u>400</u> <u>CK</u> Cash CK
Date of Planning Commission Meeting: <u>NA</u>	Dates Advertised: <u>8.20.2025</u>
Approved by Planning Commission: <u>YES</u> <u>NO</u>	Approved by City Council: YES NO
	Postponed: YES NO Date:



City of Dawsonville Land Use and Zoning Ordinance: Article IX Variances.

Does This Proposal Qualify For A Variance?

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.**

Please Answer The Following In Addition to Providing A Letter Of Intent

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,

Answer:

As the first proposed RCT project, we feel the 50' exterior buffer is too large for a 3ac parcel. To accomodate a Cottage Community factoring in stormwater accomodations and grading, a proposed 40' buffer would still provide a visual barrier to adjoining parcels.

and,

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;

Answer:

Again, due to the size and shape of the combined parcel, a 50' exterior buffer would restrict more than half of the property. To be able to provide a cottage community with houses, streets, sidewalks, parking and open areas, a reduced buffer is necessary.

and,

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;

Answer:

This is the first RCT, the first in this district and therefore there are no other properties to compare to.

and,

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;

Answer:

If relief were granted, we feel the intent of a cottage community, one with sidewalks, parking, open spaces and common areas, will be met and in harmony with the purpose and intent of these regulations. Without the variance, drainage from upstream and downstream properties can't be properly accomodated wihtout walls, which would increase the risk for injury.

and,

5. The special circumstances are not the result of the actions of the applicant;

Answer:

These special circumstances are due to little to no history applying RCT zoning criteria onto a parcel of this shape and size.

and,

6. The variance requested is the minimum variance that will make possible the legal use of the land, building, or structure;

Answer:

After previous meetings with the Dawson County planning staff, we have worked to minimize the variance request to an exterior buffer of 40' instead of 50', which will make it possible to build a Cottage Community in the spirit of the code.

and,

7. The variance is a request to permit a use of land, building or structures which is permitted by right in the district involved.

Answer:

Correct, specifically the variance will allow the residential cottages to be constructed in a way that offsite drainage and slopes can be tied to without having to add walls, while still providing for a visual barrier.

The applicant, or designated agent, **MUST*** attend the public hearings for the variance request to be considered.

***NOTE:** If the applicant of a petition before the Planning Commission fails to attend the public hearing, then the Planning Commission may deny the subject petition or may require re-advertisement of the subject petition at the expense of the applicant.

VAR# _____ TMP# _____ Applicant's Name: _____

Property Owner Authorization

I / We Habitat for Humanity - NCG hereby swear that I / we own the property located at (fill in address and/or tax map & parcel #) 001-047(005-010)
Stegall Place as shown in the tax maps and/or deed records of Dawson County, Georgia, and which parcel will be affected by this request.

I hereby authorize the person(s) or entity(ies) named below to act as the applicant or agent in pursuit of the variance requested on this property. I understand that any variance granted, and/or conditions or stipulations placed on the property will be binding upon the property regardless of ownership. The under signer below is authorized to make this application. The undersigned is aware that no application or reapplication affecting the same land shall be acted upon within 6 months from the date of the last action.

Printed Name of Owner

Dede Allen - Habitat for Humanity NCG

Signature of Owner

Dede Allen

Date 7-22-25

Mailing Address

814 Mimosa Blvd

City

Roswell

State

GA

Zip

30075

Telephone Number

[REDACTED]

Sworn to and subscribed before me.

this 22 day of Jul 2025.

[Signature]

Notary Public, State of Georgia

My Commission Expires: 01/13/29



(The complete names of all owners must be listed, if the owner is a partnership, the names of all partners must be listed, if a joint venture, the names of all members must be listed. If a separate sheet is needed to list all names, please have the additional sheet/sheets notarized also.)

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Ashley Stephenson, Post 4

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Stacy Harris
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PUBLIC NOTICE ON ZONING

AN APPLICATION HAS BEEN FILED WITH THE CITY OF
DAWSONVILLE IN REGARDS TO THE ZONING
REGULATIONS AS THEY APPLY TO THIS PROPERTY.

THE APPLICATION IS FOR:

VAR-C2500170

Reduce Buffer 50ft - 40ft

HEARINGS WILL BE HELD BY:

CITY COUNCIL:

DATE: 09.22.2025

TIME: 5:00 pm

HEARING LOCATION:

DAWSONVILLE MUNICIPAL COMPLEX
415 HIGHWAY 53 E SUITE 100
DAWSONVILLE, GA 30534

FOR ADDITIONAL INFORMATION CALL
CITY PLANNING & ZONING DEPT AT 706-265-3256

THIS SIGN NOT TO BE REMOVED WITHOUT AUTHORIZATION



DAWSONVILLE CITY COUNCIL EXECUTIVE SUMMARY FOR AGENDA ITEM # 11

SUBJECT: ZA-C2500171 PR LAND INVESTMENTS

CITY COUNCIL MEETING DATE: 10/20/2025

BUDGET INFORMATION: GL ACCOUNT # _____

☐ Funds Available from: _____ Annual Budget _____ Capital Budget Other _____

☐ Budget Amendment Request from Reserve: _____ Enterprise Fund _____ General Fund

PURPOSE FOR REQUEST:

ZA-C2500171: PR Land Investments, LLC has petitioned for an amendment to the official zoning map applicable to the properties provided below. The applicant proposes the properties be rezoned from R-1 and R-3: Restricted Single-Family Residential District and Single-Family Residential District to RPC: Residential Planned Community, for the development of 120 single-family semi-detached homes. Tax map parcel 093 010 (592 HWY 9 S), tax map parcel 093 011 (93 Southwest Border Ave), tax map parcel D02 004, and tax map parcel D04 010 (416 HWY 9 S). Public Hearings Dates: Planning Commission July 14, 2025, at 5:30 p.m. and City Council August 4, 2025, at 5:00 p.m. Planning Commission Tabled until August 11, 2025. *City Council postponed the Public Hearing until September 22, 2025*

HISTORY/ FACTS / ISSUES:

- **+ / - 34.71 acres**
 - **120 dwelling units / 3.46 density per acre**
 - **Gateway Corridors, Residential**
 - **Vacant land**
 - **Planning Commission denied the rezoning on August 11, 2025**
 - **City Council postponed the public hearing until Monday, September 22, 2025**
-

OPTIONS:

RECOMMENDED SAMPLE MOTION:

Approve, deny or table the request

REQUESTED BY: CPL, Planning & Zoning Department



Memorandum

To be presented at the September 22, 2025, meeting of the Mayor and City Council

September 17, 2025:

RE: Zoning map amendment application ZA-C2500171. PR Land Investments, LLC, proposes to Amend the zoning map to rezone a 34.71 +/- acre assemblage from R-1: Restricted Single-Family Residential District and R-3: Single-Family Residential District to RPC: Residential Planned Community for the construction of a 120-unit residential subdivision.

To the Mayor and City Council of Dawsonville,

The Planning and Zoning Department has been made aware of the letter addressed to City officials on September 16, 2025, on behalf of PR Land Investments, LLC. Additionally, the Department is in receipt of an updated Letter of Intent (LOI) for the subject development proposal. This memorandum has been prepared to support staff analysis and summarize the updated LOI.

The letter provided by Taylor Duma, LLP, who provides legal counsel for the applicant, addresses the staff recommendation of the subject rezoning request. The Planning and Zoning Department staff maintain a recommendation of *denial* due to the following circumstances:

1. The proposed construction of detached, single-family residences at a density of 3.46 units per acre violates the provisions of Zoning Ordinance Sec. 1802.3. Residential density requirements cannot be relieved by a zoning variance.
2. The proposal does not substantially conform to the Comprehensive Plan's Residential Character Area due to incompatible residential density.

The applicant's letter provides an additional circumstance of denial; however, the staff report had been adjusted to only include the two reasons above after the August 11, 2025, Planning Commission meeting. As provided in the current staff report, staff classify the proposed housing product as *single-family*, which is defined as "a building designed or arranged to be occupied by one single housekeeping unit only as a residence" (Sec. 301). The applicant's team has self-identified the housing type as "semi-detached," an acceptable building type in the RPC: Residential Planned Community district.

Staff does not agree with this self-identification. "Semi-detached" is not a defined term in the Zoning Ordinance; pursuant to Sec. 301, which governs definitions, "terms not herein defined shall have their customary dictionary definitions where not inconsistent with the context." The Merriam-Webster dictionary defines "semidetached" as "forming one of a pair of residences joined into one building by a common sidewall." Similarly, the Collins Dictionary defines "semi-detached" as "a house that is joined to another house on one side by a shared wall."

The residences are not proposed to share any common sidewalks; therefore, they appear misaligned with the dictionary definitions. The letter also references statements made by the City Attorney, Kevin Tallant, at the August 11, 2025, Planning Commission meeting. Since the meeting, staff has communicated with Mr. Tallant and maintain an interpretation that the proposed housing type is not consistent with “semi-detached” residences.

In the RPC: Residential Planned Community district, “the overall net density shall be no more than one [1] unit per acre except for multi-family applications which shall be four [4] units per acre” (Sec. 1802.3). The proposed development would have a density of 3.46 dwelling units per acre, which does not conform to district requirements for detached, single family dwellings like those proposed. Pursuant to the definition of a variance (Sec. 301), a zoning variance from density requirements is not possible.

The City of Dawsonville adopted the current Comprehensive Plan in 2023, which serves as the basis for City land use policy and organizes Dawsonville into Character Areas. The subject assemblage is split between the Gateway Corridors and Residential Character Areas. The proposed development may generally align with the Gateway Corridors Character Area, but staff believes it does not meet the stated intent of the Residential Character Area. “Most development should entail large lots, with an average approaching or, preferably, surpassing five acres per unit [0.2 du/acre]” in the Residential Area (Comprehensive Plan pg. 45). Staff has not evaluated the policy for effectiveness when stating that it does not agree with the subject proposal; instead, it’s compared with the proposed gross residential density of 3.46 dwelling units per acre. The stated intent of this Area might conflict with other City goals and policies, which should be weighed at the discretion of the Mayor and City Council.

The original submittal, dated June 4, 2025, provided for a 14-acre, public “Maple Street Extension Park” to front Highway 9. The updated letter of intent has reduced the park size to 10 acres. This 29% reduction of the proposed park area is not explained in the letter, nor is it visualized, as no updated concept plan has been provided. A supportive statement for the parkland reduction, or an updated concept plan, may assist staff and City leadership in an informed assessment of changes to the proposal.

The *applicant* provided nine (9) proposed conditions of zoning approval as part of their original submittal. The updated letter of intent contains eighteen (18) conditions of approval, which also includes the removal of some originals. The table below compares *similar* conditions between the submittals:

Original Applicant Submittal (June 4, 2025)	Updated Applicant Submittal (September 16, 2025)
(1) As required by Zoning Ordinance § 1802(6), the Project shall be developed in general compliance with the Concept Plan, notwithstanding any provision to the contrary in the Zoning Ordinance or the Land Development Regulations of the City of Dawsonville, codified as Subpart B to The Code of Dawsonville, Georgia, and with reasonable modifications necessary to fully engineer and develop the Project on the Property.	(1) As required by Zoning Ordinance § 1802(6), the development contemplated by the Application (the “Development”) shall be developed in general compliance with the Concept Plan for “Gilleland-Jenkins Tract” dated 6/5/2025 prepared by Spicer Group and submitted with the Zoning Amendment Application (the “Concept Plan”), notwithstanding any provision to the contrary in the Zoning Ordinance or the Land Development Regulations of the City of Dawsonville, codified as Subpart B to The Code of Dawsonville, Georgia (collectively, the “Zoning Ordinance”), and with reasonable modifications necessary to fully engineer and construct the Development.
(2) The minimum heated square footage of dwellings within the development shall be	(5) The minimum heated square footage of dwellings in the Development shall be 1,734.

1,734.	
(3) The minimum width of dwellings within the development shall be 22 feet.	(6) The minimum width of dwellings within the Development shall be 22 feet. No more than 50% of the dwellings within the Development shall be less than 24 feet wide.
(4) The term “semi-detached” dwellings shall be deemed multi-family dwellings, and semi-detached dwellings shall be two or more dwellings that share one or more common footings or foundation wall(s).	(11) “Semi-detached” dwellings shall be two or more dwellings that share one or more common footings or foundation wall(s).
(5) The development shall include, as an active amenity, a walking trail, a playground area, and the public use area contemplated by the Concept Plan submitted with the Application.	(12) The Development shall include, as an active amenity, a walking trail, a playground area, and the Public Use Land (defined below) contemplated by the Concept Plan.
(7) The Applicant, its successors or assigns, contemporaneous with its submission of an application for land disturbance permit, shall commission civil engineering design for the traffic circle (i.e., roundabout) contemplated by The Comprehensive Downtown Strategic Plan of Dawsonville Town Center Master Plan. The City will utilize said plan, and bear the expense of revisions to said design for, the right of way acquisition for, and construction and maintenance of said traffic circle (i.e., roundabout).	(17) The Developer’s civil construction plans for a land disturbance permit (the “LDP”) for the Development shall include plans for the intersection of the Maple Street Extension with the current configuration of Highway 9, as contemplated by the Concept Plan. Additionally, at the time the Developer applies for the LDP, the Developer shall provide to the City a separate plan, prepared by the Developer’s civil engineer, for a traffic circle (i.e., roundabout) (the “Roundabout”) at the intersection of Highway 9 and the Maple Street Extension, as contemplated by The Comprehensive Downtown Strategic Plan of Dawsonville Town Center Master Plan. The Developer shall not be required to construct the Roundabout. The City (or the Georgia Department of Transportation) will utilize the plan submitted by the Developer for the Roundabout and bear the expense of revisions to said design for, the right of way acquisition for, and construction and maintenance of the Roundabout.
(9) Notwithstanding Section 109-53 of The Code of Dawsonville, Georgia, the Applicant shall install a 5’ sidewalk on the south side of the Maple Street Extension only and shall grade the shoulder on the north side of the Maple Street Extension to provide for a potential 8’ wide multi-use path to be constructed by the City in the future.	(15) The Applicant shall install a 5’ sidewalk on the south/west side of the Maple Street Extension only, as shown and labeled on the Concept Plan as “5’ SIDE WALK”.

The following conditions of approval are *newly proposed* by the applicant:

- (2) The maximum number of lots in the Development shall be 120.
- (3) The minimum lot width in the Development shall be 34 feet as measured at the building line.

- (4) The minimum side setback, as measured from the foundation, shall be 4 feet.
- (7) The front setback of dwellings within the Development shall be 30 feet as measured from the garage door to the public or private right-of-way.
- (8) Dwellings that front on Highway 9 and the Maple Street Extension (defined below) shall be situated such that the front façade of each dwelling faces the public right of way.
- (9) Dwellings shall be sold as fee-simple dwellings.
- (10) A maximum of 10% of dwellings in the Development shall be rented at any time, and such limitation shall be included in the covenants, conditions, and restrictions for the Development.
- (13) The interior streets and alleys (i.e., the roads and alleys labeled on the Concept Plan as “PROPOSED SUBDIVISION STREET (PRIVATE)” AND “20’ PROPOSED ALLEY (PRIVATE)”) shall be private.
- (14) At the Developer’s expense, the Developer shall design and construct an extension of Maple Street through the subject property from Maple Street’s current termination and connecting to Highway 9 (the “Maple Street Extension”), as generally shown and labeled on the Concept Plan as “MAPLE ST. PROPOSED EXTENSION (PUBLIC)”, subject to modifications necessary to fully engineer and construct the Maple Street Extension. The Maple Street Extension shall be designed and constructed with sufficient shoulder to accommodate an 8-foot-wide multi-use path on the north/west side of the road. Such multi-use path may be constructed by the City in the future; accordingly, the Developer shall not be required to construct a sidewalk or multi-use path on the north/west side of the road.
- (16) The Developer shall dedicate to City the areas labeled on the Concept Plan as “PUBLIC USE LAND”, “NEIGHBORHOOD PARK”, and “MAPLE ST. PROPOSED EXTENSION (PUBLIC)” (collectively, the “Public Use Land”) for public use in general conformity with the Concept Plan. This Public Use Land will be dedicated pursuant to and at the time of recording of the final plat for the Development. The final configuration and dimensions of the Public Use Land will be as set forth on the final plat for the Development. The Public Use Land shall be included in calculating the required open space and density for the Development.
- (18) Developer shall construct any turn lanes and/or decel lanes from Highway 9 onto Maple Street Extension as recommended by the traffic impact study.

The following conditions of approval were provided in the original submittal but are *no longer proposed*:

- (6) The property contemplated by the Concept Plan for dedication for public purposes, including, but not limited to public park space, shall be included in calculating the required open space for the development.
- (8) The Public Use Land, once conveyed to the City, shall be automatically zoned INST, Institutional District, without the necessity for any further action by the City Council.

In conclusion, the applicant has provided staff report feedback and an updated letter of intent with new

proposed conditions and the reallocation of nearly 4 acres away from public recreational use. Absent an updated concept plan, the site layout changes provided in the updated letter cannot be fully understood.

Best regards,

A handwritten signature in blue ink, appearing to read "Zachary Lloyd", is positioned above the printed name.

Zachary Lloyd

Planning & Zoning Department



CITY OF DAWSONVILLE

Planning Staff Report

Request to Amend the Zoning Map (Rezone)

APPLICANTPR Land Investments, LLC

CASE NUMBERZA-C2500171

REQUESTAmend the zoning map to rezone a 34.71 +/- acre assemblage from R-1: Restricted Single-Family Residential District and R-3: Single-Family Residential District to RPC: Residential Planned Community for the construction of a 120-unit residential subdivision.

CURRENT ZONING DESIGNATIONSR-1: Restricted Single Family Residential (parcels 093 010 and 093 011); R-3: Single Family Residential (parcels D02 004 and D04 010)

SITE AREA +/- 34.71 acres

LOCATION 592 Hwy 9 S, 93 SW Border Ave, 416 Hwy 9 S

TAX MAP PARCELS 093 010, 093, 011, D02 004, D04 010

FUTURE LAND USE DESIGNATIONS Gateway Corridors, Residential

PLANNING COMMISSION PUBLIC HEARING DATE July 14, 2025

CITY COUNCIL PUBLIC HEARING DATE September 22, 2025

INTRODUCTION

The applicant is petitioning to amend the zoning map to rezone four (4) parcels for the development of a 120-unit residential subdivision. Specifically, the applicant has requested the “Jenkins Tract” assemblage, which is a mixture of R-1: Restricted Single-Family Residential District and R-3: Single-Family Residential District zoning, be rezoned to RPC: Residential Planned Community. This proposal also includes the construction of a public through road, which would begin at Maple Street S and terminate at Highway 9 S, in addition to public greenspace. If the development is approved and constructed as proposed, the gross residential density would be 3.46 dwelling units per acre.

PROPOSAL

The subject assemblage is 34.71+/- acres in size. It is located in a primarily residential area and contains two single-family houses and one manufactured home, the oldest of which was constructed in 1938. The site directly abuts Atlanta Highway, Maple Street, and Southwest Border Ave. If the subject proposal is developed, all existing buildings in the assemblage would be removed.

The development proposal consists of three main components; 120 residences, the extension of Maple Street to Highway 9, and a 14-acre “public park.” The residences would be constructed on individual lots, allowing for fee-simple ownership. In addition to the “Maple Street Extension,” the development is conceptualized with an additional street and alley, both privately owned. The “public park” area appears to be passive; it’s unclear if any amenities or facilities would be constructed within it.

The application describes the residential component of the proposal as “single-family semi-detached homes.” Dwellings which would front the proposed through road (the “Maple Street Extension”) and Highway 9 would have garages at the rear, while the other residences would have front-loaded garages. The RPC: Residential Planned Community district encourages “flexible and creative concepts in site planning,” allowing developers to propose some of their own standards. The table below provides additional specifications for the proposed residences:

Specification	Proposed Development	
	Minimum	Maximum
Heated Floor Area (HFA)	1,737 sq. ft.	2,281 sq. ft.
Lot Width	34 ft.	Unknown
Front Building Setback (includes corner lots)	30 ft.	Unknown
Side Building Setback	4 ft.	≥ 6 ft.
Rear Building Setback	20 ft.	Unknown
Building Separation	8 ft.	12 ft.
Driveway Width (garage to sidewalk)	30 ft.	Unknown
<u>Note:</u> Staff has not identified details in the submittal regarding lot area, lot depth, or building height.		

