AGENDA
CITY COUNCIL REGULAR MEETING AND WORK SESSION
G.L. Gilleland Council Chambers on 2nd Floor
Monday, November 17, 2025
5:00 P.M.

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1. Call to Order
2. Roll Call
3. Invocation and Pledge
4. Announcements
5. Approval of the Agenda
6. Public Input
7. Consent Agenda
   a. Approve Minutes
      - Regular Meeting held November 3, 2025
      - Executive Session held November 3, 2025
   b. Approve Reappointments to Historic Preservation Commission
8. Employee Recognition

BUSINESS

9. ZA-C260056: Davis Engineers & Surveying – c/o Payton Anderson 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 R-6: Multiple-Family Residential District, for the construction of 12 town house units. Tax map parcel D02 017 (67 Stegall Place), tax map parcel D02 018 ("0" Stegall Place), tax map parcel D02 019 (17 Stegall Place), and tax map parcel D02 019 001 (258 Maple Street).Public Hearing Dates: Planning Commission Monday. October 13, 2025, at 5:30 PM. Mayor and City Council Monday, November 3, 2025, at 5:00 PM.
10. Alcohol License Revocation Appeal: I Heart NY Pizza
11. Agreement for Animal Control Enforcement
12. Resolution No. R2025-08: Adoption of the Comprehensive Downtown Strategic Plan
13. FY 2025 Budget Amendment

WORK SESSION

14. FY 2024-2025 Financial Audit Presentation by Alexandar, Almand & Bangs

STAFF REPORTS

15. Jacob Evans, City Manager
16. 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, December 1, 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:___**11/17/2025**

PURPOSE FOR REQUEST:

CONSIDERATION AND APPROVAL OF ITEMS BELOW; SEE ATTACHED SUPPORTING DOCUMENTS

a. Approve Minutes
   - Regular Meeting held November 3, 2025
   - Executive Session held November 3, 2025
b. Approve Reappointments to Historic Preservation Commission

DAWSONVILLE CITY COUNCIL
EXECUTIVE SUMMARY FOR
AGENDA ITEM #__7a____

SUBJECT: ________________**APPROVE MINUTES**________________

CITY COUNCIL MEETING DATE: __**11/17/2025**

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 NOVEMBER 3, 2025**
- **EXECUTIVE SESSION HELD NOVEMBER 3, 2025**

HISTORY/ FACTS / ISSUES:

OPTIONS:

AMEND OR APPROVE AS PRESENTED

RECOMMENDED SAMPLE MOTION:

REQUESTED BY: ____Beverly Banister, City Clerk________________

MINUTES
CITY COUNCIL REGULAR MEETING
G.L. Gilleland Council Chambers on 2nd Floor
Monday, November 3, 2025
5:00 P.M.

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1. **CALL TO ORDER:** Mayor John Walden called the meeting to order at 5:01 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, Water Treatment Lead David Schuette, 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 French.

4. **ANNOUNCEMENTS:** Mayor Walden reminded residents that Election day is tomorrow, November 4, 2025 and encouraged everyone to vote. City Manager Evans announced the construction of the new wastewater treatment plant will begin on November 10, 2025. Councilmember Illg announced the Christmas Tree Lighting, Parade and Jingle Market will be held on November 22, 2025 and hopes everyone can attend.

5. **APPROVAL OF THE AGENDA:** Motion to amend the agenda to add item #15 Emergency Moratorium made by S. Sawyer; second by M. French. Vote carried unanimously in favor.

   Motion to approve the agenda as amended made by W. Illg; second by C. Phillips. Vote carried unanimously in favor.

6. **PUBLIC INPUT:** The following persons spoke during public input:

   - Betsy McGriff, 277 Ivey Hollow Circle, Dawsonville – She provided comments to the Council stating the City's code needs to match the vision and character areas of the City which is shaped by businesses and constituents. She encouraged the Council to consider not utilizing consultants who don't live, work and play here but instead listen to residents and businesses and create a "culture of yes". She further encouraged the Council to engage with their constituents, understand their code and to revise the code as needed to match the vision.
   - Paul Hunton, 282 Gunier Circle, Dawsonville – He voiced his opinion in favor of Item #10 on the agenda. He stated he understands the needs of people within Dawson County and has found that those who have grown up in Dawson County are being priced out of their homes. He expressed his support for the Habitat for Humanity project stating the type of housing being proposed would benefit the community and help local people who otherwise could not afford housing. Lastly he touched on the density and compared the Habitat for Humanity project, which is single family homes, to the townhomes being constructed within the Creekstone Community.
   - Scotty Bennett, 60 Peregrine Lane South, Dawsonville – He brought concerns to the Council regarding a couple of exercise machines in the park which need to be repaired and a section of road within the Red Hawk Ridge subdivision which also needs repair.

7. **CONSENT AGENDA:** Motion to approve the consent agenda for the following item (a) made by S. Sawyer; second by M. French. Vote carried unanimously in favor.

   a. Approve Minutes
      - Regular Meeting and Work Session held October 20, 2025

8. **PROCLAMATION: LOVE YOUR LAWYER DAY, NOVEMBER 7, 2025:** Mayor Walden publicly read the proclamation and the Council thanked City Attorney Kevin Tallant for his services to the City.

PUBLIC HEARING

9. **ZA-C260056**: Davis Engineers & Surveying – c/o Payton Anderson 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 R-6: Multiple-Family Residential District, for the construction of 12 town house units. Tax map parcel D02 017 (67 Stegall Place), tax map parcel D02 018 ("0" Stegall Place), tax map parcel D02 019 (17 Stegall Place), and tax map

parcel D02 019 001 (258 Maple Street).Public Hearing Dates: Planning Commission Monday. October 13, 2025, at 5:30 PM. Mayor and City Council Monday, November 3, 2025, at 5:00 PM.

CPL Representative Sarah McQuade presented the staff report for the zoning amendment request and stated the Planning Commission recommended approval with conditions.

Motion to open the public hearing made by W. Illg; second by C. Phillips. Vote carried unanimously in favor. Mayor Walden conducted the public hearing.

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

- Payton Anderson, 24 Dawson Village Way S., Dawsonville – He spoke in favor of the request stating the City's comprehensive plan mentions Stegall Place and Maple Street as being areas for rehabilitation and redevelopment which is what his client is attempting to accomplish. Currently, four existing lots accommodate two mobile homes which are outdated and the area is slightly rundown. He'd like to build twelve townhomes and market them to smaller families. He also expressed his concerns regarding the condition to make the home rear loading.

Councilmember Phillips asked about the issue Planning Commission had with the driveways coming off of the front. Mr. Anderson stated it was a recommendation by Public Works but after further reviewing the project there are four lots and if homes were built on each lot, a driveway would come off of each one of them; he is only asking for two additional driveways and wants to avoid the addition of having to create a cul de sac and a rear drive. Ms. McQuade informed Council the Planning Commission agreed with the recommendations made by Public Works. Mr. Anderson further expressed it is a dead end street with low traffic volume. Ms. Harris informed City Council that Stegall Place is an emergency access for Creekstone subdivision. Mr. Hansard stated there are approximately twenty homes on Stegall Place and if item #10 is approved there would be additional homes utilizing the same road.

- Shon Geddes, 4085 Copper Leaf Lane, Cumming – He stated his intention for the property is to clean up the area bringing quality development and affordable housing to Dawsonville's residents which is in line with the City's Comprehensive Plan.

No one spoke in opposition to the request.

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

BUSINESS

10. **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

Sarah McQuade read the zoning amendment request and noted the housing being proposed exceeds the square footage of the RCT zoning and they are requesting a variance to reduce the rear buffer. She further stated staff recommends denial due to the square footage exceeding the maximum standard of which there is no mechanism to request a variance and the plan's inconsistency with the City's Comprehensive Plan. Planning Commission denied the request based on staff's recommendation.

Motion to table the item to the January 5, 2026 City Council meeting made by C. Phillips; second by M. French. Councilmember Phillips stated he'd like to see first if there is support on the Council to possibly change the square footage standards; when the project was presented previously, there was no mention of the square footage issue. Councilmember Illg stated the City would not be able to issue building permits if it were to be approved and agrees with Councilmember Phillips to determine if the code can be changed. Vote carried unanimously in favor.

11. **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.

    Sarah McQuade read the variance request and noted it is connected with the previous zoning amendment request and recommends tabling the item in the same manner.

    Motion to table the item to the January 5, 2026 City Council meeting made by W. Illg; second by S. Sawyer. Vote carried unanimously in favor.

12. **REQUEST TO AWARD RFP #25-RFP-001: IT MANAGED SERVICES – TABLED FROM OCTOBER 20, 2025:** Motion to award #25-RFP-001 to Syclone Designs, Inc. in the amount of $3,926.90 per month with an onboarding cost of $2,400.00 contingent upon an acceptable contract made by C. Phillips; second by S. Sawyer. Councilmember Sawyer stated her reasons for selecting Syclone is their proximity to City Hall, they are a local business to the City of Dawsonville who contributes to the community and stated they previously served the City. Councilmember French agrees it is a good practice to do business locally; however, he recognizes the staff's exhaustive review and interview process with the proposals and prefers to go with staff's recommendation of ACNS. Councilmember Illg stated he understands the City received a lot of proposals and appreciates all the work staff has put into the process. Vote carried two in favor (Phillips, Sawyer) with one opposed (French) and one abstained (Illg).

13. **HEALTH INSURANCE: DECEMBER 2025 – NOVEMBER 2026 – TABLED FROM OCTOBER 20, 2025:** Motion to approve Benefit Support, Inc. made by W. Illg; second by C. Phillips. Vote carried unanimously in favor.

    Motion to approve opening a bank account for the funding of the health insurance made by W. Illg; second by M. French. Vote carried unanimously in favor.

14. **REQUEST FOR ROAD CLOSURE: CHRISTMAS PARADE, NOVEMBER 22, 2025:** Motion to approve the road closure as presented made by W. Illg; second by S. Sawyer. Vote carried unanimously in favor.

15. **EMERGENCY MORATORIUM:** Attorney Tallant reported on the Council's desire to make substantial changes to the City's Zoning Ordinance and Development Regulations and therefore it would be in the City's best interest to not allow development to occur under a code that is potentially "on its way out". He stressed the moratorium would not affect any development that has already been started.

    Motion to approve the emergency moratorium, Resolution R2025-07, made by M. French; second by W. Illg. Councilmember French appreciates the clarification regarding the developments which have already been approved and does believe it would benefit residents to have a "fresh set of rules" to go by. He also stated it allows the public an opportunity to help draft the code so it truly reflects their desire for their City. Councilmember Illg agrees it makes sense to give the City time to make the appropriate changes and emphasized not moving the "goal post" for the projects which are already in process. Vote carried three in favor (French, Illg, Sawyer) and one opposed (Phillips). (Exhibit "A")

MAYOR AND COUNCIL REPORTS

Councilmember Illg expressed his gratitude for Amicalola Electric who provided a grant to the Downtown Development Authority. Councilmember Sawyer said there was a great turnout for the Moonshine Festival and appreciates the job done by Kare for Kids and City staff who worked the event. Mayor Walden reported he was honored to be nominated to participate in a Local Elected Officials (LEO) board and was ultimately elected to be a part of the board. This will allow him to work with Workforce Development for the region.

EXECUTIVE SESSION

At 5:51 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 M. French. Vote carried unanimously in favor.

At 6:15 p.m. a motion to resume regular session was made by C. Phillips; second by W. Illg. Vote carried unanimously in favor.

ADJOURNMENT

At 6:15 p.m. a motion to adjourn the meeting was made by S. Sawyer; second by M. French. Vote carried unanimously in favor.

Approved this 17th day of November, 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

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 November 3, 2025.
2. During such meeting, the Board voted to go into closed session.
3. The executive session was called to order at 5 51 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 3rd day of November 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
3 day of November, 2025
Beverly A. Banister
Signature, Notary Public

My Commission expires: Feb 18, 2028

BEVERLY A. BANISTER NOTARY PUBLIC MY COMMISSION EXPIRES 2/18/2028 DAWSON COUNTY, GEORGIA

STATE OF GEORGIA
CITY OF DAWSONVILLE

RESOLUTION NO. R2025-07

RESOLUTION ENACTING AN EMERGENCY MORATORIUM FOR A PERIOD OF THIRTY DAYS ON THE ACCEPTANCE OF ALL COMMERCIAL AND RESIDENTIAL ZONING AND RE-ZONING APPLICATIONS WHILE THE CITY CONSIDERS CHANGES TO ITS ZONING ORDINANCE AND DEVELOPMENT REGULATIONS

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

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

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

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

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

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

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

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

WHEREAS, the City is exploring ways to harmonize and streamline the ordinances and regulations of the City which concern land use and development, as well as address any perceived conflicts or perceived inconsistencies, and to overall make the land use portions of the Code of the City of Dawsonville more accessible to the public;

WHEREAS, the efforts this point have identified multiple ways in which the City needs to consider zoning and land use ordinance revisions;

WHEREAS, the City has determined that the acceptance of additional zoning or rezoning applications before these revisions can be considered poses a significant risk of detriment to the City, its citizens, businesses and the public welfare in general, and that immediate action is needed in order to address this potential harm;

WHEREAS, it is in the best interest of the citizens of the City to place an emergency temporary moratorium on the acceptance of applications for residential and commercial initial zonings and re-zonings until the review is completed.

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

1. In order to adequately study said issues and any zoning ordinance amendments determined to be required, the Council finds as follows: the zoning ordinance and comprehensive land use plan require review as they relate to commercial and residential zones; substantial detriment and irreparable harm may result if revision of commercial and residential zoning ordinances is needed and not implemented; said review of the ordinance and plan requires that a cessation of limited duration of accepting zoning and rezoning applications be implemented, with regard to all commercial and residential developments; and it is necessary and in the public's interest to delay, for a reasonable and finite period of time, the acceptance of any applications for such developments to ensure that the design, development, and location are consistent with the long-term planning objectives of the City.

2. There is hereby imposed a temporary, emergency moratorium on the acceptance by the City of all zoning or rezoning applications for the development of commercial and

residential developments as provided for under the zoning ordinance of the City.

3. The moratoria described in this resolution shall expire on the earlier of:

   a. December 3, 2025;
   b. A subsequent vote of the Council of the City of Dawsonville, Georgia, repealing or replacing the moratoria described in this Resolution.

