

**AGENDA**  
**CITY COUNCIL REGULAR MEETING AND WORK SESSION**  
**G.L. Gilleland Council Chambers on 2<sup>nd</sup> Floor**  
**Monday, April 20, 2026**  
**5:00 P.M.**

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1. Call to Order
2. Roll Call
3. Invocation and Pledge
4. Announcements
5. Approval of the Agenda
6. Public Input
7. Consent Agenda
  - a. Approve Minutes
    - Regular Meeting and Work Session held March 16, 2026
    - Executive Session held March 16, 2026
  - b. Approve Ratification to Remediate the Upper Wastewater Treatment Pond
  - c. Approve 2026 GMA Annual Convention and Training
  - d. Approve Additional FY 2026 Local Maintenance and Improvement Grant Funding
8. Employee Recognition
9. Proclamation: Administrative Professional's Day, April 22, 2026

**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 - September 15, 2025; City Council - October 20, 2025. City Council for a decision on April 20, 2026; tabled from January 5, 2026.
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 Dates: Planning Commission - September 15, 2025; City Council - October 20, 2025. City Council for a decision on April 20, 2026; tabled from January 5, 2026.
12. 2026-2027 Property and Liability Insurance Coverage
13. Main Street Park Playground Update
14. Security Cameras at Well Sites

**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, May 4, 2026***

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



DAWSONVILLE CITY COUNCIL  
EXECUTIVE SUMMARY FOR  
AGENDA ITEM # 7

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SUBJECT: CONSENT AGENDA

CITY COUNCIL MEETING DATE: 04/20/2026

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PURPOSE FOR REQUEST:

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

- a. Approve Minutes
    - Regular Meeting and Work Session held March 16, 2026
    - Executive Session held March 16, 2026
  - b. Approve Ratification to Remediate the Upper Wastewater Treatment Pond
  - c. Approve 2026 GMA Annual Convention and Training
  - d. Approve Additional FY 2026 Local Maintenance and Improvement Grant Funding
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DAWSONVILLE CITY COUNCIL  
EXECUTIVE SUMMARY FOR  
AGENDA ITEM # 7a

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SUBJECT: APPROVE MINUTES

CITY COUNCIL MEETING DATE: 04/20/2026

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BUDGET INFORMATION: GL ACCOUNT # NA

Funds Available from:      Annual Budget      Capital Budget Other     

Budget Amendment Request from Reserve:      Enterprise Fund      General Fund

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PURPOSE FOR REQUEST:

**TO APPROVE THE MINUTES FROM:**

- **REGULAR MEETING AND WORK SESSION HELD MARCH 16, 2026**
  - **EXECUTIVE SESSION HELD MARCH 16, 2026**
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HISTORY/ FACTS / ISSUES:

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OPTIONS:

**AMEND OR APPROVE AS PRESENTED**

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RECOMMENDED SAMPLE MOTION:

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REQUESTED BY: Beverly Banister, City Clerk

**MINUTES**  
**CITY COUNCIL REGULAR MEETING AND WORK SESSION**  
**G.L. Gilleland Council Chambers on 2<sup>nd</sup> Floor**  
**Monday, March 16, 2026**  
**5:00 P.M.**

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1. **CALL TO ORDER:** Mayor John Walden called the meeting to order at 5:00 pm.
2. **ROLL CALL:** Councilmember William Illg, Councilmember Caleb Phillips, Councilmember Sandy Sawyer, Councilmember Mark French, City Attorney Kevin Tallant, City Manager Jacob Evans, City Clerk Beverly Banister, Public Works Director Trampas Hansard, Utility Director Russ Chambers, Finance Director Robin Gazaway, Director of Downtown Development Amanda Edmondson and Planning and Zoning Admin Stacy Harris.  

Mayor Walden asked if everyone could keep Officer Henson with the DCSO in their prayers; he was involved in an accident recently.
3. **INVOCATION AND PLEDGE:** Invocation and pledge were led by Councilmember Phillips.
4. **ANNOUNCEMENTS:** Mayor Walden announced the Farmer's Market opening day is April 25, 2026 beginning at 8:00 am.
5. **APPROVAL OF THE AGENDA:** Motion to approve the agenda as presented made by W. Illg; second by S. Sawyer. Vote carried unanimously in favor.
6. **PUBLIC INPUT:** None
7. **CONSENT AGENDA:** Motion to approve the consent agenda for the following items (a - c) made by M. French; second by W. Illg. Vote carried unanimously in favor.
  - a. Approve Minutes
    - Regular Meeting held March 2, 2026
    - Executive Session held March 2, 2026
  - b. Approve Equipment Lease Agreement for Printer in Downstairs Admin Area
  - c. Approve Participation in National Opioid Settlement – Six Remnant Defendants
8. **EMPLOYEE RECOGNITION:** The Mayor and Council recognized John Tatum as the February 2026 Employee of the Month. Chase Bennett and Jacob Evans received a one-year service award.
9. **PROCLAMATION: GOVERNMENT FINANCE PROFESSIONALS WEEK, MARCH 16 – 20, 2026:** Mayor Walden read the proclamation and thanked the Finance Department for their hard work.

**BUSINESS**

10. **ATLANTA MOTORSPORTS PARK: SPECIAL EVENT REQUEST TO EXCEED SOUND LIMITS:** City Manager Evans presented the request and Scott Renner from Atlanta Motorsports Park answered questions from Council. Discussion included being certain all the sound meters are working and if staff could have real-time access to the meters during the events. Mr. Renner stated he could send the reports but believes they cannot be viewed live. He also stated they no longer need approval for two of the days; May 23, 2026 and July 5, 2026.

Motion made by W. Illg to approve the request to allow an exception to sound limits described in stipulation #17 of ZSP C2300063 for a maximum of 70 dBA LEQ (16) with trackside readings below 105 dB at fifty feet for the following dates/times:

- Saturday, May 30, 2026 from 8:00 a.m. - 5:00 p.m.
- Saturday, July 4, 2026 from 8:00 a.m. - 7:00 p.m.
- Friday, October 30, 2026 from 8:00 a.m. – 5:00 p.m.
- Saturday, October 31, 2026 from 8:00 a.m. - 5:00 p.m.
- Sunday, November 1, 2026 from 8:00 a.m. - 11:00 a.m. and 12:00 p.m. - 5:00 p.m. (11:00 a.m. – 12:00 p.m. is a quiet time)

And for the City to receive the reports. Second by C. Phillips. Vote carried unanimously in favor.

11. **CONSIDERATION OF SCADA SOFTWARE UPGRADE:** Motion to approve the quote from JK Duren Company to upgrade to the SCADA system in the amount of \$32,069.00 to be paid out of SPLOST VII made by W. Illg; second by C. Phillips. Vote carried unanimously in favor.

**MINUTES**  
**CITY COUNCIL REGULAR MEETING AND WORK SESSION**  
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**Monday, March 16, 2026**  
**5:00 P.M.**

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- 12. CONSIDERATION OF PROPOSAL FROM BM&K CONSTRUCTION & ENGINEERING FIRM:** Motion to approve the proposal from BM&K for engineering, construction engineering and inspection for Rainhill Subdivision, Stonewall Subdivision and Raymond Parks Street North resurfacing project in the amount of \$86,488.00 to be paid out of SPLOST VII made by W. Illg; second by S. Sawyer. Vote carried unanimously in favor.
- 13. CONSIDERATION OF HISTORIC DOWNTOWN DISTRICT SIGN LOCATION:** Motion to approve the “faux” monument sign placement as requested made by W. Illg; second by C. Phillips. Vote carried unanimously in favor.

#### **STAFF REPORTS**

- 14. JACOB EVANS, CITY MANAGER:** He reported there were six leak adjustments in the amount of \$1,191.01. Councilmember Illg stated he is excited about the updates to the dog park.
- 15. ROBIN GAZAWAY, FINANCE DIRECTOR:** Financial reports were provided to represent fund balances and activity through February 28, 2026.

#### **MAYOR AND COUNCIL REPORTS**

Councilmember Phillips expressed his concern regarding a comment made during the recent Ethics Board meeting by one of its members, who although found no violation of the ethics ordinance on the complaint, alluded to there being a violation of the Councilmembers’ Oaths of Office. Councilmember Phillips asked the City Attorney to provide input. City Attorney Tallant provided feedback stating he believes the Ethics Board came to the correct decision to say the complaint did not violate the ethics ordinance. He further provided details as to why he does not believe there was a violation of the Councilmembers’ Oath of Office and explained the procedure in the Charter for an Oath of Office violation. The Council also discussed examples of violations and concerns that members of the public are using the ethics ordinance complaint process to challenge Council decisions they disagree with. The Mayor and Council agreed to explore improvements to the ordinance.

#### **EXECUTIVE SESSION**

At 5:38 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 S. Sawyer; second by W. Illg. Vote carried unanimously in favor.

At 6:03 p.m. a motion to close executive session was made by M. French; second by W. Illg. Vote carried unanimously in favor.

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

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

Councilmember Illg expressed his appreciation to City Manager Evans for his performance over the past year as City Manager.

Motion to provide the City Manager with a 7% merit increase effective immediately bringing his annual salary to \$96,300 made by W. Illg; second by C. Phillips. Councilmember French complimented the City Manager on his work and appreciates him but stated he would not be able to support giving everyone a raise based on their hard work and therefore cannot support the increase for a single individual. Vote carried three in favor (Illg, Phillips, Sawyer) with one opposed (French).

#### **ADJOURNMENT**

At 6:06 p.m. a motion to adjourn the meeting was made by S. Sawyer; second by C. Phillips. Vote carried unanimously in favor.

**MINUTES  
CITY COUNCIL REGULAR MEETING AND WORK SESSION  
G.L. Gilleland Council Chambers on 2<sup>nd</sup> Floor  
Monday, March 16, 2026  
5:00 P.M.**

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***Approved this 20<sup>th</sup> day of April, 2026***

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 March 16, 2026.
2. During such meeting, the Board voted to go into closed session.
3. The executive session was called to order at 5:38 p.m.
4. The subject matter of the closed portion of the meeting was devoted to the following matter(s) within the exceptions provided in the open meetings law: (check all that apply)

- Consultation with the City Attorney or other legal counsel to discuss pending or potential litigation, settlement, claims, administrative proceedings, or other judicial actions brought or to be brought by or against the City or any officer or employee or in which the City or any officer or employee may be directly involved as provided in O.C.G.A. § 50-14-2(1);
- Discussion of tax matters made confidential by state law as provided by O.C.G.A. § 50-14-2(2) and \_\_\_\_\_;
- Discussion of future acquisition of real estate as provided by O.C.G.A. § 50-14-3(b)(1);
- Discussion or deliberation on the appointment, employment, compensation, hiring, disciplinary action or dismissal, or periodic evaluation or rating of a City officer or employee as provided in O.C.G.A. § 50-14-3(b)(2);
- Other \_\_\_\_\_ as provided in: \_\_\_\_\_.

This 16<sup>th</sup> day of March ~~April~~ 2026; By the City of Dawsonville, Mayor and Council:

[Signature]  
John Walden, Mayor

[Signature]  
Caleb Phillips, Councilmember Post #1

[Signature]  
William Illg, Councilmember Post #2

[Signature]  
Sandra Sawyer, Councilmember Post #3

[Signature]  
Mark French, Councilmember Post #4



Sworn to and subscribed before me this 16<sup>th</sup> day of March, 2026.  
[Signature]  
Signature, Notary Public

My Commission expires: Feb 18, 2028



DAWSONVILLE CITY COUNCIL  
EXECUTIVE SUMMARY FOR  
AGENDA ITEM # 7b

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SUBJECT: APPROVE RATIFICATION OF REMEDIATION OF UPPER WASTEWATER TREATMENT POND

CITY COUNCIL MEETING DATE: 04/20/2026

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

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

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

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PURPOSE FOR REQUEST:

**TO REQUEST TO RATIFY APPROVAL OF REMEDIATION OF THE CITY'S UPPER WASTEWATER TREATMENT POND IN THE AMOUNT OF \$257,088.00 TO BE PAID OUT OF SPLOST VII**

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HISTORY/ FACTS / ISSUES:

- CITY COUNCIL APPROVED THE EMERGENCY PROCUREMENT OF SERVICES TO REMEDIATE THE WASTEWATER TREATMENT POND AT THEIR 03/02/2026 MEETING OF WHICH MAYOR WALDEN DECLARED AN EMERGENT SITUATION
  - CONTRACTOR FOUND THE UPPER WASTEWATER TREATMENT POND TO ALSO NEED REMEDIATION TO MAINTAIN COMPLIANCE
  - STAFF RECOMMENDED REMEDIATING THE UPPER POND WHILE THE CONTRACTOR WAS STILL ON SITE; COST TO REMOBILIZE CONTRACT AT A LATER DATE WOULD COST THE CITY AN ADDITIONAL \$67,000.00
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OPTIONS:

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RECOMMENDED SAMPLE MOTION:

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REQUESTED BY: Jacob Evans, City Manager/Russ Chambers, Utility Director



107 West Union St.  
Gleason, TN 38229  
Office #: 731-681-0097  
Fax #: 731-681-0098

March 24, 2026

To: City of Dawsonville, GA

Ref: Sludge Degradation Project – Finish Lagoon

We appreciate the opportunity to provide you with an estimate for performing our G3 Wastewater Technology.

For our scope of work, we will provide the following:

- We will arrive on site with our trucks and equipment.
- We will set up in the area designated by management.
- We will begin by shredding all the bio-solids using our lagoon crawlers that are outfitted with our patented equipment. This step in the process does several things, first it shreds/severs the cellular membrane of all the solids in the lagoon, compromising them where they will release the water that is tied up in them. Second, it makes the bio-solids and algae vulnerable to the degrade 101A, (our enhanced oxidizer).
- During the shredding process, we will root up all the compacted solids elevating them as they are shredded. A lot of capacity is lost to the compacted solids. This compaction is sometimes mistaken as the natural bottom and biological reduction to this type of sludge cannot occur naturally.
- Once the shredding process is completed, we will move into the degrading part of our process. We will begin feeding our degrade 101A enhanced oxidizer through our lagoon crawler. The patented oxidizer will be fed at an extremely high rate of flow in order to rapidly dissolve the shredded bio-solids and any blue/green algae present. As these are dissolved, oxygen, hydrogen and carbon dioxide are released into the air, which is not harmful. As a note, this oxidizer has never harmed aquatic life such as turtles, frogs, fish or even ducks, not even grass along the edges of the lagoon are discolored or killed. This part of the process will also help reduce the ammonia that is tied up in the lagoon and in a lot of cases, it was removed completely.
- The next step in our process is high pressure mixing. We will thoroughly mix and blend the contents on the lagoon until a maximum reduction of the bio-solids are achieved. Up to 95% of the treatment capacity of this lagoon should be returned once our process is completed.  
**Note:** The amount of capacity returned depends on how much grit and household debris has been put in the waste stream over the years. Although our process does shred the grit and debris and reduces their size substantially, it does not remove them like it does the biosolids.

- Once the mixing part of the process is completed, we will highly aerate the entire contents of the lagoon. This is to prepare the lagoon to receive our enhanced microorganisms that we will grow on site in our Airmasters. These microorganisms consist of 38 different strands of specific sorts that grow up to 5 billion per gram and multiply at an exceedingly high rate up to x16 every 10 minutes. We will grow 1200 gallons of these micros and will apply them with our air boat spray system. We will spray the entire lagoon surface area, completely covering the lagoon until a complete biological mass is achieved. This will aid in quicker settleability and enhanced biological reduction as new influent is introduced into the lagoon.
- When completed with our process, we will leave the lagoon with the bio-solids degraded. The water clarity will be slightly cloudy in the beginning due to the extreme agitation we use, but will improve greatly with time, depending on the amount of influent and aeration introduced into the system.
- Once our process is complete in all, we will clean up our area of work and remove all our equipment from the site, leaving the lagoon ready to go back into full operation.