Sec. 1802.3 of the Zoning Ordinance governs residential density in the RPC: Residential Planned Community district and provides “the overall net density shall be no more than one [1] unit per acre except for multi-family applications which shall be four [4] units per acre.” The proposed development will have a density of 3.46 dwelling units per acre, which does not conform to district requirements for single-family dwelling types. Pursuant to the definition of a variance (Sec. 301), a zoning variance from density requirements is not possible.

The applicant has indicated their product will be a single-family semi-detached residence but uses the multi-family density threshold as a benchmark for the development, creating conflict in the project proposal. The term “semi-detached,” as used in the Zoning Ordinance, is not defined in the Definitions article (Sec. 301). Terms not defined in the article “shall have their customary dictionary definitions” (Sec. 301). Merriam-Webster defines “semidetached” as “forming one of a pair of residences joined into one building by a common sidewall.” This definition is comparable to that of a duplex. The applicant proposes the residences “share an underground footing or foundation wall” and if requested, “an above ground element between connected, semi-detached dwellings, such as a connecting knee wall with a gate.” None of the submitted renderings show the residences sharing a common sidewall, and the letter of intent clarifies that the residences would not touch at or above ground level. Staff concludes that the proposed housing type is single-family detached and must adhere to the applicable requirements for single-family housing in the RPC: Residential Planned Community district, permitting a maximum density of one (1) dwelling unit per acre.

The submittal provides that each garage would be able to hold two vehicles, and each driveway would be able to hold two vehicles side-by-side. Dwellings would range from 22 to 26 feet in width and measure two stories in height. The application indicates that homebuyers may select the elevation and floor plan of their house from approximately 25 combinations. The distance between each garage and the back of the sidewalk would measure 33 feet; allowing for larger personal vehicles to be parked in driveways without sidewalk obstructions.

Residents of the development would be served by an active amenity area that appears separate from the proposed public park, pursuant to the concept plan. This active amenity area satisfies the requirement of Sec. 1802.3. The letter of intent does not detail the proposed amenities; however, a paved walking trail and children's play area are conceptualized. A mail kiosk and parking spaces to serve the area are also shown on the concept plan.

The applicant proposes the construction of a new, public through road to serve the development and local area, dubbed the "Maple Street Extension." This new route is conceptualized to begin at Maple Street, just south of its intersection with Flat Creek Dr, and terminate at Highway 9 S, forming a three-way intersection there. This proposal would necessitate the portion of Maple Street S that is south of its proposed beginning to be reconfigured. From Maple Street S, the route would take a winding, northeasterly route toward Highway 9 S, serving the proposed residences on the southeastern side, and stormwater facilities and public land to the northwest.

As part of the submittal, the applicant proposes a public recreation area called the "Maple Street Extension Park." The applicant has not provided the total area of the proposed recreation area, nor are any features or amenities of the space conceptualized or explained. It is unclear where visitors to this space would be able to park their vehicles, as no parking area is conceptualized besides the "private" spaces near the (private) resident amenity area.

On the concept plan, the development is depicted with sidewalks on both sides of the internal, private road, but the through road is shown with a sidewalk only on the side closest to the residences. Pursuant to Sec. 109-53(b) of Dawsonville Street Standards, "sidewalks shall be provided along both sides of all roads within residential developments and along the entire length of the property where a road entrance is constructed." Therefore, sidewalks must be constructed along both sides of the "Maple Street Extension" to meet the Standards. On August 4, 2025, the applicant provided the City with a traffic impact study for the proposed development. Additional traffic counts will reportedly be collected in the near future (as of the time of writing). The study recommends left-turn and right-turn lanes be provided on Hwy 9 S to serve the development entrance, via the proposed Maple Street Extension. Induced demand for the Maple Street Extension for travelers not residing within the development "is expected to be low" (pg. 1) during a typical weekday, the route could serve as an alternative when other roads are congested or closed for downtown events or emergency purposes.

Included in the applicant's submittal are nine (9) proposed zoning conditions to accompany the desired rezoning. Zoning Ordinance Sec. 916 allows for conditional approval through the implementation of zoning conditions. State legislation known as "Zoning Procedures Law" governs zoning decisions, local government zoning powers, and public notice requirements. Below are the zoning conditions proposed by the applicant to the City:

1. As required by Zoning Ordinance § 1802(6), the Project shall be developed in general compliance

with the Concept Plan, notwithstanding any provision to the contrary in the Zoning Ordinance or the Land Development Regulations of the City of Dawsonville, codified as Subpart B to The Code of Dawsonville, Georgia, and with reasonable modifications necessary to fully engineer and develop the Project on the Property.

2. The minimum heated square footage of dwellings within the development shall be 1,734.
3. The minimum width of dwellings within the development shall be 22 feet.
4. The term “semi-detached” dwellings shall be deemed multi-family dwellings, and semi-detached dwellings shall be two or more dwellings that share one or more common footings or foundation wall(s).
5. The development shall include, as an active amenity, a walking trail, a playground area, and the public use area contemplated by the Concept Plan submitted with the Application.
6. The property contemplated by the Concept Plan for dedication for public purposes, including, but not limited to public park space, shall be included in calculating the required open space for the development.
7. The Applicant, its successors or assigns, contemporaneous with its submission of an application for land disturbance permit, shall commission civil engineering design for the traffic circle (i.e., roundabout) contemplated by The Comprehensive Downtown Strategic Plan of Dawsonville Town Center Master Plan. The City will utilize said plan, and bear the expense of revisions to said design for, the right of way acquisition for, and construction and maintenance of said traffic circle (i.e., roundabout).
8. The Public Use Land, once conveyed to the City, shall be automatically zoned INST, Institutional District, without the necessity for any further action by the City Council.
9. Notwithstanding Section 109-53 of The Code of Dawsonville, Georgia, the Applicant shall install a 5' sidewalk on the south side of the Maple Street Extension only and shall grade the shoulder on the north side of the Maple Street Extension to provide for a potential 8' wide multi-use path to be constructed by the City in the future.

The applicant has not submitted any variance requests alongside this rezoning application.

Planning Commission denied the rezoning request on August 11, 2025.

SURROUNDING PROPERTIES

<i>Direction from the Site</i>	<i>Existing Zoning</i>	<i>Existing Land Use</i>	<i>Abutting Subdivisions/Developments</i>
North	R-1, R-3, R-6, HB, CIR	Single-family residential, multi-family residential, restaurant, small office, vacant land	Maple Street Town Homes (R-3)
South	R-1, R-3, INST	Single-family residential, vacant land	Burt's Crossing (R-3)
East	R-3, HB, CIR	Single-family residential, vacant land	Burt's Crossing (R-3)
West	R-1, R-3, INST, HB	Single-family residential, multi-family residential, restaurant, water treatment facility, vacant land	Maple Street Town Homes (R-3)

COMPREHENSIVE PLAN

Pursuant to the 2023 Dawsonville Comprehensive Plan, the subject assemblage is split between the Gateway Corridors and Residential Character Areas.

The Gateway Corridors Character Area “is the area immediately outside of Central Dawsonville that features a mix of uses, including modern subdivisions and shopping centers, and is most often characterized by the transition from downtown to more rural Dawson County. Its designation is both the result of this need to transition between extreme densities and the desire to strengthen the urbanized core of Central Dawsonville.

As development in this area will comprise mostly of residential uses and smaller-scale commercial activities, it has been designated Urban Neighborhood. As implied, the scale and form of new development should complement (not necessarily be equal to) that found in Central Dawsonville, particularly with regards to the density of land use, size of blocks and capacity for pedestrian accessibility. Streets should maintain connectivity, especially downtown, and properties should limit frontage parking areas. Residential uses may include subdivisions, but these should minimize cul-de-sacs, feature multiple access points, and emphasize connectivity with the city.

Heavier commercial and public activity centers may be reserved for key nodal locations, at the intersection of arterial roadways. This would maximize the infrastructure while preserving the traffic flow, minimizing the number of curb cuts along arterials or traffic flow on collector roads.”

Permissible land use types in the Gateway Corridors are Commercial and Residential.

The Residential Character Area “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 term 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 [0.2 du/acre]. 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.”

Permissible land use types in Residential Character Area are Residential, Agricultural, and Conservation.

The proposed development incorporates *residential*, *conservation*, and *recreational* land uses, which generally align with the intent of the Residential and Gateway Corridors Character Areas. However, the proposed gross density of 3.46 du/acre surpasses the intended 0.2 du/acre density of the Residential Character Area.

ANALYSIS

(1) Sec. 909 – Criteria to consider for map amendments (rezonings).

Any proposed amendment to the zoning map shall be submitted by application with a copy of the plat and payment of a fee set by the governing body for the application and review of the proposed amendment to the zoning map. Applicants shall submit six copies of any proposed zoning map amendment and plat to the planning director or designee for distribution to the applicable bodies and/or review agencies. The planning director or designee may require more or less copies depending on the nature and extent of required review. Applications which require action by the governing body shall require disclosure of any conflicts of interest as specified in the Georgia Zoning Procedures Act.

The applicant, staff, planning commission and governing body should review an application for zoning map amendment with regard to the following criteria:

(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 existing uses and zoning of nearby property and whether the proposed zoning will adversely affect the existing use or usability of nearby property.

- Most of the properties near the subject assemblage are zoned residential (R-1: Restricted Single-family Residential, R-3: Single-family Residential, and R-6: Multiple-family Residential).
 - i. These properties are developed with detached or multi-family housing, if not vacant.
- A few nearby properties are zoned for commercial (HB: Highway Business and CIR: Restricted Industrial Commercial) or institutional (INST: Institutional) land uses.
 - i. These properties are developed with restaurants, small offices, or detached dwellings, if not vacant.
- Staff do not anticipate any adverse effects on the use or habitability of nearby properties resulting from the proposal.

2. The extent to which property values are diminished by the particular zoning restrictions.

- As currently zoned, the assemblage is developed with very low-density, single-family housing.
 - i. Most abutting residential properties are developed more densely, and most of those sites are zoned R-3: Single-family Residential rather than R-1: Restricted Single-family Residential.
- Absent a formal market analysis, staff is unable to determine the impact of the existing zoning classifications on the sites' property values.

3. The extent to which the destruction of property values promotes the health, safety, morals or general welfare of the public.

- Absent a formal market analysis, staff is unable to determine the impact of the development proposal on local property values.

4. The relative gain to the public, as compared to the hardship imposed upon the individual property owner.

- As part of the proposed zoning map amendment, the applicant would construct a through road, known as the "Maple Street Extension", to connect Maple Street S to Highway 9 S.
 - i. This roadway would be open for public use, owned and maintained by the City of Dawsonville as opposed to the rest of the proposed street network in the development.
- The applicant has voluntarily presented the subject application to the City.

5. The physical suitability of the subject property for development as presently zoned and under the proposed zoning district.

- The assemblage is currently split between the R-1: Restricted Single-family Residential and R-3: Single-family Residential zoning classifications.
 - i. The site appears suitable for single-family residential development.
- The applicant proposes to rezone the site to RPC: Residential Planned Community; the letter of intent reflects that "the Property is suitable for the Project proposed" and that "the Project will comply with the requirements of the RPC zoning district ... and all applicable City ordinances."
 - i. Staff provides analysis of the proposal in relation to district requirements throughout this report finding that the proposal as presented will require revision if it is to be compliant with City ordinances.

6. The length of time the property has been vacant, considered in the context of land development in the area in the vicinity of the property, and whether there are existing or changed conditions affecting the use and development of the property which give supporting grounds for either approval or disapproval of the rezoning request.

- The assemblage has a history of low-density single-family residence development.
 - i. Property tax records indicate the first residence was constructed in 1938.

- Staff has not identified any existing or changing conditions that inherently support the approval or disapproval of the subject rezoning request.

7. The zoning history of the subject property.

- The current zoning configuration of the site has been maintained for many years.

8. The extent to which the proposed zoning will result in a use, which will or could cause excessive or burdensome use of existing streets, transportation facilities, utilities, schools, parks, or other public facilities.

- On August 4, 2025, a traffic impact study was provided as an update to the submittal.
 - i. The proposed “Maple Street Extension” would improve road connectivity in the area, if constructed and completed as proposed.
- The proposal is not anticipated to burden location utilities, school, parks, or other public facilities.
 - i. The applicant proposes a public park as part of this request. However, it is unclear whether the park will contain any amenities or facilities beyond simple passive greenspace.

9. Whether the zoning proposal is in conformity with the policy and intent of the comprehensive plan, land use plan, or other adopted plans.

- The zoning proposal somewhat meets the intent of the 2023 Dawsonville Comprehensive Plan.
 - i. The calculated gross residential density of 3.46 du/acre exceeds the intended 0.2 du/acre intent of the Residential Character Area.

The staff, planning commission and governing body may consider other factors deemed relevant before formulating recommendations and taking action on a particular request.

(2) Sec. 1802.4 – An application for zoning and any development permits shall be preceded in each case by informal meeting with the mayor or other council member, the city manager and the planning director or designee as available prior to submission and shall be consistent with the format required for subdivision approval with the following additions:

(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.)

a. A proposed master plan showing at minimum:

- i. Total property area included in the development with a legal description of the subject property and bounds;**
 - The surveys in Attachment “D” yield a total assemblage area of 34.71 acres.
 - i. Attachment “E” includes legal descriptions of the assemblage.
- ii. Proposed buildings with approximate square footage and footprints;**
 - The applicant has proposed square footage ranges for the residences, but footprint areas are not approximated.

iii. Proposed street layout;

- The submitted concept plan depicts the proposed “Maple Street Extension” in addition to an internal road, parking and alley.

iv. Existing topographic conditions to include a contour interval of a minimum five feet based on field surveys or photogram metric photogrammetric methods;

- Contour information is included in the concept plan.

v. Amenity areas and buildings, including defined open space;

- The submittal does not define a specific acreage to be dedicated open space.
 - i. The total land areas to be designated for resident amenities and public use are undefined.
- No amenities or buildings are proposed nor conceptualized for the proposed “public park” or “neighborhood park.”

vi. Traffic impact study.

- On August 4, 2025, the applicant provided a traffic impact study for the proposed development, which includes recommendations.

b. Water and sewage disposal and other utility plans.

- The submittal indicates that water and sewerage needs will be served by public utilities.
- Detailed plans for utilities are not provided.

c. A statement of intent containing disclosure of ownership, financial information, of the character of the proposed development, including a summary of gross density, types of dwelling units, stages of the development including completion of amenities, open space and landscaping.

- A satisfactory statement/letter of intent is provided in the submittal.

d. A master drainage plan shall be provided with the application for rezoning to identify the detention/retention and encourage creative water quality and quantity treatment processes.

- A proposed location for “stormwater management” is conceptualized.
- No master drainage plan has been provided in the submittal.

STAFF RECOMMENDATION

Staff recommends **denial** of the request to amend the zoning map to rezone a 34.71 +/- acre assemblage from R-1: Restricted Single-Family Residential District and R-3: Single-Family Residential District to RPC: Residential Planned Community. The rationale for this recommendation of denial is provided below:

1. The proposed construction of detached, single-family residences at a density of 3.46 units per acre violates the provisions of Zoning Ordinance Sec. 1802.3. Density requirements cannot be relieved by a zoning variance.
2. The proposal does not substantially conform to the Comprehensive Plan's Residential Character Area due to incompatible residential density.

CONCEPT PLAN



AERIAL IMAGERY



Note: the boundaries of the subject assemblage (tax map parcels 093 010, 093, 011, D02 004, and D04 010) are approximated on the map above.

September 16, 2025

VIA EMAIL

Mayor John Walden
415 Highway 53 East, Suite 100
Dawsonville, GA 30534
john.walden@dawsonville-ga.gov

Council Member Sandy Sawyer, Post 3
415 Highway 53 East, Suite 100
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william.illg@dawsonville-ga.gov

**Re: ZA-C2500171 (the “Application”);
Dawson County Tax Parcel Numbers 093 010, 093 011, D02 004, and D04 010
(collectively, the “Property”);
PR Land Investments, LLC (the “Applicant”)**

Dear Mayor and City Council

I am writing you regarding the staff report (the “**Staff Report**”) on the Application. Our firm represents the Applicant.

The Application seeks to rezone the Property from the R-1, Restricted Single-Family Residential (“**R-1**”) and R-3, Single-Family Residential District (“**R-3**”) zoning districts to the RPC: Residential Planned Community (“**RPC**”) zoning district.

As pointed out by the Applicant in the public input session of the City Council meeting on Monday, September 8, 2025, the Staff Report recommends denial based on an interpretation of the Zoning Ordinance of the City of Dawsonville (the “**Zoning Ordinance**”) that the City Attorney has denounced, selective application of the City’s Comprehensive Plan, and outdated facts. Yet, the Applicant has been told the Staff Report will not be revised. We believe that the City Council deserves to make a decision on the Application based on current and complete information. For that reason, we wanted to explain to you our position on the Staff Report prior to the Mayor and City Council hearings on the Application.

I hope that this letter gives you the bases to approve the Application and that you will take a moment to read this letter and the Letter of Intent for the Application. That Letter of Intent will be included as part of the agenda packet and is attached to this letter for convenience. That Letter of Intent spells out in a more legal manner and more detail how the Application complies with the Zoning Ordinance, the City's Comprehensive Plan, and the Downtown Dawsonville Strategic Plan.

The Staff Report's recommendation and bases for that recommendation are copied below and are followed by the Applicant's response to each of the three recommendation bases:

Staff recommends denial . . . The rationale for this recommendation of denial is provided below:

- 1. The proposed construction of detached, single-family residences at a density of 3.46 units per acre violates the provisions of Zoning Ordinance Sec. 1802.3. Density requirements cannot be relieved by a zoning variance.*
 - 2. The proposal does not substantially conform to the Comprehensive Plan's Residential Character Area due to incompatible residential density.*
 - 3. Pursuant to Sec. 1802.4, the submitted application to rezone the site to RPC: Residential Planned Community did not include the submittal of a traffic study, as required by the ordinance.*
- 1. Staff Recommendation Basis No. 1 - "The proposed construction of detached, single-family residences at a density of 3.46 units per acre violates the provisions of Zoning Ordinance" § 1802(3).**

Contrary to the Staff Report, the City Attorney has unequivocally stated on the record that "semi-detached" dwellings are multi-family dwellings and therefore a "semi-detached" development is eligible for up to four units per acre under Section 1802(3) of the Zoning Ordinance. In fact, the City Attorney stated that it would be disingenuous for the City to take a position to the contrary. The Application proposes a semi-detached development with a density of 3.6 units per acre and, therefore, complies with the maximum density requirement of Section 1802(3) of the Zoning Ordinance.

After accepting the City Attorney's confirmation, the only thing to determine is what qualifies or is acceptable as "semi-detached." Since this term is undefined in the ordinance, it is up to City Council to make that determination. While it may be simpler if there were a clear definition of "semi-detached", the undefined term provides the City Council the opportunity to make a policy decision regarding what dwellings are more aesthetically pleasing without having the Council's hands tied by a stringent definition. For that reason, the Applicant has provided a variety of connections between homes—such as subterranean or with a knee wall—that the City Council can choose from in determine what "semi-detached" means. In short, the Applicant will

construct which ever type of connection between homes the City Council determines makes homes “semi-detached.”

2. Staff Recommendation Basis No. 2 - “The proposal does not substantially conform to the Comprehensive Plan's Residential Character Area”

The property lies within two Character Areas—Residential *and* Gateway Corridors. Although the Staff Report notes that the property “is split between” these two character areas, its rationale statement for denial only mentions the Residential character area. And the Staff Report assumes the Residential Character Area requires five acre lots, but the Comprehensive Plan does not require five acre lots in that character area. Instead, it says that “most development [in that character area] should entail large lots, with an average approaching or . . . surpassing five acres per unit.” (Comp. Plan, p. 45). In other words, the Comprehensive Plan contemplates that there will be some developments in the Residential Character Area, such as those adjacent to the Gateway Corridors Character Area, with greater densities. Additionally, although the Staff Report does not discuss the proposed development’s ability to further the Downtown Dawsonville Strategic Plan.