4. This moratorium shall have no effect upon:

   a. Applications for rezonings filed before the effective date of this Resolution;
   b. Development of properties already zoned in the City prior to the enactment of this Resolution;
   c. The acceptance of an application for a variance as authorized by the Code of the City of Dawsonville on property for which no rezoning is sought;
   d. The acceptance of an application for annexation into the corporate limits of the City of Dawsonville, provided, however, that the applicant for annexation seeks for the property so annexed to be zoned either R-1 (Restricted Single Family Residential) or AP (Annexed Property) upon annexation.

5. It is hereby declared to be the intention of the Council that all sections, paragraphs, sentences, clauses and phrases of this Resolution are and were, upon their enactment, believed by the Council to be fully valid, enforceable and constitutional. It is hereby declared to be the intention of the Council that, to the greatest extent allowed by law, each and every section, paragraph, sentence, clause or phrase of this Resolution is severable from every other section, paragraph, sentence, clause or phrase therein. It is hereby further declared to be the intention of the Council, to the greatest extent allowed by law, no section, paragraph, sentence, clause or phrase of this Resolution is mutually dependent upon any other section, paragraph, sentence, clause or phrase of this Resolution. In the event that any phrase, clause, sentence, paragraph or section of this Resolution shall, for any reason whatsoever, be declared invalid, unconstitutional or otherwise unenforceable by the valid judgment or decree of any court of competent jurisdiction, it is the express intent of the Council that such invalidity, unconstitutionality or unenforceability shall, to the greatest extent allowed by law, not render invalid, unconstitutional or otherwise unenforceable any of the remaining phrases, clauses, sentences, paragraphs or sections of the Resolution and that, to the greatest extent allowed by law, all remaining phrases, clauses, sentences, paragraphs and sections of the Resolution shall remain valid, constitutional, enforceable, and of full force and effect.

6. All Resolutions or parts of Resolutions in conflict with this Resolution are, to the extent of such conflict, hereby repealed.

7. The preamble of this Resolution shall be considered to be and is hereby incorporated by reference as if fully set out herein.

SO ADOPTED AND RESOLVED by the City Council of Dawsonville, Georgia, this 3 day of November, 2025.

MAYOR AND DAWSONVILLE CITY COUNCIL

By: ______________________
John Walden, Mayor

____
Caleb Phillips, Council Member Post 1

____
William Illg, Council Member Post 2

____
Sandy Sawyer, Council Member Post 3

____
Mark French, Council Member Post 4

ATTESTED TO BY:

____
Beverly A. Banister, City Clerk

Exhibit "A"

DAWSONVILLE CITY COUNCIL
EXECUTIVE SUMMARY FOR
AGENDA ITEM #__7b_____

SUBJECT: **APPROVE REAPPOINTMENTS TO HISTORIC PRESERVATION COMMISSION**

CITY COUNCIL MEETING DATE: **11/17/2025**

BUDGET INFORMATION: GL ACCOUNT #______________________________________

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

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

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PURPOSE FOR REQUEST:

TO REAPPOINT HEATHER ALLEN AND WILLIAM TURNER FOR A THREE YEAR TERM; 01/01/2026 – 12/31/2028

HISTORY/ FACTS / ISSUES:

BOTH MEMBERS HAVE AGREED TO CONTINUE SERVING ON THE HPC

OPTIONS:

RECOMMENDED SAMPLE MOTION:

APPROVE AS REQUESTED

REQUESTED BY: Jacob Evans, City Manager

DAWSONVILLE CITY COUNCIL
EXECUTIVE SUMMARY FOR
AGENDA ITEM #__8__

SUBJECT: **EMPLOYEE RECOGNITION**

CITY COUNCIL MEETING DATE: **11/17/2025**

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-C260056 DAVIS ENGINEERS & SURVEYING**

CITY COUNCIL MEETING DATE: **11/17/2025**

PURPOSE FOR REQUEST:

ZA-C260056: Davis Engineers & Surveying – c/o Payton Anderson 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 R-6: Multiple-Family Residential District, for the construction of 12 town house units. Tax map parcel D02 017 (67 Stegall Place), tax map parcel D02 018 ("0" Stegall Place), tax map parcel D02 019 (17 Stegall Place), and tax map parcel D02 019 001 (258 Maple Street).Public Hearing Dates: Planning Commission Monday. October 13, 2025, at 5:30 PM. Mayor and City Council Monday, November 3, 2025, at 5:00 PM.

HISTORY/ FACTS / ISSUES:

- **+/- 2.15 acres**
- **12 dwelling units / 5.58 density per acre**
- **Planning Commission approved the request on October 13, 2025**

OPTIONS:

RECOMMENDED SAMPLE MOTION: Approved / Deny / Table

Staff recommends **denial** of the requested zoning map amendment to rezone a 2.15 +/- acre assemblage from R-2: Single-Family Residential District to R-6: Multiple-Family Residential District, for the construction of 12 town house units. The subject request would result in a development type and density that does not align with the Residential Character Area pursuant to the Comprehensive Plan of Dawsonville.

However, should the Mayor and City Council choose to approve the subject rezoning request, staff recommend the following conditions of approval:

1. The development shall be constructed in substantial compliance with the submitted application and conceptual plan, except as may be modified to meet applicable Codes, requirements, and conditions of approval.
2. All townhouse units shall be rear loaded, so that overhead garage doors face the rear of the property instead of Stegall Place. A private alley system shall be constructed to provide access to the units; the alleys shall have no greater than two (2) total intersections with public streets.
3. No portions of the minimum required ten-foot landscaped buffers shall be situated on any townhouse lot.

REQUESTED BY: CPL, Planning & Zoning Department

CITY OF DAWSONVILLE

Planning Staff Report

Request to Amend the Zoning Map (Rezone)

APPLICANT ....Davis Engineering & Surveying – c/o Payton Anderson

CASE NUMBER ZA-C260056

REQUEST ....Amend the zoning map to rezone a 2.15 +/- acre assemblage from R-2: Single-Family Residential District to R-6: Multiple-Family Residential District, for the construction of 12 town house units.

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

SITE AREA..+/- 2.15 acres

LOCATION ....67 Stegall Pl, “0” Stegall Pl, 17 Stegall Pl, 258 Maple St

TAX MAP PARCELS..D02 017, D02 018, D02 019, D02 019 001

FUTURE LAND USE DESIGNATION ....Residential

PLANNING COMMISSION PUBLIC HEARING DATE...October 13, 2025

MAYOR & COUNCIL PUBLIC HEARING DATE ....November 3, 2025

MAYOR & COUNCIL DECISION MEETING DATE * .... November 17, 2025

INTRODUCTION

The applicant is petitioning to amend the zoning map to rezone four (4) parcels for the development of a 12-unit townhouse subdivision. The current zoning designation is R-2: Single-Family Residential District, which the applicant proposes be changed to R-6: Multiple-Family Residential District. If the request is approved, the applicant may construct 12 front-loaded townhouses, each on a fee-simple lot with shared driveways to Stegall Place.

PROPOSAL

The subject 2.15 +/- assemblage is in a primarily residential area, currently developed with two manufactured homes. Both residences would be removed as part of the subject proposal. The site is on a corner, facing Stegall Place to the north and Maple Street to the east. The overall residential density would be 5.58 units per acre. According to the land survey submitted with this application, there is no 100-year flood zone present on the site. The table below summarizes key Code requirements and development specifications.

*Hearing and meeting dates are subject to change

Specification	Proposed Townhouse Development	R-6 Code Requirement
Maximum Residential Density	5.58 du/acre	6.00 du/acre
Maximum Unit Count per Building	6 dwelling units	6 dwelling units
Minimum Front Yard Setback	> 30 ft.	30 ft.
Minimum Side Yard Setback	> 10 ft.	10 ft.
Minimum Rear Yard Setback	> 20 ft.	20 ft.
Minimum Heated Floor Area (HFA)	1,700 sq. ft.	1,200 sq. ft.
Minimum Lot Area	4,400 sq. ft. (30 feet wide & > 100 feet deep)	2,800 sq. ft. (28 feet wide & 100 feet deep)
Minimum Landscaped Open Space	32% of total project area	25% of total project area

The applicant proposes each townhouse have a heated floor area no less than 1,700 square feet. The front and rear facades of each until would be offset, adding depth to each building. Each townhouse lot would front Stegall Place for at least 30 feet, and continue backward to the common open space, providing individual front and rear yards. Additionally, all residences would have a rear patio. Beyond the rear yards, a 0.82-acre landscape open space is depicted per the concept plan, which would also contain a stormwater management area.

Access to each until would occur from shared driveway stemming from Stegall Place. Two units would be served per driveway, measuring approximately 19 feet wide at the right-of-way line, before splitting into individual nine-foot driveways divided by a landscaped or raised paved area. The driveways are conceptually sized for at least two cars on each lot; garage details are not provided in the submittal. The applicant would install five-foot sidewalks along the entire development frontage and dedicate five feet of right-of-way to Stegall Place to facilitate construction and maintenance. This would increase Stegall Place right-of-way width to 45 feet, and place the entirety of the proposed sidewalk on City property.

The development would be served by City of Dawsonville water and sewerage, with extensions to be installed by the applicant as necessary. A communal mail kiosk is conceptualized near the center of the site, in an easement shared between the front yards of proposed lots 6 and 7. A small parking area is depicted here, stemming from Stegall Place, which may be subject to further review prior to Land Disturbance Permitting. A 10-foot landscaped buffer is depicted at every property line, except for along Stegall Place.

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

SURROUNDING PROPERTIES

Direction from Site	*Existing Zoning*	*Existing Land Use*
North	RCT (application pending), R-2	Single-family residential, vacant land
South	R-6	Attached single-family residential (townhouses)
East	R-3	Single-family residential
West	R-2	Single-family residential

COMPREHENSIVE PLAN

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

The <u>Residential Character Area</u> "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 lacks alignment with the intent of the Residential Character Area because of its form and density. However, the site's location near Stegall Place and Maple Street places it in an area "in need of redevelopment and/or significant improvements (pg. 38)."

<u>ANALYSIS</u>

(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 nearby properties are zoned residential (R-2: Single-family Residential, R-3: Single-family Residential, and R-6: Multiple-family Residential).
        i. These properties are developed with townhouses or detached residences, 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 low-density manufactured housing.
        i. Two of the parcels each host a manufactured house; the other lots are vacant.
    - 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 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 current consists of four parcels in the R-2: Restricted Single-family Residential district.
        i. Presently, each parcel is suitable for detached single-family residential development.
    - The applicant proposes to rezone the site to R-6: Multiple-Family Residential; the letter of intent reflects this zone "is appropriate given the property's size, location, and surrounding context."
        i. The location of utilities, streets, and local topography appear suitable for R-6 development.

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.**
    - Parts of the site have a history of manufactured housing development, dating back to the 1990s or earlier.
        i. However, the two presently vacant parcels have no record of development.
    - 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 site zoning configuration 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.**
    - The applicant proposes the dedication of a five-foot strip along Stegall Place as to widen this City street.
        i. This dedication would allow for infrastructure improvements and expansion, like the proposed five-foot sidewalk.

- The proposal is not anticipated to burden location utilities, school, 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 lacks conformity with the 2023 Dawsonville Comprehensive Plan.
     i. The calculated gross residential density of 5.58 du/acre exceeds the intended 0.2 du/acre intent of the Residential Character Area (pg. 45).
     ii. The Area is envisioned for detached single-family development, not townhouses.
   - The subject site is in the Stegall Place and Maple Street areas, which are identified for "redevelopment and/or significant improvements" (pg. 38).
     i. The assemblage contains two manufactured homes. Manufactured housing is not a permitted land use in the R-2: Single-family Residential zone nor the R-6: Multiple-family Residential zone.

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

DAWSON COUNTY FIRE MARSHAL

On September 10, Jeffrey Bailey provided the following comment:

We do not have any fire comments based on the concept drawing provided. The IFC calls for a fire hydrant within 500 hundred feet, but I suspect the closest one on Maple St might cover that. We'll see for sure when [development plans] are submitted.

DEPARTMENT OF DOWNTOWN DEVELOPMENT

On September 29, Amanda Edmondson provided the following comment:

The parcels are outside of the historic district overlay and are not contiguous with the future town center property, yet architectural consistency should be considered.

- 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.
- The establishment of new sidewalks along Stegall Place and Maple Street, joining with existing sidewalks 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.

DEPARTMENT OF PUBLIC WORKS

On September 30, Trampas Hansard expressed that entrances at the rear would be preferred, and that Stegall Place would require upgrades to meet City standards.

PLANNING COMMISSION RECOMMENDATION

At their public meeting on October 13, 2025, the Planning Commission recommended **approval** of the requested zoning map amendment to rezone a 2.15 +/- acre assemblage from R-2: Single-Family Residential District to R-6: Multiple-Family Residential District, for the construction of 12 town house units.

The Planning Commission did not include any zoning conditions during their motion.

STAFF RECOMMENDATION

Staff recommends **denial** of the requested zoning map amendment to rezone a 2.15 +/- acre assemblage from R-2: Single-Family Residential District to R-6: Multiple-Family Residential District, for the construction of 12 town house units. The subject request would result in a development type and density that does not align with the Residential Character Area pursuant to the Comprehensive Plan of Dawsonville.

However, should the Mayor and City Council choose to approve the subject rezoning request, staff recommend the following conditions of approval:

1. The development shall be constructed in substantial compliance with the submitted application and conceptual plan, except as may be modified to meet applicable Codes, requirements, and conditions of approval.
2. All townhouse units shall be rear loaded, so that overhead garage doors face the rear of the property instead of Stegall Place. A private alley system shall be constructed to provide access to the units; the alleys shall have no greater than two (2) total intersections with public streets.
3. No portions of the minimum required ten-foot landscaped buffers shall be situated on any townhouse lot.

	City of Dawsonville 415 Highway 53 East, Suite 100 Dawsonville, GA 30534 (706) 265-3256	**Zoning Amendment Application**

Application#: ZA-C2600056

Applicant Name(s): Davis Engineering & Surveying - C/O: Payton Anderson

Address: 24 Dawson Village Way South City: Dawsonville Zip: 30534

Cell Phone [redacted] Email: [redacted]

Signature(s) ______ Date 8/7/25

Property Address: 17 & 67 Stegall Place, 258 Maples Street, Dawsonville, GA 30534

Directions to Property from City Hall: Take Allen Street to Highway 53 W 2 min (0.3 mi), Turn right onto Highway 53 W 20 sec (0.1 mi), Continue on Academy Ave. Drive to Stegall Place.