\*Removal of aerators to be performed by others.

\*This estimate is figured to complete the work while already onsite.

This lagoon is figured at 42,500 square feet, 6.5 feet deep, with a 2:1 slope, which is equal to 1,755,141 gallons. This lagoon should take approximately 7 days to complete, depending on weather conditions.

**Full G3 Process**

The total price including all materials, equipment, and labor is: **\$257,088.00**  
(Plus, any applicable taxes)

**Shred Only**

The total price including all materials, equipment, and labor is: **\$100,899.00**  
(Plus, any applicable taxes)

**Mobilization/Demobilization (If we leave the site and return at a later date)**

The total price including all mobilization and demobilization is: **\$66,662.00**  
(Plus, any applicable taxes)

**30% payment due upon execution of PO**

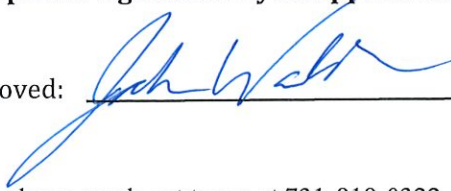
**Remaining balance due within 30 days of completion**

**NOTE:** If this project is required to go beyond the listed scope of work due to unforeseen circumstances, an authorized representative will be notified of the situation and of any additional charges that may apply. At this time, written consent by an authorized representative will be required for us to continue.

This Estimate is good for thirty days from the above date.

**If you accept this quote, please sign below by an approved representative email to [johnny@bam2inc.com](mailto:johnny@bam2inc.com).**

This quote has been approved: \_\_\_\_\_



If there are any questions, please reach out to me at 731-819-0322.

Respectfully,

Johnny Summers  
Sales Manager  
B.A.M.2 Inc.



DAWSONVILLE CITY COUNCIL  
EXECUTIVE SUMMARY FOR  
AGENDA ITEM # 7c

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SUBJECT: APPROVE 2026 GMA ANNUAL CONVENTION AND TRAINING

CITY COUNCIL MEETING DATE: 04/20/2026

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

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

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

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PURPOSE FOR REQUEST:

**TO APPROVE GMA CONVENTION EXPENSES FROM 06/25/2026 – 06/30/2026 FOR MAYOR WALDEN AND COUNCILMEMBER ILLG WHICH INCLUDE REGISTRATION, TRAINING, LODGING, PER DIEM AND MILEAGE.**

**APPROXIMATE TOTAL IS \$8,519 TO BE PAID OUT OF FY 2026 GENERAL FUND BUDGET**

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HISTORY/ FACTS / ISSUES:

**APPROXIMATE BREAKDOWN**

CONVENTION/TRAINING	\$2,500
LODGING/PARKING**	\$3,689
PER DIEM	\$1,440 (MEAL AND DAILY PER DIEM)
MILEAGE	<u>\$ 890</u>
	<b>\$8,519</b>

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OPTIONS:

**APPROVE, AMEND, DENY OR TABLE**

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REQUESTED BY: Beverly A. Banister, City Clerk

# GMA 2026 ANNUAL

## CONVENTION REGISTRATION

First Name <input type="text" value="William"/>	Last Name <input type="text" value="Illg"/>	City/Company <input type="text" value="City of Dawsonville"/>	Email <input type="text" value="william.illg@dawsonville-ga.gov"/>
----------------------------------------------------	------------------------------------------------	------------------------------------------------------------------	-----------------------------------------------------------------------

Child Name #1: <input type="text"/>	Age: <input type="text"/>	Child Name #2: <input type="text"/>	Age: <input type="text"/>	Child Name #3: <input type="text"/>	Age: <input type="text"/>
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Convention Registration Types	Fees
<input checked="" type="checkbox"/> City Official/Staff Conference Registration	\$525.00
<input type="checkbox"/> GMA Business Alliance Program Representative Conference Reg	\$575.00
<input type="checkbox"/> Government Agency/Municipal Contract Lobbyist/ Non-Profit Conference Reg	\$650.00
<input type="checkbox"/> Non-Business Alliance Program Conference Reg	\$1,200.00
<input type="checkbox"/> Spouse (Guests of Registered Attendees)	\$190.00
<input type="checkbox"/> Child (Guests of Registered Attendees)	\$85.00

Special Event Registration Items <i>(not included in Full Registration fee)</i>	Fees
<input type="checkbox"/> City Attorney Breakfast and Session	\$200.00
<input type="checkbox"/> City Manager Lunch and Session	\$45.00
<input type="checkbox"/> Awards Lunch	\$75.00
<input type="checkbox"/> Mentor/Mentee Meet and Greet and Orientation	No Fee

## Municipal Training Institute Registration

This fee covers training sessions only. Courses are 3 and 6 hrs. each. Please mark 3 choices in case your first choice is full (1, 2, 3).

**Friday, June 26** Time: 08:15 AM - 03:15 PM

Municipal Training Institute Registration	Fees
<input type="checkbox"/> Addressing Homelessness (new)	\$325.00
<input type="checkbox"/> Advancing Georgia's Role and Response to Human Trafficking (new)	\$325.00
<input type="checkbox"/> Community and Media Relations*	\$325.00
<input type="checkbox"/> Data Literacy and Storytelling for Cities	\$325.00
<input checked="" type="checkbox"/> Downtown Development Authority Basic Training (ends at 4:15)	\$325.00
<input type="checkbox"/> Economic Development*	\$325.00
<input type="checkbox"/> Ethics*	\$325.00
<input type="checkbox"/> Evolving Technology: Key Insights	\$325.00
<input type="checkbox"/> Fire and Emergency Medical Services	\$325.00
<input type="checkbox"/> Human Resources*	\$325.00
<input type="checkbox"/> Law Enforcement Services: Trends and Best Practices	\$325.00
<input type="checkbox"/> Managing Growth: Economic and Natural Resources Issues	\$325.00
<input type="checkbox"/> Navigating the Future: Thinking, Planning and Acting Strategically	\$325.00
<input type="checkbox"/> Planning and Zoning*	\$325.00
<input type="checkbox"/> Regional Approaches to Cooperation	\$325.00
<input type="checkbox"/> Water Management - An Introduction for Local Governments	\$325.00

**Friday, June 26** Time: 12:30 PM - 03:30 PM

Municipal Training Institute Registration	Fees
<input type="checkbox"/> Mobile Workshop: Port of Savannah	\$200.00
<input type="checkbox"/> Municipal Courts I: Post-Ferguson*	\$200.00
<input type="checkbox"/> Public Policy Development and Implementation*	\$200.00
<input type="checkbox"/> Succession Planning: Preparing Tomorrow's Workforce Today	\$200.00



# GMA 2026 ANNUAL

## CONVENTION REGISTRATION

**Saturday, June 27**
**Time: 08:15 AM - 11:15 AM**

Municipal Training Institute Registration	Fees
<input type="checkbox"/> Beyond the Beltway: Influencing Federal Policy	\$200.00
<input type="checkbox"/> Building Bridges Between Cities and Colleges	\$200.00
<input type="checkbox"/> Capital Improvement Program	\$200.00
<input type="checkbox"/> Current Issues Class: Municipal Law Update 2026	\$200.00
<input type="checkbox"/> Effective Practices for Municipal Operations	\$200.00
<input type="checkbox"/> Employee Benefits 101 (Retirement)	\$200.00
<input type="checkbox"/> Excellence in Customer Service	\$200.00
<input checked="" type="checkbox"/> Funding and Programming Transportation Projects	\$200.00
<input type="checkbox"/> How to Attract and Retain Young Professionals to Your Town	\$200.00
<input type="checkbox"/> Information Privacy and Security Breaches: Prevention and Response*	\$200.00
<input type="checkbox"/> Let's Get Social (Social Media Basics for Today)	\$200.00
<input type="checkbox"/> Living Beyond Expectations: The Opportunities and Challenges of the Growing Senior Population	\$200.00
<input type="checkbox"/> Local Government Debt Methods 101	\$200.00
<input type="checkbox"/> Municipal Annexation: Growing Pains and Growth Spurts	\$200.00
<input type="checkbox"/> Municipal Taxation 102—The Basics Continued	\$200.00
<input type="checkbox"/> Open Records*	\$200.00
<input type="checkbox"/> Practices for Successful Meetings*	\$200.00
<input type="checkbox"/> Public Policy Development and Implementation*	\$200.00
<input type="checkbox"/> Public Works Services*	\$200.00
<input type="checkbox"/> Recreation and Parks - Building Communities	\$200.00
<input type="checkbox"/> Risk and Insurance 101	\$200.00
<input type="checkbox"/> Roles and Responsibilities of Council and Staff*	\$200.00
<input type="checkbox"/> Strengthening the Well-being of Children & Youth	\$200.00
<input type="checkbox"/> Trends in Urban Design for Local Leaders	\$200.00

**Tuesday, June 30**
**Time: 08:15 AM - 11:15 AM**

Municipal Training Institute Registration	Fees
<input type="checkbox"/> Changing Demographics and Best Practices	\$200.00
<input type="checkbox"/> Current Issues Class: Municipal Law Update 2026	\$200.00
<input type="checkbox"/> Effective Practices for Municipal Operations	\$200.00
<input checked="" type="checkbox"/> Entrepreneur Friendly Cities	\$200.00
<input type="checkbox"/> Living Beyond Expectations	\$200.00
<input type="checkbox"/> Local Government Debt Methods 101	\$200.00
<input type="checkbox"/> Municipal Taxation 101 - The Basics*	\$200.00
<input type="checkbox"/> Municipal Water and Wastewater Systems*	\$200.00
<input type="checkbox"/> Open Meetings*	\$200.00
<input type="checkbox"/> Public Works Services*	\$200.00



\*This course is on the "required" list for the Municipal Training Institute certificate program.

+This course is in the Training Institute's Advanced Leadership Track and is required to earn the Certificate of Dedication.

# HOTEL INFORMATION AND PRICING

**You MUST register for the Convention before making a hotel reservation online**

Name of Attendee

William Illg

I do not require a hotel reservation.

Special needs rooming requested.

My room preference is

Two double Beds

One King Bed

Arrival Date **06/25/26**

Departure Date **06/30/26**

**Please note: GMA cannot guarantee bed type or special requests. Please confirm your request with the hotel.**

HOTEL	ADDRESS	RATE	PARKING
<input type="checkbox"/> Alida	412 Williamson Street	\$279.00	\$35.00
<input type="checkbox"/> Andaz	14 Barnard Street	\$285.00	\$49.00
<input type="checkbox"/> Doubletree	411 West Bay Street	\$214/304	\$45.00
<input type="checkbox"/> Embassy Suites	605 West Oglethorpe Avenue	\$204/244	\$40.00
<input type="checkbox"/> Hampton Inn Historic District	201 East Bay Street	\$241	\$38.00
<input type="checkbox"/> Hilton Garden Inn Savannah Historic District	321 West Bay Street	\$224/314	\$45.00
<input type="checkbox"/> Holiday Inn Express	199 East Bay Street	\$241.00	\$38.00
<input type="checkbox"/> Homewood Suites Riverfront/Savannah Historic District	611 East River Street	\$244/344	\$45.00
<input type="checkbox"/> Hyatt Regency	2 West Bay Street	\$265.00	\$36.00
<input type="checkbox"/> JW Marriott Savannah Plant Riverside District	500 West River Street	\$380.00	\$51.00 \$36 Resort fee
<input type="checkbox"/> Savannah Marriott Riverfront	100 General McIntosh Blvd	\$249.00	\$30.00
<input type="checkbox"/> The Brice, A Kimpton Hotel	601 East Bay Street	\$289.00	\$35.00
<input type="checkbox"/> Tempo	220 E. Bryan St.	\$252.00	\$38.00
<input checked="" type="checkbox"/> Westin Savannah Harbor	1 Resort Drive	\$306.00	\$33.00

## IMPORTANT INFORMATION ABOUT HOTEL RESERVATIONS

All hotel reservations being made using the GMA block rate must be made online. Since housing is done on a first come, first serve basis and hotel assignment is made immediately online, you will receive a passkey confirmation once your conference registration is complete to book your hotel room. It is your responsibility to verify that all information on the acknowledgment letter sent in the hotel confirmation is accurate. **Most hotels will charge a fee for early departure!** If you need to change, add or cancel a reservation, please submit the change via the Passkey portal through May 18, 2026. All GMA hotel blocks with discounted rates drop on May 18. After May 25th, please contact the hotel directly for all changes or cancellations.

If you must cancel your hotel reservation, please do so as early as possible through the original reservation site so that the room may be reserved by another attendee. In some cases, rooms that are blocked for the GMA Annual Convention and not used are charged to GMA after the event.

**\*The JW Marriott and Hyatt Regency require a minimum 3-night stay. If you reserve a room at the JW Marriott or Hyatt Regency for less than three nights, the hotel will charge for the 3rd night.**

If two prices are listed above for the same hotel, the first rate is the weekday rate and second is the weekend rate.



# SCHEDULE

## Friday, June 26

### 8:15 am – 3:15 pm

Municipal Training Institute and Clerk's Classes (6-hour classes)

### 12:30 pm – 3:30 pm

Municipal Training Institute and Clerk's Classes (3-hour classes)

### 12:30 pm – 3:30 pm

RMEBS Board of Trustees Meeting

### 3:45 pm – 5:00 pm

Mentor/Mentee Meet and Greet and Orientation

### 3:45 pm – 5:15 pm

Board of Directors Meeting

## Saturday, June 27

### 8:15 am – 11:15 am

Municipal Training Institute and Clerk's Classes (3-hour classes)

### 8:15 am – 3:15 pm

Clerk's Classes

### 11:30 am – 1:00 pm

Policy Committee Meetings (with lunch)

### 1:15 pm – 2:45 pm

Policy Committee Meetings

### 3:00 pm – 5:30 pm

Municipal Marketplace Opening Reception

### 4:00 pm – 5:00 pm

Legislative Policy Council Meeting

## Sunday, June 28

### 7:00 am – 8:45 am

RMEBS Membership Meeting

### 7:15 am – 8:45 am

Clerks Business Meeting and Breakfast

### 8:00 am – 8:30 am

Worship Service

### 8:30am – 1:00 pm

City Attorneys' Session and Lunch

### 9:00am – 10:30 am

Opening General Session

### 10:30 am – 2:00 pm

Municipal Marketplace Open (lunch included)

### 12:30 pm – 2:00 pm

City Managers' Session and Lunch

### 1:00 pm – 2:00 pm

Federal Policy Council Meeting

### 1:00 pm – 2:00 pm

Municipal Training Board Meeting

### 2:15 pm – 3:15 pm

Rapid Fire Sessions

### 3:00 pm – 3:30 pm

Voting Credential Pickup

### 3:30 pm – 5:00 pm

Business Meeting and Installation of Officers and Board of Directors

## Monday, June 29

### 8:30 am – 9:45 am

General Session

### 10:00 am – 11:00 am

Concurrent Sessions

### 11:15 am – 12:15 pm

Concurrent Sessions

### 12:30 pm – 2:15 pm

Awards Luncheon Ceremony (ticket purchase required)

### 2:45 pm – 3:45 pm

District Connection Meetings

### 6:00 pm – 9:00 pm

Closing Event

## Tuesday, June 30

### 8:15 am – 11:15 am

Municipal Training Institute Classes (3-hour courses)

# GMA 2026 ANNUAL

## CONVENTION REGISTRATION

First Name <input type="text" value="John"/>	Last Name <input type="text" value="Walden"/>	City/Company <input type="text" value="City of Dawsonville"/>	Email <input type="text" value="john.walden@dawsonville-ga.gov"/>
-------------------------------------------------	--------------------------------------------------	------------------------------------------------------------------	----------------------------------------------------------------------

Child Name #1: <input type="text"/>	Age: <input type="text"/>	Child Name #2: <input type="text"/>	Age: <input type="text"/>	Child Name #3: <input type="text"/>	Age: <input type="text"/>
----------------------------------------	------------------------------	----------------------------------------	------------------------------	----------------------------------------	------------------------------

Convention Registration Types	Fees
<input checked="" type="checkbox"/> City Official/Staff Conference Registration	\$525.00
<input type="checkbox"/> GMA Business Alliance Program Representative Conference Reg	\$575.00
<input type="checkbox"/> Government Agency/Municipal Contract Lobbyist/ Non-Profit Conference Reg	\$650.00
<input type="checkbox"/> Non-Business Alliance Program Conference Reg	\$1,200.00
<input type="checkbox"/> Spouse (Guests of Registered Attendees)	\$190.00
<input type="checkbox"/> Child (Guests of Registered Attendees)	\$85.00

Special Event Registration Items <i>(not included in Full Registration fee)</i>	Fees
<input type="checkbox"/> City Attorney Breakfast and Session	\$200.00
<input type="checkbox"/> City Manager Lunch and Session	\$45.00
<input type="checkbox"/> Awards Lunch	\$75.00
<input type="checkbox"/> Mentor/Mentee Meet and Greet and Orientation	No Fee

## Municipal Training Institute Registration

This fee covers training sessions only. Courses are 3 and 6 hrs. each. Please mark 3 choices in case your first choice is full (1, 2, 3).