Please take a few moments to read the attached Letter of Intent to see how the proposed development clearly conforms with the Downtown Dawsonville Strategic Plan and the Comprehensive Plan which entails much more than just Character Areas. The Applicant’s proposal to design and construct the Maple Street Extension and design and contribute right of way for the future traffic circle at the intersection of Highway 9 and the proposed Maple Street Extension addresses major issues in the Comprehensive Plan (*e.g.*, transportation and connectivity) and furthers the vision of the Downtown Dawsonville Strategic Plan. And the design of the proposed development and the proposed style of homes also address specific recommendations within the Comprehensive Plan.

3. Staff Recommendation Basis No. 3 - The Application “did not include the submittal of a traffic study”

As discussed with the City Staff and Council, although the traffic study was not submitted with the Application, the traffic study has since been submitted. Additionally, after the Application was filed, the Applicant was led to believe the Application was “complete” with the understanding that the traffic study would follow prior to the public hearings before the City Council. Regardless, the Application is now complete and this basis for the Staff Report’s recommendation of denial is not applicable.

The Applicant and I know you have many items on your plate and do not want to burden you further but felt the issues with the Staff Report were too significant and important to leave unaddressed.

Thank you for your attention to this letter. The Applicant and I would be happy to answer any questions you may have.

Dawsonville, Georgia
September 16, 2025
Page 4 of 4

Sincerely,

TAYLOR DUMA LLP
Counsel for the Applicant

A handwritten signature in black ink, appearing to read "Steven L. Jones", written over a light gray rectangular background.

Steven L. Jones

Enclosure – Letter of Intent

cc: Kevin Tallant, City Attorney (via email: ktallant@tallanthowell.com)
Applicant

August ##, 2025

VIA EMAIL: jacob.evans@dawsonville-ga.gov

City of Dawsonville, Georgia
Planning and Zoning Department
c/o The Office of the City Manager
Attn: Mr. Jacob Evans, City Manager
415 Highway 53 East, Suite 100
Dawsonville, Georgia 30534

**Re: Dawson County Tax Assessor Parcel Identification Numbers set forth on Attachment “A”¹ hereto;
Rezoning Application regarding the Property – ZA-C2500171 (the “Rezoning Application” or the “Application”);
Amended Letter of Intent for the Application.**

Dear City Council of the City of Dawsonville, Georgia:

On behalf of our client, PR Land Investments, LLC (the “**Applicant**”), please accept this letter as the amended letter of intent (this “**Letter of Intent**”) or (this “**LOI**”) and certain attachments pertaining to the Application and requesting to rezone 33.5 +/- acres (the “**Property**”) fronting on Georgia State Route 9 (“**Highway 9**”) and Maple Street. The Application seeks to rezone the Property from the R-1, Restricted Single Family Residential zoning district (“**R-1**”) and R-3, Single-Family Residential District (“**R-3**”) to the RPC Residential Planned Community zoning district (“**RPC**”), under the Zoning Ordinance of the City of Dawsonville (the “**Zoning Ordinance**”), codified as Appendix A to The Code of Dawsonville, Georgia. The majority of the Property is currently owned by two long-time families and stalwarts of the City of Dawsonville, Georgia (the “**City**”) – the Jenkins’ and the Gillelands.

The Application and the concept plan (the “**Concept Plan**” and together with the Application, the “**Master Plan**”) submitted with the Application propose a development (the “**Project**” or the “**Development**”), which consists of the following:

- (A) 120 single-family semi-detached homes, which pursuant to the City’s definition of “density”² yields 3.6 dwelling units per acre, which density is less than and consistent with the RPC’s envisioned density of 4 multifamily units per acre, under Section 1802(3) of the Zoning Ordinance;

¹ All attachments to this letter are incorporated by reference as if fully set forth herein.

² Section 301 of the Zoning Ordinance (defined below) defines “density” as “[t]he number of dwelling units developed, or to be developed, per gross acre of land, or the gross square footage of a building per acre of land.” Unlike other zoning districts, the RPC zoning district does not further specify how density is calculated.

- (B) The construction, at the Applicant's expense, and dedication of an extension of Maple Street (the "**Maple Street Extension**") through the Property and connecting Maple Street to Highway 9; and
- (C) A proposed public park ("**Maple Street Extension Park**") fronting on Highway 9 and Maple Street and other public land fronting on the Maple Street Extension. Together, the Maple Street Extension and the Maple Street Extension Park (collectively, the "**Public Use Land**") consist of approximately 10 acres. The Public Use Land is labeled on the Concept Plan as "Public Use Land" and "Neighborhood Park". Should the Mayor and City Council of the City desire to accept dedication of the Public Use Land, it will be dedicated pursuant to, and at the time of recording of, the final plat for the Development and the exact dimensions of the same will be as set forth on that final plat.

The proposed homes in the Development will be semi-detached, townhome-style, fee simple houses. Under the Zoning Ordinance semi-detached buildings are considered multifamily dwellings.³ Each semi-detached building will be comprised of two or three homes. The dwellings will be semi-detached because they will share an underground footing or foundation wall, to provide better aesthetics than a traditional, fully attached townhome. However, should it be the desire of the Council, the Applicant is willing to include an above ground element between connected, semi-detached dwellings, such as a connecting knee wall with a gate.

The homes that front on Highway 9 and the proposed Maple Street Extension, will be rear loaded with the front façade of the dwellings facing the public right of way to provide an attractive streetscape. There will be approximately 25 unique combinations of potential floor plans and elevations, which may be selected by homebuyers. The floor plans are 22 feet wide, 24 feet wide, or 26 feet wide with 1,737 to 2,281 of square feet of heated space. For this reason, the distance between buildings will range from 8 feet to 12 feet depending on the adjoining floor plans selected by adjacent homebuyers.

³ The term "semi-detached residences" is not defined in the Zoning Ordinance. Section 301 of the Zoning Ordinance provides that "[t]erms not . . . defined [in the Zoning Ordinance] shall have their customary dictionary definitions where not inconsistent with the context." Zoning Ordinance § 301. Section 301 of the Zoning Ordinance defines "dwelling, multifamily" as "[a] building designed for or occupied exclusively by two or more single housekeeping units with separate kitchen or housekeeping facilities for each family or housekeeping unit, including[, but not limited to,] apartments duplexes, row houses, condominiums, town houses, and similar housing types" Zoning Ordinance § 301. Section 1803(b) of the Zoning Ordinance states that permitted uses within the RPC zoning district include "[a]partments, duplexes, triplexes, quadplexes, semi-detached residences[, and townhouses]." Zoning Ordinance § 1803(b). A separate subsection—Section 1803(a)—states that a "[s]ingle family dwelling[]" with on-site construction only" is permitted use in the RPC zoning district. Similarly, Section 1404 (related to development regulations in the R-6, Multiple Family Residential District) of the Zoning Ordinance states that "[a]ll apartment, duplex, triplex, quadplex, and semi-detached residences and townhouse developments shall conform to the . . . regulations set out in that section." *Thus, the Zoning Ordinance uses the term "semi-detached residences" in the context of multifamily residences/dwellings. Therefore, the context of the use of the term "semi-detached residences" in the Zoning Ordinance shows that such residences are intended to be multi-family dwellings.* To that end, at the Monday, August 11, 2025 Planning Commission of the City public hearing on the Application, *City Attorney Tallant confirmed that semi-detached dwellings are multi-family (and not single-family) dwellings under the Zoning Ordinance.*

There are no required setbacks in the PRC zoning district. However, the lots within the development will be a minimum of 34 feet wide at the building line to accommodate house widths of 22 feet to 26 feet wide. The resulting distance between buildings will be 8 feet to 12 feet, as measured from the foundation and the distance from the foundation to the property line will be no less than 4 feet. The front setback will be 30 feet measured from the garage door to the right-of-way. Based on a 30-foot-wide roadway (from back of curb to back of curb), a 2 foot wide landscape strip on each side of the roadway, and a 5 foot sidewalk on each side of the roadway, the distance from the garage door to the sidewalk will be 33 feet. The lots are designed to provide a 20-foot-deep rear yard.

Should the Council desire longer driveways, to ensure and promote off street parking, driveway lengths can be increased an additional 2 feet by decreasing the width of the street from 30 feet 26 feet from the back of curb to the back of curb (i.e., a 26-foot-wide street).

The Project fulfils the purpose of the RPC zoning district to “encourag[e] the development of large tracts of land as planned communities; encourage flexible and creative concepts in site planning; preserve the natural environment by encouraging scenic and functional open areas within residential areas; and provide for an efficient use of land resulting in increased efficiency in providing services” Zoning Ordinance § 1801. The semi-detached homes proposed by the Project also fulfil the intent of the RPC zoning district “which advocates [for] the grouping or clustering of lots and buildings on a smaller portion of the [Property] . . . , where the [Applicant] . . . can maintain the same residential density but offer smaller lots, with remaining land dedicated or reserved for open space, agriculture, woodlands[,] or recreation.” Zoning Ordinance § 1802. In other words, the RPC contemplates developments such as the Project.

As required by Section 1802(4)(c) of the Zoning Ordinance, the owners of the Property are set forth on Attachment “A” hereto. Additionally, the Applicant has developed numerous projects of comparable or larger size and has the financial wherewithal to complete the Project. The gross density and types of dwelling units are set forth above. The Project will be developed in one phase. And the open space and landscaping will be consistent with the Concept Plan and all applicable ordinances of the City. As further required by Section 1802(4)(c) of the Zoning Ordinance, the Concept Plan shows proposed stormwater management areas. The Project will utilize public water and sewer and all other available utilities, including, but not limited to, electric power and telecommunications. The requirements of Section 1802, and how the Application satisfies each, are summarized in the table below.

<u>Application Requirement under Zoning Ordinance § 1802(4)</u>	<u>Application Reference/Citation to Material Satisfying Application Requirement</u>
Informal pre-application meeting with the Mayor or other Councilmember, the City Manager, and the Planning Director, or designee, as available	Meetings held on in 2025 on May 28th, June 2nd, and June 4th that included the Applicant, the Mayor, other Council members, the City Manager, the Assistant City Manager, the Zoning Admin. Assistant and/or a representative of the City’s third-party planning and zoning consultant
Master plan showing: total property area	This LOI

	& Att. “F” to this LOI – The Concept Plan
Legal description	Att. “E” to this LOI – Legal Description of the Property
Master plan showing: proposed buildings with approximate square footages and footprints	Att. “F” to this LOI – The Concept Plan (see Typical Lot Detail) & Att. “G” to this LOI – Plan Book
Master plan showing: proposed street layout	Att. “F” to this LOI – The Concept Plan
Master plan showing: existing topographic conditions (min. 5 ft. contour lines)	Att. “F” to this LOI – The Concept Plan
Master plan showing: amenities areas and buildings, including defined open space	Att. “F” to this LOI – The Concept Plan
Traffic Impact Study	Att. “H” to this LOI – Traffic Impact Study
Water and sewage disposal and other utility plans	Att. “F” to this LOI – The Concept Plan & The paragraph above this table
A statement of intent containing disclosure of ownership, financial information, of the character of the proposed development, including a summary of gross density, types of dwelling units, stages of the development including completion of amenities, open space and landscaping.	This LOI Att. “F” to this LOI – The Concept Plan Att. “G” to this LOI – Plan Book
A master drainage plan	Att. “F” to this LOI – The Concept Plan

THE ZONING CRITERIA

Section 909 of the Zoning Ordinance sets out certain criteria (the “**Zoning Criteria**”) by which the Application should be reviewed. Below, the Zoning Criteria are restated along with the Applicant’s analysis of each Zoning Criteria as applied to the Project proposed by the Application.

1. The existing uses and zoning of nearby property and whether the proposed zoning will adversely affect the existing use or usability of nearby property.

The Property is currently bounded by Highway 9, a single-family detached subdivision known as “Burt’s Crossing” with a density of 3.5 dwelling units per acre, property of the Downtown Development Authority of the City of Dawsonville, Georgia, the City of Dawsonville Public Works Department, an attached townhome project with a density of 6.3 dwelling units per acre, another attached townhome project, with a density of 5.1 units per acre, an apartment development with a density of approximately 6.9 units per acre, a special events facility, and a duplex development with a density of approximately 10 units per acre.

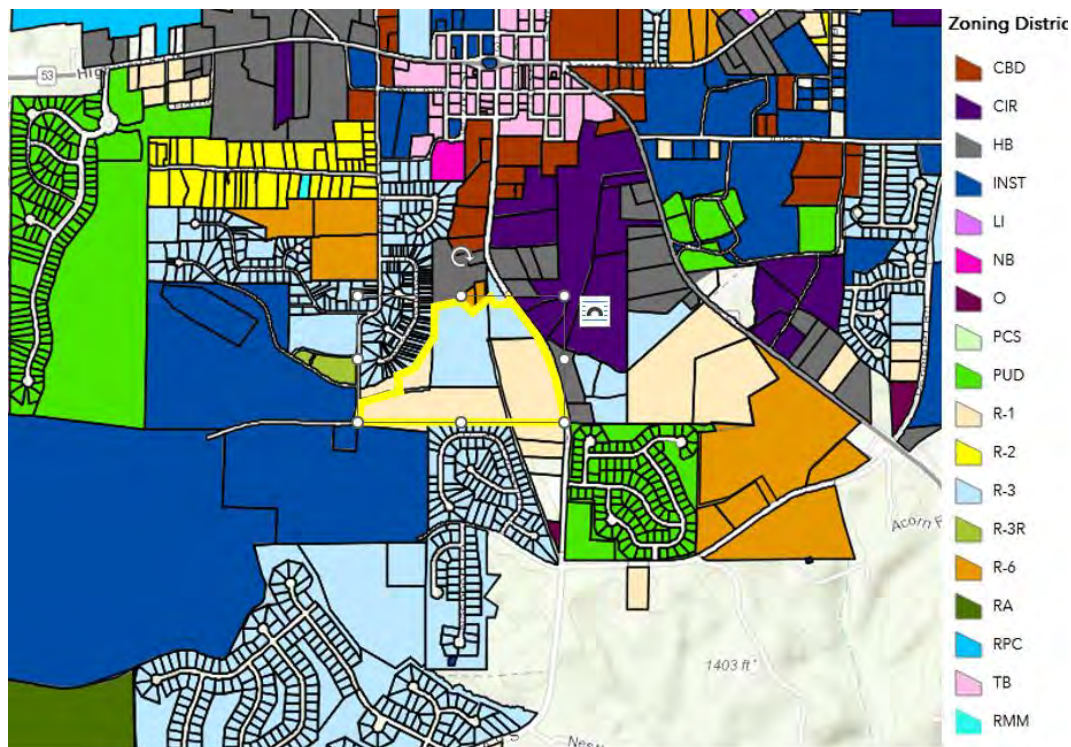
The density analysis map below shows the density of residential developments in the area near the Property. The Project has a proposed density of 3.6 units per acre, which is less than all but 1 of the residential developments in the immediate vicinity of the Property.



Density Map

Comparing proposed density of the Project and nearby developments

As shown by the excerpt of the Zoning Map below, where the Property is outlined yellow, the zoning districts applied to nearby properties range from R-3, CIR, Restricted Industrial Commercial District (“**CIR**”), PUD, Planned Unit Development District (“**PUD**”), HB, Highway Business District (“**HB**”), Inst, Institutional District (“**INST**”), R-6, Multiple-Family Residential District (“**R-6**”), and R-3. In other words, the zoning and use of adjacent and nearby properties is varied from densities comparable to that proposed for the Project by the Application to densities multiple times greater than that proposed for the Project to mixed-use developments envisioned by the City (as further discussed below).



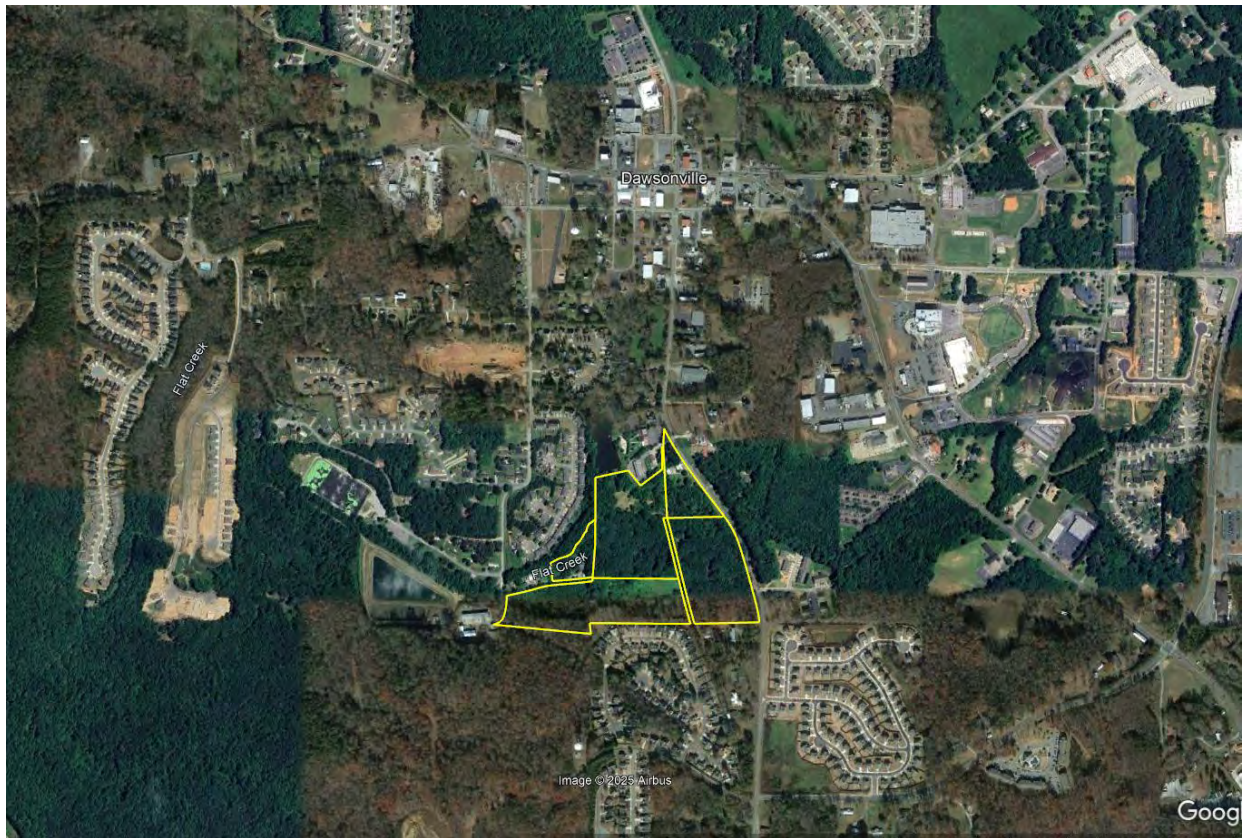
Excerpt of Zoning Map

Thus, the zoning and use of nearby properties is consistent with the Project proposed by the Application. As a result, this criteria weighs in favor of approval of the Application.

2. The extent to which property values are diminished by the particular zoning restrictions.

As shown in the pictures above and as further discussed in response to Zoning Criteria number 9, and as shown by the aerial/satellite map below (where the Property is outlined yellow), the majority of properties near the Property (a) have been developed as residential developments with densities greater than that proposed for the Project, (b) are part of the Downtown Plan (defined below), or (c) are institutional/governmental properties. Thus, the existing zoning applied to the Property, particularly the R-1 zoning, diminishes the value of the Property. Additionally, the Property's value as a whole is diminished by the inability to develop it in a comprehensive manner, consistent with nearby developments. If the Application is not approved, the Applicant and the owners of the Property will be denied the right to develop the Property consistent with existing and proposed development on nearby and adjacent properties. Thus, this criteria supports approval of the Application.

[AERIAL/SATELLITE MAP BEGINS ON NEXT PAGE]



Aerial Overview of Property

3. The extent to which the destruction of property values promotes the health, safety, morals or general welfare of the public.

The Downtown Plan (discussed further in response to Zoning Criteria number 9) proposed for adjacent property and the development of other nearby properties for high density, master planned developments shows that the development trend in the area is towards residential densities comparable to or greater than the residential density proposed by the Project. As a result, there is no destruction of property values as a result of the Project. This Zoning Criteria, therefore, supports approval of the Application.