Tax Map Parcel #: D02-019, D02-017, D02-019-001, D02-018 Current Zoning: R2

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

Subdivision Name: Stegall Manor Subdivision Lot # 33,34,35,36

Acres: 2.15 Current use of property: 2 single family residential homes

Has a past request of Rezone of this property been made before? No If yes, provide ZA# ______

The applicant request:

Rezoning to Zoning category: R6 (Residential Multi-Family) Conditional Use permit for: ______

Proposed use of property if rezoned: 12 townhome units (1,700 sf minimum) with concrete driveways, sidewalks, and all necessary additional impromenta

Residential # of lots proposed: 12 Minimum lot size proposed 4,400 sf. (Include Conceptual Plan)

Amenity area proposed Yes , if yes, what Landscaped Open Space (±29,794 sf)

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

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

Proposed Utilities: (utilities developer intends to provide) X Water X Sewer X Electric ___ Natural Gas

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

Road name: Stegall Place Type of Surface: Existing Road

- **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 of Applicant ______ Date 8/7/25

Office Use Only	1333
Date Completed Application Rec'd:	Amount Paid: $551.50 CK Cash CC
Date of Planning Commission Meeting: 10.13.2025	Dates Advertised: 9.24.2025
Date of City Council Meeting: 11.3.2025	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:

Property Owner Authorization

I / We STEGALL PLACE, LLC. hereby swear that I / we own the property located at (fill in address and/or tax map & parcel #) D02-019, D02-017, D02-019-001, D02-018 ______ 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 STEGALL PLACE, LLC.

Signature of Property Owner Shon Geddes - Owner Date Aug 8, 2025

Mailing Address 4085 Copper Leaf Lane

City Cumming State GA Zip 30040

Sworn and subscribed before me on this

8th day of August 20 25

____

Notary Public, State of Georgia

My Commission Expires: 8/8/27

Notary Seal

PAYTON ANDERSON
NOTARY PUBLIC
Lumpkin County
State of Georgia
My Comm. Expires 8/8, 2027

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 $ 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

8-18-25
Date

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

 revised 01.31.2023

August 7, 2025

Letter Of Intent
Rezoning Application - Stegall Place Townhomes Development
City Of Dawsonville, Georgia

Property Address(s): 17 & 67 Stegall Place, and 258 Maple Street, Dawsonville, GA 30534
Current Zoning: R2 (Single Family Residential)
Proposed Zoning: R6 (Residential Multi-Family)
Tax Parcel IDs: D02-019, D02-017, D02-019-001, D02-018
Acreage: ±2.15 acres

Dear Planning Department,

On behalf of the property owner, Stegall Place, LLC, we respectfully submit this Letter of Intent to accompany the rezoning application for the subject parcels listed above. These properties are currently zoned R2 (Single Family Residential), and the request is to rezone them to R6 (Residential Multi-Family) to allow for the development of a 12-unit townhome community as depicted in the attached conceptual site plan.

The proposed development will feature:

- 12 townhome units with a minimum of 1,700 square feet per unit
- Concrete driveways and internal sidewalks
- All necessary site improvements to meet City standards
- Open Space (approximately 29,794 sf) accessible to residents through the rear of each lot

The requested rezoning is in line with the City's objective to support quality residential growth and increased housing variety. The proposed layout utilizes the land efficiently, offers a desirable product for the market, and enhances the surrounding neighborhood's character without overburdening existing infrastructure.

Utilities including water, sewer, and electric are available at the site and will be extended into the development. Access to the site is provided from Stegall Place, an existing paved public road. We are dedicating ± 1,860 sf of the existing right-of-way (s), located on Stegall Place and Maple Street, and will be 1 foot behind the proposed sidewalk.

We believe the R6 zoning designation is appropriate given the property's size, location, and surrounding context. We appreciate your consideration of this request and look forward to working with the City of Dawsonville throughout the review and approval process.

If any additional information is needed, please feel free to contact us at 706.265.1234 or submittals@davisengineers.com.

Sincerely,

Payton Anderson

21-170 Legal Description – 2.16 ACRES

All that tract or parcel of land lying and being in Land Lot 446, 4th District, 1st Section, Dawson County, Georgia, being inside the City Limits of Dawsonville and being all of Lots 33, 34, 35 and 36 of Stegall Manor Subdivision and being more particularly described as follows:

BEGINNING at a ½" rebar found at the intersection of the southern right-of-way of Stegall Place (a 40' right-of-way) and the western right-of-way of Maple Street (a 50' right-of-way);

THENCE, following the western right-of-way of Maple Street, S 01°05'35" E a distance of 108.11' to a ½" rebar found;

THENCE, S 00°36'44" E a distance of 100.09' to a 60D nail found;

THENCE, leaving the aforementioned right-of-way, N 89°49'48" W a distance of 15.90' to a 60D nail found;

THENCE, S 89°15'51" W a distance of 48.52' to a capped ½" rebar found;

THENCE, S 89°20'25" W a distance of 29.23' to a capped ½" rebar found;

THENCE, S 89°22'05" W a distance of 29.33' to a capped ½" rebar found;

THENCE, S 89°09'08" W a distance of 29.22' to a capped ½" rebar found;

THENCE, S 89°26'04" W a distance of 29.24' to a ½" rebar found;

THENCE, S 89°14'45" W a distance of 39.23' to a capped ½" rebar found;

THENCE, S 89°29'50" W a distance of 39.16' to a capped ½" rebar found;

THENCE, S 89°01'27" W a distance of 29.25' to a capped ½" rebar found;

THENCE, S 88°48'21" W a distance of 29.27' to a capped ½" rebar found;

THENCE, S 89°45'36" W a distance of 29.33' to a capped ½" rebar found;

THENCE, S 89°15'32" W a distance of 12.15' to a capped ½" rebar set;

THENCE, S 89°15'32" W a distance of 17.10' to a capped ½" rebar found;

THENCE, S 89°11'50" W a distance of 39.20' to a capped ½" rebar found;

THENCE, S 89°33'42" W a distance of 39.26' to a capped ½" rebar found;

THENCE, S 89°06'13" W a distance of 4.45' to a capped ½" rebar set;

THENCE, N 08°25'37" E a distance of 219.93' to a ½" rebar found on the Sothern right-of-way of Stegall Place;

THENCE, following the aforementioned right-of-way, S 87°49'20" E a distance of 100.15' to a ½" rebar found;

THENCE, N 89°10'28" E a distance of 100.21' to a ½" rebar found;

THENCE, S 89°34'20" E a distance of 224.17' to a ½" rebar found at the intersection of the southern right-of-way of Stegall Place (a 40' right-of-way) and the western right-of-way of Maple Street (a 50' right-of-way), said ½" rebar found being the POINT OF BEGINNING.

Said parcels having a total area of 2.16 Acres as shown on a plat prepared by Davis Engineering and Surveying dated 07-30-2025

Filed 08/07/2025 10:51AM
Bk 00091 Pg 0219
Plat Doc: PLAT

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

THIS BLOCK RESERVED FOR THE CLERK OF THE SUPERIOR COURT

-ZONING INFORMATION-

COUNTY: DAWSON, CITY OF DAWSONVILLE
ZONE: R-2
SETBACK REQUIREMENTS:
FRONT: 40 FEET
REAR: 30 FEET
SIDE: 15 FEET

-FLOOD NOTE-

BASED ON AN INTERPRETATION OF FLOOD INSURANCE RATE MAP NO. 13085C0111C, EFFECTIVE DATE 4/4/2018, THIS SITE IS NOT LOCATED WITHIN THE 100-YEAR FLOOD PRONE AREA. IF THE ACCURATE LOCATION AND/OR ELEVATION OF THE FLOOD HAZARD IS REQUIRED A DETAILED STUDY MAY BE NECESSARY.

-SURVEY NOTES-

FIELD MEASUREMENTS WERE TAKEN WITH A LEICA GS18 DUAL FREQUENCY GNSS RECEIVER, USING AN RTK CONNECTION TO AN ON SITE LEICA GS18 BASE STATION. FIELD DATA HAS A RELATIVE POSITIONAL ACCURACY OF 0.1'.

THIS PLAT HAS BEEN CALCULATED FOR CLOSURE AND FOUND TO HAVE A PRECISION OF 1 FOOT IN 1,974,045 FEET.

THIS PLAT DOES NOT CONSTITUTE AND SHALL NOT BE CONSTRUED AS A TITLE SEARCH OR REPORT, AND THUS MAY BE SUBJECT TO ANY EASEMENTS, RIGHT OF WAY OR RESTRICTIONS ONE MAY FIND.

STATEMENT OF LIMITATIONS: THE UNDERSIGNED ASSUMES NO RESPONSIBILITY OR LIABILITY FOR STATEMENTS OR CERTIFICATIONS MADE OR IMPLIED ON THIS DOCUMENT OR PLAT EXCEPT THOSE SPECIFICALLY DEFINED BY THE LAWS OF THE STATE OF GEORGIA AND THE STATE BOARD OF REGISTRATION FOR PROFESSIONAL ENGINEERS AND LAND SURVEYORS AS BEING WITHIN THE SCOPE OF TRAINING, EDUCATION, EXPERIENCE AND EXPERTISE NECESSARY FOR PRACTICE AS A REGISTERED LAND SURVEYOR.

THIS PLAT WAS PREPARED FOR THE EXCLUSIVE USE OF THE PERSON, PERSONS OR ENTITY NAMED ON THIS PLAT.

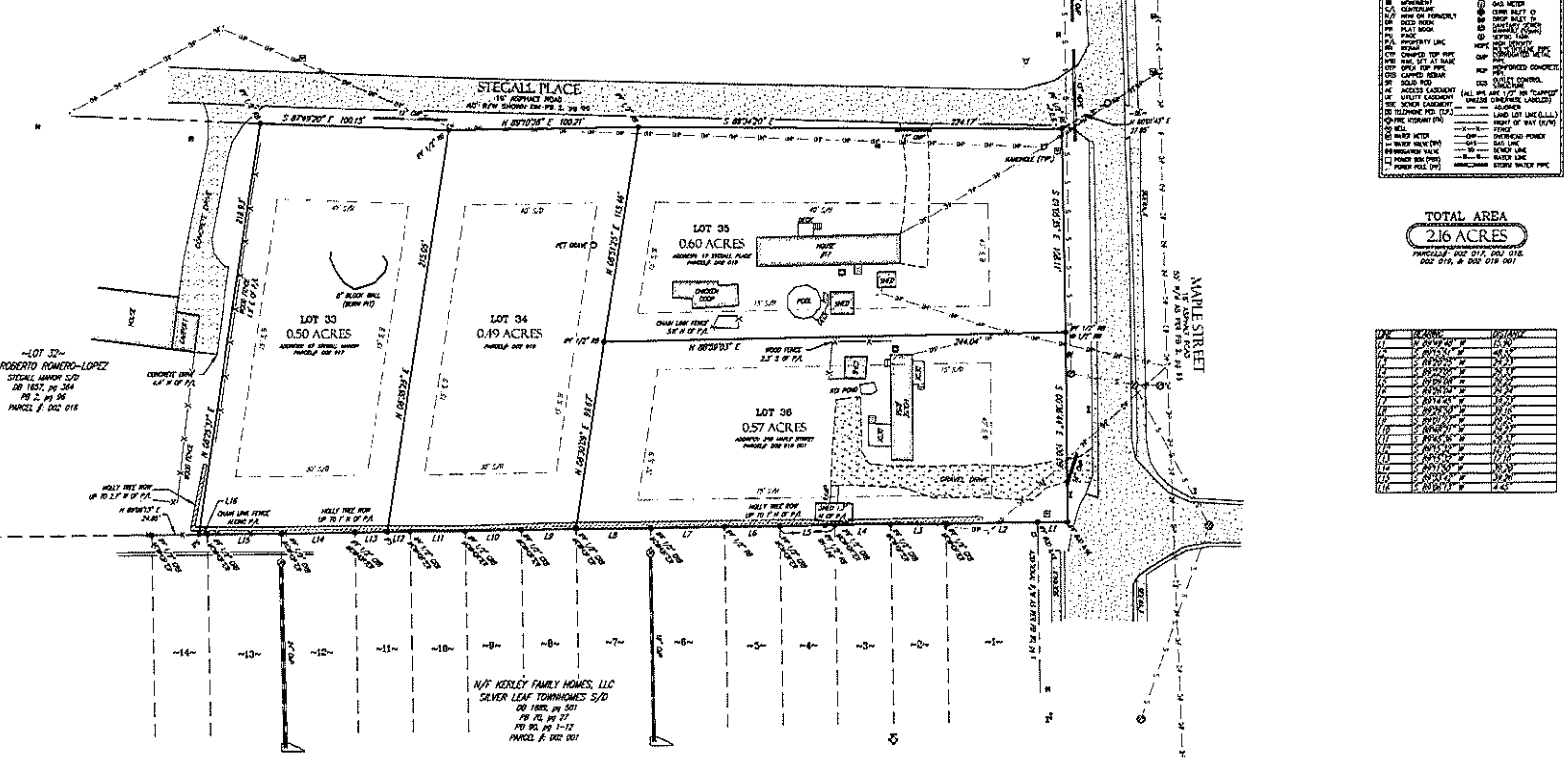
THIS DOES NOT EXTEND TO ANY UNNAMED THIRD PARTY WITHOUT AN EXPRESSED RESTATEMENT BY THE SURVEYOR.

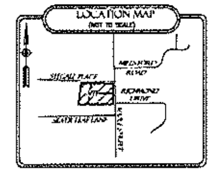
TYPE OF SURVEY: RETRACEMENT

SOURCE OF TITLE DESCRIPTION FOR PROPERTY SHOWN HEREON:
DB 732, pg 370 & DB 732, pg 372

PROPERTY OWNERS AS OF SURVEY DATE: STEGALL PLACE, LLC. & 258 MAPLE STREET, LLC.

PARCEL NUMBERS: D02 017, 002 018, 002 019, & 002 019 001





-LEGEND-

TOTAL AREA

2.16 ACRES

PARCELS#: D02 017, 002 018, 002 019, & D02 019 001

GRAPHIC SCALE

(IN FEET)
1 inch = 30 ft.