**Friday, June 26** Time: 08:15 AM - 03:15 PM

Municipal Training Institute Registration	Fees
<input type="checkbox"/> Addressing Homelessness (new)	\$325.00
<input type="checkbox"/> Advancing Georgia's Role and Response to Human Trafficking (new)	\$325.00
<input checked="" type="checkbox"/> Community and Media Relations*	\$325.00
<input type="checkbox"/> Data Literacy and Storytelling for Cities	\$325.00
<input type="checkbox"/> Downtown Development Authority Basic Training (ends at 4:15)	\$325.00
<input type="checkbox"/> Economic Development*	\$325.00
<input type="checkbox"/> Ethics*	\$325.00
<input type="checkbox"/> Evolving Technology: Key Insights	\$325.00
<input type="checkbox"/> Fire and Emergency Medical Services	\$325.00
<input type="checkbox"/> Human Resources*	\$325.00
<input type="checkbox"/> Law Enforcement Services: Trends and Best Practices	\$325.00
<input type="checkbox"/> Managing Growth: Economic and Natural Resources Issues	\$325.00
<input type="checkbox"/> Navigating the Future: Thinking, Planning and Acting Strategically	\$325.00
<input type="checkbox"/> Planning and Zoning*	\$325.00
<input type="checkbox"/> Regional Approaches to Cooperation	\$325.00
<input type="checkbox"/> Water Management - An Introduction for Local Governments	\$325.00

**Friday, June 26** Time: 12:30 PM - 03:30 PM

Municipal Training Institute Registration	Fees
<input type="checkbox"/> Mobile Workshop: Port of Savannah	\$200.00
<input type="checkbox"/> Municipal Courts I: Post-Ferguson*	\$200.00
<input type="checkbox"/> Public Policy Development and Implementation*	\$200.00
<input type="checkbox"/> Succession Planning: Preparing Tomorrow's Workforce Today	\$200.00



# GMA 2026 ANNUAL

## CONVENTION REGISTRATION

**Saturday, June 27**
**Time: 08:15 AM - 11:15 AM**

Municipal Training Institute Registration	Fees
<input type="checkbox"/> Beyond the Beltway: Influencing Federal Policy	\$200.00
<input type="checkbox"/> Building Bridges Between Cities and Colleges	\$200.00
<input type="checkbox"/> Capital Improvement Program	\$200.00
<input type="checkbox"/> Current Issues Class: Municipal Law Update 2026	\$200.00
<input type="checkbox"/> Effective Practices for Municipal Operations	\$200.00
<input type="checkbox"/> Employee Benefits 101 (Retirement)	\$200.00
<input type="checkbox"/> Excellence in Customer Service	\$200.00
<input type="checkbox"/> Funding and Programming Transportation Projects	\$200.00
<input type="checkbox"/> How to Attract and Retain Young Professionals to Your Town	\$200.00
<input type="checkbox"/> Information Privacy and Security Breaches: Prevention and Response*	\$200.00
<input type="checkbox"/> Let's Get Social (Social Media Basics for Today)	\$200.00
<input type="checkbox"/> Living Beyond Expectations: The Opportunities and Challenges of the Growing Senior Population	\$200.00
<input type="checkbox"/> Local Government Debt Methods 101	\$200.00
<input type="checkbox"/> Municipal Annexation: Growing Pains and Growth Spurts	\$200.00
<input type="checkbox"/> Municipal Taxation 102—The Basics Continued	\$200.00
<input type="checkbox"/> Open Records*	\$200.00
<input checked="" type="checkbox"/> Practices for Successful Meetings*	\$200.00
<input type="checkbox"/> Public Policy Development and Implementation*	\$200.00
<input type="checkbox"/> Public Works Services*	\$200.00
<input type="checkbox"/> Recreation and Parks - Building Communities	\$200.00
<input type="checkbox"/> Risk and Insurance 101	\$200.00
<input type="checkbox"/> Roles and Responsibilities of Council and Staff*	\$200.00
<input type="checkbox"/> Strengthening the Well-being of Children & Youth	\$200.00
<input type="checkbox"/> Trends in Urban Design for Local Leaders	\$200.00

**Tuesday, June 30**
**Time: 08:15 AM - 11:15 AM**

Municipal Training Institute Registration	Fees
<input type="checkbox"/> Changing Demographics and Best Practices	\$200.00
<input checked="" type="checkbox"/> Current Issues Class: Municipal Law Update 2026	\$200.00
<input type="checkbox"/> Effective Practices for Municipal Operations	\$200.00
<input type="checkbox"/> Entrepreneur Friendly Cities	\$200.00
<input type="checkbox"/> Living Beyond Expectations	\$200.00
<input type="checkbox"/> Local Government Debt Methods 101	\$200.00
<input type="checkbox"/> Municipal Taxation 101 - The Basics*	\$200.00
<input type="checkbox"/> Municipal Water and Wastewater Systems*	\$200.00
<input type="checkbox"/> Open Meetings*	\$200.00
<input type="checkbox"/> Public Works Services*	\$200.00



\*This course is on the "required" list for the Municipal Training Institute certificate program.

+This course is in the Training Institute's Advanced Leadership Track and is required to earn the Certificate of Dedication.

# HOTEL INFORMATION AND PRICING

**You MUST register for the Convention before making a hotel reservation online**

Name of Attendee

John Walden

I do not require a hotel reservation.

Special needs rooming requested.

My room preference is

Two double Beds

One King Bed

Arrival Date

Departure Date

**Please note: GMA cannot guarantee bed type or special requests. Please confirm your request with the hotel.**

HOTEL	ADDRESS	RATE	PARKING
<input type="checkbox"/> Alida	412 Williamson Street	\$279.00	\$35.00
<input type="checkbox"/> Andaz	14 Barnard Street	\$285.00	\$49.00
<input type="checkbox"/> Doubletree	411 West Bay Street	\$214/304	\$45.00
<input type="checkbox"/> Embassy Suites	605 West Oglethorpe Avenue	\$204/244	\$40.00
<input type="checkbox"/> Hampton Inn Historic District	201 East Bay Street	\$241	\$38.00
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<input type="checkbox"/> Tempo	220 E. Bryan St.	\$252.00	\$38.00
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If you must cancel your hotel reservation, please do so as early as possible through the original reservation site so that the room may be reserved by another attendee. In some cases, rooms that are blocked for the GMA Annual Convention and not used are charged to GMA after the event.

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If two prices are listed above for the same hotel, the first rate is the weekday rate and second is the weekend rate.



# SCHEDULE

## Friday, June 26

**8:15 am – 3:15 pm**

Municipal Training Institute and Clerk's Classes (6-hour classes)

**12:30 pm – 3:30 pm**

Municipal Training Institute and Clerk's Classes (3-hour classes)

**12:30 pm – 3:30 pm**

RMEBS Board of Trustees Meeting

**3:45 pm – 5:00 pm**

Mentor/Mentee Meet and Greet and Orientation

**3:45 pm – 5:15 pm**

Board of Directors Meeting

## Saturday, June 27

**8:15 am – 11:15 am**

Municipal Training Institute and Clerk's Classes (3-hour classes)

**8:15 am – 3:15 pm**

Clerk's Classes

**11:30 am – 1:00 pm**

Policy Committee Meetings (with lunch)

**1:15 pm – 2:45 pm**

Policy Committee Meetings

**3:00 pm – 5:30 pm**

Municipal Marketplace Opening Reception

**4:00 pm – 5:00 pm**

Legislative Policy Council Meeting

## Sunday, June 28

**7:00 am – 8:45 am**

RMEBS Membership Meeting

**7:15 am – 8:45 am**

Clerks Business Meeting and Breakfast

**8:00 am – 8:30 am**

Worship Service

**8:30am – 1:00 pm**

City Attorneys' Session and Lunch

**9:00am – 10:30 am**

Opening General Session

**10:30 am – 2:00 pm**

Municipal Marketplace Open (lunch included)

**12:30 pm – 2:00 pm**

City Managers' Session and Lunch

**1:00 pm – 2:00 pm**

Federal Policy Council Meeting

**1:00 pm – 2:00 pm**

Municipal Training Board Meeting

**2:15 pm – 3:15 pm**

Rapid Fire Sessions

**3:00 pm – 3:30 pm**

Voting Credential Pickup

**3:30 pm – 5:00 pm**

Business Meeting and Installation of Officers and Board of Directors

## Monday, June 29

**8:30 am – 9:45 am**

General Session

**10:00 am – 11:00 am**

Concurrent Sessions

**11:15 am – 12:15 pm**

Concurrent Sessions

**12:30 pm – 2:15 pm**

Awards Luncheon Ceremony (ticket purchase required)

**2:45 pm – 3:45 pm**

District Connection Meetings

**6:00 pm – 9:00 pm**

Closing Event

## Tuesday, June 30

**8:15 am – 11:15 am**

Municipal Training Institute Classes (3-hour courses)



DAWSONVILLE CITY COUNCIL  
EXECUTIVE SUMMARY FOR  
AGENDA ITEM # 7d

---

SUBJECT: APPROVE ADDITIONAL FY 2026 LOCAL MAINTENANCE & IMPROVEMENT GRANT FUNDING

CITY COUNCIL MEETING DATE: 04/20/2026

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

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

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

---

PURPOSE FOR REQUEST:

**TO REQUEST APPROVAL FOR ADDITIONAL FY 2026 LMIG FUNDING TO MILL, SOIL CEMENT, PAVE AND STRIPE ROBINSON ROAD AND ELLIOTT VILLAGE AND TO PATCH AND OVERLAY GEORGES PLACE**

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HISTORY/ FACTS / ISSUES:

- **ADDITIONAL FUNDING IS \$64,075.50 WITH NO MATCH REQUIRED**
  - **COUNCIL PREVIOUSLY APPROVED REGULAR FY 2026 LMIG FUNDING TOTALLING \$75,491.82 (INCLUDES 30% MATCH) AND WILL BE COMBINED WITH THIS ADDITIONAL FUNDING**
  - **TOTAL PROJECT COST IS APPROXIMATELY \$500,000**
- 

OPTIONS:

RECOMMENDED SAMPLE MOTION:

**STAFF RECOMMENDS APPROVAL AS PRESENTED**

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REQUESTED BY: Trampas Hansard, Public Works Director

April 20, 2026

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

Dear Mr. Arnhart:

The City of Dawsonville has completed the application for the amended FY 2026 LRA funds to be administered through the LMIG application system.

The project that the City Council has approved is to mill, soil cement, pave and stripe Robinson Road and Elliott Village (approximately .24 miles combined), starting at Hwy 9 North and ending at the end of Robinson Road and the end of Elliott Village. Additionally, the City will also patch and overlay Georges Place (.11 miles), starting at Elliott Village through the end of Georges Place.

We respectfully request to include the additional FY 2026 LRA funding with the previously approved FY 2026 LMIG funding to complete this project. The City anticipates completing the project in FY 2027.

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

- FY 2023, FY 2024, FY 2024 LRA, FY 2025 and FY 2025 LRA were combined to complete a joint project with Dawson County for full depth reclamation of Shoal Creek Road. The project has been completed and funded; a statement of expenditures has been submitted and received by GDOT.

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

Sincerely,

John Walden  
Mayor

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

**LOCAL GOVERNMENT AFFIDAVIT AND CERTIFICATION**

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

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

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

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

Local Government:

\_\_\_\_\_ (Signature)

\_\_\_\_\_ (Print)

Mayor / Commission Chairperson

\_\_\_\_\_ (Date)

**LOCAL GOVERNMENT SEAL (required):**

\_\_\_\_\_ E-Verify Number

Sworn to and subscribed before me,

This \_\_\_\_ day of \_\_\_\_\_, 20\_\_\_\_.

In the presence of:

NOTARY PUBLIC

\_\_\_\_\_ My Commission Expires:

**NOTARY PUBLIC SEAL (required):**

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

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

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

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

\_\_\_\_\_  
Signature of Authorized Officer or Agent

\_\_\_\_\_  
Printed Name of Authorized Officer or Agent

\_\_\_\_\_  
Title of Authorized Officer or Agent

\_\_\_\_\_  
Date



DAWSONVILLE CITY COUNCIL  
EXECUTIVE SUMMARY FOR  
AGENDA ITEM # 8

---

SUBJECT: EMPLOYEE RECOGNITION

CITY COUNCIL MEETING DATE: 04/20/2026

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

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

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

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PURPOSE FOR REQUEST:

**TO RECOGNIZE AND PRESENT EMPLOYEE RECOGNITION**

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HISTORY/ FACTS / ISSUES:

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OPTIONS:

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RECOMMENDED SAMPLE MOTION:

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REQUESTED BY: Jacob Evans, City Manager



DAWSONVILLE CITY COUNCIL  
EXECUTIVE SUMMARY FOR  
AGENDA ITEM # 9

---

SUBJECT: PROCLAMATION: ADMINISTRATIVE PROFESSIONAL'S DAY, APRIL 22, 2026

CITY COUNCIL MEETING DATE: 04/20/2026

---

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 READ ADMINISTRATIVE PROFESSIONAL'S DAY PROCLAMATION**

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HISTORY/ FACTS / ISSUES:

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OPTIONS:

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RECOMMENDED SAMPLE MOTION:

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REQUESTED BY: John Walden, Mayor



# Proclamation

## Administrative Professionals Day

### April 22, 2026



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

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

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

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

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

**NOW, THEREFORE**, I, John Walden, Mayor of the City of Dawsonville, do hereby proclaim April 22, 2026 as

#### **ADMINISTRATIVE PROFESSIONALS DAY**

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

In Witness Whereof, I have set my hand and seal this 20<sup>th</sup> day of April, 2026.

---

John Walden, Mayor

ATTESTED:

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Beverly A. Banister, City Clerk



DAWSONVILLE CITY COUNCIL  
EXECUTIVE SUMMARY FOR  
AGENDA ITEM # 10

---

SUBJECT: ZA-C2500169 SPICER GROUP INC.

CITY COUNCIL MEETING DATE: 04/20/2026

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

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

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

---

PURPOSE FOR REQUEST:

**ZA-C2500169:** Spicer Group Inc. on behalf of Dede Allen, Habitat for Humanity - NCG has petitioned for an amendment to the official zoning map applicable to the properties provided below. The applicant proposes the properties be rezoned from R-2: Single-Family Residential District to RCT: Residential Cottage, for the development of a micro-planned/pocket cottage development. Tax Map Parcels: D01 047 005 (Stegall Place), D01 047 006 (Stegall Place), D01 047 007 (Stegall Place), D01 047 008 (Stegall Place), D01 047 009, and D01 047 010. Public Hearing Dates: Planning Commission on September 15, 2025, at 5:30 PM; City Council on October 20, 2025, at 5:00 p.m. **City Council for a decision** on April 20, 2026; tabled from January 5, 2026.