4. The relative gain to the public, as compared to the hardship imposed upon the individual property owner.

The public would not gain if the Council did not approve the Application; instead, the public would be hindered in that it would be denied a quality development that proposes a residential use that would aid in the development of downtown Dawsonville by placing a semi-detached residential development within the area the subject of the Downtown Plan. More importantly, the public would be denied the components of the Public Use Land. Consequently, this criteria weighs in favor of approval of the Application.

5. The physical suitability of the subject property for development as presently zoned and under the proposed zoning district.

As shown by the Concept Plan, which has been designed by a Georgia professional civil engineer, the Property is suitable for the Project proposed by the Application. Additionally, the Project will comply with the requirements of the RPC zoning district, all zoning conditions imposed on the Property, and all applicable City ordinances. For these reasons, this criteria also supports approval of the Application.

6. The length of time the property has been vacant, considered in the context of land development in the area in the vicinity of the property, and whether there are existing or changed conditions affecting the use and development of the property which give supporting grounds for either approval or disapproval of the rezoning request.

But for two residential structures, the Property has remained vacant, while the land in the vicinity of the Property has developed with for various uses, including, but not limited to, residential developments with densities comparable to or greater than the density proposed by the Project. Thus, this criteria supports approval of the Application.

7. The zoning history of the subject property.

As shown on Attachment “C” to this Letter of Intent, the Property has not been rezoned, except by adoption of new zoning maps for the City. Accordingly, this factor also weighs in favor of approval of the Application.

8. The extent to which the proposed zoning will result in a use, which will or could cause excessive or burdensome use of existing streets, transportation facilities, utilities, schools, parks, or other public facilities.

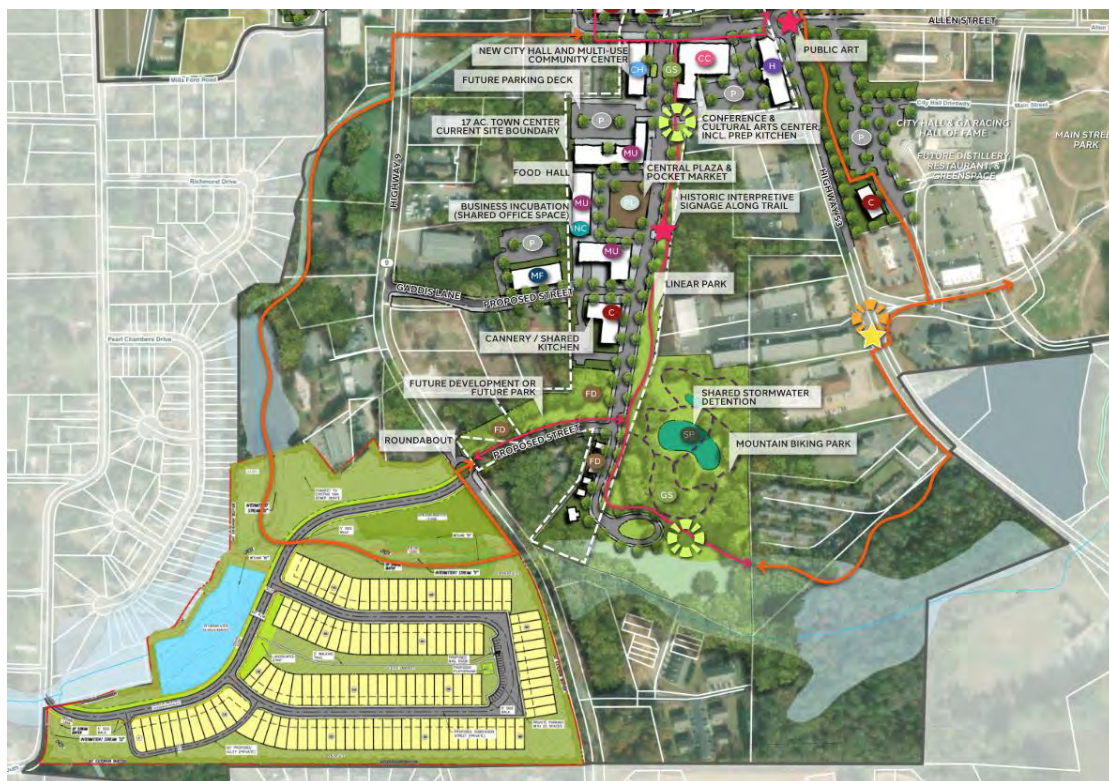
As noted below, the Comp. Plan and the Downtown Plan (both defined below in response to Zoning Criteria number 9) contemplate development and redevelopment of adjacent and nearby properties for a mixture of uses. Additionally, as noted above, nearby properties have been developed with residential densities comparable to or greater than the density of the Project proposed by the Application.

The Project proposes the Maple Street Extension, which will provide transportation connectivity between Maple Street and Highway 9. The Master Plan also proposes approximately 10 acres for public use which will relieve the burden and congestion on existing streets, including the traffic circle at the Old Courthouse. For that reason, the Project is unlikely to cause excessive or burdensome use of existing streets, transportation facilities, utilities, schools, parks, or other public facilities. Instead, the Project will contribute new streets, transportation facilities, and parks. Thus, this criteria also supports approval of the Application.

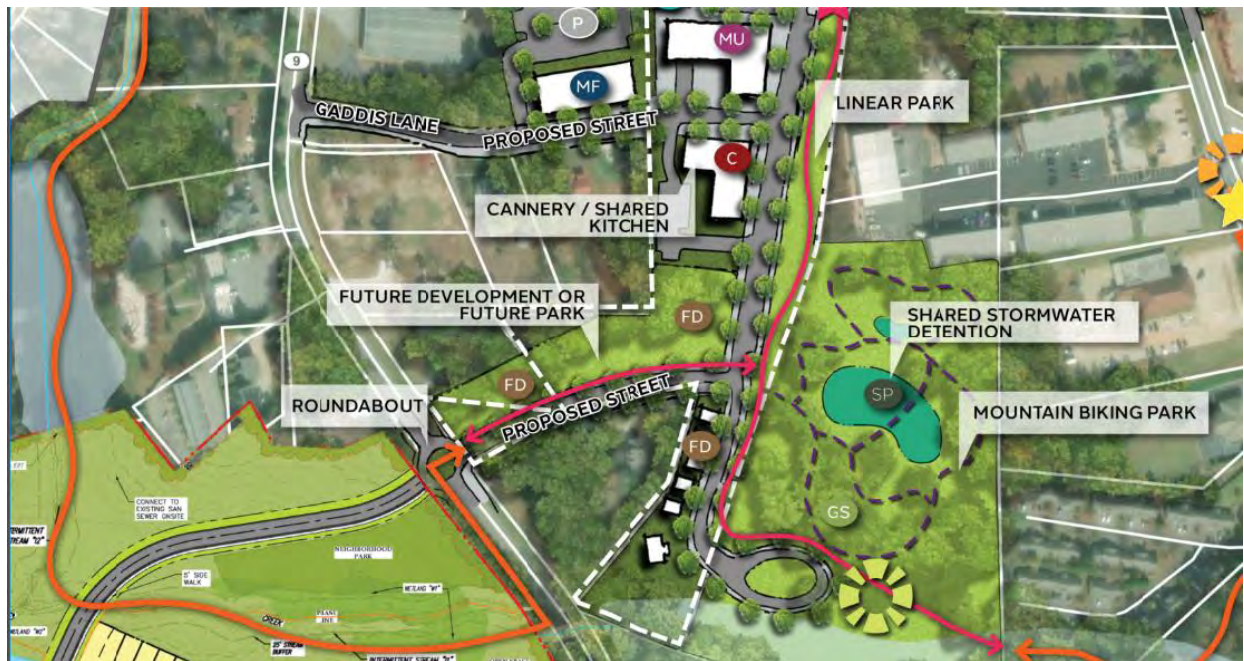
9. Whether the zoning proposal is in conformity with the policy and intent of the comprehensive plan, land use plan, or other adopted plans.

The Property is geographically situated such that, based on the proposed development plan, it uniquely facilitates numerous stated goals and objectives of the 2023 Comprehensive Plan (the “**Comp. Plan**”) and the Dawsonville Town Center Master Plan (the “**Downtown Plan**”). The Project includes the Maple Street Extension from the current dead end of Maple Street at the Public Works facility through the Property to Highway 9, directly across from the Dawsonville Town Center (the “**Town Center**”) contemplated in the Downtown Plan. (E.g., Downtown Plan, p. 7).

The Master Plan for the Project assumes approximately 10 acres will be donated to the City for the Maple Street Extension and public parks/greenspace across Highway 9 from the Town Center and other public uses. Additionally, the Master Plan also proposes for the Applicant to provide most, if not all, of the property (from the Property) necessary to construct the roundabout the Downtown Plan contemplates along Highway 9 between the Town Center and the Project/Property. The Public Use Land will provide a natural extension of the proposed Town Center including the area needed to construct a portion of the multi-use trail that is shown on the Property and the Town Center in the Downtown Plan. Alternatively, the City may prefer to designate for commercial use one or more parcels within the Public Use Land.



Concept Plan Overlaid on Downtown Plan



Concept Plan Overlaid on Downtown Plan & Showing the Roundabout and Maple Street Extension Park

The Comp Plan states that “**Community Goals are the most important part of the plan**” and then lists goals and objectives, including the following:

Continue efforts to improve the quality and variety of affordable housing

– As Dawsonville grows so has the demand for more types of housing, including increases demand for senior housing and multi-family units. The city is encouraged to find ways to encourage this variety while also ensuring a safe standard for all new housing units.

Comp. Plan, pp. 6, 12.

The Project will provide new, “for sale”, fee simple, semi-detached homes at a combination of price points and sizes that does not currently exist within the City limits or reasonably close to the City. When coupled with the other project by the Applicant that is currently being permitted at the other end of Maple Street which project has larger lots and larger homes, the Project provides for the quality, type, and variety of housing as desired by the Comp. Plan.

The Comp Plan also discusses “Community Needs and Opportunities” together with Mitigation Strategies for each listed item. Most relevant to this application is a sub-category labeled “Housing”, which lists the following items:

1. Aging housing stock/shortage of specific housing types

- o Many local housing units may require structural maintenance or repair while many more may simply lack the amenities or features to remain economically viable in the face of a rapidly growing housing market.
- o The recent growth Dawsonville is experiencing has produced an **imbalance in the measure of two housing types: quality entry level housing for the area's workforce, and special needs housing for the elderly and handicapped**. While these sectors are recognized as among the least viable for private developers, **failure to provide options within proximity of Dawsonville will only serve to increase the costs for those consumers and likely adversely impact the general economy and local quality of life**.

2. Maintain Housing Variety

- o Natural demographic and economic **trends are increasing the volumes of smaller households** within all of Dawson County. As the community moves to support traditional family and large-household programs and development types, **Dawsonville must also ensure that a diversity of housing conditions and programs exist to support this variety of household types**.

Comp. Plan, p. 22 (emphasis added). The Project will clearly contribute to meeting the needs delineated in this section of the Comp Plan.

Among the other Needs and Opportunities are the following items along with certain Mitigation Strategies for each (emphasis added):

Need or Opportunity	Mitigation Strategy
• Managing Growth	• Focus on improved street connectivity and master planning that facilitates alleviating traffic congestion while allowing for future capacity building to promote economic vitality.
• Downtown economic development	• Consider utilizing Georgia Cities Foundation loans to revitalize and enhance downtown areas including such activities as real estate acquisition , building rehabilitation, new construction, the creation of green space and parks or other public spaces to support quality downtown revitalization
• Need for greenspace/ Improved management of greenspace	• Explore options for financing of greenspace acquisition

	• Seek land acquisition through Department of Natural Resources grants to acquire and establish areas in or near downtown Dawsonville that promote either passive and/or active recreation. Achieving this will benefit both the environment through potential land conservation, local resident quality of life, encourage health and wellness, as well as support efforts to promote downtown Dawsonville to the sports and outdoor tourism market.
• Balancing local traffic and commercial traffic	• Focus on improved street connectivity and master planning. • Identify intersections where roundabouts can be utilized for safety improvements.

Comp. Plan, pp. 13, 15-16, 23, 29 (emphasis added).

The Project includes significant items consistent with the listed Mitigation Strategies. The Maple Street Extension through the Project to Highway 9 will directly connect the areas in the south and east areas of the City to the future planned Dawsonville Town Center and City Hall. The Applicant intends to donate approximately 10 acres of land for public use. If the Application is approved, the Applicant will construct and dedicate the Maple Street Extension at no cost to the City. And the Applicant will dedicate the Public Use Land to the City, at no cost to the City.

Additionally, the Applicant is offering to include the design of the future planned roundabout in the plans for the Project the Public Use Land includes a significant portion of the property required to construct that roundabout.

The Comp. Plan also includes a **Land Use Assessment**, which includes the following statement:

While economic growth is desired, the overall form and types of development are equally important for maintaining the city's character. Central Dawsonville should be the focus of increased commercial, cultural, and civic activity, taking on a more traditional urban form within a small-town context and scale. **New housing will be encouraged with an emphasis on a variety of housing types and price points.** New single-family detached housing closer to the urban core should exhibit traditional neighborhood forms yet also have sustainable structures and lots that readily retain market value.

(Comp. Plan, p. 35 (emphasis added)).

Again, the Project helps “check the box” on this item as well as the next item in the Comp Plan labeled **Areas Requiring Special Attention**, which specifically lists Maple Street and states that Maple Street “require[s] significant improvements to aesthetics or attractiveness”. (Comp. Plan, p. 37).

Next, the Comp Plan describes the various **Character Areas** and includes a map of those Character Areas. The Property lies within two Character Areas – Residential and Gateway Corridor. (Comp. Plan, p. 51). The Property is bounded by four different Character Areas: Commercial, Gateway Corridor, Public/Institutional and Residential. (*Id.*). As noted above, the adjoining residential properties are developed at similar or significantly higher densities that what is proposed within the Project.

The Gateway Corridor character area is defined as excerpted below:

2. Gateway Corridors

Description

This is the area immediately outside of Central Dawsonville that features a mix of uses, including modern subdivisions and shopping centers, and is most often **characterized by the transition from downtown to more rural Dawson County. Its designation is both the result of this need to transition between extreme densities and the desire to strengthen the urbanized core of Central Dawsonville.**

As development in this area will comprise **mostly of residential uses** and smaller-scale commercial activities, it has been designated Urban Neighborhood. As implied, the scale and form of new development should complement (not necessarily be equal to) that found in Central Dawsonville, particularly with regards to the density of land use, size of blocks and capacity for pedestrian accessibility. **Streets should maintain connectivity**, especially downtown, and properties should limit frontage parking areas. **Residential uses may include subdivisions, but these should minimize cul-de-sacs, feature multiple access points, and emphasize connectivity with the city.**

(Comp. Plan, p. 42 (emphasis added)).⁴

The Project fits the proposed uses in the Gateway Corridor character area. It facilitates the recommended goal of transitioning from higher density uses and includes the recommended development features of multiple entries, a loop street and alley (as opposed to cul-de-sacs), and street connectivity. Additionally, as a residential project, the Project is consistent with the Residential character area. Although the Residential character area generally calls for larger lots,

⁴ Note the term Urban Neighborhood is not defined in the Comp. Plan.

as noted above and as contemplated by the Gateway Corridor character area, the Property is uniquely situated for the type of development needed to fulfil the Comp. Plan's and (as discussed further below) the Downtown Plan's visions. (Comp. Plan, p. 45).

Two items contained in the Downtown Plan directly involve the Property and are incorporated into the Project and the Master Plan. First is the roundabout discussed above and the other is a multi-use trail which is shown entering the Property at the proposed roundabout, traversing the Property and eventually tying back into the Dawsonville Town Center at the proposed new City Hall.

Therefore, the Project proposed by the Application is in conformity with the policy and intent of the comprehensive plan, land use plan, and other adopted plans. And this criteria also weighs in favor of approval of the Application.

CONCLUSION

The unique location of the Property relative to the planned Town Center, together with the proposed Maple Street Extension and the donation of significant amounts of land for public use present an opportunity which may not exist anywhere else in the City of Dawsonville. The proposed density in the Project is significantly less than many existing, adjacent residential developments, but sufficient to allow for the proposed beneficial elements to the City while still being economically viable.

If approved, the Project will supply a much-needed housing option that provides the lifestyle, affordability, and quality that is needed throughout every community in the country, including Dawsonville. The Project will provide residents with pedestrian access to the Public Use Land and the Town Center.

To ensure that the development is of the high-quality that the Applicant expects and delivers for its developments, the Applicant proposes the following conditions of approval (the "**Proposed Conditions of Approval**") for the Council's consideration:

1. As required by Zoning Ordinance § 1802(6), the development contemplated by the Application (the "Development") shall be developed in general compliance with the Concept Plan for "Gilleland-Jenkins Tract" dated 6/5/2025 prepared by Spicer Group and submitted with the Zoning Amendment Application (the "Concept Plan"), notwithstanding any provision to the contrary in the Zoning Ordinance or the Land Development Regulations of the City of Dawsonville, codified as Subpart B to The Code of Dawsonville, Georgia (collectively, the "Zoning Ordinance"), and with reasonable modifications necessary to fully engineer and construct the Development.
2. The maximum number of lots in the Development shall be 120.

3. The minimum lot width in the Development shall be 34 feet as measured at the building line.
4. The minimum side setback, as measured from the foundation, shall be 4 feet.
5. The minimum heated square footage of dwellings in the Development shall be 1,734.
6. The minimum width of dwellings within the Development shall be 22 feet. No more than 50% of the dwellings within the Development shall be less than 24 feet wide.
7. The front setback of dwellings within the Development shall be 30 feet as measured from the garage door to the public or private right-of-way.
8. Dwellings that front on Highway 9 and the Maple Street Extension (defined below) shall be situated such that the front façade of each dwelling faces the public right of way.
9. Dwellings shall be sold as fee simple dwellings.
10. A maximum of 10% of dwellings in the Development shall be rented at any time, and such limitation shall be included in the covenants, conditions, and restrictions for the Development.
11. “Semi-detached” dwellings shall be two or more dwellings that share one or more common footings or foundation wall(s).
12. The Development shall include, as an active amenity, a walking trail, a playground area, and the Public Use Land (defined below) contemplated by the Concept Plan.
13. The interior streets and alleys (i.e., the roads and alleys labeled on the Concept Plan as “PROPOSED SUBDIVISION STREET (PRIVATE)” AND “20’ PROPOSED ALLEY (PRIVATE)”) shall be private.
14. At the Developer’s expense, the Developer shall design and construct an extension of Maple Street through the subject property from Maple Street’s current termination and connecting to Highway 9 (the “Maple Street Extension”), as generally shown and labeled on the Concept Plan as “MAPLE ST. PROPOSED EXTENSION (PUBLIC)”, subject to modifications necessary to fully engineer and construct the Maple Street Extension. The Maple Street Extension shall be designed and constructed with sufficient shoulder to accommodate an 8-foot-wide multi-use path on the north/west side of the road. Such multi-use path may be constructed by the City in the future; accordingly, the Developer shall not be

required to construct a sidewalk or multi-use path on the north/west side of the road.

15. The Applicant shall install a 5' sidewalk on the south/west side of the Maple Street Extension only, as shown and labeled on the Concept Plan as "5' SIDE WALK".
16. The Developer shall dedicate to City the areas labeled on the Concept Plan as "PUBLIC USE LAND", "NEIGHBORHOOD PARK", and "MAPLE ST. PROPOSED EXTENSION (PUBLIC)" (collectively, the "Public Use Land") for public use in general conformity with the Concept Plan. This Public Use Land will be dedicated pursuant to and at the time of recording of the final plat for the Development. The final configuration and dimensions of the Public Use Land will be as set forth on the final plat for the Development. The Public Use Land shall be included in calculating the required open space and density for the Development.
17. The Developer's civil construction plans for a land disturbance permit (the "LDP") for the Development shall include plans for the intersection of the Maple Street Extension with the current configuration of Highway 9, as contemplated by the Concept Plan. Additionally, at the time the Developer applies for the LDP, the Developer shall provide to the City a separate plan, prepared by the Developer's civil engineer, for a traffic circle (i.e., roundabout) (the "Roundabout") at the intersection of Highway 9 and the Maple Street Extension, as contemplated by The Comprehensive Downtown Strategic Plan of Dawsonville Town Center Master Plan. The Developer shall not be required to construct the Roundabout. The City (or the Georgia Department of Transportation) will utilize the plan submitted by the Developer for the Roundabout and bear the expense of revisions to said design for, the right of way acquisition for, and construction and maintenance of the Roundabout.
18. Developer shall construct any turn lanes and/or decel lanes from Highway 9 onto Maple Street Extension as recommended by the traffic impact study.