-UTILITY NOTE-

NO UNDERGROUND UTILITIES WERE LOCATED OR SHOWN HEREON. PRIOR TO ANY DIGGING OR CONSTRUCTION, CONTACT GEORGIA ONE CALL (811) FOR UTILITY MARKINGS.

GEORGIA811
www.Georgia811.com

THIS PLAT IS A RETRACEMENT OF AN EXISTING PARCEL OR PARCELS OF LAND AND DOES NOT SUBDIVIDE OR CREATE A NEW PARCEL OR MAKE ANY CHANGES TO ANY REAL PROPERTY BOUNDARIES. THE RECORDING INFORMATION OF THE DOCUMENTS, MAPS, PLATS, OR OTHER INSTRUMENTS WHICH CREATED THE PARCEL OR PARCELS ARE STATED HEREON. RECORDATION OF THIS PLAT DOES NOT IMPLY APPROVAL OF ANY LOCAL JURISDICTION, AVAILABILITY OF PERMITS, COMPLIANCE WITH LOCAL REGULATIONS OR REQUIREMENTS, OR SUITABILITY FOR ANY USE OR PURPOSE OF THE LAND. FURTHERMORE, THE UNDERSIGNED LAND SURVEYOR CERTIFIES THAT THIS PLAT COMPLIES WITH THE MINIMUM TECHNICAL STANDARDS FOR PROPERTY SURVEYS IN GEORGIA AS SET FORTH IN THE RULES AND REGULATIONS OF THE GEORGIA BOARD OF REGISTRATION FOR PROFESSIONAL ENGINEERS AND LAND SURVEYORS AND AS SET FORTH IN O.C.G.A. SECTION 15-6-67.

Morgan Starbuck
MORGAN E. STARBUCK PLS# 3621

-SURVEYOR CERTIFICATION-

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

SURVEY FOR:

SHON GEDDES
STEGALL MANOR S/D LOTS 33, 34, 35, & 36
LAND LOT 446, 4th DISTRICT, 1st SECTION
CITY OF DAWSONVILLE
DAWSON COUNTY, GEORGIA

DRAWING BY: RAG
DRAWING DATE: 07/30/2025
FIELD CREW: BP
FIELD DATE: 07/22/2025
FILE: 21-170 R01.dwg

SHEET NO.
1 of 1

PROJECT NO.
21-170

CURRENTLY, THIS PROPERTY CONSISTS OF 4 PARCELS WITH 2 SINGLE FAMILY RESIDENTIAL HOMES. THE PROPOSED DEVELOPMENT WILL CONSIST OF 12 TOWNHOME UNITS (1700 SF MINIMUM) WITH CONCRETE DRIVEWAYS, SIDEWALKS AND ALL NECESSARY ADDITIONAL IMPROVEMENTS.

MINIMUM BUILDING HEATED SQUARE FOOTAGE: 1700 SF

MINIMUM LOT SIZE: 4,400 SF

LANDSCAPED OPEN SPACE: 29,794 SF (32%)
OPEN SPACE ACCESSIBLE TO RESIDENTS THROUGH THE REAR OF EACH LOT OF THE DEVELOPMENT.

DAWSON COUNTY PARCELS:
TOTAL AREA – 2.15 ACRES
SITE DENSITY: – 5.58 UNITS/ACRE

DAWSONVILLE – ZONING
EXISTING – R2
PROPOSED – R6 (RESIDENTIAL MULTI-FAMILY)

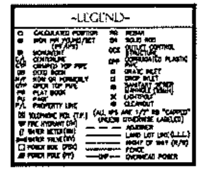
BUILDING SETBACKS:
FRONT – 30'
SIDE – 10'
REAR – 20'

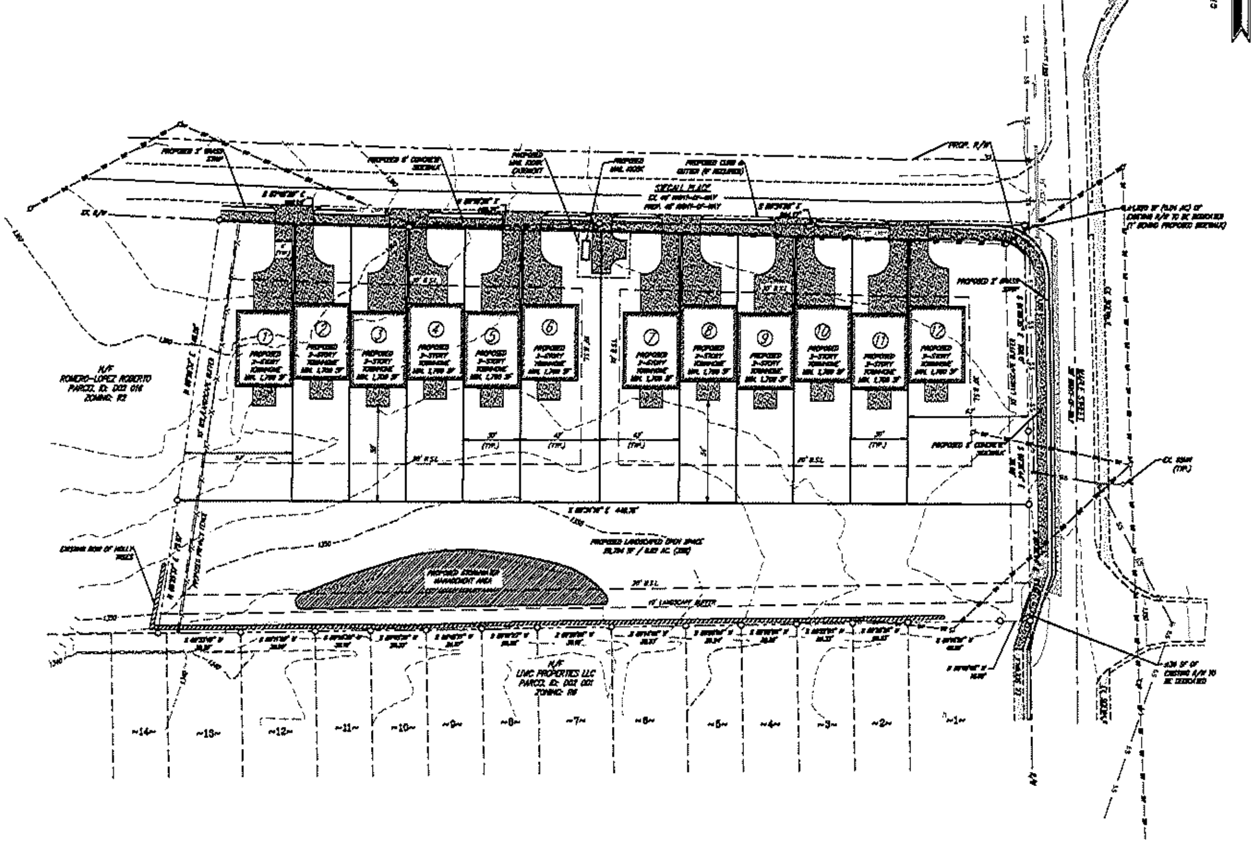
BOUNDARY INFORMATION FROM PLAT OF SURVEY FOR SHON GEDDES BY DAVIS ENGINEERING & SURVEYING, LLC DATED: 7/31/2025.

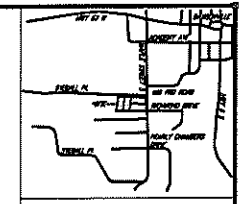
TOPOGRAPHIC INFORMATION FROM DAWSON COUNTY GIS
CONTOUR INTERVAL= 2'

WATER SERVICE – CITY OF DAWSONVILLE
SEWER SERVICE – CITY OF DAWSONVILLE

-LEGEND-







LOCATION MAP
N.T.S.

SITE ADDRESS:
17 STEGALL PLACE
67 STEGALL PLACE
258 MAPLE STREET
DAWSONVILLE, GA 30534

PARCEL ID:
D02 019
D02 017
D02 019 001
D02 018

OWNER:
STEGALL PLACE, LLC
4085 COPPER LEAF LANE
CUMMING, GA 30040

24-HR CONTACT:
SHON GEDDES
5755 HENDRIX ROAD
CUMMING, GA 30040

GRAPHIC SCALE
(IN FEET)
1 inch = 30 ft.

GEORGIA811
www.Georgia811.com

IF ANY CONFLICTS, DISCREPANCIES, OR ANY OTHER UNSATISFACTORY CONDITIONS ARE DISCOVERED, EITHER ON THE CONSTRUCTION DOCUMENTS OR FIELD CONDITIONS, THE CONTRACTOR MUST NOTIFY THE ENGINEER IMMEDIATELY AND SHALL NOT COMMENCE FURTHER OPERATION UNTIL THE CONFLICTS, DISCREPANCIES, OR OTHER UNSATISFACTORY CONDITIONS ARE RESOLVED.

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

REVISION	DATE	DESCRIPTION
-	-	-

CONCEPTUAL PLAN FOR
STEGALL PLACE TOWNHOMES DEVELOPMENT
LAND LOT 446
4th DISTRICT, 1st SECTION
CITY OF DAWSONVILLE
DAWSON COUNTY, GEORGIA

DRAWN BY:	BW
CHECKED BY:	PSA
LAND LOT:	446
DISTRICT:	4th
SECTION:	1st
CITY:	DAWSONVILLE
COUNTY:	DAWSON
DATE:	[illegible]

SHEET NO.
1 OF 1

PROJECT NO.
21-170

Notice of Public Hearing

The City of Dawsonville Planning Commission and the City of Dawsonville Mayor and City Council will each conduct a public hearing at the respective dates and times provided below, regarding a certain matter itemized herein. Public hearings will be conducted in the Council Chambers on the second floor of City Hall located at 415 Hwy. 53 East, Dawsonville Georgia 30534. The public is invited to attend.

ZA-C260056: Davis Engineers & Surveying – c/o Payton Anderson 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 R-6: Multiple-Family Residential District, for the construction of 12 town house units.

Tax map parcel D02 017 (67 Stegall Place), tax map parcel D02 018 ("0" Stegall Place), tax map parcel D02 019 (17 Stegall Place), and tax map parcel D02 019 001 (258 Maple Street).

Public Hearing Dates: Planning Commission Monday, October 13, 2025, at 5:30 PM. Mayor and City Council Monday, November 3, 2025, at 5:00 PM.

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

Those persons with disabilities who require reasonable accommodations in order to allow them to observe and/or participate in this meeting or who have questions regarding the

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

John Walden
Mayor

Jacob Evans
City Manager

Beverly Banister
City Clerk

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
Dawsonville, GA 30534
Office (706)265-3256
www.dawsonville-ga.gov

Stacy Harris
Zoning Admin

PUBLIC HEARING NOTICE

The City of Dawsonville Planning Commission and the City of Dawsonville Mayor and City Council will each conduct a public hearing at the respective dates and times provided below, regarding a certain matter itemized herein. Public hearings will be conducted in the Council Chambers on the second floor of City Hall located at 415 Hwy. 53 East, Dawsonville Georgia 30534. The public are invited to attend.

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

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


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:
ZA C260056
Zoning Request R-2 to R6
HEARINGS WILL BE HELD BY:
PLANNING COMMISSION:
DATE: 10.13.2025
TIME: 5:30pm
CITY COUNCIL:
DATE: 11.03.2025
TIME: 5:00pm
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

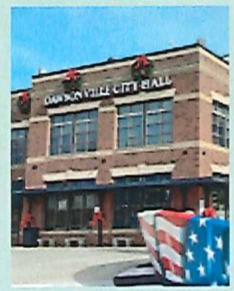
ARCHITECTURE STYLES

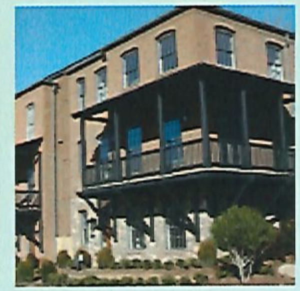
CRAFTSMAN



ITALIANATE



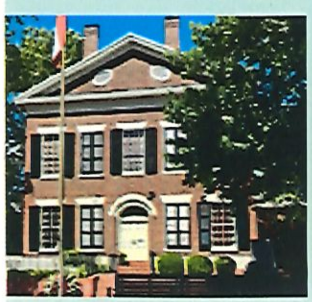
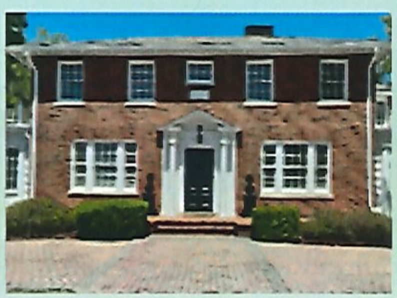