---

HISTORY/ FACTS / ISSUES:

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

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OPTIONS: Approval, Deny or Table

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RECOMMENDED SAMPLE MOTION:

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REQUESTED BY: CPL, Planning & Zoning Department



# CITY OF DAWSONVILLE

## Planning Staff Report

### Request to Amend the Zoning Map (Rezone)

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

**CASE NUMBER** .....ZA-C2500169

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

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

**SITE AREA**.....+/- 3.13 acres

**LOCATION** .....Stegall Place

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

**FUTURE LAND USE DESIGNATIONS**.....Residential

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

**P.C. RECOMMENDATION MEETING DATE**.....October 13, 2025

**CITY COUNCIL PUBLIC HEARING DATE** .....October 20, 2025

**CITY COUNCIL DECISION MEETING DATE** .....January 5, 2026 (tabled)

**CITY COUNCIL DECISION MEETING DATE \*** .....April 20, 2026

### INTRODUCTION

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

### PROPOSAL

The subject 3.13 +/- assemblage is in a primarily residential area, and property tax records show no history of development. The applicant proposes the rezoning and combination of the parcels for a planned development

\*Hearing and meeting dates are subject to change

of detached cottage homes. A common access drive stemming from Stegall Place would serve the site, with amenity and stormwater management areas at the rear. The table below summarizes development specifications:

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

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

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

An amenity area is proposed to host a playground and a community building. The function of the proposed community building is unclear, as is the location of the required communal mail kiosk. Each cottage would front a portion of the vegetated common area, which would include new tree plantings. A 40-foot exterior buffer is shown at the sides (east and west) and rear (north) of the assemblage in lieu of the Code-required 50-foot exterior buffer (Sec. 2103.9). The applicant has requested a zoning variance (case VAR-C2500170) to reduce the exterior buffer depth from 50 feet to 40 feet, subject to separate review and approval by the Mayor and City Council.

Each cottage is conceptualized with 403 square feet of private open space. Unlike the common area, private space is located directly on each cottage parcel. Each cottage would also have a private covered porch. The concept plan notes a setback of “10’ between walls of buildings without windows;” however, the plan shows all cottages separated from each other by at least 20 feet. Cottage windows must be positioned “so that no window peers into the living space of adjacent dwellings closer than 30 feet apart” (Sec. 2103.7). The applicant has not yet demonstrated compliance with this requirement; this would be assessed at the permitting stage.

The concept plan provides cottage lot sizes ranging from 0.048 acres (2,095 square feet) to 0.053 acres (2,318 square feet). Some or all cottages would have a second story, and the proposed maximum heated floor area (HFA) is 1,350 square feet. This exceeds the 1,000 square foot heated floor area maximum established by Sec. 2102.1 by a thirty-five percent (35%) margin. Pursuant to the authority to grant variances, a variance from the maximum 1,000 square foot heated floor area cannot be issued (Sec. 907.II.A). Therefore, the proposed cottage heated floor areas violate the provisions of the RCT: Residential Cottage district. In March 2026, staff were informed that a City-initiated zoning text amendment might increase the maximum cottage floor area to above 1,350 square feet, but this change would likely be adopted after April 20, 2026.

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

In November of 2024, Habitat for Humanity initiated a request to rezone the subject site to RCT: Residential Cottage to construct 22 cottages. Prior to January 9, 2025, Mayor and City Council public meeting, the applicant withdrew the request.

The current application for RCT: Residential Cottage district rezoning was initiated in summer of 2025. Mayor and City Council held a public hearing on October 20, 2025, and the decision meeting was scheduled for January 5, 2026. At that decision meeting, the subject rezoning request was tabled to the April 20, 2026, scheduled meeting.

**SURROUNDING PROPERTIES**

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

**COMPREHENSIVE PLAN**

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

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

This area will be fostered as a haven for larger residential uses and rural/conservation subdivisions to facilitate a buffer between the higher densities of Dawsonville and the rest of Dawson County. Most development should entail large lots, with an average approaching or, preferably, surpassing five acres per unit [0.2 du/acre]. Nonresidential activity should be kept to a minimum and compliment the rural character of the area, such as churches, neighborhood scale markets and services with limited parking and traffic generation.”

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

The proposed development somewhat aligns with the intent of the Residential Character Area. The proposed cottages would introduce new “entry-level” housing to the area, fulfilling Community Need and Opportunity C.1 (pg. 22). However, the proposed gross density of 3.84 du/acre surpasses the intended 0.2 du/acre density of the Area.

## **ANALYSIS**

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

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

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

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

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

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

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

- The assemblage is vacant and has no recorded history of development, according to the Dawson County tax assessor’s data.
  - i. The site zoning matches most nearby properties, which are predominantly developed with single-family residences.

- Absent a formal market analysis, staff is unable to determine the impact of the existing zoning classifications on the sites' property values.
- 3. The extent to which the destruction of property values promotes the health, safety, morals or general welfare of the public.**
- Absent a formal market analysis, staff is unable to determine the impact of the development proposal on local property values.
- 4. The relative gain to the public, as compared to the hardship imposed upon the individual property owner.**
- The rezoning proposal may result in a development that is beneficial to the community.
    - i. The proposed cottages would introduce new “entry-level” housing to the area, fulfilling Community Need and Opportunity C.1 pursuant to the Comprehensive Plan (pg. 22).
  - The applicant has voluntarily presented this application to the City.
- 5. The physical suitability of the subject property for development as presently zoned and under the proposed zoning district.**
- The assemblage is currently zoned R-2: Single-family Residential, suitable for single-family residential development at densities up to 2.0 units per acre.
  - The applicant proposes rezoning the site to RCT: Residential Cottage, to develop 12 single-family cottages. The following proposal specifications deviate from the existing R-2 zone, necessitating a zoning map amendment.
    - i. The proposed residences would measure no greater than 1,350 square feet. The *minimum* floor area for residences in the R-2 zone is 1,400 square feet.
    - ii. The gross residential density for the development would be 3.84 units per acre. In the R-2 zone, density must not exceed 2.0 dwelling units per acre.
    - iii. The proposed minimum lot area is 2,095 square feet (0.048 acres). In the R-2 zone, parcels must measure no less than 20,000 square feet (0.459 acres).
    - iv. The proposed cottages would be individually platted on lots oriented around common areas, as opposed to each fronting a public street. In the R-2 zone, each parcel must front a public street for no less than 30 feet (Sec. 709).
- 6. The length of time the property has been vacant, considered in the context of land development in the area in the vicinity of the property, and whether there are existing or changed conditions affecting the use and development of the property which give supporting grounds for either approval or disapproval of the rezoning request.**
- The assemblage has been vacant for all recorded history.
  - 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.
  - On January 8, 2025, an application to rezone the subject assemblage to RCT: Residential Cottage was withdrawn on behalf of the applicant.

8. **The extent to which the proposed zoning will result in a use, which will or could cause excessive or burdensome use of existing streets, transportation facilities, utilities, schools, parks, or other public facilities.**
  - The proposal is not anticipated to burden local streets, utilities, schools, parks, or other public facilities.
9. **Whether the zoning proposal is in conformity with the policy and intent of the comprehensive plan, land use plan, or other adopted plans.**
  - The zoning proposal somewhat meets the intent of the 2023 Dawsonville Comprehensive Plan.
    - i. The calculated gross residential density of 3.84 du/acre exceeds the 0.2 du/acre intended for the Residential Character Area.
    - ii. The introduction of smaller, relatively lower-priced housing units to the City furthers housing goals (pg. 22).

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

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

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

1. **Site plan approval by the planning commission and the mayor and council is required. Site lots should be designed and laid out in a clusters and shall have a central common area.**
  - The applicant has submitted a concept plan, visualizing a cluster of 12 cottage homes that share a connected common area.
2. **Each cottage shall be located on its own lot of record, and subdivision plat approval shall be required in accordance with the City of Dawsonville Regulations. All other land areas within the micro-development shall be under common ownership.**
  - The applicant intends to subdivide the site to provide an individual parcel for each cottage.
3. **Clusters shall consist of six to 12 cottage units. There shall be a minimum separation between clusters of 50 maintained in an undisturbed buffer.**
  - The proposed cottage cluster would contain 12 units.
4. **All streets within a micro-planned development shall be built to city specifications as provided in the city development regulations and dedicated to the city.**
  - A street, an alley, and a common parking lot are proposed to serve the development.
    - i. Street design specifications would be assessed during land disturbance permitting (LDP).
5. **Insofar as practicable, common parking areas comprised of pervious pavement shall be provided with walkways to a central common area as well as to each cottage. Parking facilities shall be grouped with no less than three spaces each. Minimum parking required shall be two per cottage unit.**
  - The surface composition of the common parking lot is unspecified.
  - Sidewalks and walkways are shown connecting each cottage to the common parking area.

- A 16-space common parking area is provided, in addition to 9 spaces located on individual cottage lots. A total of 2.08 parking spaces would be provided per cottage.
6. **All structures must be either site built or industrialized (modular) homes and placed on a permanent foundation. Structures shall not be placed in a way which would block the occupants' view of the central common area.**
    - Each cottage would be built upon a slab foundation per the letter of intent.
  7. **Privacy between cottage units: Dwellings shall be designed so that no window peers into the living space of adjacent dwellings closer than 30 feet apart.**
    - The current site layout and design would allow for privacy between cottage units as required.
      - i. Compliance with this requirement will be confirmed at the time of permitting.
  8. **The site shall be at a minimum 50 percent greenspace for micro-planned developments. Each unit shall have 300 square feet of private open space and a minimum of 3,000 square feet of common area open space. Additionally, At least 75 percent of the dwelling units of each cluster shall abut the common open space; and all of the dwelling units shall be within 60 feet walking distance measured from the nearest entrance of the dwelling along the shortest safe walking route to the nearest point of the common open space. The common open space shall have dwellings abutting at least two sides.**
    - Approximately 57.5% of the assemblage would consist of vegetated space (not covered with buildings or pavement).
    - Each cottage is conceptualized with 403 square feet of private open space.
    - Each cottage would abut and share 5,500 square feet of landscaped open space.
  9. **A 50-foot undisturbed buffer shall be required along the property lines where a residential cottage micro-planned development abuts a zoning district other than RCT.**
    - Separate from this application to amend the zoning map, the applicant has requested a variance (case VAR-C2500170) from this provision, to reduce the undisturbed buffer depth to 40 feet (a 20% decrease).
  10. **Amenity areas such as a community center, central gazebo, playgrounds, etc. are required.**
    - A playground and community building are proposed. The function of the community building is unknown to staff.

## **DEPARTMENT OF DOWNTOWN DEVELOPMENT**

On September 15, 2025, Amanda Edmonson provided the following comment:

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

- The establishment of new sidewalks along Stegall Place, joining with existing sidewalks on Maple Street, provide desirable additional pedestrian connectivity between residential infill and downtown civic and commercial establishments consistent with Downtown Development Goal #4 - Connectivity & Accessibility: Improve connectivity and accessibility throughout downtown by expanding multi-modal

facilities and safely linking vehicular routes, whenever possible planning for larger connectivity throughout the community.

- Inclusion of any of the following architectural styles are preferred by the community: Craftsman, Italianate, Folk Victorian, or Colonial Revival for placemaking purposes. Application of design guidelines and landscape patterns found in pages 75-91 of the Comprehensive Downtown Dawsonville Strategic Plan are encouraged.

### **STAFF RECOMMENDATION**

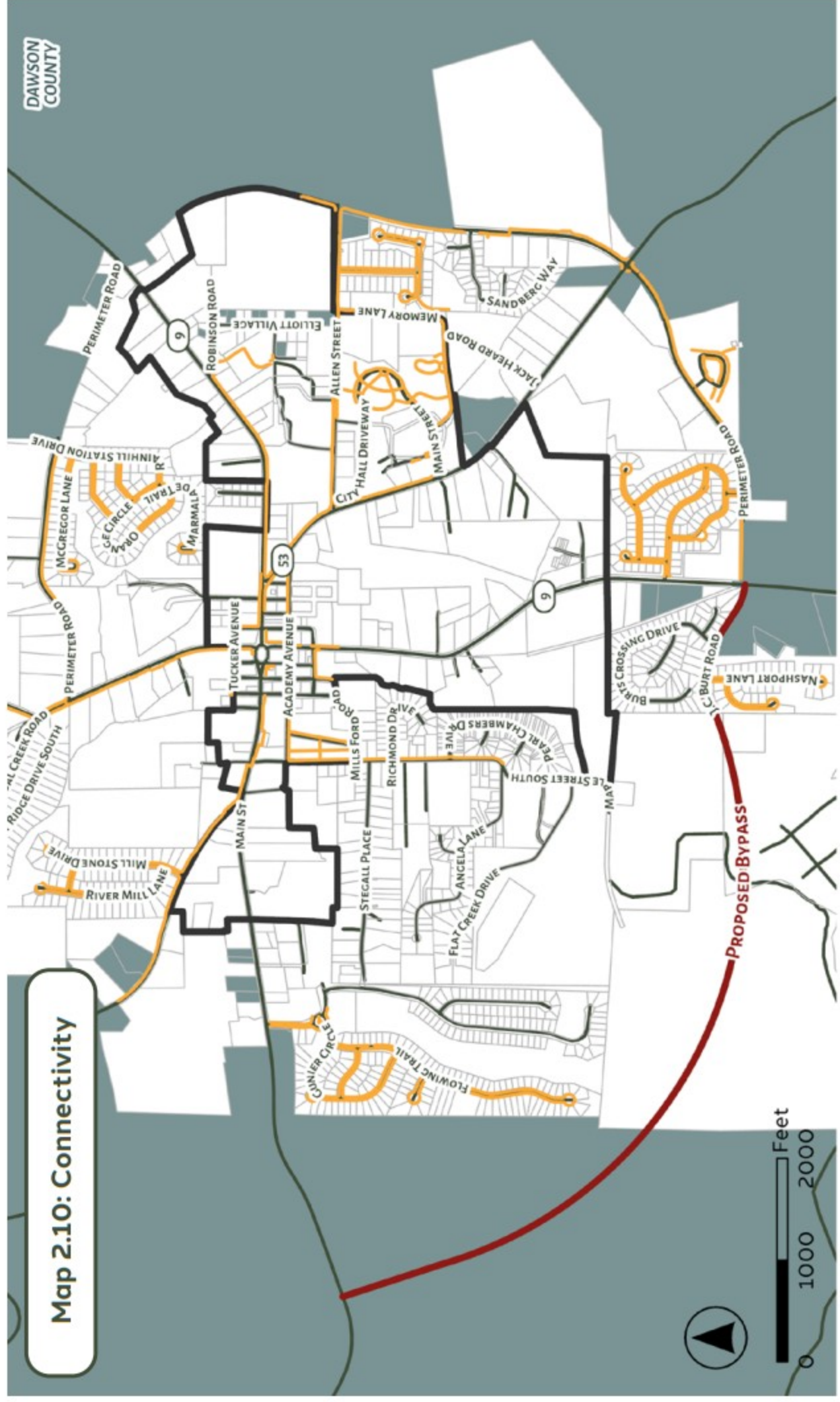
Staff recommends **tabling** of the request to amend the zoning map to rezone a 3.13 +/- acre assemblage from R-2: Single-Family Residential District to RCT: Residential Cottage. Tabling the subject application would allow for future consideration of a future City-initiate zoning text amendment to increase the maximum cottage floor area to above 1,350 square feet. The current cottage maximum floor area is 1,000 square feet, and the applicant proposed 1,350 square foot cottages.

Staff also notes the proposal does not substantially conform to the Comprehensive Plan's Residential Character Area due to incompatible residential density.

### **PLANNING COMMISSION RECOMMENDATION**

At their public meeting on October 13, 2025, the Dawsonville Planning Commission recommended **denial** of the subject map amendment request.