Thank you for the opportunity to present this project on behalf of the Applicant and for the City Council's consideration of the Application. Should you have any questions or concerns, please do not hesitate contact me.

Sincerely,

TAYLOR DUMA LLP
Counsel for the Applicant

A handwritten signature in black ink, appearing to read "Steven L. Jones", written over a horizontal line.

Steven L. Jones

Dawsonville, Georgia
September 16, 2025
Page 17 of 17

1600 Parkwood Circle
Suite 200
Atlanta, Georgia 30339
(678) 336-7282
sjones@taylorenghish.com

cc: Kevin Tallant, Esq (City Attorney, via email)
Applicant (via email)

Enclosures

ATTACHMENT “A”

[CHART OF TPNS, OWNERS, AND ACREAGE OF THE PROPERTY]

Tax Parcel Number	Owner	Address	Acreage
093 010	Jimmy Jenkins & Judy Jenkins	592 Highway 9 South	17.49 +/-
093 011	Danny Gordon Weaver & Morgan J. Weaver	93 Southwest Border Ave.	1.96 +/-
D02 004	Pamela Joy Oliver Gilleland as Executrix of the Estate of Raymond Roger Gilleland & Dwight Delano Gilleland	0 Dan Roper Lane & 0 Southwest Border Ave.	10.1 +/-
D04 010	Pamela Joy Oliver Gilleland as Executrix of the Estate of Raymond Roger Gilleland & Margaret Callicott Gilleland	416 Highway 9 South	3 +/-

ATTACHMENT “J”
CONSTITUTIONAL OBJECTION

As applied to the real property of the owners identified in the foregoing Attachment “A”¹ (collectively, the “Owners”) which are identified as the Dawson County Tax Assessor Parcel Numbers (“TPN”) identified in the foregoing Attachment “A” (collectively, the “Property”) and is the subject of the previously-filed Application (as that term is defined in the foregoing letter) of PR Land Investments, LLC (the “Applicant”), if the Application, in whole or in part, is not approved or is approved with conditions not consented to by the Applicant, the Zoning Ordinance of the City of Dawsonville (the “Zoning Ordinance”), codified as Appendix A to The Code of Dawsonville, Georgia, will be unconstitutional in that the Applicant’s (and the Owners’) property rights in and to the Property will be destroyed without first receiving fair, adequate, and just compensation for such property rights. As applied to the Property and the Applicant, in such case, such action on the Application and the Zoning Ordinance, as applied to the Property and the Applicant and facially, will deprive the Applicant (and the Owners) of constitutionally protected rights in violation of the Just Compensation Clause of the Fifth Amendment to the Constitution of the United States of America; Article I, Section I, Paragraphs I-II of the Constitution of the State of Georgia of 1983; Article I, Section III, Paragraph I of the Constitution of the State of Georgia of 1983; and the Due Process and Equal Protection Clauses of the Fourteenth Amendment to the Constitution of the United States of America.

If the Application, in whole or in part, is not approved or is approved with conditions not consented to by the Applicant, such action on the Application and the Zoning Ordinance, as applied to the Property and the Applicant and facially, will be unconstitutional, illegal, arbitrary, capricious, null, and void, constitute a taking of the Property in violation of the Just Compensation Clause of the Fifth Amendment to the Constitution of the United States of America; Article I, Section I, Paragraphs I-II of the Constitution of the State of Georgia of 1983; Article I, Section III, Paragraph I of the Constitution of the State of Georgia of 1983; and the Equal Protection and Due Process Clauses of the Fourteenth Amendment to the Constitution of the United States of America thereby denying the Applicant (and the Owners) an economically viable use of the Property while not substantially advancing legitimate state interests.

Inasmuch as it is impossible for the Applicant (and the Owners) to use the Property and simultaneously comply with the Zoning Ordinance, and if the Application, in whole or in part, is not approved or is approved with conditions not consented to by the Applicant, such action on the Application and Zoning Ordinance, as applied to the Property and the Applicant and facially, will constitute arbitrary, capricious, and unreasonable acts by the City of Dawsonville, Georgia (the “City”), by and through the City Council of the City (the “Council”), without any rational basis therefor and constitute abuses of discretion in violation of the Just Compensation Clause of the Fifth Amendment to the Constitution of the United States of America; Article I, Section I, Paragraphs I-II of the Constitution of the State of Georgia of 1983; Article I, Section III, Paragraph I of the Constitution of the State of Georgia of 1983; and the Due Process and Equal Protection

¹ The foregoing letter is incorporated herein by reference as if fully set forth herein. All capitalized terms used herein shall have the meaning assigned to them in said letter, unless otherwise defined herein.

Clauses of the Fourteenth Amendment to the Constitution of the United States of America.

If the Application, in whole or in part, is not approved or is approved with conditions not consented to by the Applicant, such action on the Application and the Zoning Ordinance, as applied to the Property and the Applicant and facially, will be unconstitutional and discriminate against the Applicant (and the Owners) in an arbitrary, capricious, and unreasonable manner between the Applicant and others similarly situated in violation of Article I, Section I, Paragraph II of the Constitution of the State of Georgia of 1983 and the Equal Protection Clause of the Fourteenth Amendment to the Constitution of the United States of America.

Additionally, application of any amendments to the Zoning Ordinance adopted or enacted after the date the Application was filed with the City, to the Application, the Property, and/or the Applicant will constitute an unconstitutional ex post fact law, in violation of Article 1, Section 10 of the Constitution of the United States of America and Article I, Section I, Paragraph X of the Constitution of the State of Georgia of 1983.

As applied to the Property and facially, the Zoning Ordinance is a significant detriment on the Owners and is insubstantially related to the public health, safety, morality, and general welfare.

WHEREFORE, the Applicant requests that the Council approve the Application, with no condition(s) or only conditions consented to by the Applicant, and take all other action(s) necessary to permit the Applicant to utilize the Property as set forth in the Application and the foregoing letter.

Respectfully submitted this 16th day of September 2025.

TAYLOR DUMA LLP

Counsel for Applicant

A handwritten signature in black ink, appearing to read 'Steven L. Jones', with a stylized flourish at the end.

Steven L. Jones

Georgia State Bar No.: 639038

1600 Parkwood Circle
Suite 200
Atlanta, Georgia 30339
(678) 336-7282
sjones@taylorduma.com

ATTACHMENT “K”

OBJECTION TO AND FOR HEARINGS BASED ON YORK V. ATHENS COLLEGE OF MINISTRY, INC.

As applied to the real property of the owners identified in the foregoing Attachment “A”¹ (collectively, the “Owners”) which are identified as the Dawson County Tax Assessor Parcel Numbers (“TPN”) identified in the foregoing Attachment “A” (collectively, the “Property”) and is the subject of the previously Application (as that term is defined in the foregoing letter) of PR Land Investments, LLC (the “Applicant”), as more particularly requested in the foregoing letter, and as applied to the Applicant, the public and/or other hearing(s) regarding, and any action of the City of Dawsonville, Georgia (the “City”), by and through the City Council of the City (the “Council”) on, the Application are objected to by the Applicant based on, but not limited to, the reasons set forth herein (collectively, the “York Objection” and each an “Objection”), in accordance with *York v. Athens College of Ministry, Inc.*, 348 Ga. App. 58 (Ga. Ct. App. 2018):

Contemporaneous with the filing of this *York* Objection, the Applicant is filing a Constitutional Objection, and all Objections set forth therein are incorporated herein by reference as if fully restated.

The Applicant objects to any and every hearing before the Council and/or the City on the Application because the time limitation, if any, imposed on the presentation of evidence and/or testimony in support of (or in rebuttal to any evidence and/or testimony in opposition to) the Application, or any limitation of the Applicant’s ability and right to present evidence and/or testimony at such hearing(s), deprives and will deprive the Applicant a meaningful opportunity to be heard and preserve issues, in violation of the Due Process Clause of the Fourteenth Amendment to the Constitution of the United States and Article I, Section I, Paragraphs I, II, XI, and XII of the Constitution of Georgia of 1983. Likewise, the Applicant objects to any and all members of the public (and/or other persons) who appear (or otherwise give testimony or opinion) at the hearing(s) on the Application, if any, to the extent that (but not limited to) said individuals (a) do not satisfy the substantial interest-aggrieved citizen test and/or are not citizens of the City; (b) are not under oath; (c) are not subject to cross-examination; (d) present evidence on and/or make statements that qualify as (or must or should be assessed with the aid of) expert opinion without any or all individuals being qualified as expert witnesses; (e) present evidence on and/or make statements that are not germane to the purview of the Council, as applicable, with respect to the Application; and/or (f) present evidence and/or make statements that are founded, wholly or in part, upon inadmissible, unreliable, nonprobative, insubstantial, and/or lay, nonexpert opinion evidence.

Additionally, the Applicant objects to any and every Council action that does not approve the Applicant and/or does not approve the Application or approves the Application with conditions not consented to by the Applicant, to the extent that (but not limited to) such action is: (a) in violation of Section 50-13-19(h) of the Official Code of Georgia Annotated or otherwise: (1) in violation of any constitutional, statutory, and/or ordinance provisions; (2) in excess of the

¹ The foregoing letter is incorporated herein by reference as if fully set forth herein. All capitalized terms used herein shall have the meaning assigned to them in said letter, unless otherwise defined herein.

constitutional, statutory, and/or ordinance authority of the Council (if any); (3) made upon unlawful procedure; (4) affected by other error of law; (5) clearly erroneous in view of the reliable, probative, and substantial evidence on the whole record; and/or (6) arbitrary or capricious or characterized by abuse of discretion or clearly unwarranted exercise of discretion; (b) founded, wholly or in part, upon inadmissible, unreliable, nonprobative, insubstantial, and/or lay, nonexpert opinion evidence; (c) contrary to or outside of the purview (if any) of the Council; (d) based, in whole or part, on evidence or other information received outside of the hearing(s) on the Application, and/or in any manner which does not afford the Applicant an opportunity to review or respond to the same; and/or (e) not made pursuant and in conformance with the Zoning Ordinance; the Georgia Zoning Procedures Law, O.C.G.A. § 36-66-1, *et seq.*, and/or any other law of the state of Georgia or the United States of America; and/or (f) pursuant to an ordinance, resolution, zoning map, and/or the like not adopted in compliance with the Code of Ordinances; the Zoning Ordinance; the Georgia Zoning Procedures Law, O.C.G.A. § 36-66-1, *et seq.*; and/or any other law, including the Constitutions of the State of Georgia or the United States of America, which the Owners contend is the case for the applicable ordinances, resolutions, and maps, including, but not limited to, the Zoning Ordinance; and/or (g) not sustained by sufficient evidence.

By and through this *York* Objection, the Applicant hereby preserves all the above and incorporated Objections, and any and all evidence, arguments, and objections made and/or tendered by the Applicant at or prior to the Council hearing(s) on the Application, and asserts them on and within the record before, and for consideration and resolution (prior to any formal decision on the Application) by, the Council, as applicable.

WHEREFORE, the Applicant requests that the Council approve the Application, with no condition(s) or only conditions consented to by the Applicant, and take all other action(s) necessary to permit the Applicant to utilize the Property as set forth in the Application and the foregoing letter.

Respectfully submitted this 16th day of September 2025.

TAYLOR DUMA LLP
Counsel for Applicant

A handwritten signature in black ink, appearing to read 'Steven L. Jones', with a stylized, cursive script.

Steven L. Jones
Georgia State Bar No.: 639038

1600 Parkwood Circle
Suite 200
Atlanta, Georgia 30339
(678) 336-7282
sjones@taylorduma.com

**Disclosure of Campaign Contributions
Applicant(s) and Representative(s) of Rezoning**

Pursuant to OCGA, Section 36-67 A-3. A, the following disclosure is mandatory when an applicant or any representation of application for rezoning has been made with two years immediately preceding the filing of the applicant's request for rezoning, campaign contributions aggregating \$250.00 or more to a local government official who will consider the application for rezoning.

It shall be the duty of the applicant and the attorney representing the applicant to file a disclosure with the governing authority of the respective local government showing the following:

1. Name of local official to whom campaign contribution was made:

None

2. The dollar amount and description of each campaign contribution made by the opponent to the local government official during the two years immediately preceding the filing of the application for the rezoning action and the date of each such contribution.

Amount \$ N/A

Date: N/A

Enumeration and description of each gift when the total value of all gifts is \$250.00 or more made to the local government official during the 2 years immediately preceding the filing application for rezoning:

N/A

T. B. Clew

Signature of Applicant / Representative of Applicant

6/4/25

Date

Failure to complete this form is a statement that no disclosure is required.

Property Owner Authorization

I / We WEAVER DANNY GORDON & MORGAN J hereby swear that I / we own the property located at (fill in address and/or tax map & parcel #) 093 011 as shown in the tax maps and/or deed records of Dawson County, Georgia, and which parcel will be affected by the request.

I hereby authorize the person(s), or entity(ies) named below to act as the applicant or agent in pursuit of the rezoning requested on this property. I understand that any rezone granted, and/or conditions or stipulations placed on the property will be binding upon the property regardless of ownership. The under signer below is authorized to make this application. The undersigned is aware that no application or reapplication affecting the same land shall be acted upon within 6 months from the date of the last action by the City Council.

Printed Name of Property Owner Morgan Jade Weaver

Signature of Property Owner [Signature] Date 06-02-25

Mailing Address 93 S.W. Border Ave.

City Dawsonville State GA Zip 30534

Sworn and subscribed before me on this

2 day of JUNE 2025

[Signature]
Notary Public, State of Georgia

My Commission Expires: 7/15/2028



Property Owner Authorization

I / We Dwight D. Gillingham hereby swear that I / we own the property located at (fill in address and/or tax map & parcel #) 416 Hwy 9 S (P.O. Box 916 | Box 916) as shown in the tax maps and/or deed records of Dawson County, Georgia, and which parcel will be affected by the request.

I hereby authorize the person(s), or entity(ies) named below to act as the applicant or agent in pursuit of the rezoning requested on this property. I understand that any rezone granted, and/or conditions or stipulations placed on the property will be binding upon the property regardless of ownership. The undersigner below is authorized to make this application. The undersigned is aware that no application or reapplication affecting the same land shall be acted upon within 6 months from the date of the last action by the City Council.

Printed Name of Property Owner Dwight D. Gillingham
Signature of Property Owner [Signature] Date 3/5/25
Mailing Address P.O. Box 157
City Dawsonville State GA Zip 30534

Sworn and subscribed before me on this

5th day of March 2025

Cindy E Ballard
Notary Public, State of Georgia

My Commission Expires: March 16, 2025



Property Owner Authorization

I / We Jimmy Jenkins hereby swear that I / we own the property located at (fill in address and/or tax map & parcel #) 592 Hwy 9 S (P.O. Box 952) as shown in the tax maps and/or deed records of Dawson County, Georgia, and which parcel will be affected by the request.

I hereby authorize the person(s), or entity(ies) named below to act as the applicant or agent in pursuit of the rezoning requested on this property. I understand that any rezone granted, and/or conditions or stipulations placed on the property will be binding upon the property regardless of ownership. The undersigner below is authorized to make this application. The undersigned is aware that no application or reapplication affecting the same land shall be acted upon within 6 months from the date of the last action by the City Council.

Printed Name of Property Owner Jimmy Jenkins
Signature of Property Owner Jimmy Jenkins Date 3-5-25
Mailing Address P.O. Box 952
City Dawsonville State GA Zip 30034

Sworn and subscribed before me on this

5th day of March 2025

Cindy E. Ballard
Notary Public, State of Georgia

My Commission Expires: March 16, 2025



Notary Seal

Disclosure of Campaign Contributions
Applicant(s) and Representative(s) of Rezoning

Pursuant to OCGA, Section 36-67 A-3. A, the following disclosure is mandatory when an applicant or any representation of application for rezoning has been made with two years immediately preceding the filing of the applicant's request for rezoning, campaign contributions aggregating \$250.00 or more to a local government official who will consider the application for rezoning.

It shall be the duty of the applicant and the attorney representing the applicant to file a disclosure with the governing authority of the respective local government showing the following:

1. Name of local official to whom campaign contribution was made:

N/A

2. The dollar amount and description of each campaign contribution made by the opponent to the local government official during the two years immediately preceding the filing of the application for the rezoning action and the date of each such contribution.

Amount \$ N/A

Date: N/A

Enumeration and description of each gift when the total value of all gifts is \$250.00 or more made to the local government official during the 2 years immediately preceding the filing application for rezoning:

N/A



Signature of Applicant / Representative of Applicant

6/5/2025

Date

Failure to complete this form is a statement that no disclosure is required.

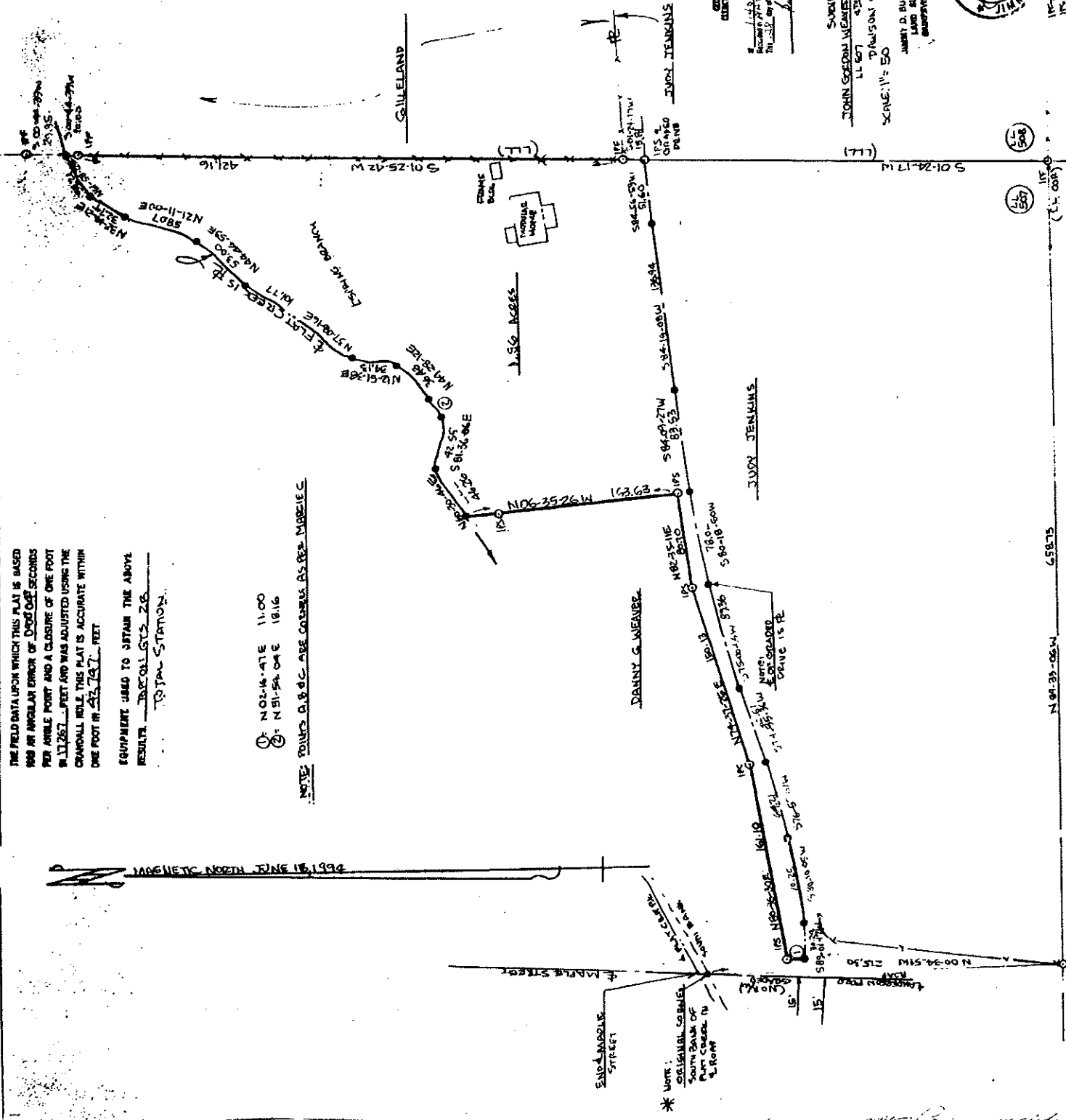
THE FIELD DATA UPON WHICH THIS PLAN IS BASED HAS AN ANGULAR ERROR OF 0.00000 SECONDS PER ANGLE POINT AND A CLOSURE OF ONE FOOT IN 11,267 FEET AND WAS ADJUSTED USING THE CHANDLER-HOLE THIS PLAN IS ACCURATE WITHIN ONE FOOT IN 43,747 FEET

EQUIPMENT USED TO OBTAIN THE ABOVE RESULTS: TOTAL STATION

- ①: NO. 16-47E 11.00
- ②: NO. 16-47E 18.16

NOTE: POINTS A, B, C, ARE CORRECTIONS AS PER MORRIS C.