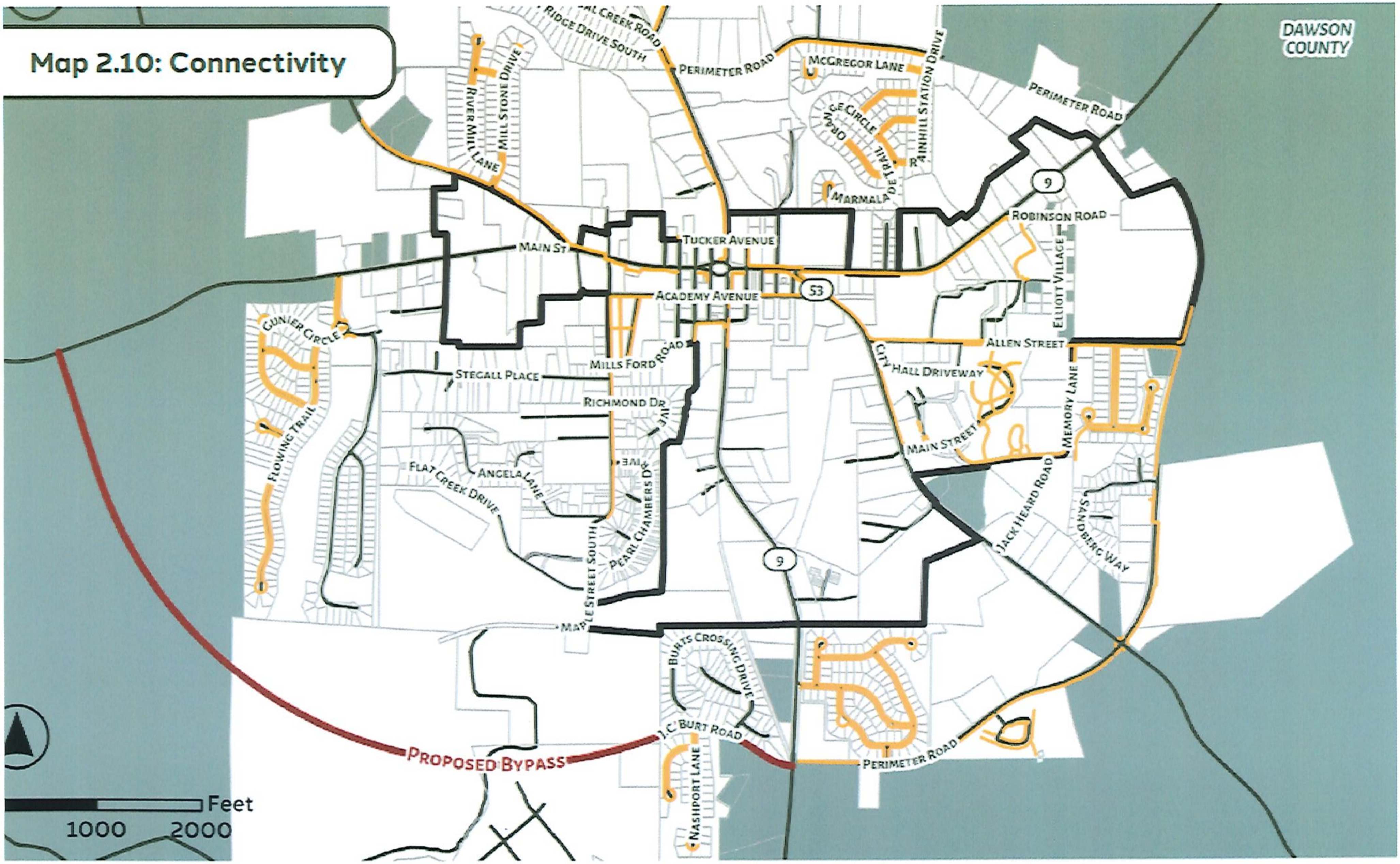
FOLK VICTORIAN





COLONIAL REVIVAL

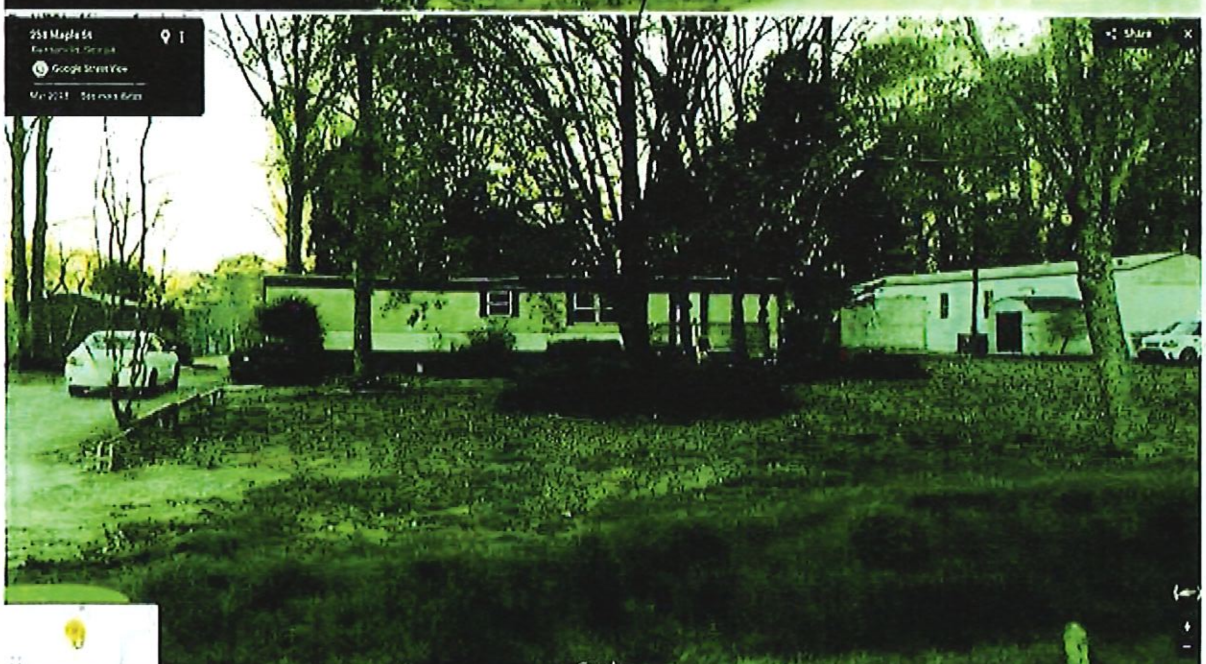



OWNTOWN DAWSONVILLE // CONNECTIVITY

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


220 Maple St
Google Street View
Google


Google Street View
Share
Google

E. Areas Requiring Special Attention

The Georgia Department of Community Affairs has identified the following seven special conditions and requires that they be addressed in the partial plan update where they exist within the community:

- Natural or cultural resources.
- Areas where rapid development or change of land use is likely to occur.
- Areas where the pace of development has and/or may outpace the availability of community facilities and services.
- Areas in need of redevelopment and/or significant improvements to aesthetics or attractiveness.
- Large, abandoned structures or sites.
- Infill development opportunities.
- Areas of significant disinvestment, levels of poverty, and/or substantially higher unemployment.

The city has reviewed existing conditions and has identified areas that require special attention. These areas have been indicated on the enclosed map entitled "City of Dawsonville Areas Requiring Special Attention."

A. Areas of Significant Natural or Cultural Resources

The City of Dawsonville contains numerous streams which are a valuable natural resource and have identified in their Needs and Opportunities analysis:

- the need for greenspace/ improved management of greenspace
- improved resources for natural resource management
- continue plans to revitalize downtown/ coordinate new development within the existing community that could include greenways and pathways.

B. Areas Where Rapid Development or Change of Land Use Is Likely to Occur

1. Downtown Connector: 17-acre Parcel which can connect the City Hall/Main Street Part area and the historic district.
2. Airport
3. Lanier Technical College/Education area
4. Proposed GDOT 2030 Bypass/exact route location still TBD

C. Areas Where the Pace of Development has and/or may outpace the availability of Community Facilities and Services *(Not Applicable)*

D. Areas in Need of Redevelopment and/or Significant Improvements to Aesthetics or Attractiveness

1. Specific areas that require significant improvements to aesthetics or attractiveness notated on the Areas Requiring Special Attention Map include:
    a. Maple Street

b. Stegall Place
c. Pearl Chambers
d. Flat Creek Drive
e. Hwy 9 South Apartments

E. Large Abandoned Structures or Sites *(Not Applicable)*

F. Areas with Significant Infill Development Opportunities *(Not Applicable)*

G. Areas of Significant Disinvestment, Levels of Poverty, and/or Unemployment Substantially Higher than levels for the Community as a Whole

1. Specific areas of significant disinvestment, levels of poverty and/or unemployment substantially higher than levels for the community as a whole and notated on the Areas Requiring Special Attention Map include:
   a. Maple Street
   b. Stegall Place
   c. Pearl Chambers
   d. Flat Creek Drive
   e. Hwy 9 South Apartments

DAWSONVILLE CITY COUNCIL
EXECUTIVE SUMMARY FOR
AGENDA ITEM # 10

SUBJECT: **ALCOHOL LICENSE REVOCATION APPEAL: I HEART NY PIZZA**

CITY COUNCIL MEETING DATE: 11/17/2025

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 CONSIDER APPEAL FROM I HEART NY PIZZA FOR REVOCATION OF ALCOHOL LICENSE.

HISTORY/ FACTS / ISSUES:

- 07/23/2025 – License suspended for non-payment of alcohol excise tax for three consecutive months (April – June, 2025); resolved 07/24/2025
- 07/24/2025 – Received payment of April, May and June 2025 alcohol excise tax
- 08/28/2025 – Notice of Delinquent Alcohol Excise Tax; warned of further action
- 10/03/2025 – License suspended for 14 days (10/12/2025 – 10/26/2025) for non-payment of alcohol excise tax - August and September. Totaling 5 months or 50% of the current calendar year.
- 10/17/2025 - During their suspension period, alcohol was served. Pictures are attached and owners also admitted to it.
- 10/23/2025 – Received payment of August and September 2025 Alcohol excise tax
- 10/29/2025 – Revocation of Alcohol License for two years for reasons above.
- 11/07/2025 – Received letter of appeal from I Heart NY Pizza

OPTIONS:

RECOMMENDED SAMPLE MOTION:

REQUESTED BY: Jacob Evans, City Manager

Dt: 11/07/2025
Dawsonville.

To,
The city council of Dawsonville
Dawsonville.

Subject :- Appeal for Revocation of Alcohol License. Reg :-

Dear Sir,

Due to family emergency I was out of Atlanta for couple of months and during my absence I hired one manager to look after my store I LOVE NY PIZZA of Dawsonville located at 29 Main Street St-150 Dawsonville - 30534. He failed in paying alcohol Taxes regularly even after couple of notices & warning, I was completely unaware of this because my situation was not in position to cordinate with the manger. when I checked with him he paid but after dead line. when I returned to Atlanta I received copy of revocation of alcohol liscence for two year from (Nov-2025 to Nov-2027).

Hence I sincierly request you to give me one more chance on this because

Two years of Suspension of Alcohol licence on the Store will affect the business and also the livelyhood of many employees. Please Consider this letter as humble request and I assure this will never happen on records further.

Kindly do the needfull and please accept my request on revocation of Alcohol liscence.

Yours Sincierly,

(signature)

(Lakshmi AnuRadha)
OWNER :- G'Louney Pizza
Dawsonville.

29 Main St. Dawsonville
30534

Ph:- 770-598-9303
470-758-5979.

U.S. Postal Service™
CERTIFIED MAIL® RECEIPT
Domestic Mail Only

For delivery information, visit our website at www.usps.com®.

OFFICIAL USE

CUMMING, GA 30041

Certified Mail Fee $5.30
$ $4.40
Extra Services & Fees (check box, add fee as appropriate)
☐ Return Receipt (hardcopy) $ $0.00
☐ Return Receipt (electronic) $ $0.00
☐ Certified Mail Restricted Delivery $ $0.00
☐ Adult Signature Required $ $0.00
☐ Adult Signature Restricted Delivery $
Postage $2.17
$
Total Postage and Fees $11.87
$

Postmark Here
DAWSONVILLE GA 30534-9998 JUL 23 2025
07/23/2025

Sent To Lakshmi Anuradha Nimmtha
Street and Apt. No., or PO Box No. 2515 Prestwood Dr
City, State, ZIP+4® Cumming GA 30040

PS Form 3800, April 2015 PSN 7530-02-000-9047 See Reverse for Instructions

7019 1640 0001 9716 0781

Hand Delivery by Stacy Harris 7/23/2025 @ 4:05 p.m.

Gave info/Letter to Manager on Duty.

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

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

July 23, 2025

Via Hand Delivery and Certified Mail

Lakshmi Anuradha Nimmithi dba I Love NY Pizza of Dawsonville
2815 Prestwood Drive
Cumming, GA 30040

RE: Immediate Suspension of Alcoholic Beverage License

Dear Ms. Nimmithi,

As you are aware, there have been three (3) infractions related to your business, I Love NY Pizza of Dawsonville, located at 29 Main Street, Suite 140-160, Dawsonville, Georgia 30534.

Excise tax payments are currently delinquent for the months of April, May, and June 2025. Please note the following:

- The April excise tax payment was returned due to non-sufficient funds (see attached letter).
- May and June excise tax reports and payments have not been received to date.

This license is being suspended in accordance with Alcoholic Beverage Ordinance Chapter 3 – Alcoholic Beverages Sec. 3-62 (9) A license / permit may be suspended or revoked by the City Manager, at his/her discretion, upon any of the following:

(9) When a license has been delinquent or in default in their monthly excise tax reporting and remittance obligations at least three (3) months in a calendar year.

These infractions must be corrected before your Alcohol License can be reinstated. Please be advised that no alcoholic beverages may be served, nor is BYOB permitted, without a current and valid Alcohol License.

We urge you to bring your account into compliance as soon as possible to avoid further enforcement action. If you have any questions or need assistance, feel free to contact our office.

Best regards,

Jacob Evans
City Manager

Sec. 3-62. - Suspension or revocation of license/permit generally.

A license/permit may be suspended or revoked by the city manager, at his/her discretion, upon any of the following:

(1) When a licensee furnishes fraudulent or untruthful information in the application for a license/permit or omits information required in the application for a license/permit, or for failure to pay all fees, taxes, or other charges imposed under the provisions of this chapter or otherwise owed to the city.

(2) When the state revokes any permit or license of any licensee to sell at wholesale or retail any alcoholic beverages. Upon such occurrence, the city license to sell alcoholic beverages shall thereupon be automatically revoked.

(3) When a licensee has been found in violation of provisions of state and/or local law prohibiting the employment of underage persons to dispense, serve, sell, or take orders for any alcoholic beverage.

(4) When a licensee has been found in violation of provisions of state and/or local law prohibiting sales of alcoholic beverages to underage persons.

(5) When a licensee has been found to be engaging in conduct authorized by his license/permit during a period of license/permit suspension.

(6) When any licensed/permitted establishment does not meet the licensing qualifications set forth in this chapter, any time such knowledge becomes known to the city.

(7) When an act or omission by a licensee, owner of more than ten percent interest in the licensed/permitted establishment, is willingly or knowingly performed, which constitutes a violation of federal or state law or of any provision of this chapter.

(8) When an act of omission by an employee of a licensee, where such acts of the employee were known to or under reasonable circumstances should have been known to the licensee, which constitutes a violation of federal or state laws or of any provision of this chapter.

(9) When a licensee has been delinquent or in default in their monthly excise tax reporting and remittance obligations at least three months in a calendar year.

(10) When a licensee is found to have violated any provision of this chapter.