Map 2.10: Connectivity



### DOWNTOWN DAWSONVILLE // CONNECTIVITY

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



**City of Dawsonville**

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

**Zoning Amendment  
Application**

Application#: 2A-C2500169

Applicant Name(s): Habitat for Humanity - NCG

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

Cell Phone: [REDACTED] Email: [REDACTED]

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

Property Address: Stegall Pl.

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

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

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

Subdivision Name: Dawsonville Commons Lot# \_\_\_\_\_

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

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

**The applicant request:**

Rezoning to Zoning category: RCT Conditional Use permit for: \_\_\_\_\_

Proposed use of property if rezoned: Cottage Style community

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

Amenity area proposed Yes, if yes, what Community Center

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

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

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

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

Road name: Stegall Pl Type of Surface: Asphalt

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

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

[Signature]  
Signature of Applicant

7-22-25  
Date

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

**RECEIVED**  
JUL 23 2025  
revised 01.31.2023  
BY: [Signature]

# ARCHITECTURE STYLES

## CRAFTSMAN



Credits: Google Earth



Credits: Google Earth



## ITALIANATE



## FOLK VICTORIAN



## COLONIAL REVIVAL



EXHIBIT 'A'

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

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

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

24RE-327

CH  
BM  
BA

**Property Owner Authorization**

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

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

Printed Name of Property Owner Dede Allen - Habitat for Humanity NCG  
Signature of Property Owner Dede Allen Date 7-22-25  
Mailing Address 814 Mimosa Blvd  
City Roswell State GA Zip 30075

Sworn and subscribed before me on this

7-22 day of July 2025

[Signature]  
Notary Public, State of Georgia

My Commission Expires: 01/13/29



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

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

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

This notice and acknowledgement shall be public record.

*Dede Allen*  
Signature of Applicant / Representative of Applicant

7-22-25  
Date

Sworn to and subscribed before me on this

22 day of July 2025.

*[Signature]*  
Notary Public, State of Georgia

My Commission Expires: 01/13/29



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

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

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

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

\_\_\_\_\_

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

Amount \$

*0*

Date:

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

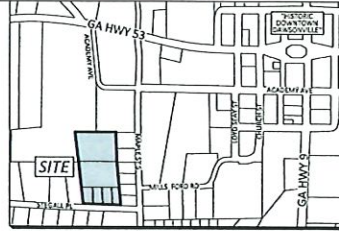
\_\_\_\_\_  
\_\_\_\_\_  
\_\_\_\_\_

*[Handwritten Signature]*  
\_\_\_\_\_  
Signature of Applicant / Representative of Applicant

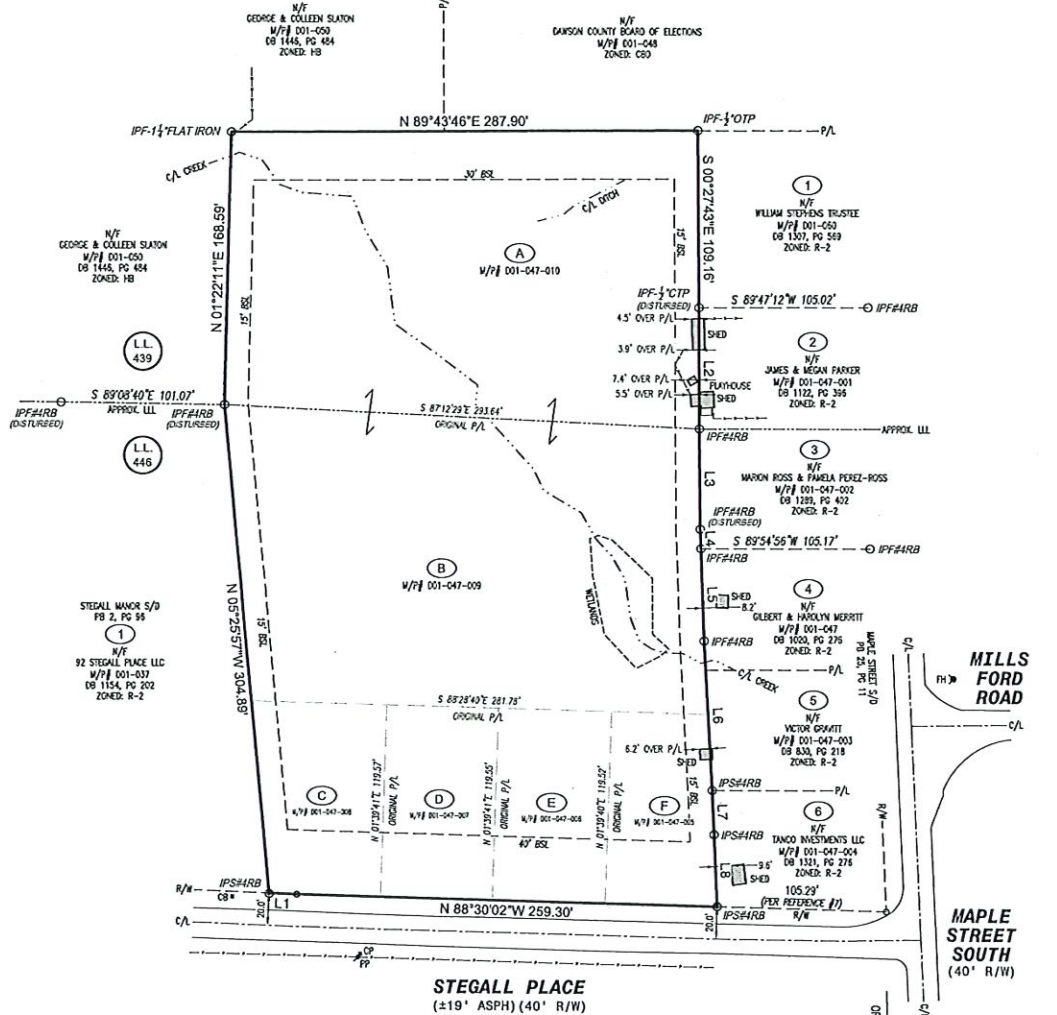
*7-22-25*  
\_\_\_\_\_  
Date

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

THIS BLOCK RESERVED FOR THE CLERK OF SUPERIOR COURT

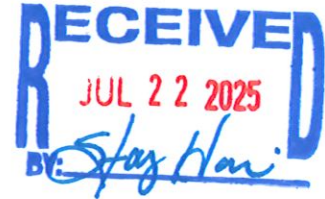


- LEGEND
- BLF = BASE FLOOD ELEVATION
  - BSL = BUILDING SETBACK LINE
  - P/L = PROPERTY LINE
  - R/W = RIGHT OF WAY
  - LL = LAND LOT
  - LL = LAND LOT LINE
  - N/F = NEW OR FORMERLY
  - W/P = DEED W/P / PARCEL NO.
  - POB = POINT OF BEGINNING
  - NS = NOT TO SCALE
  - RF = IRON PIN FOUND
  - RS = IRON PIN SET
  - CON MON = USCOE MONUMENT
  - TS = TIE
  - CP = CORNER TOP PILE
  - CTP = CORNER TOP PILE
  - SD = SQUARE ROD
  - AF = ANGLE FROM FOUND
  - CB = CORRUGATED METAL PIPE
  - RCP = REINFORCED CONCRETE PIPE
  - WM = WATER METER
  - WV = WATER VALVE
  - PP = POWER POLE
  - SP = SERVICE POLE
  - CB = COMMUNICATIONS BOX
  - AC = MANC UNIT/PAID
  - TR = TRANSFORMER
  - CO = SEWER CLEAN-OUT
  - SB = SEPTIC BUTTER
  - MI = MAN HOLE
  - FFL = FINISHED FLOOR ELEV.
  - FI = FIRE HYDRANT
  - GL = GAS LINE
  - PL = POWER LINE
  - SS = SANITARY SEWER LINE
  - FM = SANITARY FORCE MAIN
  - WL = WATER LINE
  - FL = FENCE LINE



THIS SURVEY AND ITS FINDINGS DOES NOT CONSTITUTE A TITLE SEARCH OR TITLE OPINION BY MCCLURE SURVEYING, INC. AS LAND SURVEYORS. ALL DATA USED FOR THE LOCATION OF PROPERTY LINES, EASEMENTS, ADJOINING OWNERS, ETC. WAS GAINED FROM PUBLIC RECORDS, THE COUNTY, OR OTHER SOURCES AS REFERENCED. NO ABSTRACT OF TITLE OR TITLE COMMITMENT, HIGH RESOLUTION OF TITLE SEARCHES WERE PROVIDED TO THE SURVEYOR, UNLESS OTHERWISE NOTED. OTHER DOCUMENTS OR SITUATIONS MAY EXIST THAT WOULD AFFECT THIS PROPERTY, AS WITH ANY LAND TRANSACTION, A TITLE SEARCH AND VERIFICATION IS RECOMMENDED IN CONJUNCTION WITH THIS SURVEY, OR YOU MUST CONSULT A COMPETENT TITLE ATTORNEY.

THIS SURVEY WAS PREPARED IN CONFORMANCE WITH THE TECHNICAL STANDARDS OF PROFESSIONAL SURVEYING IN GEORGIA AS SET FORTH IN CHAPTER 185-7 OF THE RULES OF GEORGIA BOARD OF REGISTRATION FOR PROFESSIONAL ENGINEERS AND LAND SURVEYORS AND AS SET FORTH IN GEORGIA PLAT ACT O.C.G.A. 15-8-81, 15-8-82, 15-8-83, 15-8-84, 15-8-85, 15-8-86, 15-8-87, 15-8-88, 15-8-89, 15-8-90, 15-8-91, 15-8-92, 15-8-93, 15-8-94, 15-8-95, 15-8-96, 15-8-97, 15-8-98, 15-8-99, 15-9-1, 15-9-2, 15-9-3, 15-9-4, 15-9-5, 15-9-6, 15-9-7, 15-9-8, 15-9-9, 15-9-10, 15-9-11, 15-9-12, 15-9-13, 15-9-14, 15-9-15, 15-9-16, 15-9-17, 15-9-18, 15-9-19, 15-9-20, 15-9-21, 15-9-22, 15-9-23, 15-9-24, 15-9-25, 15-9-26, 15-9-27, 15-9-28, 15-9-29, 15-9-30, 15-9-31, 15-9-32, 15-9-33, 15-9-34, 15-9-35, 15-9-36, 15-9-37, 15-9-38, 15-9-39, 15-9-40, 15-9-41, 15-9-42, 15-9-43, 15-9-44, 15-9-45, 15-9-46, 15-9-47, 15-9-48, 15-9-49, 15-9-50, 15-9-51, 15-9-52, 15-9-53, 15-9-54, 15-9-55, 15-9-56, 15-9-57, 15-9-58, 15-9-59, 15-9-60, 15-9-61, 15-9-62, 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## LETTER OF INTENT


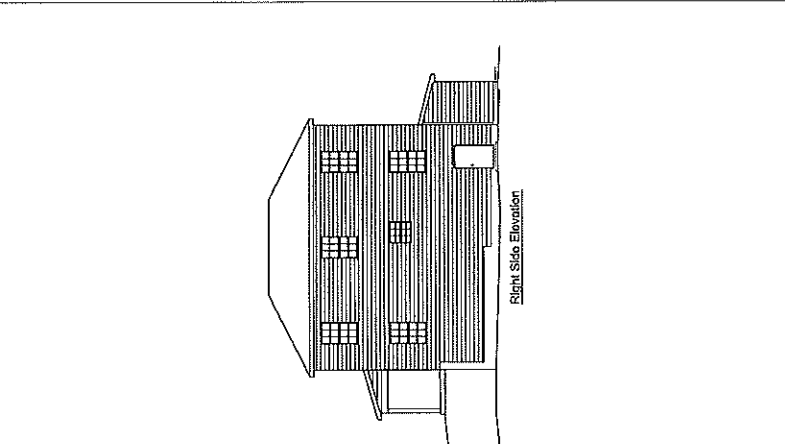
Applicant	Spicer Group Inc. on behalf of Habitat for Humanity
Subject Property	3.128 total acres, consisting of Parcels D001 047 005-010 on Stegall Place
Current Zoning:	R-2
Proposed Zoning:	RCT (Residential Cottage)
Proposed Use:	Develop a cottage community with 12 individual cottages, a Community Center,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

### PROPOSED USE

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

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



<p><b>Cover Page</b> 6220 Sammy Drive Gainesville, GA 30506</p>	<p>January 1, 2025</p>	<p>Not to Scale</p>	<p><u>House Model:</u> 2-Story, 3 Bedroom Kitchen Left, Shotgun on Crawlspace</p>	<p>The Licensed Builder &amp; Construction Manager are responsible for ensuring that these plans and the house built from them comply with the current mandatory and permissive state codes and local amendments as specified in The Uniform Codes Act of Georgia. No changes may be made to these plans without the approval of the Licensed Builder.</p>	 <p>Habitat for Humanity-NCG 814 Mimosa Blvd, Building C Roswell GA 30075 Construction Manager: David Dooso Phone: 766.612.2417 Email: ddooso@habitat-ncg.org</p>																																				
																																									
<table border="1"> <thead> <tr> <th data-bbox="544 924 673 1102"><u>Title</u></th> <th data-bbox="673 924 803 1102"><u>Page</u></th> <th data-bbox="803 924 933 1102"><u>Current Version</u></th> </tr> </thead> <tbody> <tr> <td data-bbox="544 1102 673 1144">Cover Page</td> <td data-bbox="673 1102 803 1144"></td> <td data-bbox="803 1102 933 1144">January 1, 2025</td> </tr> <tr> <td data-bbox="544 1144 673 1186">Foundation Walls Plan</td> <td data-bbox="673 1144 803 1186">Page 1</td> <td data-bbox="803 1144 933 1186">January 1, 2025</td> </tr> <tr> <td data-bbox="544 1186 673 1228">Porch-Shed Slabs Plan</td> <td data-bbox="673 1186 803 1228">Page 2</td> <td data-bbox="803 1186 933 1228">January 1, 2025</td> </tr> <tr> <td data-bbox="544 1228 673 1270">J-Bolts Plan</td> <td data-bbox="673 1228 803 1270">Page 3</td> <td data-bbox="803 1228 933 1270">January 1, 2025</td> </tr> <tr> <td data-bbox="544 1270 673 1312">1st Floor Plan</td> <td data-bbox="673 1270 803 1312">Page 4</td> <td data-bbox="803 1270 933 1312">January 1, 2025</td> </tr> <tr> <td data-bbox="544 1312 673 1354">2nd Floor Plan</td> <td data-bbox="673 1312 803 1354">Page 5</td> <td data-bbox="803 1312 933 1354">January 1, 2025</td> </tr> <tr> <td data-bbox="544 1354 673 1396">1st FL Walls Plan</td> <td data-bbox="673 1354 803 1396">Page 6</td> <td data-bbox="803 1354 933 1396">January 1, 2025</td> </tr> <tr> <td data-bbox="544 1396 673 1438">2nd FL Walls Plan</td> <td data-bbox="673 1396 803 1438">Page 7</td> <td data-bbox="803 1396 933 1438">January 1, 2025</td> </tr> <tr> <td data-bbox="544 1438 673 1480">Elevations Plan</td> <td data-bbox="673 1438 803 1480">Page 8</td> <td data-bbox="803 1438 933 1480">January 1, 2025</td> </tr> <tr> <td data-bbox="544 1480 673 1522">Components Plan</td> <td data-bbox="673 1480 803 1522">Page 9</td> <td data-bbox="803 1480 933 1522">January 1, 2025</td> </tr> <tr> <td data-bbox="544 1522 673 1564">Details Plan</td> <td data-bbox="673 1522 803 1564">Page 10</td> <td data-bbox="803 1522 933 1564">January 1, 2025</td> </tr> </tbody> </table>						<u>Title</u>	<u>Page</u>	<u>Current Version</u>	Cover Page		January 1, 2025	Foundation Walls Plan	Page 1	January 1, 2025	Porch-Shed Slabs Plan	Page 2	January 1, 2025	J-Bolts Plan	Page 3	January 1, 2025	1st Floor Plan	Page 4	January 1, 2025	2nd Floor Plan	Page 5	January 1, 2025	1st FL Walls Plan	Page 6	January 1, 2025	2nd FL Walls Plan	Page 7	January 1, 2025	Elevations Plan	Page 8	January 1, 2025	Components Plan	Page 9	January 1, 2025	Details Plan	Page 10	January 1, 2025
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2nd Floor Plan (Page 5)