MAGNETIC NORTH JUNE 18, 1992



GENERAL SURVEY COUNTY
CLERK OFFICE, SPANISH CREEK
FILE NO. 10000

SURVEY FOR
JOHN GORDON WEAVER & MORRIS C. WEAVER
LL 677 42595000 1050000
DAWSON COUNTY, GEORGIA
JUNE 17, 1994
SCALE: 1" = 50'
JAMES D. BULLOCK & ASSOCIATES
LAND SURVEYING SERVICE
MAKESVILLE, GEORGIA 30066



1" = 100' PIN FOUND
1" = 1" SET

ATTACHMENT "E"

[LEGAL DESCRIPTION OF THE PROPERTY]

All that tract or parcel of land lying and being in Land Lot 507 and 508 of the 4th District, 1st Section of Dawson County, Georgia and being more particularly described as follows:

Beginning at a found 1" rebar located on the Westerly right-of-way of Highway 9; thence leaving said right-of-way along the Southerly line of Land Lot 508 S89°-47'-21"E., 500.61 feet to a found ½ inch rebar; thence S89°-54'-04"E., 786.91 feet to a set pin also being the common corner for land lots 507, 508, 513, and 514 ; thence S89°-56'-55"E., 675.92 feet; thence leaving said land lot line along a curve to the left 79.95 feet with a radius of 132.53 feet; said curve being subtended by a chord bearing N20°-26'-53"E, and a chord distance of 78.74 feet; thence N03°-42'-57"E., 44.14 feet; thence N00°-06'-36"E., 46.57 feet; thence N01°-47'-09"E., 38.04 feet; thence following along the center line of Border Ave the following 9 courses and distances: following along a curve to the left a distance of 26.09 feet with a radius of 119.99 feet; said curve being subtended by a chord bearing N85°-25'-33"E and a chord distance of 26.04 feet; thence N79°-47'-09"E., 73.30 feet; thence N74°-45'-20"E., 97.92 feet; thence N69°-25'-29"E., 60.46 feet; thence N75°-55'-37"E., 28.14 feet; thence N81°-37'-29"E., 71.70 feet; thence N82°-16'-22"E., 96.37 feet; thence N85°-27'-26"E., 69.70 feet; thence N84°-17'-38"E., 138.00 feet; thence leaving centerline of said road N00°-58'-21"E., 442.61 feet; thence N00°-24'-51"E., 311.26 feet to a found rebar; thence N74°-04'-22"E., 297.57 feet; thence S38°-06'-37"E., 147.22 feet; thence N48°-00'-48"., 189.43 feet; thence N04°-36'-18"E., 170.14 feet to a found monument; thence N61°-49'-19"E., 10.87 feet; thence N0°-37'-30"E., 129.37 feet to a point located on the Westerly right-of-way of Highway 9; thence moving along said right-of-way the following 8 bearings and distances: following along a curve to the left a distance of 272.99 feet and a radius of 1953.87 feet; said curve being subtended by a chord bearing S30°-15'-21"E and a chord distance of 292.77 feet; thence along a curve to the left a distance of 290.67 feet with a radius of 3144.02 feet; said curve being subtended by a chord bearing S35°-55'-08"E and a chord distance of 290.56 feet; thence S38°-03'-51"E., 191.99 feet; thence along a curve to the right a distance of 82.20 feet with a radius of 829.86 feet; said curve being subtended by a chord bearing S37°-47'-34"E and a chord distance of 82.17 feet; thence along a curve to the right a distance of 168.43 feet and a radius of 838.09 feet; said curve being subtended by a chord bearing S29°-17'-34"E and a chord distance of 168.15 feet; thence along a curve to the right a distance of 241.71 feet with a radius of 2411.63 feet; said curve being subtended by a chord bearing S17°-27'-31"E and a chord distance of 241.61 feet; thence S15°-34'-10"E., 218.34 feet; thence following along a curve to the right a distance of 198.13 feet with a radius of 1012.36 feet; said curve being subtended by a chord bearing S11°-38'-22"E and a chord distance of 197.81 feet to the Point of Beginning

Said parcel of land contains 32.75 acres more or less of land.

TOGETHER WITH

All that tract or parcel of land lying and being in Land Lot 507 of the 4th District, 1st Section of Dawson County, Georgia, containing 1.96 acres, more or less, as shown on a plat prepared by Jimmy D. Bullock, Georgia Registered Surveyor, a copy of which is recorded in Plat Book 35, Page 35, Dawson County Deed Records, to which plat this reference is made and incorporated herein by reference.



DAWSONVILLE CITY COUNCIL EXECUTIVE SUMMARY FOR AGENDA ITEM # 12

SUBJECT: REQUEST TO AWARD RFP #25-RFP-001: IT MANAGED SERVICES

CITY COUNCIL MEETING DATE: 10/20/2025

BUDGET INFORMATION: GL ACCOUNT # _____

☐ Funds Available from: _____ Annual Budget _____ Capital Budget Other _____

☐ Budget Amendment Request from Reserve: _____ Enterprise Fund _____ General Fund

PURPOSE FOR REQUEST:

TO REQUEST TO AWARD RFP #25-RFP-001 FOR IT MANAGED SERVICES TO ANDERSON COMPUTER & NETWORK SERVICES, INC. (ACNS) AND APPROVE THE AGREEMENT

HISTORY/ FACTS / ISSUES: **TABLED FROM 09/22/2025**

- CITY ISSUED THE RFP EARLIER THIS YEAR AND RECEIVED THIRTY-EIGHT RESPONSES; A MAJORITY OF RESPONSES WERE REJECTED DUE TO NOT MEETING THE SPECIFICATIONS AS REQUIRED IN THE RFP.
- THE REMAINDER OF THE RFPS WERE EVALUATED BY A COMMITTEE ACCORDING TO SPECIFIC CRITERIA. THREE FIRMS SCORED AN AVERAGE OF 75+ POINTS AND THE COMMITTEE HELD INPERSON INTERVIEWS WITH EACH FIRM.
- COMMITTEE RECOMMENDS ACNS AS THE CANDIDATE TO AWARD THE RFP BASED ON HIGH SCORING FOR THEIR OVERALL CAPABILITIES AND GOVERNMENT EXPERIENCE, PROJECT COST, AND THEIR LOCATION. ADDITIONALLY, THE COMMITTEE DETERMINED THROUGH THE INTERVIEW PROCESS THAT ACNS BEST REPRESENTED THE CITY'S NEEDS AS IT'S MANAGED IT VENDOR.
- CITY ATTORNEY REVIEWED AND APPROVED THE CONTRACT
- CRITERIA USED FOR SCORING RFPS IS PROVIDED

OPTIONS:

RECOMMENDED SAMPLE MOTION:

STAFF RECOMMENDS AWARDING RFP #25-RFP-001 TO ANDERSON COMPUTER & NETWORK SERVICES, INC. AND APPROVING THE AGREEMENT

REQUESTED BY: Beverly A. Banister, City Clerk

COMPUTER CONSULTING AGREEMENT

THIS AGREEMENT is made this _____ day of _____, _____ by and between Anderson Computer & Network Services, Inc. ("Consultants") and City of Dawsonville ("Customer").

Company: **Anderson Computer & Network Services, Inc.**

Customer Company: **City of Dawsonville**

Offices Included: All City of Dawsonville Offices

Agreements

In consideration of the mutual covenants set forth in this Agreement, Customer and Consultants hereby agree as follows:

1. **Services.** The Consultants shall, during the Term (as defined below) provide to the Customer the computer consulting services described below (the "Services" or "Work Product"), at such times as the Customer may reasonably request.

Services include, but are not limited to evaluating and recommending IT hardware and software, purchase and installation of hardware and software for Customer's IT functions and maintenance and support for software and hardware as follows:

A. Workstations

1. Maintain Service Pack Updates and Security Updates on all Workstations.
2. Develop and deploy security software solution to include anti-virus, network and firewall security as well as ransomware protection.
3. Develop standardization of desktop and network related hardware.
4. Develop computer life cycling for regular replacement of all workstations, servers and network infrastructure.
5. Maintain Service Pack Updates and Security Updates on all Servers.
6. Develop backup strategies for both onsite and offsite backups. This service includes planning and recommendations for hardware and software. Purchase of hardware and software shall be by separate agreement.
7. ACNS, Inc. will manage and exercise all administrator activities including administrator passwords, creating user accounts, server administrator, working with software vendors for needed upgrades, etc. Having a single entity responsible for the activities is paramount to maintaining a secure environment for all users as well as the integrity of the cities' network.

B. Network Operations

1. Maintain Routers and Switches and ensure firmware is updated.
2. Ensure that all Servers, Network Switches, Routers and Internet Links are properly optimized.
3. Periodic network check for CRC errors, duplex mismatch, utilization, etc.
4. Ensure that all firewalls are properly configured and functioning properly. Software-based firewalls shall be updated according to service contract with firewall vendor.

C. Miscellaneous Activities

1. Develop Network Documentation for support purposes.
2. Technical Phone Support for Issues through the ACNS helpdesk / ticketing system.
 - a. This would include issues deemed IT related / technical support that can be accessed directly or indirectly by the ACNS staff.
3. Develop relationships with software vendors to ensure proper access, data integrity and functionality. This would also include any support of subsystems needed to assist the vendors with providing their solutions to the customer.
4. Periodic security audits to ensure proper files access and usage by employees.

5. Purchasing of any and all IT functions, hardware, software, etc., would need to be approved by ACNS or directly purchased by ACNS, excluding any governmental software packages required by the State for certain functions. ACNS provides competitive pricing for hardware, software, etc.

2. Items NOT Included in Services:

1. **Onsite service.** For this specific agreement, all helpdesk / remote support functions will be supported by ACNS. Anything that requires onsite service would be charged as outlined in section 2. If onsite service needs to be included, it can be quoted and this agreement amended at any time.

2. Charges.

Charges will be as follows to be billed monthly on or around the 1st of each month and will be on a NET30 terms policy:

- a. **\$ 97.00 per month per user.** This includes the remote support agent as well as cyber security protection and patch/security management.
- b. **\$150.00 per month per server.** This includes remote support as well as cyber security protection and any maintenance needed.
- c. **\$100.00 per month per site for network support.** This includes network devices such as switches, firewalls, and/or wireless access points.
- d. **Onsite services would be billed at \$175.00 per hour and would be pre-approved by a designated person before work is performed.** This would include any onsite work not covered by projects or computer installations.
- e. **Projects would be assigned a fixed fee and would be any one item of work 6 hours or more.** Projects are pre-approved, budgeted and events are planned.
- f. **Computer onboarding (new computers) would be billed a fixed fee of \$400.00.** This would include purchasing (if needed), setup, configuration and completing the end user move of data.
- g. **Computers that are NOT assigned to a user will be billed at \$36.00 per month per computer.** This will cover cyber security services for that computer since it is attached to the network at customer site.
- h. **Currently Mimecast is being used for email security.** ACNS would either use this solution or propose to onboard the City to our security solution, which is Graphus. Either way, this would be billed at \$7 per month per mailbox to be protected.
- i. **The client would be onboarded to our Security and Awareness Solution.** This is included in this agreement.
- j. **Image Based backups of servers would be billed at \$425.00 per month in the beginning.** If data storage or the number of servers were to grow, the solution and/or pricing would be reviewed to support the additions.
- k. **For Office 365, ACNS would transition services over to our CSP plan:**
 - a. **Office 365 Business Standard - \$15.00 per month per user.**
 - b. **Office 365 Business Basic - \$7.20 per month per user.**
 - c. **Office 365 Exchange Online Plan 1 - \$4.80 per month per user.**
 - d. **Office 365 Exchange Online Plan 2 - \$9.60 per month per user.**
 - e. **Any other plans needed for different uses would be quoted by ACNS and approved by the client.**

3. **Term of Service.** The term of this Agreement shall commence on October 1, 2025 and shall continue until September 30, 2026 and will be in full force or until terminated by either party upon at least (30) days prior written notice. Absent a termination notice, in no event (except breach) may this Agreement be terminated prior to September 30, 2026. Upon termination of this Agreement, the Consultants shall transfer and make available to the Customer all property and materials in Consultant's possession or subject to Consultant's control that are the rightful property of the Customer. The Consultant shall make every reasonable effort to secure all written

or descriptive matter which pertains to the Services or Work Product and agrees to provide reasonable cooperation to arrange for the transfer of all property, contracts, agreements, supplies and other third party interests, including those not then utilized, and all rights and claims thereto and therein. In the event of loss or destruction of any such material or descriptive matter, the Consultants shall immediately notify the Customer of the details of the loss or destruction in writing and provide the necessary information for a loss statement or other documentation to the Customer.

4. Ownership Rights. The Consultant shall have ownership to all Consultants' Materials. "Consultant's Material" consists of all copyrighted:

- (a) Materials that do not constitute Services or Work Product (as defined in Sect 1, Services, Specifications)
- (b) Materials that are solely owned by the Consultants or licensed to the Consultants.
- (c) Materials that are incorporated into the Work Product or a part of the Services.

Additional material shall include, but are not limited to:

Consultant shall hold all right, title, and interest in and to Consultant's Material. Customer shall not do anything that may infringe upon or in any way undermine Consultants' right, title, and interest in the Consultant's Material, as described in this Section 4. Notwithstanding the above, Consultant hereby grants Client an unrestricted, nonexclusive, perpetual, fully paid-up worldwide license for the use or for the sublicense of the use of Consultant's Material for the purpose of client's website and IT systems.

5. Compensation. For all of Consultants' services under this Agreement, Customer shall compensate Consultants, in cash, pursuant to the terms of Section 2. In the event Customer fails to make any of the payments referenced in Section 2 by the deadline set forth in Section 2, Consultants have the right, but are not obligated, to pursue any or all of the following remedies: (1) terminate the Agreement (breach), (2) immediately stop all services, (3) bring legal action.

6. Mutual Confidentiality. Customer and Consultants acknowledge and agree that the Specifications and all other documents and information related to the performance, production, creation or any expression of the services or work product are the property of the Customer. Materials provided between Consultants and Customer (the "Confidential Information") including, but not limited to, documentation, product specifications, drawings, pictures, photographs, charts, correspondence, supplier lists, financial reports, analyses and other furnished property shall be the exclusive property of the respected owner (the "Owning Party") and will constitute valuable trade secrets. Both parties shall keep the Confidential Information in confidence and shall not, at any time during or after the term of this Agreement, without prior written consent from the owning party, disclose or otherwise make available to anyone, either directly or indirectly, all or any part of the Confidential Information.

By virtue of this Agreement, the parties may have access to information that is confidential to one another ("Confidential Information"). The Customer is a local government of the State of Georgia and is subject to the Open Records Act, O.C.G.A. § 50-18-70, et. seq. ("ORA"). The Open Records Act requires disclosure of contracts, communications, data, and other records, in any format, including electronic formats, except as provided under the Act. Confidential Information

required to be kept private under any federal or state law, including income tax information, is exempted in most circumstances as are trade secrets. Contract pricing information, general terms and conditions are not protected from disclosure. Consultants may specify to Customer any trade secret or other private information it believes protected under the ORA at the time the information is submitted to Customer. In all circumstances, Customer shall comply with the ORA for records related to Consultants which have been marked as Confidential. Consultants may exercise its rights under the ORA to petition the Superior Court for protection from disclosure. Excluded from the "Confidential Information" definition is anything that can be seen by the public or had been previously made available by the owning party in a public venue.

7. Limited Warranty and Limitation on Damages. Consultants warrant the Services or Work Product(s) will conform to the Specifications. If the Services or Work product do not conform to the Specifications, Consultants shall be responsible to correct the Services or Work Product without unreasonable delay, at Consultants' sole expense and without charge to Customer, to bring the Services or Work Product into conformance with the Specifications. This warranty shall be the exclusive warranty available to the Customer. Customer waives any other warranty, express or implied. Customer acknowledges that Consultants are not responsible for the results obtained by the Customer when using any Services or Work Product produced by Consultants. Customer waives any claim for damages, direct or indirect, and agrees that its sole and exclusive remedy for damages (either in contract or tort) is the return of the consideration paid to Consultants as set forth in Section 2. No action, regardless of form, arising out of the Services rendered or Work Product, under the Agreement, may be brought by either party more than one year after the cause of action has occurred. In no event shall Consultants be held liable for consequential damages.

8. Independent Contractor. Consultants are retained as independent contractors. Consultants will be fully responsible for payment of their own income taxes on all compensation earned under this Agreement. Customer will not withhold or pay any income tax, social security tax, or any other payroll taxes on Consultants' behalf. Consultants understand that they will not be entitled to any fringe benefits that Customer provides for its employees generally or to any statutory employment benefits, including without limitation worker's compensation or unemployment insurance.

9. Insurance. The Consultants shall maintain general liability insurance throughout the entire term of this Agreement, in at least \$1,000,000.00 coverage limits providing against liability for bodily injury, death and property damage that may arise out of or based upon any act or omission of the Consultants or any of its employees, agents or subcontractors under this Agreement. Upon written request, the Consultants shall provide certificates from its insurers indicating the amount of insurance coverage, the nature of such coverage and the expiration date of each applicable policy. Consultants shall name Customer as an additional insured, on any public liability policy.

10. Equipment. Customer agrees to make available to Consultants, for Consultants' use in performing the services required by this Agreement, such items of hardware and software as Customer and Consultants may agree are reasonably necessary for such purpose.

Customer agrees to make the following equipment and/or services available to Consultants

(a) **Any Unknown Passwords or Accounts (ISP, Recently Configured Equipment)**

(b) **Any Software CD's installed on Supported Computers or Servers**

(c) **Support Numbers for Hardware, Software or Internet Connection Support (ISP)**

10.1 Expenses. Consultants will not be reimbursed for any expenses incurred in connection with the Services or Work Product, whether direct or indirect, without the express written approval of the Customer.

11. General Provisions

11.1 Entire Agreement. This Agreement contains the entire agreement between the parties relating to the subject matter hereof and supersedes any and all prior agreements or understandings, written or oral, between the parties related to the subject matter hereof. No modification of this Agreement shall be valid unless made in writing and signed by both of the parties hereto.

11.2 Governing Law. This Agreement shall be governed by and construed in accordance with the laws of the State of Georgia. Exclusive jurisdiction and venue shall be in Dawson County, Georgia Superior Courts.

11.3 Binding Effect. This Agreement shall be binding upon and inure to the benefit of Customer and Consultants and their respective successors and assigns, provided that Consultants may not assign any of his obligations under this Agreement without Customer's prior written consent.

11.4 Waiver. The waiver by either party of any breach or failure to enforce any of the terms and conditions of this Agreement at any time shall not in any way affect, limit, or waive such party's right thereafter to enforce and compel strict compliance with every term and condition of this Agreement.

11.5 Good Faith. Each party represents and warrants to the other that such party has acted in good faith, and agrees to continue to so act, in the negotiation, execution, delivery, performance, and any termination of this Agreement.

11.6 No Right to Assign. Consultants have no right to assign, sell, modify or otherwise alter this agreement, except upon the express written advance approval of Customer, which consent can be withheld for any reason. Client may freely assign its rights and obligations under this agreement.