(Ord. of 10-7-2019, § 1)

415 Highway 53 E. Suite 100
Dawsonville, Georgia 30534

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

June 3, 2025

I Love NY Pizza of Dawsonville, Inc.
29 Main St.
Suite 140 – 160
Dawsonville, GA 30534

Please find enclosed invoice #I2501148 in the amount of $300.87. **<u>This amount is due immediately and must be paid with cash or credit card.</u>**

Your check #1735 payable to the City of Dawsonville for your April 2025 alcohol excise tax in the amount of $218.97 was returned by your bank for non-sufficient funds.

Since your check was returned, your April 2025 excise tax is considered delinquent and the charges below have been added to your account as per Chapter 3, Article V, Section 3-202 of the City's ordinance, along with a returned check fee.

April 2025 Alcohol Excise Tax	$218.97
Returned Check Fee (NSF)	$ 35.00
Late Filing Fee	$ 25.00
Ten-Percent Penalty	$ 21.90
Total	**$300.87**

Thank your for your prompt attention to this matter. The City is empowered to pursue any remedy or right of collection and payment of taxes lawfully levied by the City, as may be allowed under the laws of the State and the ordinances of the City.

Sincerely,

Beverly A. Banister
City Clerk

415 Highway 53 E. Suite 100
Dawsonville, Georgia 30534

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

August 28, 2025

SENT VIA USPS MAIL AND EMAIL TO: sn@ilovenypizzadawsonville.com

I Love NY Pizza
29 Main Street
Suite 150
Dawsonville, GA 30534

RE: Delinquent Alcohol Excise Tax

The City of Dawsonville has not received your July 2025 alcohol excise tax remittance which became delinquent on August 21, 2025. As a provision to maintain your alcohol license, you must remit your excise tax immediately The delinquent tax shall now incur a late filing fee of twenty-five dollars ($25.00) and a ten percent (10%) penalty of the delinquent tax. This amount must be added to the total amount of the fee. For your convenience, an excise tax reporting form has been included with this correspondence.

For your convenience, an excise tax reporting form has been included with this correspondence.

If we do not receive your July 2025 alcohol excise tax, please note, the City Manager is empowered to pursue any remedy or right of collection and payment of taxes lawfully levied by the City, as may be allowed under the laws of the State and the Ordinances of the City.

Sincerely,

Beth Tuttle

Beth Tuttle
Administrative Assistant

Cc: Jacob Evans, City Manager

Enclosure

415 Highway 53 E. Suite 100
Dawsonville, Georgia 30534

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

October 3rd, 2025

SENT VIA USPS MAIL, DELIVERED IN PERSON, AND EMAIL TO:
sn@ilovenypizzadawsonville.com

I Love NY Pizza
29 Main Street
Suite 150
Dawsonville, GA 30534

Lakshmi Anuradha Nimmithi dba I Love NY Pizza of Dawsonville
2815 Prestwood Drive
Cumming, GA 30040

RE: Delinquent Alcohol Excise Tax and Suspension of Alcohol License

Dear Ms. Nimmithi,

This correspondence serves as formal notice regarding delinquent alcohol excise tax payments and the resulting suspension of your alcohol license.

The City of Dawsonville acknowledges receipt of your alcohol excise tax remittances for April, May, and June 2025; however, these payments were submitted past their respective due dates. Furthermore, as of the date of this notice, the City has not received your excise tax remittances for August and September 2025. This constitutes non-compliance for five months, representing 50% of the current calendar year. In accordance with the City's Alcohol Ordinance, the delinquent taxes for August and September 2025 are now subject to the following penalties:

- A late filing fee of twenty-five dollars ($25.00) per month.
- A penalty of ten percent (10%) of the total delinquent tax amount.

These penalties must be added to the total amount due and remitted in full.

Additionally, pursuant to Section 3-62(9) of the City of Dawsonville Code of Ordinances, the City Manager is hereby issuing a **14-day suspension** of your alcohol license, effective **October 12, 2025, through October 26, 2025**. During this period, your establishment is **prohibited from selling or serving alcoholic beverages**.

Failure to remit the full delinquent tax amount, including applicable penalties and fees, by the conclusion of the suspension period will result in further enforcement action. Specifically, the City Manager reserves the right to **revoke your alcohol license** in accordance with applicable City Ordinances and State law. Please be advised that continued non-compliance may result in **permanent revocation** of your alcohol license. Please note that the default period for a revocation is two years.

For your convenience, an alcohol excise tax reporting form is enclosed with this notice.

Pursuant to the Code of the City of Dawsonville, you have the right to appeal this decision to the Dawsonville City Council. Your appeal must be submitted in writing in the office of the City Manager within ten days of the delivery of this notice. More details about the appeal process may be found by consulting the Code of the City of Dawsonville, including but not limited to Section 3-67 of that Code.

Sincerely,

Jacob Evans, City Manager

415 Highway 53 E. Suite 100
Dawsonville, Georgia 30534

CITY OF DAWSONVILLE
Established 1859
GEORGIA

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

October 29, 2025

SENT VIA USPS MAIL AND EMAIL TO: sn@ilovenypizzadawsonville.com AND HAND DELIVERED TO THE ADDRESS BELOW

I Love NY Pizza
29 Main Street
Suite 150
Dawsonville, GA 30534

RE: Revocation of Alcohol License

This correspondence serves as formal notice regarding the violation of the suspension of your alcohol license, and the resulting revocation of your alcohol license for two (2) years.

The City of Dawsonville acknowledges receipt of your alcohol excise tax remittances July, August and September 2025; however, these payments were submitted past their respective due dates. This constituted non-compliance for five months, representing 50% of the current calendar year. Pursuant to Section 3-62(9) of the City of Dawsonville Code of Ordinances, the City Manager issued a 14-day suspension of your alcohol license, effective October 12, 2025, through October 26, 2025. During this period, your establishment was prohibited from selling or serving alcoholic beverages. On Friday, October 17, 2025, a city staff member observed and documented the serving of alcohol at your licensed premises. This is in direct violation of Section 3-65(a) of the City of Dawsonville Code of Ordinances

In accordance with Section 3-62(5) of the City of Dawsonville Code of Ordinances, the City Manager is **revoking your alcohol license for a period of two years, from November 10, 2025 – November 10, 2027**. In addition, the State has also been notified. In accordance with State law, you are directed to remove all alcohol from the location noted above and remove any alcohol license that exists on the premise.

During the revocation period, you are prohibited from selling or serving alcoholic beverages. In addition, the licensee may not submit an application for a license/permit. Following the expiration of the revocation period, the license/permit shall not automatically be reinstated; the licensee shall be required to reapply for said license/permit, if the licensee so desires, and said application shall be treated as an initial application.

Pursuant to the Code of the City of Dawsonville, you have the right to appeal this decision to the Dawsonville City Council. Your appeal must be submitted in writing in the office of the City Manager within ten days of the delivery of this notice. More details about the appeal process may be found by consulting the Code of the City of Dawsonville, including but not limited to Section 3-67 of that Code.

Sincerely,

Jacob Evans
City Manager

Enclosure


400


TRULY
WILD BERRY
NO WORKING
DURING

DAWSONVILLE CITY COUNCIL EXECUTIVE SUMMARY FOR AGENDA ITEM #__11____

SUBJECT: __**AGREEMENT FOR ANIMAL CONTROL ENFORCEMENT**

CITY COUNCIL MEETING DATE:___11/17/2025________

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 AGREEMENT FOR ANIMAL CONTROL ENFORCEMENT

HISTORY/ FACTS / ISSUES:

The previous agreement was adopted in 2019 and was set to expire at the end of this year. Staff has been working with the Humane Society and the County to update this accordingly.

The only modification to this agreement is that City staff will now be responsible for transporting animals directly to the Humane Society.

OPTIONS:

RECOMMENDED SAMPLE MOTION:

REQUESTED BY:_____Jacob Evans, City Manager

AGREEMENT FOR ANIMAL CONTROL ENFORCEMENT

STATE OF GEORGIA
COUNTY OF DAWSON

This AGREEMENT FOR ANIMAL CONTROL ENFORCEMENT ("Agreement") is hereby made and entered into effective this ___ day of _________________, 2025, between the CITY OF DAWSONVILLE, GEORGIA (hereinafter referred to as "CITY"), DAWSON COUNTY, GEORGIA (hereinafter referred to as "COUNTY"), and the DAWSON COUNTY HUMANE SOCIETY, INC., a Georgia non-profit corporation (hereinafter referred to as "HUMANE SOCIETY") for the purpose of providing and maintaining Animal Control code enforcement and related services within the CITY and COUNTY. The parties hereto hereby agree as follows:

WHEREAS, the Constitution of the State of Georgia provides, in Article IX, Section III, Paragraph I, subparagraph (a), that any county or municipality of the State of Georgia may contract for any period not exceeding 50 years, with each other or with any other public agency, public corporation, or public authority for the provision of services, or for the joint or separate use of facilities or equipment when such contracts deal with activities, services, or facilities which the contracting parties are authorized by law to undertake or provide; and

WHEREAS, the CITY provides Animal Control Services within the CITY and the COUNTY provides Animal Control Services in the COUNTY outside of the CITY limits and inside the City limits consistent with this Agreement; and

WHEREAS, animal control services provided by the COUNTY are paid for, in full or in part, by ad valorem taxes paid to the COUNTY by land owners in the CITY and in the COUNTY; and

WHEREAS, the HUMANE SOCIETY is a non-profit entity that operates an animal shelter in the COUNTY that is funded in part by the COUNTY for the provision of animal control services; and

WHEREAS, the HUMANE SOCIETY animal shelter is the only receiving facility in Dawson County to receive homeless and misplaced animals from Dawson County Animal Control; and

WHEREAS, the HUMANE SOCIETY is a "no kill" shelter established on the principle that there is no reason for a healthy animal to be euthanized in Dawson County; and

WHEREAS, the COUNTY and the CITY both acknowledge receiving substantial benefits under this Agreement; and

WHEREAS, the parties hereto have determined that this Agreement serves the best interest of all parties and best serves the health, welfare, and safety of the residents and businesses located within the geographical confines of the CITY and COUNTY.

NOW, THEREFORE, in consideration of the promises set forth and the mutual promises hereby made, the covenants and conditions set forth herein, and in consideration of the terms of this Agreement as a whole, the parties hereby agree as follows:

1.

REVOCATION OF PRIOR AGREEMENT(S): The parties hereby revoke any prior agreements related to the provision of animal control services within CITY and COUNTY, including but not limited to that certain "Agreement for Animal Control Enforcement," dated April 17, 2019.

2.

TERM OF CONTRACT: This contract shall become effective upon execution by the parties and shall continue in full force and effect until its expiration or termination in accordance with the terms hereinbelow.

As required by O.C.G.A. § 36-60-13, this Agreement shall terminate absolutely and without further obligation on the part of CITY or the COUNTY on the last day of such local government's fiscal year each year of the Term, and further, that this Agreement shall automatically renew on the first day of each subsequent fiscal year, absent the CITY or the COUNTY's provision of written notice of non-renewal to the other parties hereto at least ninety (90) days prior to the end of the then current fiscal year. To the extent this may apply to this Agreement, title to any supplies, materials, equipment, or other personal property shall remain in HUMANE SOCIETY until fully paid for by CITY or COUNTY, whichever may be responsible therefor.

3.

ANIMAL CONTROL SERVICES TO BE PERFORMED BY THE CITY: Subject to its obligations as specifically set forth in this Agreement, the CITY shall perform the following services for the benefit of the residents and businesses of the CITY:

a) Provide Animal Control services within the corporate limits of the CITY, as set forth in the CITY animal control ordinance.

b) Provide services for the care of injured animals located in the CITY as set forth in the CITY animal control ordinance.

c) Enforce throughout the corporate limits of the CITY the provisions of the CITY animal control ordinance, as amended from time to time.

d) Make reasonable efforts to identify the owner of any animal it impounds and return the animal to its owner in accordance with state law and/or the CITY animal control ordinance.

e) All tickets issued for violations of CITY ordinances related to Animal Control shall be returned to the City Court. All fines received by the City Court for Animal Control violations shall go to the CITY.

4.

ANIMAL CONTROL SERVICES TO BE PERFORMED BY THE COUNTY: The COUNTY shall perform the following services for the benefit of the residents and businesses of the COUNTY outside of the CITY limits:

a) Provide Animal Control services in the COUNTY outside of the corporate limits of the CITY, as set forth in the COUNTY animal control ordinance.

b) Provide services for the care of injured animals through the HUMANE SOCIETY or other third-party provider(s) (who shall be a licensed and practicing veterinarian in Dawson County) chosen by the COUNTY.

c) Enforce throughout the COUNTY excluding the corporate limits of the CITY the provisions of the COUNTY animal control ordinance, as amended from time to time.

d) Make reasonable efforts to identify the owner of any animal it impounds and return the animal to its owner in accordance with state law and/or the COUNTY animal control ordinance.

e) All tickets issued for violations of COUNTY ordinances related to Animal Control shall be returned to the Magistrate Court. All fines received by the

Magistrate Court for Animal Control violations shall go to the COUNTY.

5.

TRANSFER OF CITY-IMPOUNDED ANIMALS TO DAWSON COUNTY HUMANE SOCIETY: The CITY and COUNTY shall care for CITY-impounded animals as follows:

a) The CITY shall temporarily maintain each CITY-impounded animal at the CITY's own facility while an attempt is made to contact the animal's owner and make arrangements for owner pick-up.

b) The CITY shall not "rehome" (adopt out) any impounded animals instead of arranging for transportation to the HUMANE SOCIETY.

c) The HUMANE SOCIETY shall be authorized to charge its standard fees as a condition of redemption of any animal transferred from the CITY. The HUMANE SOCIETY shall impose a schedule of progressively increasing fees for redemption of animals brought repeatedly to the shelter.

6.

COMPENSATION: The COUNTY and the CITY both acknowledge receiving substantial benefits under this Agreement for animal control enforcement asset forth herein.

7.

SEPARATE AGREEMENT: The COUNTY and the HUMANE SOCIETY may enter into such separate agreement, if any, as they deem necessary apart from this Agreement so long as any such separate agreement does not conflict with any of the terms or conditions of this Agreement.

8.

OBLIGATIONS OF THE CITY: The CITY shall devote sufficient time and effort to perform the services described in this Agreement and shall supply all tools, equipment, manpower, instruments, and other equipment required to perform the services set forth herein within the corporate limits of the CITY.

9.