6220 Sammy Drive  
Gainesville, GA 30506

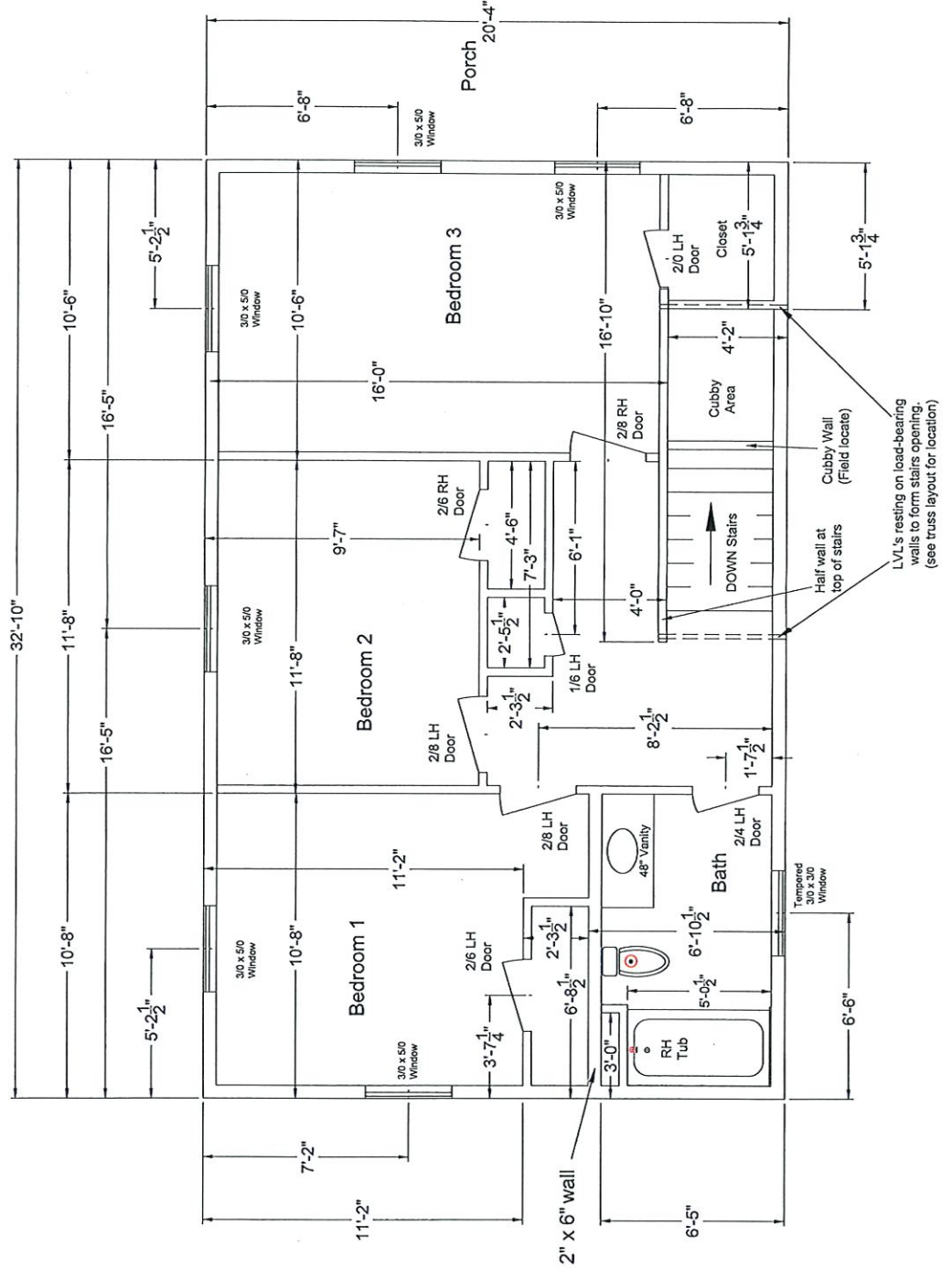
January 1, 2025

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

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

  
Habitat for Humanity-NCG  
814 Mimosa Blvd, Building C  
Roswell GA 30075  
Construction Manager: David Deese  
Phone: 706.612.2417  
Email: ddeese@habitat-ncg.org

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



Public Hearings

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-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.

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

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

**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.

Mayor and City Council public hearing date: September 22, 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 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.

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

Stacy Harris  
**Zoning Admin**

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DAWSONVILLE CITY COUNCIL  
EXECUTIVE SUMMARY FOR  
AGENDA ITEM # 11

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SUBJECT: VAR-C2500170

CITY COUNCIL MEETING DATE: 04/20/2026

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

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

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

---

PURPOSE FOR REQUEST

**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 Parcels: D01 047 005 (Stegall Place), D01 047 006 (Stegall Place), D01 047 007 (Stegall Place), D01 047 008 (Stegall Place), D01 047 009, and D01 047 010. Public Hearing Dates: Planning Commission - September 15, 2025; City Council - October 20, 2025. **City Council for a decision on April 20, 2026;** tabled from January 5, 2026.

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HISTORY/ FACTS / ISSUES:

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

---

OPTIONS: Approval, Deny or Table

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RECOMMENDED SAMPLE MOTION:

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REQUESTED BY: CPL, Planning & Zoning Department



# CITY OF DAWSONVILLE

## Planning Staff Report

### Variance Request

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

**CASE NUMBER** ..... VAR-C2500170

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

**CURRENT ZONING DESIGNATION** ..... R-2: Single-Family Residential District (the applicant has initiated a separate zoning map amendment request to rezone the assemblage to RCT: Residential Cottage).

**SITE AREA**..... +/- 3.13 acres

**LOCATION** ..... Stegall Place

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

**CITY COUNCIL PUBLIC HEARING DATE** ..... October 20, 2025

**CITY COUNCIL DECISION MEETING DATE** ..... January 5, 2026 (tabled)

**CITY COUNCIL DECISION MEETING DATE \*** ..... April 20, 2026

### INTRODUCTION

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

### PROPOSAL

The subject 3.13 +/- assemblage, which fronts Stegall Place to the south, is in a primarily residential area, and property tax records show no history of development. The applicant also proposes a zoning map amendment (case ZA-C2500169) to rezone the site to RCT: Residential Cottage, which is being processed as a separate case.

\*City Council hearing and meeting dates are subject to change

The site is heavily wooded, and many existing trees would be removed for the proposed cottage development.

Pursuant to Sec. 2103.9, an undisturbed buffer no less than 50 feet in width shall be maintained where an RCT zone abuts a different zoning district. This applies to the western, northern, and eastern boundaries of the site. The submitted variance application states that a 50-foot buffer “is too large for a [3-acre] parcel,” and when “factoring in stormwater accommodations and grading, a proposed 40’ buffer would still provide a visual barrier.” Further, they report “a 50’ exterior buffer would restrict more than half of the property.” If the variance were to be denied, “drainage from upstream and downstream properties can’t be property accommodated without walls, which would increase the risk for injury” according to the submittal. The conceptualized site design, which provides for 40-foot exterior buffers, has necessitated this variance request.

This request is associated with zoning map amendment case ZA-C2500169, to rezone the subject property from R-2: Single-Family Residential District to RCT: Residential Cottage. At their January 5, 2026, public meeting, the Mayor and City Council tabled the associated rezoning request to the scheduled meeting on April 20, 2026, resulting in the tabling of this variance request.

**SURROUNDING PROPERTIES**

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

**COMPREHENSIVE PLAN**

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

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

This area will be fostered as a haven for larger residential uses and rural/conservation subdivisions to facilitate a buffer between the higher densities of Dawsonville and the rest of Dawson County. Most development should entail large lots, with an average approaching or, preferably, surpassing five acres per unit [0.2 du/acre]. Nonresidential activity should be kept to a minimum and compliment the rural character of the area, such as churches, neighborhood scale markets and services with limited parking and traffic generation.”

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

**ANALYSIS**

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

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

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

- 1. There are extraordinary and exceptional conditions pertaining to the particular piece of property in question because of its size, shape or topography that are not applicable to other land or structures in the same district; and,**
  - The subject site is similar in size and topography to neighboring parcels; however, it's relatively deep and rectangular in shape.
  - Site geometry causes a greater portion to be devoted to undisturbed buffers compared to sites with differing shapes and dimensions.
    - i. Pursuant to the survey provided, the assemblage perimeter totals 1,555 feet. Of this, 1,296 feet (83.3%) of the perimeter directly abuts adjacent properties, and 259 feet (16.7%) abuts Stegall Place. Accordingly, 83.3% of the lot perimeter is subject to exterior buffer requirements.
    - ii. By comparison, a square lot would have 75% of its perimeter subject to buffering, and a rectangular-shaped site wider than it is deep would have even less. In both cases, the share of the site devoted to buffering would be lower than the applicant's circumstance.
  
- 2. A literal interpretation of the provisions of these zoning regulations would create an unnecessary hardship and would deprive the applicant of rights commonly enjoyed by other property owners within the district in which the property is located; and,**
  - Staff *do not* anticipate that a literal interpretation of Residential Cottage buffer standards, commanding a 50-foot undisturbed buffer along all adjacent property lines would create unnecessary hardship for the applicant.
    - i. Absent an approved variance, the applicant could construct a micro-planned/pocket development with fewer cottages and/or a different arrangement to accommodate a full 50-foot buffer.
    - ii. However, due to the geometry of the lot, the 50-foot buffer requirement might be more impactful and restrictive than for similar sites in the City.

- The associated zoning map amendment proposal (ZA-C2500169), to rezone the site to RCT: Residential Cottage, would create the first RCT zone in Dawsonville.
3. **Granting the variance requested will not confer upon the property of the applicant any special privileges that are denied to other properties of the district in which the applicant's property is located; and,**
    - If City Council finds that exceptional conditions exist upon the subject lot, granting the requested variance would not confer any special privileges.
  4. **Relief, if granted, will be in harmony with the purpose and intent of these regulations and will not be injurious to the neighborhood or general welfare in such a manner as will interfere with or discourage the appropriate development and use of adjacent land and buildings or unreasonably affect their value; and,**
    - If the request is approved, the request to rezone the site to RCT: Residential Cottage must also be approved for the variance to be realized.
  5. **The special circumstances are not the result of the actions of the applicant; and,**
    - The circumstances which substantiate this variance request are the direct result of the applicant.
      - i. The applicant has initiated a request to rezone and develop the presently vacant site, prompting this variance request.
  6. **The variance requested is the minimum variance that will make possible the legal use of the land, building, or structure; and,**
    - Staff defer to the associated rezoning case (ZA-C2500169).
  7. **The variance is a request to permit a use of land, building or structures which is permitted by right in the district involved.**
    - If the variance request is approved, it would enable a cottage development, which is permitted by right in the RCT: Residential Cottage district.

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

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

1. **The variance neither interferes with the rights of others as provided in this chapter nor is injurious to the public health, safety, general welfare;**
  - Staff do not anticipate that granting the subject variance would be detrimental to the rights, health, or welfare of others.
2. **A strict interpretation and enforcement of the standards or requirement would result in practical difficulty or unnecessary hardship;**

- A strict interpretation of Residential Cottage buffer standards, which require a 50-foot undisturbed buffer along all adjacent property lines, is unlikely to create unnecessary hardship.
    - i. However, due to lot geometry, the 50-foot buffer requirement might be more impactful and restrictive than for similar sites nearby.
- 3. Exceptional or extraordinary circumstances applicable to the subject property exist that do not generally apply to other properties in the same district;**
- There are no exceptional or extraordinary circumstances applicable to the subject site in the context of nearby properties.
  - The subject variance request has been necessitated by a separate application to rezone the assemblage to RCT: Residential Cottage. If approved, this site would be the first RCT zone in Dawsonville.
- 4. The variance provides for reasonable use under the specified circumstances of each application;**
- If the variance request is approved, it would enable a cottage development, which is permitted by right in the RCT: Residential Cottage district.
- 5. The variance achieves the general intent of this ordinance;**
- The request does not appear to inherently achieve or detract from the intent of the Ordinance.
- 6. The variance is the minimum possible variance under the specific circumstances; and**
- Pursuant to the submitted concept plan, the requested buffer reduction to 40 feet is likely the minimum possible along the side (east and west) property lines.
  - Reducing the minimum exterior buffer to 40 feet along the northern property line may exceed the minimum possible variance per the depicted stormwater management facility.
    - i. The facility is shown to maintain approximately 52 feet from the rear property line.
- 7. The variance does not exceed the scope of the authority set forth in subsection (A) hereof.**
- The requested variance represents a 20% decrease in the minimum required exterior buffer width. Therefore, the request does not exceed the scope of authority as established in Sec. 907.II.A.

### **STAFF RECOMMENDATION**

Staff recommends **tabling** the variance request to reduce the minimum required undisturbed buffer width for the proposed RCT: Residential Cottage zone from 50 feet to 40 feet at the rear (north) and side (east and west) property lines. The recommendation to table is consistent with the recommended tabling of the associated rezoning request. This variance should not be approved in any capacity until after the rezoning is passed.



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

**Variance Application**

VAR- C2500170

Application for:  Appeal  Special Exception  Adjustment

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

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

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

Cell Phone: \_\_\_\_\_ Email: \_\_\_\_\_

Owner Name(s): Same as Above

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

Cell Phone: [REDACTED] Email: dallen@habitat-ncg.org

**Exact Location and Description of Subject Property:**

Address: Stegall Pl Lot # \_\_\_\_\_

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

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

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

**Required Items:**

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

**FEE SCHEDULE**

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

\*\*price is determined by USPS

Dede Allen  
 Signature of Applicant

7-22-25  
 Date

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



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

**Does This Proposal Qualify For A Variance?**

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

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

1. There are extraordinary and exceptional conditions pertaining to the particular piece of property in question because of its size, shape or topography that are not applicable to other land or structures in the same district; and,

**Answer:**

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

\_\_\_\_\_and,

2. A literal interpretation of the provisions of these zoning regulations would create an unnecessary hardship and would deprive the applicant of rights commonly enjoyed by other property owners within the district in which the property is located;

**Answer:**

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

\_\_\_\_\_and,

3. Granting the variance requested will not confer upon the property of the applicant any special privileges that are denied to other properties of the district in which the applicant's property is located;

**Answer:**

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

\_\_\_\_\_and,

4. Relief, if granted, will be in harmony with the purpose and intent of these regulations and will not be injurious to the neighborhood or general welfare in such a manner as will interfere with or discourage the appropriate development and use of adjacent land and buildings or unreasonably affect their value;

**Answer:**

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

\_\_\_\_\_ and,

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

**Answer:**

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

\_\_\_\_\_ and,

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

**Answer:**

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

\_\_\_\_\_ and,

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

**Answer:**

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

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

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

VAR# \_\_\_\_\_ TMP# \_\_\_\_\_ Applicant's Name: \_\_\_\_\_

**Property Owner Authorization**

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

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

Printed Name of Owner Dede Allen - Habitat for Humanity NCG  
Signature of Owner Dede Allen Date 7/22/25  
Mailing Address 814 Mimosa Blvd  
City Roswell State GA Zip 30075  
Telephone Number \_\_\_\_\_

Sworn to and subscribed before me.  
this 22 day of July 2025.  
[Signature]  
Notary Public, State of Georgia  
My Commission Expires: 01/13/29



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

Public Hearings

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-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.