11.7 Payments. In the event Customer fails to make any of the payments set forth in Section 2 within the time prescribed in Section 2, Consultants have the right to withhold Services, remove work product from Consultant owned resources, or seek legal remedy until payment in full is paid, plus accrued late charges of 1 ½% per month. **Late charges would be assessed at the 1st of the next month if an invoice is not paid in the month it is due.**

11.8 Indemnification. Customer warrants that everything it gives Consultants in the execution or performance of services, or the creation of any and all Work Product is legally owned or licensed to Customer. To the extent allowed by Georgia Law, Customer agrees to indemnify and hold Consultants harmless from any and all claims brought by any third party relating to any aspect of the Services or Work Product, including, but without limitation, any and all demands, liabilities, losses, costs and claims including attorney's fees arising out of injury caused by Customer's products/services, material supplied by Customer or copyright infringement.

11.9 Use of Descriptions of Services or Work Product for Promotional Purposes. Customer grants Consultants the right to use descriptive text, testimonials, performance metrics, and other images, photos and/or graphics that demonstrate the Services or Work Product for promotional purposes and/or to cross-link it with other promotional resources developed by Consultants.

11.10 No Responsibility for Theft. Consultants have no responsibility for any third party taking all or any part of the Services or Work Product, results of Services or Work Performed, or the improper use of any Services or Work Product produced by Consultants by any third party.

11.11 Right to Make Derivative Works. Consultants have the exclusive rights in making any derivative works of any Services, Methodology, or Work Product.

11.12 Attorney's Fees. In the event any party to this Agreement employs an attorney to enforce any of the terms of the Agreement, the prevailing party shall be entitled to recover its actual attorney's fees and costs, including expert witness fees.

11.13 No responsibility for loss. Consultants are not responsible for any down time, lost files, equipment failures, acts of nature, or any damage resultant from activities considered beyond the control of the consultants such as war, riots, natural disasters, vandalism and other events.

Each party represents and warrants that, on the date first written above, that they are authorized to enter into this agreement in entirety and duly bind their respective principals by their signature below:

EXECUTED as of the date first written above

Approved as to form:

By: _____
City Attorney

CUSTOMER

City of Dawsonville

By: _____

Title: _____

Date signed: _____

Attest:

By: _____
City Clerk

CONSULTANTS

By: _____

Title: _____

Date signed: _____

City of Dawsonville RFP for Managed Services #25-RFP-001
RFP REVIEW CRITERIA

Name of Firm:	Reviewer's Name: Date:
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	Max. Score Avail.	Awarded Score	Comments
1. Firm and Team Member Experience and Capabilities:	UP TO 35 PTS		
Capacity to complete the project based upon education, training and experience:			
a. Firm experience qualifications:	10 PTS TOTAL SUBCATEGORY		
i. Includes projects of similar services and scope	UP TO 5 PTS		
ii. Possesses ability to deliver full project scope	UP TO 5 PTS		
	Subtotal		
b. Team members experience qualifications	25 PTS TOTAL SUBCATEGORY		
i. Individual team members capabilities: Possesses ability to deliver full project scope	UP TO 10 PTS		
ii. Individual team members experience: Cyber security qualifications/skills/solutions	UP TO 10 PTS		
iii. Individual team members experience: Includes projects of similar concept and scope	UP TO 5 PTS		
	Subtotal		
2. Project cost	UP TO 35 PTS		
a. Value: Extent and quality of services offered for the proposed price.	20 PTS TOTAL SUBCATEGORY		
i. Firms ability to provide full scope of project items requested for proposed prices.	UP TO 10 PTS		
ii. Level of team member qualifications and experience in relation to proposed price.	UP TO 10 PTS		
	Subtotal		
b. Affordability of proposed pricing.	10 PTS TOTAL SUBCATEGORY		
i. Price reasonableness in relation to other bids	UP TO 5 PTS		
ii. Price reasonableness in relation to existing costs	UP TO 5 PTS		
	Subtotal		
c. Proposed fee structure	5 PTS TOTAL SUBCATEGORY		
i. Pricing structure is clear, understandable and meets RFP standards	UP TO 5 PTS		
	Subtotal		
3.Firm's Location	UP TO 15 PTS		
a. Firm's location in proximity to City Hall	15 PTS TOTAL SUBCATEGORY		
i. Assign higher points for firms closer to the City	UP TO 15 PTS		
- 60 miles seems reasonable for same day service or emergencies if needed	Subtotal		

Name of Firm:	Reviewer's Name:	Date:
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4. Project Execution and Completion: UP TO 10 PTS

Capacity to complete the project in a timely manner based upon staffing, training and experience:

10 PTS TOTAL SUBCATEGORY

- a. Proposal approach demonstrates ability to apply relevant credentials and experience to successfully perform the services outlined in the scope of work.
- b. Proposed project timeline establishes availability and efficiency of implementation

UP TO 5 PTS		
UP TO 5 PTS		
Subtotal		

5. Understanding and Completion of RFP Materials UP TO 5 PTS

Understanding of the project and proper completion of RFP materials

- a. Overall quality of proposed application and/or presentation demonstrates a high level of capability and project understanding
- b. Proposal demonstrates an ability to interpret and follow instructions.

UP TO 3 PTS		
UP TO 2 PTS		
Subtotal		

TOTAL SCORE:	
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DAWSONVILLE CITY COUNCIL
EXECUTIVE SUMMARY FOR
AGENDA ITEM # 13

SUBJECT: **2026 MEETING CALENDAR**

CITY COUNCIL MEETING DATE: 10/20/2025

BUDGET INFORMATION: GL ACCOUNT # NA

☐ Funds Available from: Annual Budget Capital Budget Other

☐ Budget Amendment Request from Reserve: Enterprise Fund General Fund

PURPOSE FOR REQUEST:

TO APPROVE THE 2026 MEETING CALENDAR

HISTORY/ FACTS / ISSUES:

- **PRESENTED A DRAFT CALENDAR ON 09/22/2025**
 - **MAYOR WALDEN ASSISTED WITH FINAL MEETING DATES**
 - **SEVERAL MEETINGS HAVE BEEN SCHEDULED ON THURSDAY DUE TO CONFLICTS ON MONDAY. THESE MEETINGS CAN BE CANCELLED IF THERE ARE NO AGENDA ITEMS.**
 - **SEE NOTES AND CALENDAR FOR SPECIFIC CHANGES**
-

OPTIONS:

RECOMMENDED SAMPLE MOTION:

STAFF RECOMMENDS APPROVING AS PRESENTED

REQUESTED BY: Beverly A. Banister, City Clerk



City of Dawsonville 2026 Meeting Calendar

January

Monday, January 5	5:00 pm	City Council Regular Meeting
Monday, January 12	5:30 pm	Planning Commission
Thursday, January 22	5:00 pm	City Council Regular Meeting & Work Session
Monday, January 26	5:30 pm	Downtown Development Authority

July

Monday, July 13	5:30 pm	Planning Commission
Monday, July 20	5:00 pm	City Council Regular Meeting & Work Session
Monday, July 27	5:30 pm	Downtown Development Authority

February

Monday, February 2	5:00 pm	City Council Regular Meeting
Monday, February 9	5:30 pm	Planning Commission
Monday, February 16	5:00 pm	City Council Regular Meeting & Work Session
Monday, February 23	5:30 pm	Historic Preservation Commission

August

Monday, August 3	5:00 pm	City Council Regular Meeting
Monday, August 10	5:30 pm	Planning Commission
Monday, August 17	5:00 pm	City Council Regular Meeting & Work Session
Monday, August 24	5:30 pm	Historic Preservation Commission

March

Monday, March 2	5:00 pm	City Council Regular Meeting
Monday, March 9	5:30 pm	Planning Commission
Monday, March 16	5:00 pm	City Council Regular Meeting & Work Session
Monday, March 23	5:30 pm	Downtown Development Authority

September

Thursday, September 3	5:00 pm	City Council Regular Meeting
Monday, September 14	5:30 pm	Planning Commission
Monday, September 21	5:00 pm	City Council Regular Meeting & Work Session
Monday, September 28	5:30 pm	Downtown Development Authority

April

Monday, April 13	5:30 pm	Planning Commission
Monday, April 20	5:00 pm	City Council Regular Meeting & Work Session
Monday, April 27	5:30 pm	Historic Preservation Commission

October

Thursday, October 1	5:00 pm	City Council Regular Meeting
Monday, October 12	5:30 pm	Planning Commission
Monday, October 19	5:00 pm	City Council Regular Meeting & Work Session
Monday, October 26	5:30 pm	Historic Preservation Commission

May

Monday, May 4	5:00 pm	City Council Regular Meeting
Thursday, May 7	5:30 pm	Downtown Development Authority
Monday, May 11	5:30 pm	Planning Commission
Monday, May 18	5:00 pm	City Council Regular Meeting & Work Session

November

Monday, November 2	5:00 pm	City Council Regular Meeting
Thursday, November 5	5:30 pm	Downtown Development Authority
Monday, November 9	5:30 pm	Planning Commission
Monday, November 16	5:00 pm	City Council Regular Meeting & Work Session

June

Monday, June 1	5:00 pm	City Council Regular Meeting
Monday, June 8	5:30 pm	Planning Commission
Monday, June 15	5:00 pm	City Council Regular Meeting & Work Session
Monday, June 22	5:30 pm	Historic Preservation Commission

December

Thursday, December 3	5:30 pm	Historic Preservation Commission
Monday, December 7	5:00 pm	City Council Regular Meeting
Monday, December 14	5:30 pm	Planning Commission



CITY OF DAWSONVILLE
CITY CLERK'S OFFICE
415 Hwy 53 E • Suite 100
Dawsonville, GA 30534
beverly.banister@dawsonville-ga.gov
(706) 203-4916

Meeting times:

City Council	5:00 pm
Planning Commission	5:30 pm
Historic Preservation Commission	5:30 pm
Downtown Development Authority	5:30 pm

Dates of special note:

January 2026 – First meeting will be held on **Monday, January 5, 2026**; second meeting will be held **Thursday, January 22, 2026**.

April 2026 – One meeting scheduled due to DC Schools Spring break.

July 2026 – One meeting scheduled. No meeting on the Monday after the 4th of July weekend.

September 2026 – First meeting held **Thursday, September 3, 2026** due to Labor Day.

October 2026 – First meeting held **Thursday, October 1, 2026** due to DC Schools Fall break.

December 2026 – One meeting scheduled. No meeting to be held during Christmas week.

DDA – Meetings scheduled during May and November have been moved from a Monday to a Thursday to accommodate for holidays.

HPC – Meeting in December changed from a Monday to a Thursday to accommodate for holidays.

January 2026

Sunday	Monday	Tuesday	Wednesday	Thursday	Friday	Saturday
			December 31, 2025 City Hall Closed	1 City Hall Closed	2	3
4	5 City Council 5:00 pm	6	7	8	9	10
11	12 Planning Commission 5:30 pm	13	14	15	16	17
18	19 City Hall Closed MLK Day	20	21	22 City Council 5:00 pm	23	24
25	26 DDA 5:30 pm	27	28	29	30	31

February 2026

Sunday	Monday	Tuesday	Wednesday	Thursday	Friday	Saturday
1	2 City Council 5:00 pm	3	4	5	6	7
8	9 Planning Commission 5:30 pm	10	11	12	13	14
15	16 City Council 5:00 pm	17	18	19	20	21
22	23 HPC 5:30 pm	24	25	26	27	28

March 2026

Sunday	Monday	Tuesday	Wednesday	Thursday	Friday	Saturday
1	2 City Council 5:00 pm	3	4	5	6	7
8	9 Planning Commission 5:30 pm	10	11	12	13	14
15	16 City Council 5:00 pm	17	18	19	20	21
22	23 DDA 5:30 pm	24	25	26	27	28
29	30	31				

April 2026

Sunday	Monday	Tuesday	Wednesday	Thursday	Friday	Saturday
			1	2	3 City Hall Closed Good Friday	4
5 Easter Sunday	6 DC Schools Closed	7 DC Schools Closed	8 DC Schools Closed	9 DC Schools Closed	10 DC Schools Closed	11
12	13 Planning Commission 5:30 pm	14	15	16	17	18
19	20 City Council 5:00 pm	21	22	23	24	25
26	27 HPC 5:30 pm	28	29	30		

May 2026

Sunday	Monday	Tuesday	Wednesday	Thursday	Friday	Saturday
					1	2
3	4 City Council 5:00 pm	5	6	7 DDA 5:30 pm	8	9
10	11 Planning Commission 5:30 pm	12	13	14	15	16
17	18 City Council 5:00 pm	19	20	21	22	23
24	25 City Hall Closed Memorial Day	26	27	28	29	30
31						

June 2026

Sunday	Monday	Tuesday	Wednesday	Thursday	Friday	Saturday
	1 City Council 5:00 pm	2	3	4	5	6
7	8 Planning Commission 5:30 pm	9	10	11	12	13
14	15 City Council 5:00 pm	16	17	18	19	20
21	22 HPC 5:30 pm	23	24	25	26	27
28	29	30				

July 2026

Sunday	Monday	Tuesday	Wednesday	Thursday	Friday	Saturday
			1	2	3 City Hall Closed In observance of July 4 th Holiday	4
5	6 No Council Meeting	7	8	9	10	11
12	13 Planning Commission 5:30 pm	14	15	16	17	18
19	20 City Council 5:00 pm	21	22	23	24	25
26	27 DDA 5:30 pm	28	29	30	31	

August 2026

Sunday	Monday	Tuesday	Wednesday	Thursday	Friday	Saturday
						1
2	3 City Council 5:00 pm	4	5	6	7	8
9	10 Planning Commission 5:30 pm	11	12	13	14	15
16	17 City Council 5:00 pm	18	19	20	21	22
23	24 HPC 5:30 pm	25	26	27	28	29
30	31					

September 2026

Sunday	Monday	Tuesday	Wednesday	Thursday	Friday	Saturday
		1	2	3 City Council 5:00 pm	4	5
6	7 City Hall Closed Labor Day	8	9	10	11	12
13	14 Planning Commission 5:30 pm	15	16	17	18	19
20	21 City Council 5:00 pm	22	23	24	25	26
27	28 DDA 5:30 pm	29	30			

October 2026

Sunday	Monday	Tuesday	Wednesday	Thursday	Friday	Saturday
				1 City Council 5:00 pm	2	3
4	5 No Council Meeting DC School Break	6	7	8	9	10
11	12 Planning Commission 5:30 pm	13	14	15	16	17
18	19 City Council 5:00 pm	20	21	22	23 City Hall Closed Moonshine Festival	24
25	26 HPC 5:30 pm	27	28	29	30	31

November 2026

Sunday	Monday	Tuesday	Wednesday	Thursday	Friday	Saturday
1	2 City Council 5:00 pm	3	4	5 DDA 5:30	6	7
8	9 Planning Commission 5:30 pm	10	11 City Hall Closed Veteran's Day	12	13	14
15	16 City Council 5:30 pm	17	18	19	20	21
22	23	24	25	26 City Hall Closed Thanksgiving	27 City Hall Closed Thanksgiving	28
29	30					

December 2026

Sunday	Monday	Tuesday	Wednesday	Thursday	Friday	Saturday
		1	2	3 HPC 5:30 pm	4	5
6	7 City Council 5:00 pm	8	9	10	11	12
13	14 Planning Commission 5:30 pm	15	16	17	18	19
20	21 No Council Meeting	22	23	24 City Hall Closed Christmas Eve	25 City Hall Closed Christmas Day	26
27	28	29	30	31 City Hall Closed New Year's Eve		



**DAWSONVILLE CITY COUNCIL
EXECUTIVE SUMMARY FOR
AGENDA ITEM # 14**

SUBJECT: **PROPERTY PARKING AGREEMENT WITH ENVIRONMENTAL MANAGEMENT SERVICES**

CITY COUNCIL MEETING DATE: 10/20/2025

BUDGET INFORMATION: GL ACCOUNT # _____

☐ Funds Available from: _____ Annual Budget _____ Capital Budget Other _____

☐ Budget Amendment Request from Reserve: _____ Enterprise Fund _____ General Fund

PURPOSE FOR REQUEST:

TO REQUEST APPROVAL FOR THE AGREEMENT WITH EMS TO PARK THEIR EQUIPMENT ON CITY PROPERTY AND IN RETURN THE CITY RECEIVES TWENTY PERCENT OFF OF THEIR SERVICES

HISTORY/ FACTS / ISSUES:

- **PREVIOUS AGREEMENT HAS ONLY BEEN VERBAL**
 - **CITY REQUESTS TO HAVE THIS AGREEMENT IN WRITING FOR BOTH PARTIES**
 - **AGREEMENT HAS BEEN REVIEWED BY LEGAL**
-

OPTIONS:

RECOMMENDED SAMPLE MOTION:

STAFF RECOMMENDS APPROVAL

REQUESTED BY: Jacob Evans, City Manager

415 Highway 53 E. Suite 100
Dawsonville, Georgia 30534



(706) 265-3256
Fax (706) 265-4214
www.dawsonville-ga.gov

Property Parking Agreement

This Property Parking Agreement ("Agreement") is entered into by and between the City of Dawsonville ("City") and EMS Inc. ("EMS"), collectively referred to as the "Parties," for the purpose of establishing the terms and conditions governing the use of City property for parking and related services.

1. Use of Property

For the purpose of this Agreement the "Designated Property" is defined as 177 Flat Creek Drive, Dawsonville, GA, 30534. EMS has inspected the designated property and has determined that it is suitable for the purposes intended. EMS is also not aware of any conditions which pose a risk to its property or its employees at the Designated Property. EMS has and shall maintain insurance on all of its vehicles, property, and equipment, as well as commercial general liability insurance and workers compensation insurance to provide coverage for any claim related to its assets or personal injury on the Designated Property. EMS agrees to hold harmless and indemnify the City of Dawsonville for any claim arising out of or related to its use of the Designated Property. The City grants EMS a non-exclusive right to use designated property located within the City of Dawsonville for parking and storage purposes, subject to the terms outlined in this Agreement.

The following EMS vehicles and equipment are authorized under this Agreement:

- Service Trucks
- Employee vehicles
- Utility trailers (two flatbed and one enclosed)
- Excavators
- Jetter
- Plumbing supplies and equipment

2. Dumpster Provision

To support site maintenance and cleanliness, EMS shall provide and maintain a commercial dumpster on the property. This dumpster will be made available for use by the City and any authorized third parties to manage debris overflow and general waste associated with use of the premises.

3. Discount on Services

As consideration for the City's cooperation and to support an ongoing partnership, EMS agrees to extend a twenty percent (20%) discount on all invoices issued to the City of Dawsonville for services performed under this Agreement. This discount is also reflected in the current Wastewater Operations Agreement, effective August 2025.

4. Termination of Agreement

Either Party may terminate this Agreement for any reason by providing the other Party with thirty (30) days' prior written notice.

5. Miscellaneous

- This Agreement constitutes the entire understanding between the Parties and supersedes all prior agreements, communications, or representations, whether written or oral.
- Any amendments or modifications to this Agreement must be made in writing and signed by both Parties.
- This Agreement shall be governed by and construed in accordance with the laws of the State of Georgia.

In WITNESS WHEREOF, the Parties have executed this Agreement as of the dates set forth below.

City of Dawsonville

By: _____

Name: John Walden

Title: Mayor

Date: October 20, 2025

EMS Inc.