OBLIGATIONS OF THE COUNTY: The COUNTY shall devote sufficient time and effort to perform the services described in this Agreement and shall supply all tools, equipment, manpower, instruments, and other equipment required to perform the services set forth herein outside of the corporate limits of the CITY. The COUNTY agrees to pay such costs or fees as may be negotiated between it and the HUMANE SOCIETY from time to time for Animal Shelter services provided on animals impounded and transferred to the HUMANE SOCIETY from the CITY and the COUNTY.

10.

OBLIGATIONS OF HUMANE SOCIETY: The HUMANE SOCIETY shall immediately accept any and all cats and dogs impounded by the CITY and the COUNTY that they transfer to the HUMANE SOCIETY for further housing and/or placement. The HUMANE SOCIETY shall not charge the CITY for the transfer, acceptance, and/or further housing of any animal transferred under this Agreement. The HUMANE SOCIETY may charge the COUNTY for the animal shelter services provided to animals transferred from the CITY and the COUNTY in such amounts as may be negotiated from time to time between the COUNTY and the HUMANE SOCIETY.

11.

TERMINATION OF AGREEMENT: Any party may terminate this Agreement at the end of each calendar year by providing written notice to the other party no later than October 1 of each calendar year. If one party terminates, the Agreement shall terminate as to all three parties. If this Agreement is not terminated in accord with the terms hereof, then the parties hereto hereby consent and agree that the Agreement shall be renewed annually beginning January 1, 2026, and for a period of five (5) years thereafter (the "Term").

12.

ENTIRE AGREEMENT: This Agreement supersedes any and all Agreements, both oral and written, between the parties hereto regarding the rendering of animal control and related services, and is the entire agreement between the parties. Each party acknowledges that no representation, inducement, promise, or agreement (written or oral) has been made by any party or by anyone acting on behalf of a party that is not embodied in this Agreement. Any modification of this Agreement shall be effective only if any such modification is in writing and properly executed by the parties hereto.

13.

ADDITIONAL INSTRUMENTS: The parties hereby agree to properly and promptly endorse, execute, and deliver any instrument or document necessary from time to time to effectuate the provisions of this Agreement.

14.

AUTHORITY: The undersigned parties agree that each party has the authority and permission to execute this Agreement and that this Agreement has been approved by the CITY Council, the COUNTY Commission and the HUMANE SOCIETY Board of

Directors. Further, the parties hereto hereby agree and acknowledge that each respective entity shall be responsible for its obligations as set forth herein.

15.

DISCLOSURE AND VOLUNTARY EXECUTION: Each party hereby declares that the foregoing Agreement has been read and each party declares a full understanding of the meaning and implication of each term, condition, promise, covenant, and representation. The parties hereto acknowledge that this Agreement is not the result of any fraud, duress, or undue influence, and each party acknowledges that the execution of this Agreement is a voluntary act that is free of any coercion or duress.

[SIGNATURES PROVIDED ON THE FOLLOWING PAGE]

IN WITNESS WHEREOF, the parties hereto have executed this instrument on the date(s) set forth below with an effective date of the last to sign.

DAWSON COUNTY, GEORGIA

Billy Thurmond, Chairman
County Board of Commissioners

DATE:

ATTEST:

Kristen Cloud, County Clerk

[COUNTY SEAL]

CITY OF DAWSONVILLE, GEORGIA

John Walden, Mayor

DATE:

ATTEST:

Beverly Banister, City Clerk

[CITY SEAL]

DAWSON COUNTY HUMANE SOCIETY, INC.

, PRESIDENT

Stacey Leonhardt, President

Print Name: STACEY LEONHARDT

DATE: 11/3/25

CARRIE ANNE HUNT
NOTARY PUBLIC
DAWSON COUNTY, GEORGIA

11/3/2025
notary public
notary expires 2/21/2027

ATTEST:

Corporate Secretary

Print Name: ________________

[CORPORATE SEAL]

DAWSONVILLE CITY COUNCIL
EXECUTIVE SUMMARY FOR
AGENDA ITEM # 12

SUBJECT: **ADOPTION OF THE COMPREHENSIVE DOWNTOWN STRATEGIC PLAN**

CITY COUNCIL MEETING DATE: 11/17/2025

BUDGET INFORMATION: GL ACCOUNT # N/A

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

☐ Budget Amendment Request from Reserve: _____Enterprise Fund _____General Fund

PURPOSE FOR REQUEST:

RESOLUTION OF ADOPTION OF THE COMPREHENSIVE DOWNTOWN STRATEGIC PLAN

HISTORY/ FACTS / ISSUES:

THE COMPREHENSIVE DOWNTOWN STRATEGIC PLAN IS A COLLABORATIVE PLANNING DOCUMENT CREATED THROUGH A PROCESS OF EXTENSIVE PUBLIC PARTICIPATION EFFORTS AND ANALYSIS INVOLVING CITY LEADERSHIP, STAFF, THE PUBLIC, AND TSW FOR THE PURPOSE OF GUIDING CITY OF DAWSONVILLE DOWNTOWN REVITALIZATION EFFORTS WITHIN THE DOWNTOWN BOUNDARY AREA: GIVING SPECIAL ATTENTION TO GOALS AND PROJECT OBJECTIVES IN THE HISTORIC DISTRICT, CIVIC AREAS EASTWARD, AND PROPERTY OWNED BY THE CITY OF DAWSONVILLE FOR THE PURPOSE OF A TOWN CENTER THAT CONNECTS THESE AREAS TO ACHIEVE A COHESIVE CITY CORE THAT PROMOTES SENSE-OF-PLACE, AND ECONOMIC VITALITY.

Link to review the document:
https://www.dawsonville-ga.gov/sites/default/files/fileattachments/downtown_development_authority_dda/page/1161/dawsonville-comprehensive_downtown_strategic_plan_-_final_draft_3-25-24.pdf

OPTIONS:
ADOPTION OF THE COMPREHENSIVE DOWNTOWN STRATEGIC PLAN, PROPOSE CHANGES TO THE PLAN, OR REQUEST FURTHER INFORMATION

RECOMMENDED SAMPLE MOTION:

A MOTION TO APPROVE THE RESOLUTION TO ADOPT THE COMPREHENSIVE DOWNTOWN DAWSONVILLE STRATEGIC PLAN

REQUESTED BY: Amanda Edmondson, Director of Downtown Development

RESOLUTION R2025-08

ADOPTING THE CITY OF DAWSONVILLE COMPREHENSIVE DOWNTOWN STRATEGIC PLAN

WHEREAS, The City of Dawsonville has prepared through a process of extensive public participation and analysis in collaboration with City and community leadership, the public, City staff and contracted consulting firms, The Comprehensive Downtown Strategic Plan for the purpose of guiding City of Dawsonville Downtown revitalization efforts; and

WHEREAS, This plan expands upon broader community goals to address needs and opportunities identified in the City of Dawsonville Comprehensive Strategic Plan as well as other previous community planning efforts identifying both the need and desire for a more functional and cohesive downtown that promotes both economic vitality and the strengthening of uniquely Dawsonville sense-of-place; and

WHEREAS, Within the Downtown Dawsonville Boundary, the study area selected for this plan gives special attention to key areas including the Historic District, Civic Center area eastward of the Historic District, and a vacant tract of land owned by the City of Dawsonville situated between these two key areas, which represents the opportunity to be developed in such a way that physically, socially, and economically connects the Historic District and Civic Center in a more cohesive manner that improves the function of both areas and better serves the community; and

WHEREAS, Adoption of this plan includes all components within the full Dawsonville Comprehensive Downtown Strategic Plan document including parts: "01. Introduction" acknowledging the plan methodology and previous planning efforts; "02. Existing Conditions" providing analysis of community infrastructure and market conditions; "03. Community Outreach" detailing the extensive, on-going public participation efforts that guided the plan; "04. Recommendations" including project goals and recommendations, a collaborative strategic masterplan concept across downtown key areas, a proposed master plan concept for the ±17-acre city-owned vacant tract and associated Design Guidelines; "05. Implementation" addressing market realities, possible funding strategies, priority projects and proposing action-items; as well as "A. Appendix" including a market study and an Addendum documenting the history of plan approvals and any future plan changes or updates; and

WHEREAS, This plan is a "living document" intended to guide linear, incremental efforts and actions toward the implementation of aspirational community goals while being responsive to community and market changes, future updates may be provided for further adoption to clarify, revise, provide new insights, report accomplishments or bring further project development into focus ; and

WHEREAS, While the Dawsonville City Council recognizes the value of having a collaborative, coordinated plan that seeks to improve and revitalize, the City Council further recognizes that the

Dawsonville Downtown Comprehensive Strategic Plan is not a final and absolute construction document, contract or agreement. Constant community change, further identification of needs, more detailed planning, limitations of resources, new opportunities and other changing conditions will undoubtedly necessitate periodic review and adaptation of the Plan. This resolution represents the intent to adopt, support, and generally implement the concepts identified in this plan in good faith with exception to necessary future changes to be adopted.

Now, therefore, BE IT RESOLVED, and IT IS HEREBY RESOLVED, by the Dawsonville City Council, that the City of Dawsonville Downtown Comprehensive Strategic Plan document (attached) is hereby adopted as a general guide for City of Dawsonville Downtown development and revitalization efforts in Dawsonville, Georgia.

SO ADOPTED AND RESOLVED by the City Council of Dawsonville, Georgia, this 17th day of November, 2025.

MAYOR AND DAWSONVILLE CITY COUNCIL

By: ______________________________
John Walden, Mayor

____
Caleb Phillips, Council Member, Post 1

____
William Illg, Council Member, Post 2

____
Sandy Sawyer, Council Member, Post 3

____
Mark French, Council Member, Post 4

ATTESTED:

____
Beverly A. Banister, City Clerk

DAWSONVILLE CITY COUNCIL
EXECUTIVE SUMMARY FOR
AGENDA ITEM #__13_____

SUBJECT: **_FY 2025 BUDGET AMENDMENTS**

CITY COUNCIL MEETING DATE:________**11/17/2025**_____________

BUDGET INFORMATION: GL ACCOUNT #_______________________________________

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

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

PURPOSE FOR REQUEST:

TO REQUEST APPROVAL OF VARIOUS BUDGET AMENDMENTS FOR FY 2025

HISTORY/ FACTS / ISSUES:

BUDGET AMENDMENTS FOR OVER/UNDER ENCUMBERED EXPENDITURE ACCOUNTS FOR ALL FUNDS.

OPTIONS:

RECOMMENDED SAMPLE MOTION:

APPROVE AS REQUESTED

REQUESTED BY:_ Robin Gazaway, Finance Director_____

CITY OF DAWSONVILLE, GEORGIA
HOTEL-MOTEL TAX
SPECIAL REVENUE FUND
SUPPLEMENTAL BUDGETARY COMPARISON SCHEDULE
For the Year Ended June 30, 2025

	Budgeted Amounts		Variance with Original Budget - (over) under Final Budget		Variance with Final Budget - (over) under Actual Amounts
	Original	Final		Actual	
REVENUES					
Hotel motel taxes	$ 7,500	$ 8,300	$ 800	$ 7,615	$ 685
Total revenues	7,500	8,300	800	7,615	685
EXPENDITURES					
Housing and development - tourism	7,500	8,300	800	8,282	18
Total expenditures	7,500	8,300	800	8,282	18
EXCESS (DEFICIENCY) OF REVENUES OVER (UNDER) EXPENDITURES	-	-	-	(667)	667
OTHER FINANCING SOURCES (USES)					
Contingency (fund reserves)	-	-	-	-	-
NET CHANGE IN FUND BALANCE	$ -	$ -	$ -	(667)	$ 667
FUND BALANCES - beginning of year				1,844	
FUND BALANCES - end of year				$ 1,177	

NOTES TO THE BUDGETARY COMPARISON SCHEDULE
1. The budgetary basis of accounting used in this schedule is the same as GAAP.

CITY OF DAWSONVILLE, GEORGIA
DOWNTOWN DEVELOPMENT AUTHORITY
SPECIAL REVENUE FUND
SUPPLEMENTAL BUDGETARY COMPARISON SCHEDULE
For the Year Ended June 30, 2025

	Budgeted Amounts		Variance with Original Budget - (over) under		Variance with Final Budget - (over) under
	Original	Final	Final Budget	Actual	Actual Amounts
REVENUES					
Contribtuions and donations	$ 36,875	$ 36,875	$ -	$ 29,820	$ 7,055
Total revenues	36,875	36,875	-	29,820	7,055
EXPENDITURES					
Grants disbused	30,000	66,877	36,877	50,000	16,877
Housing and business development	56,875	56,875	-	19,684	37,191
Total expenditures	86,875	123,752	36,877	69,684	54,068
EXCESS (DEFICIENCY) OF REVENUES OVER (UNDER) EXPENDITURES	(50,000)	(86,877)	(36,877)	(39,864)	(47,013)
OTHER FINANCING SOURCES (USES)					
Contingency (fund reserves)	50,000	86,877	36,877	86,875	2
NET CHANGE IN FUND BALANCE	$ -	$ -	$ -	47,011	$ (47,011)
FUND BALANCES - beginning of year				47,875	
FUND BALANCES - end of year				$ 94,886	

NOTES TO THE BUDGETARY COMPARISON SCHEDULE
1. The budgetary basis of accounting used in this schedule is the same as GAAP.

CITY OF DAWSONVILLE, GEORGIA
IMPACT FEE
SPECIAL REVENUE FUND
SUPPLEMENTAL BUDGETARY COMPARISON SCHEDULE
For the Year Ended June 30, 2025

	Budgeted Amounts		Variance with Original Budget - (over) under		Variance with Final Budget - (over) under
	Original	Final	Final Budget	Actual	Actual Amounts
REVENUES					
Intergovernmental	$ 411,400	$ 411,400	$ -	$ 113,900	$ 297,500
Interest income	-	-	-	1,157	(1,157)
Total revenues	411,400	411,400	-	115,057	296,343
EXPENDITURES					
Capital outlay - parks and recreation	411,400	411,400	-	58,236	353,164
Total expenditures	411,400	411,400	-	58,236	353,164
EXCESS (DEFICIENCY) OF REVENUES OVER (UNDER) EXPENDITURES	-	-	-	56,821	(56,821)
OTHER FINANCING SOURCES (USES)					
Contingency (fund reserves)	-	-	-	-	-
NET CHANGE IN FUND BALANCE	$ -	$ -	$ -	56,821	$ (56,821)
FUND BALANCES - beginning of year				1	
FUND BALANCES - end of year				$ 56,822	

DRAFT

NOTES TO THE BUDGETARY COMPARISON SCHEDULE
1. The budgetary basis of accounting used in this schedule is the same as GAAP.