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

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

**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.

Mayor and City Council public hearing date: September 22, 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 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.

**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](http://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.

.....

**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 Parcels: D01 047 005 (Stegall Place), D01 047 006 (Stegall Place), D01 047 007 (Stegall Place), D01 047 008 (Stegall Place), D01 047 009, and D01 047 010.

Mayor and City Council Public Hearing Date: September 22, 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 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:

VAR-C2500170

Reduce Buffer 50ft - 40ft

HEARINGS WILL BE HELD BY:

████████████████████████████████████████████████████████████████████████████████

CITY COUNCIL:

████████

DATE: 09.22.2025

████████

TIME: 5:00 pm

HEARING LOCATION:

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

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

**THIS SIGN NOT TO BE REMOVED WITHOUT AUTHORIZATION**



**DAWSONVILLE CITY COUNCIL  
EXECUTIVE SUMMARY FOR  
AGENDA ITEM # 12**

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SUBJECT: **2026-2027 PROPERTY AND LIABILITY INSURANCE COVERAGE**

CITY COUNCIL MEETING DATE: **04/20/2026**

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

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

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

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**PURPOSE FOR REQUEST:**

**TO REQUEST APPROVAL FOR THE 2026-2027 PROPERTY AND LIABILITY INSURANCE COVERAGE RENEWAL IN THE AMOUNT OF \$86,735.00 TO BE PAID OUT OF THE FY 2026 GEN/ENT BUDGETS  
COVERAGE INCLUDES REPLACEMENT COST AND CASH VALUE FOR ALL CITY OWNED BUILDINGS, CONTENTS AND EQUIPMENT, WATER TOWERS, WELL SITES, LIFT STATIONS, TREATMENT PONDS, VEHICLES AND MOBILE EQUIPMENT TALLING APPROXIMATELY \$32,500,000**

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**HISTORY/ FACTS / ISSUES:**

- **CITY HAS USED GIRMA, A GMA PROGRAM, FOR PROPERTY AND LIABILITY COVERAGE SINCE INCEPTION. 2025 PREMIUM TOTALLED \$76,974; 2024 PREMIUM TOTALLED \$75,988**
  - **CITY IS REQUIRED TO HAVE AN UPDATED VALUATION OF ITS BUILDINGS & STRUCTURES, UTILITY BUILDINGS & STRUCTURES, CONTENTS OF BUILDINGS AND INSURABLE SITE IMPROVEMENTS EVERY THREE YEARS – MOST RECENT VALUATION OCCURRED IN 2025 CONTRIBUTING TO \$4.4M IN INCREASED VALUES AND REPLACEMENT COSTS**
  - **INCREASED COSTS ARE ALSO IMPACTED BY UNFAVORABLE CLAIM TRENDS FOR AUTO LIABILITY AND PROPERTY AND HIGH INFLATION LEVELS IMPACTING THE REPLACEMENT AND REPAIR COSTS OF VEHICLES AND BUILDINGS.**
- 

**OPTIONS:**

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**RECOMMENDED SAMPLE MOTION:**

**STAFF RECOMMENDS APPROVAL; CURRENT COVERAGE EXPIRES 04/30/2026**

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REQUESTED BY: Jacob Evans, City Manager



DAWSONVILLE CITY COUNCIL  
EXECUTIVE SUMMARY FOR  
AGENDA ITEM # 13

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SUBJECT: MAIN STREET PARK PLAYGROUND UPDATE

CITY COUNCIL MEETING DATE: 04/20/2026

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

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

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

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PURPOSE FOR REQUEST:

**TO REQUEST APPROVAL TO CHANGE GRASS IN AND AROUND THE PLAYGROUND LOCATED AT MAIN STREET PARK TO ARTIFICIAL TURF IN THE AMOUNT OF \$33,775.00 TO BE PAID OUT OF IMPACT FEES.**

---

HISTORY/ FACTS / ISSUES:

**THERE ARE AREAS IN THE PLAYGROUND WHERE GRASS WILL NOT GROW BECAUSE IT CANNOT WITHSTAND THE FOOT TRAFFIC OF THAT AREA.**

**STAFF HAS ADDED SOD MULTIPLE TIMES BUT THE SOD KEEPS DYING, AND THEREFORE THE AREA DOES NOT LOOK EXCELLENT. BEFORE YOU IS A REMEDY TO THIS SITUATION.**

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OPTIONS:

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RECOMMENDED SAMPLE MOTION:

**STAFF RECOMMENDS APPROVAL**

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REQUESTED BY: Trampas Hansard, Public Works Director

# ESTIMATE



## Prepared For

City of Dawsonville  
415 Highway 53 E  
Dawsonville, GA 30534  
(706) 531-6454

### Quality Turf Company

Phone: (470) 239-0050  
Email: cassie@qualityturfcompany.com  
Web: www.qualityturfcompany.com

Estimate # 592  
Date 03/12/2026

### Description

### Total

---

Sodlux Turf Installation	\$33,775.00
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QTC will be responsible for the following:

- Removal of 1-3" of grass/weeds/soil.
- Grading and leveling of 1-3" in preparation for turf.
- Installation of bend-a-board, outlining the perimeter of the area where the turf will be installed.
- Installation and compaction of gravel sub-base for stabilization and help with drainage.  
Note: The City of Dawsonville will provide the gravel needed for this job.
- Turf installation- Turf is stapled, glued - all edges are secured- seams are taped and glued with the highest quality materials.
- Infill sand is brushed in as a top dressing as specified by the manufacture warranty.

#### Approximate Square Footages

840 right side \$5880  
1550 front left and left side \$10,500  
870 front right \$6090  
910 Straight area across back \$6370  
705 Open area -right side of back \$4935

#### Turf Selection:

OS32A  
10 year warranty on turf

Labor warranty is 2 years

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**Subtotal** \$33,775.00

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**Total** **\$33,775.00**

By signing this document, the customer agrees to the services and conditions outlined in this document.

Terms and Conditions:

1. **Payment Agreement:** The customer agrees to the payment schedule as outlined above, ensuring that the payment information provided is complete and accurate. Quality Turf Company has the right to withdraw the funds from the customer's account according to the payment schedule stated above.
2. **Payment Rights:** Quality Turf Company reserves the right to collect payments via the provided credit card or financing, unless an alternate payment method is arranged in advance.
3. **Funding Contingency:** Payment amounts and due dates are not contingent on third-party funding or incentives.
4. **Stage Funding:** Quality Turf Company may secure up to 50% funding from financial institutions like GreenSky Financial for project commencement.
5. **Rebates:** Quality Turf Company is not responsible for any third-party rebates, refunds, or credits.
6. **Customer Considerations:**
  - a. **Reflective Surface Heat:** Damage from heat caused by reflective surfaces is not covered by warranty.
  - b. **Weed Liability:** Minimal weeds are normal. Quality Turf Company is not liable for Bermuda, Nutsedge, Crabgrass or other types of grass and weed growth. Weed killer is recommended.
  - c. **Rodents and Ground Dwelling Animals:** Quality Turf Company's warranty does not cover damage caused by animals. Homeowners should have area inspected for moles, gofers, chipmunk and other animals that burrow in the ground. Measures to remove animals are necessary before installation.
7. **Acts of Nature:** Quality Turf Company is not responsible for acts of nature that ruin or destroy turf. Uprooted trees, limb damage, and other items caused by storms, floods, and acts of nature do not fall under the warranty provided by QTC. However, we are here to help and happy to fix any damages at a reduced cost to help our customers.
8. **Repair Exclusion:** Quality Turf Company does not repair work completed by other contractors, unless outlined specifically in the scope of work. Quality Turf Company can not warranty turf provided by another company.
9. **Limitation of Liability for Third-Party Actions:**

Quality Turf Company shall not be held liable for any property damage, loss, or expense arising

from the actions, negligence, or omissions of third-party vendors, contractors, or delivery services, including, but not limited to, companies delivering materials such as gravel, soil, or other project-related supplies. Responsibility for any damages caused by such third parties rests solely with the party or company performing the delivery or service.

#### 10. Right to Remedy Clause

Quality Turf Company reserves the exclusive right to remedy any defects, deficiencies, or issues arising from installation or materials provided under this contract. In the event a customer is dissatisfied with any aspect of the work, the customer must notify Quality Turf Company in writing and allow the company a reasonable opportunity to inspect and, if necessary, correct the issue. Refusal to allow Quality Turf Company to address and resolve the problem will release the company from any further responsibility or liability related to that specific issue.

#### 11. Third-Party Alteration & Warranty Voidance Clause:

Any repairs, alterations, modifications, or work performed on the installed turf by any party other than Quality Turf Company or its authorized representatives will immediately void all warranties—both product and installation—provided under this agreement. Quality Turf Company is not responsible for any damages, defects, or failures resulting from third-party intervention.

12. Cancellation Policy: Customers have the right to cancel within three business days of signing. After 3 days, deposits are non-refundable but can be applied to future projects within six months. If not commenced within six months, the deposit is forfeited.

13. Warranty Details: Warranty begins upon receipt of full payment and completion signature.

14. Non-Payment Penalty: Interest will accrue at 5% per month if the customer defaults on payment.

15. Dispute Resolution: In case of dispute, Quality Turf Company is entitled to reimbursement of legal fees. Quality Turf Company is a Georgia based company.

16. Promotional Use: Quality Turf Company reserves the right to use project images for promotional purposes.

15. Quality Turf Company retains the right to file a lien against the property if the contract is not paid in full upon completion of the project. This right also applies in the event of a credit card chargeback or reversal of payment after project completion. The customer acknowledges and agrees that any chargeback or reversal of payment will be treated as non-payment, and Quality Turf Company may pursue all remedies available under state and local law to secure payment, including but not limited to filing a lien.

16. Permits: The customer is responsible for obtaining any permits needed and any permit-related costs.

17. Liability: Quality Turf Company requires the customer to understand what is under the turf before it is installed. Quality Turf is not responsible for turf laid over septic tanks, leach fields,

power, gas, or cable lines.

18. Contractor Cancellation: Quality Turf Company may cancel this contract before installation at its discretion.

Please review and sign this contract to confirm your acceptance of these terms and conditions.

Please note: By opening, reviewing, or accessing this contract (electronically or otherwise), the customer acknowledges receipt and review of all terms and conditions contained herein. Our system automatically timestamps when this contract is opened and accessed. If the customer proceeds with payment and allows Quality Turf Company to perform installation services without a signed contract, the customer's actions (including but not limited to: opening/accessing the contract, making payment, and permitting installation to commence) constitute full acceptance and agreement to all terms and conditions set forth in this contract. This electronic acknowledgment and conduct-based acceptance shall be legally binding and enforceable to the same extent as a physically signed contract.

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Quality Turf Company

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City of Dawsonville



DAWSONVILLE CITY COUNCIL  
EXECUTIVE SUMMARY FOR  
AGENDA ITEM # 14

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SUBJECT: UTILITY INFRASTRUCTURE SECURITY SYSTEM

CITY COUNCIL MEETING DATE: 04/20/2026

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BUDGET INFORMATION: GL ACCOUNT # 4300 & 4400

Funds Available from: \_\_\_\_\_ Annual Budget \_\_\_\_\_ Capital Budget Other **SPLOST VII**

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

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PURPOSE FOR REQUEST:

**TO REQUEST APPROVAL TO INSTALL SECURITY SYSTEMS AT THE CITY'S UTILITY INFRASTRUCTURE UP TO \$90,000 AS QUOTED BY ALL SECURE ALERT SYSTEMS, INC.**

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HISTORY/ FACTS / ISSUES:

To reduce labor costs, to improve daily operations, bring security up to a more acceptable level for protection of our critical infrastructure.

In the past and currently staff is only at sites once per week for lift stations and once per day for water infrastructure. The security system will monitor the drinking water system infrastructure 24-7-365 for improper access. Operation's Managers will have access to view the camera system and alarm system remotely. If they would like to make an operational decision they would not have to drive to the site.

The operating budget will not fund internet at every site. Possibly in a few years. The City Manager and Utility director will implement the water infrastructure and WWTP system and work toward all infrastructure being implemented

---

OPTIONS:

3 options are presented, the most effective is with All Secure Alert Systems Inc

Option #1 is our current vendor which would also keep all cameras on the same system. Option 1 is also local Dawson County resident.

---

RECOMMENDED SAMPLE MOTION:

I am requesting the Council and Mayor to approve **Option #1** up to \$90,000 to implement the security system at infrastructure that the city manager chooses with SPLOST VII funds. I recommend awarding bid to All Secure Alert Systems Inc.

---

REQUESTED BY: Russ Chambers, Utilities Director

## Utility infrastructure Security

Option #1- All Secure Alert Systems Inc Current city provider for all security cameras

Description	Price
Tanks	\$ 6,456.00
Wells	\$ 14,050.80
Lift stations	\$ 31,488.50
top pond	\$ 11,075.00
Bottom Pond and 106	\$ 11,531.40
gates rfid and remote access	\$ 9,269.40
Total for cameras and burglar alarms and gate rfid remote access	\$ 83,871.10

Option #2 - Flock Cameras \$3,000 per site yearly

- 21 sites- \$63,000 per year

Option #3- Spartan Security Systems- \$82,586

- \$320 reoccurring fee per month for all sites



All Secure Alert Systems Inc.  
 378 Windy Ridge Dr.  
 Dawsonville, GA 30534

# PROPOSAL

DATE	QUOTE NO.
2/5/2026	42125

NAME / ADDRESS		Ship To		
City of Dawsonville 415 HWY 53 East Dawsonville, GA 30534		415 Hwy 53E Suite 100 Dawsonville, GA 30534 <i>Water Tanks</i>		
ITEM	DESCRIPTION	QTY	COST	TOTAL
CAM-NVR	4 Camera Network Video Recorder with 4TB Video Storage Drive	2	740.20	1,480.40T
CAM-IPCAM	4MP Turret Camera wide angle lens	6	195.70	1,174.20T
AL-MISC	64 GB internal camera video storage card	6	36.50	219.00T
Labor	Installation and Testing of Camera System at water tanks	20	95.00	1,900.00
NT-PCABLE	Outdoor Camera Wire	2	82.20	164.40T
AL-MISC	Conduit, Boxes and misc parts	2	43.50	87.00T
AL-MISC	Unistrut and misc conduit parts	2	193.00	386.00T
AL-MISC	UPS Backup Power Supply	2	133.70	267.40T
AL-MISC	Weatherproof Electrical Enclosure with Ventilation to house equipment	2	389.00	778.00T
	This Quote includes installation of 3 cameras at 2 water tank locations			
	Options			
	Add Starlink Internet kit with installation \$1089 per site and \$185 per site per month for unlimited data service plan			
	Sales Tax		0.00%	0.00
			<b>TOTAL</b>	<b>\$6,456.40</b>

THE ABOVE PRICES AND SPECIFICATIONS ARE SATISFACTORY AND ARE HERBY ACCEPTED.



All Secure Alert Systems Inc.  
 378 Windy Ridge Dr.  
 Dawsonville, GA 30534

# PROPOSAL

DATE	QUOTE NO.
2/5/2026	42107

NAME / ADDRESS		Ship To		
City of Dawsonville 415 HWY 53 East Dawsonville, GA 30534		415 Hwy 53E Suite 100 Dawsonville, GA 30534		
<i>Gates &amp; Remote Access</i>				
ITEM	DESCRIPTION	QTY	COST	TOTAL
Labor	Installation and Testing of RFID Vehicle entry system at 2 sliding gates	1	1,500.00	1,500.00
NT-PCABLE	Access Control Wire	2	112.20	224.40T
AL-MISC	Conduit, Boxes and misc parts	2	43.50	87.00T
AC-PDK	Pro Data Key Cloud Node with 1 door control port for RFID system	2	938.25	1,876.50T
AL-MISC	RFID Long Range Vehicle Tag Reader	2	2,288.25	4,576.50T
AL-MISC	Vehicle Window Tag	30	7.50	225.00T
AL-MISC	Pole Auger and concrete to set poles	2	133.00	266.00T
AL-MISC	RFID mounting Pole 12'	2	257.00	514.00T
	<p>Proposal Overview            This quote covers the comprehensive installation and setup of RFID Vehicle entry system at 2 sliding gates</p> <p>All 110v Power, Trenching and Conduit provided by the customer we will provide camera/access control equipment labor, poles, cameras and RFID Readers            Sales Tax</p>		0.00%	0.00
			<b>TOTAL</b>	<b>\$9,269.40</b>

THE ABOVE PRICES AND SPECIFICATIONS ARE SATISFACTORY AND ARE HERBY ACCEPTED.