By: _____

Name: Michael Sams

Title: President

Date:



**DAWSONVILLE CITY COUNCIL
EXECUTIVE SUMMARY FOR
AGENDA ITEM # 15**

SUBJECT: **AMENDMENT TO EMPLOYEE PERSONNEL POLICY TO ADD A CDL LICENSE
POLICY**

CITY COUNCIL MEETING DATE: 10/20/2025

BUDGET INFORMATION: GL ACCOUNT # _____

☐ Funds Available from: _____ Annual Budget _____ Capital Budget Other _____

☐ Budget Amendment Request from Reserve: _____ Enterprise Fund _____ General Fund

PURPOSE FOR REQUEST:

**TO REQUEST APPROVAL FOR THE ADDITION OF A CDL LICENSE POLICY TO THE
EMPLOYEE PERSONNEL POLICY**

HISTORY/ FACTS / ISSUES:

- **CITY HAS EQUIPMENT WHICH WHEN PLACED ON A TRAILER AND DRIVEN TO A SITE,
EXCEEDS THE COMBINED WEIGHT LIMIT OF 26,000 POUNDS; THIS REQUIRES A CDL
LICENSE**
 - **CURRENTLY ONLY ONE EMPLOYEE HAS A CDL LICENSE TO CARRY THE EQUIPMENT
BUT MORE ARE NEEDED**
 - **APPROXIMATE COST TO OBTAIN A CDL LICENSE IS \$5,000**
-

OPTIONS:

RECOMMENDED SAMPLE MOTION:

STAFF RECOMMENDS APPROVAL

REQUESTED BY: Jacob Evans, City Manager

Addendum for Employee Personnel Policy

Addendum #1 – CDL

The City of Dawsonville may, at its discretion, pay for the costs associated with an employee obtaining a CDL, including but not limited to training, course fees, testing, licensing, and related expenses. In consideration of this financial investment, any employee who receives CDL funding agrees to remain employed with the City for a minimum of two (2) years from the date they obtain their CDL. If the employee voluntarily resigns, is terminated for cause, or otherwise separates from employment before completing two (2) years of continuous service following the date the CDL is obtained, the employee will be required to reimburse the City for the cost of the CDL on a pro-rated basis.

- 1) Pro-Rated Repayment Schedule (24 Months)
 - a) Separation within 0-6 months: 100% repayment
 - b) Separation within 7-12 months: 75% repayment
 - c) Separation within 13-18 months: 50% repayment
 - d) Separation within 19-24 months: 25% repayment
 - e) Separation within 24 months or longer: 0% repayment (no obligation)

The total reimbursable amount will be calculated based on actual costs paid by the City for CDL training and related expenses. Any repayment owed by the employee shall be deducted from their final paycheck where legally permitted. Any outstanding balance beyond what may be withheld will be the responsibility of the employee, and the City will issue an invoice payable within 30 days. The employee will acknowledge these repayment terms in writing prior to the City's payment of any CDL-related expenses.

- 1) The following are automatically exempt from CDL reimbursement:
 - a) Layoff or reduction in force.
 - b) Separation due to medical incapacity or disability preventing continued employment.

This policy shall take effect on _____ and apply to any CDL-related reimbursement processed on or after said date.

City of Dawsonville Commercial Driver's License (CDL) Training Repayment Agreement

Employee Name: _____

Position Title: _____

Department: _____

1. Agreement Purpose

The City of Dawsonville is investing in your professional development by covering the costs associated with obtaining your Commercial Driver's License (CDL). This agreement confirms your obligation to remain employed with the City for two (2) years after obtaining your CDL or to repay the City for the expenses on a pro-rated basis as outlined.

2. Repayment Obligation

If I (the employee) voluntarily resign, am terminated for cause, or otherwise separate from employment with the City before completing two (2) years of service following the date my CDL is obtained, I agree to repay the City of Dawsonville the full or partial cost of expenses paid on my behalf for the CDL, according to the following schedule:

Repayment Schedule (from date of CDL issuance):

- Within 0–6 months: 100% repayment
- Within 7–12 months: 75% repayment
- Within 13–18 months: 50% repayment
- Within 19–23 months: 25% repayment
- After 24 months: 0% repayment (no obligation)

3. Covered Costs

I understand that the repayment calculation will be based on the actual costs paid by the City for my CDL, including training, examination fees, course materials, and license issuance fees.

4. Repayment Method

I agree that:

- Any repayment owed may be deducted from my final paycheck where legally permissible.
- If the amount owed exceeds my final paycheck, I am responsible for paying the remaining balance to the City within thirty (30) days of separation.
- Failure to repay may result in further collection action as permitted by law.

5. Exceptions

I acknowledge that repayment is exempt in the following cases:

- Layoff or reduction in force.
- Separation due to medical incapacity or disability preventing continued employment.

6. Acknowledgment

By signing below, I confirm that I have read and agreed to the terms of this CDL Training Repayment Agreement. I understand my obligations and agree to comply fully with the repayment requirements if I separate from employment before completing two (2) years of service following receipt of my CDL.

Employee Signature: _____

Date: _____

Print Name: _____

Witness/HR Representative Signature: _____

Date: _____

Print Name/Title: _____



DAWSONVILLE CITY COUNCIL
EXECUTIVE SUMMARY FOR
AGENDA ITEM # 16

SUBJECT: HEALTH INSURANCE: DECEMBER 2025 – NOVEMBER 2026

CITY COUNCIL MEETING DATE: 10/20/2025

BUDGET INFORMATION: GL ACCOUNT # _____

☐ Funds Available from: _____ Annual Budget _____ Capital Budget Other _____

☐ Budget Amendment Request from Reserve: X Enterprise Fund X General Fund

PURPOSE FOR REQUEST:

TO PRESENT THE RENEWAL(S) FOR THE HEALTH INSURANCE FOR DEC 2025 TO NOV 2026.

HISTORY/ FACTS / ISSUES:

THE CURRENT PLAN IS NOT GOING TO RENEW. WE BUDGETED FOR AN 8% INCREASE.

OPTIONS:

See attached.

RECOMMENDED SAMPLE MOTION:

MY RECOMMENDATION IS: UHC

MY RECOMMENDATION FOR DENTAL (MOO). VISION (EYEMED) IS TO STAY THE SAME. LTD, STD AND LIFE GO WITH THE STANDARD SINCE THEY GAVE US A 3-YEAR RATE GUARANTEE.

I believe the employer and employee costs are not correct but those won't effect the renewal rate. (at the bottom of the page)

REQUESTED BY: Robin Gazaway, Finance Director

Medical Coverage

	1	2	3	4				
								
	Kaiser Permanente KP Gold 1000/20/30/\$12 KP Plus HMO - gold	UnitedHealthcare Choice Plus Open Access w/Care Cash 25/1000/100% (OPEN ACCESS) POS - gold	UnitedHealthcare Choice Plus Open Access w/Care Cash 25/1000/100% (OPEN ACCESS) POS - platinum	Anthem Gold Blue Open Access POS 1000/20%/7000 (B4WC) POS - gold				
Benefit Comparison	In Network	Out Of Network	In Network	Out Of Network	In Network	Out Of Network	In Network	Out Of Network
Deductible Individual	\$1,000	See SBC	\$1,000	\$5,000	\$1,000	\$5,000	\$1,000	\$0
Deductible Family	\$2,000	See SBC	\$2,000	\$10,000	\$2,000	\$10,000	\$3,000	\$0
Out-of-Pocket Max Individual	\$8,500	See SBC	\$6,000	\$15,000	\$2,500	\$15,000	\$7,000	\$0
Out-of-Pocket Max Family	\$17,000	See SBC	\$12,000	\$30,000	\$5,000	\$30,000	\$14,000	\$0
Coinurance	20%	20%	0%	30%	0%	30%	20%	See SBC
Doctor Visit	\$30		\$25		\$25		\$35 per visit, ded waived	
Virtual Visit	Not Applicable		\$0		\$0		See SBC	
Specialty Visit	\$60		\$75		\$50		\$70 per visit, ded waived	
Xray/Lab	Lab: No Charge / X-ray: \$60		X-ray: 30% after ded (des: \$100 \$750 (des: \$500)		X-ray: 30% after ded (des: No 30% (des: \$0)		\$70 per visit, ded waived	
Imaging	\$400		\$50		\$50		\$500 per visit after ded	
Urgent Care	\$60		\$500		\$500		20% after ded	
Emergency Room	\$550		\$1250		\$0			
Hospital Stay	20% after ded							
Prescription Drugs	\$10/\$40 after ded/\$60 after ded/25% after ded		\$10/\$40/\$150/\$300		\$10/\$40/\$150/\$300		\$20/\$60/\$110/25%	
Rx Deductible	See SBC		See SBC		See SBC		See SBC	
HSA	No		No		No		No	
Cost Comparison	25 employees	25 employees	25 employees	25 employees	25 employees	25 employees	25 employees	25 employees
Expected Enrolling Employees (25)								
Employee Only (12)	\$1,208.60		\$1,492.91		\$1,809.47		\$2,103.61	
Employee & Spouse (4)	\$2,417.20		\$2,985.82		\$3,618.94		\$4,207.22	
Employee & Child (2)	\$2,235.91		\$2,761.88		\$3,347.52		\$3,891.68	
Employee & Family (7)	\$3,444.51		\$4,254.79		\$5,156.99		\$5,995.29	
Total Monthly Cost	\$52,755.39	\$65,165.49	\$78,983.37	\$91,822.59	\$78,983.37	\$91,822.59	\$78,983.37	\$91,822.59
Employer Cost	\$15,107.50	\$18,661.50	\$22,618.50	\$26,295.25	\$22,618.50	\$26,295.25	\$22,618.50	\$26,295.25
Employee Cost	\$37,647.89	\$46,503.99	\$56,364.87	\$65,527.34	\$56,364.87	\$65,527.34	\$56,364.87	\$65,527.34
Total Annual Cost	\$633,064.68	\$781,985.88	\$947,800.44	\$1,101,871.08	\$947,800.44	\$1,101,871.08	\$947,800.44	\$1,101,871.08
Footnotes	N/A	N/A	N/A	N/A	N/A	N/A	N/A	N/A
Stop Loss & Premium Admin Fees	N/A							
Max Employer Claims Liability	N/A							
Plan Documents	SBC	SBC Provider Directory Drug Formulary	SBC Provider Directory Drug Formulary	SBC Provider Directory Drug Formulary				

Package Info: GA25A, HSA/HRA Employer Cont., \$0 - \$0, UHC
Reward Level: Core Quote ID: 4KHBK3C-1

Package Info: GA25A, HSA/HRA Employer Cont., \$0 - \$0, UHC
Reward Level: Core Quote ID: 4KHBK3C-2



DAWSONVILLE CITY COUNCIL EXECUTIVE SUMMARY FOR AGENDA ITEM # 17

SUBJECT: _____ **STAFF REPORT: CITY MANAGER** _____

CITY COUNCIL MEETING DATE: 10/20/2025

BUDGET INFORMATION: GL ACCOUNT # _____ NA _____

☐ Funds Available from: _____ Annual Budget _____ Capital Budget Other _____

☐ Budget Amendment Request from Reserve: _____ Enterprise Fund _____ General Fund

PURPOSE FOR REQUEST:

TO PROVIDE CITY UPDATES

HISTORY/ FACTS / ISSUES:

SEE ATTACHED OUTLINE

OPTIONS:

RECOMMENDED SAMPLE MOTION:

REQUESTED BY: Jacob Evans, City Manager

City Manager Staff Report

EOM -

EOQ -

We had one leak adjustment last month:

- Water - \$51.06
- Sewer - \$98.89
- Total - \$149.95

Josh Shoemaker: Joined the Public Works Department on September 29, 2025. He brings valuable experience from his previous role with the City of Cumming.

Shop Clean-Up: Staff began exterior clean-up of the Public Works shop, disposing of unusable items. With proper documentation and my permission, \$540 was generated. This will be used to purchase needed equipment for our staff.

Rain Hill Subdivision: Stop bars and crosswalks have been installed. Staff is evaluating repaving options for the entrance.

Utilities Director: The Utilities Director role was posted on October 3, 2025, and will remain open through October 31, 2025.

T-Mobile Grant: The grant application to install a kiosk at City Hall has been submitted.

Visionary City: Amanda Edmondson has successfully submitted the Visionary City application by the October 3 deadline.

DDA Special Called Meeting: Due to a lack of quorum on September 29, a special-called DDA meeting is scheduled for October 15 at 5:30 PM.

Winner's Circle in front of GRHOF: The resurfacing in front of GRHOF is complete. While the surface offers good traction, bubbling in the black paint has been observed. Staff is contacting the contractor for resolution.

City Hall Wayfinding Signage: Two new wayfinding signs have been installed—one near the City Hall entrance and another by the Station House entrance.

AutoZone: Bids are out for grading, and this construction could be starting soon.

Ordinance Update: The survey creation is completed and has been posted to the City website. Dawson County News has also included this on their website in hopes of reaching more citizens.

Special Events, 2025 Food Truck Night & Christmas Event Dates: Our Christmas Tree Lighting, Parade, Jingle Market, Santa, entertainment, and food trucks will be on November 22nd. Lastly our Amicalola Regional Farmer's Market is continuing each Saturday until Moonshine Festival



DAWSONVILLE CITY COUNCIL EXECUTIVE SUMMARY FOR AGENDA ITEM # 18

SUBJECT: _____ STAFF REPORT: FINANCE DIRECTOR _____

CITY COUNCIL MEETING DATE: 10/20/2025

BUDGET INFORMATION: GL ACCOUNT # _____ NA _____

☐ Funds Available from: _____ Annual Budget _____ Capital Budget Other _____

☐ Budget Amendment Request from Reserve: _____ Enterprise Fund _____ General Fund

PURPOSE FOR REQUEST:

FINANCIAL REPORTS REFLECTING FUND BALANCES AND ACTIVITY THROUGH SEPTEMBER 30, 2025 ARE ATTACHED

HISTORY/ FACTS / ISSUES:

OPTIONS:

RECOMMENDED SAMPLE MOTION:

REQUESTED BY: Robin Gazaway, Finance Director

CITY OF DAWSONVILLE, GEORGIA
GENERAL FUND
July 1, 2025 -September 30, 2025

25%

	Budget	Actual	Percentage
REVENUES			
Taxes	\$ 2,719,400	\$ 595,585	21.90%
Licenses and permits	91,500	52,739	57.64%
Intergovernmental revenues	56,300	-	0.00%
Fees	339,035	71,935	21.22%
Other	270,151	85,056	31.48%
Total revenues	3,476,386	805,315	23.17%
EXPENDITURES			
Department:			
Council	167,620	39,997	23.86%
Mayor	63,700	15,651	24.57%
Elections	20,000	-	0.00%
Administration	1,127,000	248,989	22.09%
City Hall building	246,500	51,768	21.00%
Animal control	2,000	100	5.00%
Roads	899,500	171,089	19.02%
Parks	134,000	20,672	15.43%
Planning and zoning	574,922	88,225	15.35%
Economic development	241,144	49,991	20.73%
Total expenditures	3,476,386	686,482	19.75%
TOTAL REVENUES OVER EXPENDITURES		118,833	
Transfer in From Reserves		(118,833)	
NET CHANGE IN FUND BALANCE		-	

CITY OF DAWSONVILLE, GEORGIA
WATER, SEWER, AND GARBAGE FUND
July 1, 2025 - September 30, 2025

	<u>Budget</u>	<u>Actual</u>	<u>Percentage</u>
REVENUES			
Water fees	\$ 1,000,000	\$ 273,320	27.33%
Sewer fees	1,400,000	391,877	27.99%
Garbage fees	250,000	92,036	36.81%
Miscellaneous	<u>198,328</u>	<u>38,391</u>	<u>19.36%</u>
Total revenues	<u>2,848,328</u>	<u>795,624</u>	<u>27.93%</u>
EXPENDITURES			
Depreciation	633,000	166,881	26.36%
Garbage service	325,200	95,313	29.31%
Group insurance	236,000	43,822	18.57%
Insurance	600	-	0.00%
Interest	77,000	14,444	18.76%
Payroll taxes	32,700	7,778	23.79%
Professional	206,000	97,735	47.44%
Miscellaneous	217,200	19,582	9.02%
Repairs/supplies	305,000	57,474	18.84%
Retirement	33,000	9,740	29.52%
Salaries	422,628	98,792	23.38%
Overtime		5,108	
Technical services	142,000	31,402	22.11%
Utilities	<u>218,000</u>	<u>36,126</u>	<u>16.57%</u>
Total expenditures	<u>2,848,328</u>	<u>684,197</u>	<u>24.02%</u>
INCOME (LOSS)		<u><u>111,427</u></u>	

CITY OF DAWSONVILLE, GEORGIA
SPLOST VI
July 1, 2025 - September 30, 2025

SPLOST VI

	<u>Budget</u>	<u>Actual</u>	<u>Percentage</u>
REVENUES			
Taxes	-	-	#DIV/0!
Interest	972	164	16.87%
Other	<u>8,028</u>	<u>-</u>	<u>0.00%</u>
Total revenues	<u>9,000</u>	<u>164</u>	<u>1.82%</u>
EXPENDITURES (Capital Outlays)			
City hall acquisition	-	-	#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	2,250	25.00%
Parks and recreation	<u>-</u>	<u>-</u>	<u>0.00%</u>
Total expenditures	<u>9,000</u>	<u>2,250</u>	<u>25.00%</u>
TOTAL REVENUES OVER EXPENDITURES		(2,086)	
Transfer in From Reserves		<u>2,086</u>	
NET CHANGE IN FUND BALANCE		<u><u>-</u></u>	

CITY OF DAWSONVILLE, GEORGIA
SPLOST VII
July 1, 2025 - September 30, 2025

SPLOST VII

	<u>Budget</u>	<u>Actual</u>	<u>Percentage</u>
REVENUES			
Taxes	1,300,000	438,125	33.70%
Interest	84,000	25,939	30.88%
Other	<u>1,200,000</u>	<u>-</u>	<u>0.00%</u>
Total revenues	<u>2,584,000</u>	<u>464,064</u>	<u>17.96%</u>
EXPENDITURES (Capital Outlays)			
City hall acquisition	200,000	-	0.00%
Roads and sidewalks	2,384,000	-	0.00%
Public works equipment - roads	-	-	0.00%
Land Acq. / Downtown	-	-	0.00%
Public works equipment - sewer	-	-	0.00%
Water projects/Sewer Projects	-	-	0.00%
Public works equipment - water	-	-	0.00%
Farmers market	-	-	#DIV/0!
Parks and recreation	<u>-</u>	<u>-</u>	<u>0.00%</u>
Total expenditures	<u>2,584,000</u>	<u>-</u>	<u>0.00%</u>
TOTAL REVENUES OVER EXPENDITURES		464,064	
Transfer in From Reserves		<u>(464,064)</u>	
NET CHANGE IN FUND BALANCE		<u><u>-</u></u>	

CITY OF DAWSONVILLE, GEORGIA

TSPLOST

July 1, 2025 - September 30, 2025

TSPLOST

	<u>Budget</u>	<u>Actual</u>	<u>Percentage</u>
REVENUES			
Taxes	685,000	170,946	24.96%
Interest	2,500	2,118	84.72%
Other	<u>-</u>	<u>-</u>	<u>0.00%</u>
Total revenues	<u>687,500</u>	<u>173,064</u>	<u>25.17%</u>
EXPENDITURES (Capital Outlays)			
	-	-	#DIV/0!
Roads	687,500	570,394	82.97%
	-	-	0.00%
	-	-	0.00%
	-	-	0.00%
	-	-	0.00%
	-	-	0.00%
	-	-	#DIV/0!
	<u>-</u>	<u>-</u>	<u>0.00%</u>
Total expenditures	<u>687,500</u>	<u>570,394</u>	<u>82.97%</u>
TOTAL REVENUES OVER EXPENDITURES		(397,330)	
Transfer in From Reserves		<u>397,330</u>	
NET CHANGE IN FUND BALANCE		<u><u>-</u></u>	

CITY OF DAWSONVILLE, GEORGIA
IMPACT FEES
July 1, 2025 - September 30, 2025

TSPLOST

	<u>Budget</u>	<u>Actual</u>	<u>Percentage</u>
REVENUES			
Fees	212,500	79,900	37.60%
Interest	1,596	454	28.45%
Other	<u>198,404</u>	<u>-</u>	<u>0.00%</u>
Total revenues	<u>412,500</u>	<u>80,354</u>	<u>19.48%</u>
EXPENDITURES (Capital Outlays)			
	-	-	#DIV/0!
Park Improvements	412,500	71,599	17.36%
	-	-	0.00%
	-	-	0.00%
	-	-	0.00%
	-	-	0.00%
	-	-	0.00%
	-	-	#DIV/0!
	<u>-</u>	<u>-</u>	<u>0.00%</u>
Total expenditures	<u>412,500</u>	<u>71,599</u>	<u>17.36%</u>
TOTAL REVENUES OVER EXPENDITURES		8,755	
Transfer in From Reserves		<u>(8,755)</u>	
NET CHANGE IN FUND BALANCE		<u><u>-</u></u>	