CITY OF DAWSONVILLE, GEORGIA
ONEGEORGIA GRANT
SPECIAL REVENUE FUND
SUPPLEMENTAL BUDGETARY COMPARISON SCHEDULE
For the Year Ended June 30, 2025

	Budgeted Amounts		Variance with Original Budget - (over) under		Variance with Final Budget - (over) under
	Original	Final	Final Budget	Actual	Actual Amounts
REVENUES					
Grant revenue	$ 112,240	$ 398,387	$ 286,147	$ 398,286	$ 101
Total revenues	112,240	398,387	286,147	398,286	101
EXPENDITURES					
Capital outlay	112,240	398,387	286,147	398,386	1
Total expenditures	112,240	398,387	286,147	398,386	1
EXCESS (DEFICIENCY) OF REVENUES OVER (UNDER) EXPENDITURES	-	-	-	(100)	100
OTHER FINANCING SOURCES (USES)					
Contingency (fund reserves)	-	-	-	-	-
NET CHANGE IN FUND BALANCE	$ -	$ -	$ -	(100)	$ 100
FUND BALANCES - beginning of year				100	
FUND BALANCES - end of year				$ -	

NOTES TO THE BUDGETARY COMPARISON SCHEDULE
1. The budgetary basis of accounting used in this schedule is the same as GAAP.

CITY OF DAWSONVILLE, GEORGIA
CEMETERY FUND
PERMANENT FUND
SUPPLEMENTAL BUDGETARY COMPARISON SCHEDULE
For the Year Ended June 30, 2025

	Budgeted Amounts		Variance with Original Budget - (over) under		Variance with Final Budget - (over) under
	Original	Final	Final Budget	Actual	Actual Amounts
REVENUES					
Cemetery lot sales	$ 30,000	$ 30,000	$ -	$ 35,350	$ (5,350)
Real estate fees	1,000	1,000	-	360	640
Interest income	3,000	3,000	-	7,135	(4,135)
Total revenues	34,000	34,000	-	42,845	(8,845)
EXPENDITURES					
Repairs and maintenance	12,860	12,860	-	10,915	1,945
Miscellaneous expenditures	500	1,000	500	962	38
Supplies	6,800	6,800	-	695	6,105
Capital outlay	30,000	29,500	(500)	-	29,500
Total expenditures	50,160	50,160	-	12,572	37,588
EXCESS (DEFICIENCY) OF REVENUES OVER (UNDER) EXPENDITURES	(16,160)	(16,160)	-	30,273	(46,433)
OTHER FINANCING SOURCES (USES)					
Contingency (fund reserves)	16,160	16,160	-	-	-
NET CHANGE IN FUND BALANCE	$ -	$ -	$ -	30,273	$ (46,433)
FUND BALANCES - beginning of year				224,607	
FUND BALANCES - end of year				$ 254,880	

NOTES TO THE BUDGETARY COMPARISON SCHEDULE
1. The budgetary basis of accounting used in this schedule is the same as GAAP.

CITY OF DAWSONVILLE, GEORGIA
SPLOST VI AND VII
BUDGETARY COMPARISON SCHEDULE
For the Year Ended June 30, 2025

	Budgeted Amounts		Variance with Original Budget - (over) under Final Budget		Variance with Final Budget - (over) under Actual Amounts
	Original	Final		Actual	
REVENUES					
Intergovernmental	$ 1,300,000	$ 1,300,000	$ -	$ 1,364,728	$ (64,728)
Interest income	71,400	71,400	-	88,120	(16,720)
			-		
Total revenues	1,371,400	1,371,400	-	1,452,848	(81,448)
EXPENDITURES					
Debt service	9,000	9,000	-	9,000	-
Capital outlay	2,905,000	2,905,000	-	230,570	2,674,430
Total expenditures	2,914,000	2,914,000	-	239,570	2,674,430
EXCESS (DEFICIENCY) OF REVENUES OVER (UNDER) EXPENDITURES	(1,542,600)	(1,542,600)	-	1,213,278	(2,755,878)
OTHER FINANCING SOURCES (USES)					
Contingency (fund reserves)	1,542,600	1,542,600	-	-	1,542,600
NET CHANGE IN FUND BALANCE	$ -	$ -	$ -	1,213,278	$ (1,213,278)
FUND BALANCES - beginning of year				2,397,145	
FUND BALANCES - end of year				$ 3,610,423	

NOTES TO THE BUDGETARY COMPARISON SCHEDULE
1. The budgetary basis of accounting used in this schedule is the same as GAAP.

CITY OF DAWSONVILLE, GEORGIA
TSPLOST
BUDGETARY COMPARISON SCHEDULE
For the Year Ended June 30, 2025

	Budgeted Amounts		Variance with Original Budget - (over) under		Variance with Final Budget - (over) under
	Original	Final	Final Budget	Actual	Actual Amounts
REVENUES					
Intergovernmental	$ -	$ 503,172	$ 503,172	$ 503,172	$ -
Interest income	-	3,849	3,849	3,849	-
Total revenues	-	507,021	507,021	507,021	-
EXPENDITURES					
Debt service	-	-	-	-	-
Capital outlay	-	507,021	507,021	-	507,021
Total expenditures	-	507,021	507,021	-	507,021
EXCESS (DEFICIENCY) OF REVENUES OVER (UNDER) EXPENDITURES	-	-	-	507,021	(507,021)
OTHER FINANCING SOURCES (USES)					
Contingency (fund reserves)	-	-	-	-	-
NET CHANGE IN FUND BALANCE	$ -	$ -	$ -	507,021	$ (507,021)
FUND BALANCES - beginning of year				-	
FUND BALANCES - end of year				$ 507,021	

NOTES TO THE BUDGETARY COMPARISON SCHEDULE
1. The budgetary basis of accounting used in this schedule is the same as GAAP.

DAWSONVILLE CITY COUNCIL
EXECUTIVE SUMMARY FOR
AGENDA ITEM #_____14_____

SUBJECT: **FY 2024-2025 AUDIT PRESENTATION**

CITY COUNCIL MEETING DATE: **11/17/2025**

BUDGET INFORMATION: GL ACCOUNT # NA

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

☐ Budget Amendment Request from Reserve: _____Enterprise Fund _____General Fund

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PURPOSE FOR REQUEST:

REPRESENTATIVE FROM ALEXANDER, ALMAND & BANGS WILL PRESENT THE FINANCIAL AUDIT FOR FY 2024-2025

**** DRAFT WILL BE PROVIDED AT THE MEETING**

HISTORY/ FACTS / ISSUES:

OPTIONS:

RECOMMENDED SAMPLE MOTION:

REQUESTED BY: Robin Gazaway, Finance Director

DAWSONVILLE CITY COUNCIL
EXECUTIVE SUMMARY FOR
AGENDA ITEM #__15____

SUBJECT: ________________**STAFF REPORT: CITY MANAGER**________________

CITY COUNCIL MEETING DATE:________**11/17/2025**__

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 Report

One LEAK ADJUSTMENT for the month: Water $61.40/Sewer $93.32 - $154.72

Veteran's Day: Thanks to anyone who has served our country. In honor of all veterans, staff put out flags throughout the city.

I Heart NY Pizza: In accordance with Section 3.62(9) of the City of Dawsonville Code of Ordinances, I Heart NY Pizza's alcohol license has been revoked for a period of two (2) years for serving alcohol during their previous suspension. I Heart NY Pizza officially appealed the decision on 11/7/25 by responding in writing to the City Manager and paying the $300 appeal fee. This will be put on the City Council agenda for 11/17/25.

Mold Results at Shop: The remediation process is currently underway. Staff will also looking in a dehumidifier to further prevent this issue from happening again.

Villas at Dawsonville: Received their second ticket for working past dust.

McDonalds Grand Opening: McDonalds will be holding their grand opening ceremony this Saturday from 11am – 2pm. The ribbon cutting ceremony will be at 1:30pm.

Wastewater Treatment Plant: The current start date for this project is 11/10/25.

Cannery (Agribusiness & Agritourism Economic Development) Project: GA Tech Feasibility study is close ending. A stakeholder meeting to discuss this project with potential collaborators is set for Wednesday, November 19th at 11am. Mayor Walden and Councilmember Illg will be in attendance as well.

Special Events Date: Our Christmas Tree Lighting, Parade, Jingle Market, Santa, entertainment, and food trucks will be on November 22nd.

Dawson County College and Career Academy: Dawson County is holding a Career Exploration Day on Thursday, November 13th, 2025 between 8:30am – 2:30pm. Several staff members will be in attendance during this event to represent the City.

Comprehensive Downtown Strategic Plan: No new update.

AutoZone: No new update

Generator Grants – GEMA: No new update

DAWSONVILLE CITY COUNCIL
EXECUTIVE SUMMARY FOR
AGENDA ITEM # 16

SUBJECT: **STAFF REPORT: FINANCE DIRECTOR**

CITY COUNCIL MEETING DATE: **11/17/2025**

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 OCTOBER 31, 2025 ARE ATTACHED

HISTORY/ FACTS / ISSUES:

OPTIONS:

RECOMMENDED SAMPLE MOTION:

REQUESTED BY: Robin Gazaway, Finance Director

CITY OF DAWSONVILLE, GEORGIA
IMPACT FEES
July 1, 2025 - October 31, 2025

TSPLOST

	Budget	Actual	Percentage
REVENUES			
Fees	212,500	428,400	201.60%
Interest	1,596	1,288	80.70%
Other	198,404	-	0.00%
Total revenues	412,500	429,688	104.17%
EXPENDITURES (Capital Outlays)			
	-	-	#DIV/0!
Park Improvements	412,500	78,399	19.01%
	-	-	0.00%
	-	-	0.00%
	-	-	0.00%
	-	-	0.00%
	-	-	0.00%
	-	-	#DIV/0!
	-	-	0.00%
Total expenditures	412,500	78,399	19.01%
TOTAL REVENUES OVER EXPENDITURES		351,289	
Transfer in From Reserves		(351,289)	
NET CHANGE IN FUND BALANCE		-	

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

34%

	Budget	Actual	Percentage
REVENUES			
Taxes	$ 2,719,400	$ 1,182,329	43.48%
Licenses and permits	91,500	176,933	193.37%
Intergovernmental revenues	56,300	-	0.00%
Fees	339,035	457,172	134.85%
Other	270,151	111,086	41.12%
Total revenues	3,476,386	1,927,520	55.45%
EXPENDITURES			
Department:			
Council	167,620	54,067	32.26%
Mayor	63,700	20,458	32.12%
Elections	20,000	-	0.00%
Administration	1,127,000	358,444	31.81%
City Hall building	246,500	66,677	27.05%
Animal control	2,000	100	5.00%
Roads	899,500	254,175	28.26%
Parks	134,000	35,744	26.67%
Planning and zoning	574,922	154,929	26.95%
Economic development	241,144	101,461	42.07%
Total expenditures	3,476,386	1,046,055	30.09%
TOTAL REVENUES OVER EXPENDITURES		881,465	
Transfer in From Reserves		(881,465)	
NET CHANGE IN FUND BALANCE		-	

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

	Budget	Actual	Percentage
REVENUES			
Water fees	$ 1,000,000	$ 362,664	36.27%
Sewer fees	1,400,000	522,940	37.35%
Garbage fees	250,000	122,772	49.11%
Miscellaneous	198,328	62,061	31.29%
Total revenues	2,848,328	1,070,437	37.58%
EXPENDITURES			
Depreciation	633,000	222,507	35.15%
Garbage service	325,200	95,313	29.31%
Group insurance	236,000	58,594	24.83%
Insurance	600	-	0.00%
Interest	77,000	19,242	24.99%
Payroll taxes	32,700	11,292	34.53%
Professional	206,000	121,179	58.82%
Miscellaneous	217,200	27,480	12.65%
Repairs/supplies	305,000	101,551	33.30%
Retirement	33,000	12,888	39.05%
Salaries	422,628	143,696	34.00%
Overtime		7,022	
Technical services	142,000	37,509	26.41%
Utilities	218,000	54,277	24.90%
Total expenditures	2,848,328	912,550	32.04%
INCOME (LOSS)		157,887	

CITY OF DAWSONVILLE, GEORGIA
SPLOST VI
July 1, 2025 - October 31, 2025

SPLOST VI

	Budget	Actual	Percentage
REVENUES			
Taxes	-	-	#DIV/0!
Interest	972	210	21.60%
Other	8,028	-	0.00%
Total revenues	9,000	210	2.33%
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	3,000	33.33%
Parks and recreation	-	-	0.00%
Total expenditures	9,000	3,000	33.33%
TOTAL REVENUES OVER EXPENDITURES		(2,790)	
Transfer in From Reserves		2,790	
NET CHANGE IN FUND BALANCE		-	

CITY OF DAWSONVILLE, GEORGIA
SPLOST VII
July 1, 2025 - Octoberr 31, 2025

SPLOST VII

	Budget	Actual	Percentage
REVENUES			
Taxes	1,300,000	577,754	44.44%
Interest	84,000	34,476	41.04%
Other	1,200,000	-	0.00%
Total revenues	2,584,000	612,230	23.69%
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	-	-	0.00%
Total expenditures	2,584,000	-	0.00%
TOTAL REVENUES OVER EXPENDITURES		612,230	
Transfer in From Reserves		(612,230)	
NET CHANGE IN FUND BALANCE		-	

CITY OF DAWSONVILLE, GEORGIA
TSPLOST
July 1, 2025 - October 31, 2025

TSPLOST

	Budget	Actual	Percentage
REVENUES			
Taxes	685,000	226,127	33.01%
Interest	2,500	2,216	88.64%
Other	-	-	0.00%
Total revenues	687,500	228,343	33.21%
EXPENDITURES (Capital Outlays)			
	-	-	#DIV/0!
Roads	687,500	584,084	84.96%
	-	-	0.00%
	-	-	0.00%
	-	-	0.00%
	-	-	0.00%
	-	-	0.00%
	-	-	#DIV/0!
	-	-	0.00%
Total expenditures	687,500	584,084	84.96%
TOTAL REVENUES OVER EXPENDITURES		(355,741)	
Transfer in From Reserves		355,741	
NET CHANGE IN FUND BALANCE		-	