All Secure Alert Systems Inc.  
 378 Windy Ridge Dr.  
 Dawsonville, GA 30534

# PROPOSAL

DATE	QUOTE NO.
2/5/2026	42105

NAME / ADDRESS	Ship To
City of Dawsonville 415 HWY 53 East Dawsonville, GA 30534	415 Hwy 53E Suite 100 Dawsonville, GA 30534  <i>Bottom Pond + well 106</i>

ITEM	DESCRIPTION	QTY	COST	TOTAL
CAM-NVR	8 Camera Network Video Recorder with 8TB Video Storage Drive	1	1,140.20	1,140.20T
CAM-POES	POE Injector Single Camera	7	63.50	444.50T
CAM-IPCAM	8MP AI Turret Camera wide angle lens	6	383.40	2,300.40T
AL-MISC	64 GB internal camera video storage card	7	36.50	255.50T
CAM-IPCAM	Titanium, 4K / 8MP, PTZ Camera, 30X Zoom Lens	1	1,185.00	1,185.00T
Labor	Installation and Testing of Camera System at lower water treatment plants and well house	1	2,300.00	2,300.00
NT-PCABLE	Outdoor Camera Wire	7	112.20	785.40T
AL-MISC	Conduit, Boxes and misc parts	7	43.50	304.50T
AL-MISC	Network Rack Wall Mount	2	445.00	890.00T
AL-MISC	UPS Backup Power Supply	1	133.70	133.70T
CAM-BRIDGE	Wireless network bridge	2	273.00	546.00T
NET-WIFI-AP	WIFI Access point	1	197.00	197.00T
AL-ALULA	Alula Connect Alarm System with dual path cellular and Internet includes keypad and 2 door sensors	1	399.00	399.00T
AL-MISC	Pole Auger and concrete to set poles	2	133.00	266.00T
AL-MISC	Treated Wood Camera Pole 20'	1	384.20	384.20T
	<p>Proposal Overview</p> <p>This quote covers the comprehensive installation and setup of cameras. The scope of work includes the installation of 7 high-quality security cameras, and an Internet bridge for the well building at the Lower Pond area</p> <p>All 110v Power, Trenching and Conduit provided by the customer we will provide camera/access control equipment labor, poles, cameras and RFID Readers</p> <p>Sales Tax</p>		0.00%	0.00
			<b>TOTAL</b>	<b>\$11,531.40</b>

THE ABOVE PRICES AND SPECIFICATIONS ARE SATISFACTORY AND ARE HERBY ACCEPTED.



All Secure Alert Systems Inc.  
 378 Windy Ridge Dr.  
 Dawsonville, GA 30534

# PROPOSAL

DATE	QUOTE NO.
2/5/2026	42124

NAME / ADDRESS		Ship To		
City of Dawsonville 415 HWY 53 East Dawsonville, GA 30534		415 Hwy 53E Suite 100 Dawsonville, GA 30534		
		<i>lift station</i>		
ITEM	DESCRIPTION	QTY	COST	TOTAL
CAM-NVR	4 Camera Network Video Recorder with 4TB Video Storage Drive	10	740.20	7,402.00T
CAM-IPCAM	4MP Turret Camera wide angle lens	20	195.70	3,914.00T
CAM-IPCAM	Titanium, 4K / 8MP, PTZ, 20X-30X Zoom Lens	1	1,185.00	1,185.00T
AL-MISC	64 GB internal camera video storage card	21	36.50	766.50T
Labor	Installation and Testing of Camera System at pump out stations	90	95.00	8,550.00
NT-PCABLE	Outdoor Camera Wire	20	82.20	1,644.00T
AL-MISC	Conduit, Boxes and misc parts	20	43.50	870.00T
AL-MISC	Unistrut and misc conduit parts	10	193.00	1,930.00T
AL-MISC	UPS Backup Power Supply	10	133.70	1,337.00T
AL-MISC	Weatherproof Electrical Enclosure with Ventilation to house equipment	10	389.00	3,890.00T
	This Quote includes installation of 2 cameras at 10 water pumping station,			
	Options			
	Add Starlink Internet kit with installation \$1089 per site and \$185 per site per month for unlimited data service plan			
	Sales Tax		0.00%	0.00
			<b>TOTAL</b>	<b>\$31,488.50</b>

THE ABOVE PRICES AND SPECIFICATIONS ARE SATISFACTORY AND ARE HERBY ACCEPTED.



All Secure Alert Systems Inc.  
 378 Windy Ridge Dr.  
 Dawsonville, GA 30534

# PROPOSAL

DATE	QUOTE NO.
2/5/2026	42120

NAME / ADDRESS		Ship To		
City of Dawsonville 415 HWY 53 East Dawsonville, GA 30534		415 Hwy 53E Suite 100 Dawsonville, GA 30534		
		Wells		
ITEM	DESCRIPTION	QTY	COST	TOTAL
CAM-NVR	4 Camera Network Video Recorder with 4TB Video Storage Drive	4	740.20	2,960.80T
CAM-IPCAM	4MP Turret Camera wide angle lens	8	195.70	1,565.60T
AL-MISC	64 GB internal camera video storage card (backup incase NVR is offline)	8	36.50	292.00T
Labor	Installation and Testing of Camera Systems	40	95.00	3,800.00
NT-PCABLE	Outdoor Camera Wire	8	82.20	657.60T
AL-MISC	Conduit, Boxes and misc parts	8	43.50	348.00T
AL-MISC	6U Wall Mount Server Cabinet IT Network Rack	4	185.00	740.00T
AL-MISC	Enclosure Lockable Door			
AL-MISC	UPS Backup Power Supply	4	133.70	534.80T
AL-PRIMAKIT	Wireless burglar alarm system with 1- Keypad, 3- Door Alarm Contacts, Battery Backup and Cellular / Internet connection	4	399.00	1,596.00T
AL-MISC	Weatherproof Electrical Enclosure with Ventilation to house equipment	4	389.00	1,556.00T
	This Quote includes installation of 2 cameras at 4 well locations and Burglar alarm on doors for 4 well buildings			
	Options			
	Add Starlink Internet kit with installation \$1089 per site and \$185 per site per month for unlimited data service plan			
	Sales Tax		0.00%	0.00
			<b>TOTAL</b>	\$14,050.80

THE ABOVE PRICES AND SPECIFICATIONS ARE SATISFACTORY AND ARE HERBY ACCEPTED.

**All Secure Alert Systems Inc.**378 Windy Ridge Dr.  
Dawsonville, GA 30534**Proposal****Proposal Date:** 2/5/2026**Proposal #:** 42106**Project:** TOP  
POND**Bill To:**City of Dawsonville  
415 HWY 53 East  
Dawsonville, GA 30534

Description	Est. Hours/Qty.	Rate	Total
8 Camera Network Video Recorder with 8TB Video Storage Drive	1	1,140.20	1,140.20T
POE Injector Single Camera	4	63.50	254.00T
8MP AI Turret Camera wide angle lens	4	383.40	1,533.60T
64 GB internal camera video storage card	4	36.50	146.00T
Installation and Testing of Camera System at upper water treatment plants and office camera viewing station	1	2,100.00	2,100.00
Outdoor Camera Wire	4	112.20	448.80T
Conduit, Boxes and misc parts	4	43.50	174.00T
Network Rack Wall Mount	1	445.00	445.00T
UPS Backup Power Supply	1	133.70	133.70T
Wireless network bridge	2	273.00	546.00T
WIFI Access point	1	197.00	197.00T
LCD TV Mounting Bracket	2	99.50	199.00T
HDTV 55" LCD Camera Monitor	2	452.00	904.00T
50' HDMI Cable	2	150.00	300.00T
Camera Monitor Server PC	1	1,819.20	1,819.20T
50' USB Extension Cable	1	79.60	79.60T
Wireless Mouse and Keyboard Set	1	138.20	138.20T
Pole Auger and concrete to set poles	1	133.00	133.00T
Treated Wood Camera Pole 20'	1	384.20	384.20T
<b>Proposal Overview</b>			
This quote covers the comprehensive installation and setup of camera system for your property. The scope of work includes the installation of 4 high-quality security cameras, a dedicated viewing station, and an Internet bridge for the upper pond.			
All 110v Power, Trenching and Conduit provided by the customer we will provide camera/access control equipment labor, poles, cameras and RFID Readers			
<b>Total</b>			

**All Secure Alert Systems Inc.**  
378 Windy Ridge Dr.  
Dawsonville, GA 30534

# Proposal

**Proposal Date:** 2/5/2026  
**Proposal #:** 42106  
**Project:**

**Bill To:**  
City of Dawsonville  
415 HWY 53 East  
Dawsonville, GA 30534

Description	Est. Hours/Qty.	Rate	Total
Sales Tax		0.00%	0.00
<b>Total</b>			<b>\$11,075.50</b>

**Flock Safety + GA - City of  
Douglasville**

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Flock Group Inc.  
1170 Howell Mill Rd, Suite 210  
Atlanta, GA 30318

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MAIN CONTACT:  
Evan Jeffcoat  
evan.jeffcoat@flocksafety.com  
+14438526774

Created Date: 10/30/2025  
Expiration Date: 11/29/2025  
Quote Number: Q-171286  
PO Number:

flock safety

# flock safety

## Budgetary Quote

This document is for informational purposes only. Pricing is subject to change.

Bill To: 2701 E Insight Way Chandler, Arizona 85286

Ship To: 6695 Church St Douglasville, Georgia 30134

Billing Company Name: AZ - Insight Public Sector

Subscription Term: 36 Months

Renewal Terms:

Payment Terms: Net 30

Retention Period: 30 Days

Billing Frequency: Annual Plan - First Year Invoiced at Signing.

### Hardware and Software Products

Annual recurring amounts over subscription term

Item	Cost	Quantity	Total
<b>Flock Safety Platform</b>			<b>\$6,000.00</b>
<b>Flock Safety Video Products</b>			
Flock Safety Video Camera PTZ w/ LTE Service, fka Condor	\$3,000.00	2	\$6,000.00

### Professional Services and One Time Purchases

Item	Cost	Quantity	Total
<b>One Time Fees</b>			
<b>Flock Safety Professional Services</b>			
Professional Services - Existing Infrastructure Implementation Fee	\$150.00	2	\$300.00

<b>Subtotal Year 1:</b>	<b>\$6,300.00</b>
<b>Annual Recurring Subtotal:</b>	<b>\$6,000.00</b>
<b>Estimated Tax:</b>	<b>\$0.00</b>
<b>Contract Total:</b>	<b>\$18,300.00</b>

*Taxes shown above are provided as an estimate. Actual taxes are the responsibility of the Customer. This is not an invoice – this document is a non-binding proposal for informational purposes only. Pricing is subject to change. Unless otherwise noted on the Order Form, the Term shall commence upon first installation and validation of Flock Hardware.*

Billing Schedule	Amount (USD)
Year 1	
At Contract Signing	\$6,300.00
Annual Recurring after Year 1	\$6,000.00
Contract Total	\$18,300.00

\*Tax not included

## Product and Services Description

Flock Safety Platform Items	Product Description
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One-Time Fees	Service Description
Installation on existing infrastructure	One-time Professional Services engagement. Includes site & safety assessment, camera setup & testing, and shipping & handling in accordance with the Flock Safety Advanced Implementation Service Brief.
Professional Services - Standard Implementation Fee	One-time Professional Services engagement. Includes site and safety assessment, camera setup and testing, and shipping and handling in accordance with the Flock Safety Standard Implementation Service Brief.
Professional Services - Advanced Implementation Fee	One-time Professional Services engagement. Includes site & safety assessment, camera setup & testing, and shipping & handling in accordance with the Flock Safety Advanced Implementation Service Brief.

## Russ Chambers

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**From:** Spartan Security Systems Inc. <messenger@messaging.squareup.com>  
**Sent:** Monday, February 16, 2026 7:22 PM  
**To:** Russ Chambers  
**Subject:** Your estimate was updated (#001895)



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### Spartan Security Systems Inc.

Estimate Updated

## MR-Cameras

Estimate expires on March 17, 2026

[View Estimate](#)

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#### Estimate #001895 updated

February 16, 2026

#### Customer

City of Dawsonville  
Contact- Russ chambers  
[Utilitydirector@dawsonville-ga.gov](mailto:Utilitydirector@dawsonville-ga.gov)  
(706) 974-7688  
690 Maple Street South  
Dawsonville, GA 30534

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#### Message

We look forward to working with you.

**MR-Alarm.com, \$82,586.58**

Project Overview This outline represents a budget-conscious, all-in-one security and video surveillance solution built around the Alarm.com ecosystem. Monthly Software charges and monitoring would be. \$40 per Alarm \$10 per month for each set of 4 Cameras total of \$320 per month While this is not our top-tier recommended architecture, it provides: Unified video, intrusion, and system management Cloud-based remote access and management Scalable foundation for future expansion Ability to integrate access control in the future without replacing core infrastructure System Objectives Provide centralized monitoring for multiple city facilities and outdoor areas Deliver proactive video security with lighting deterrence capability Provide basic intrusion monitoring at key locations Ensure system uptime through battery backup and protected infrastructure Maintain network and mounting infrastructure suitable for municipal deployment Component Overview & Descriptions Recording Units Network video recorders that store camera footage locally while synchronizing with cloud services for remote access, alerts, and system health monitoring. Network Power Switching Power-over-Ethernet network switches used to deliver both data and power to field devices such as cameras and wireless bridges. Floodlight Security Cameras Outdoor-rated cameras with integrated lighting designed to provide video coverage while also acting as an active deterrent when motion is detected. Direct Burial Cabling Infrastructure Outdoor-rated cabling designed to be installed underground without conduit in approved applications, reducing installation complexity in certain areas. Conduit, Junction Boxes & Installation Hardware Protective pathways and connection enclosures used to shield cabling and maintain long-term reliability of outdoor and indoor infrastructure. Battery Backup Systems (UPS) Backup power devices designed to keep

critical equipment running during short-term power outages and provide surge protection.

**Weather-Rated Equipment Enclosures** Outdoor enclosures used to protect network and video equipment from moisture, temperature fluctuations, and environmental exposure.

**Point-to-Point Wireless Bridges** Wireless network links used to connect remote buildings, poles, or parking areas back to the main network when trenching or cabling is not practical.

**All-In-One Security Panels** Integrated intrusion and smart system controllers providing local alarm processing, remote control capability, and system status monitoring.

**Door / Opening Sensors** Devices installed on doors and entry points to monitor unauthorized access or door status conditions.

**Camera Mounting Poles** Commercial-grade poles used to elevate cameras for improved viewing angles and wider coverage areas.

**Network Racks & Wall Cabinets** Secure mounting infrastructure used to house recording equipment, network switches, and related hardware.

**Local Monitoring Displays** Large-format displays used for live viewing, playback, and system monitoring at designated viewing stations.

**Display Mounting Hardware** Adjustable mounting systems used to securely install monitoring displays on walls or structures.

**Signal Extension & Peripheral Connectivity** Cabling and extension devices used to support long-distance signal runs and operator input devices.

**Operator Input Devices** Keyboard and mouse hardware used for local system control and video review.

**Management Workstation** Dedicated computer system used for system configuration, video review, export, and administrative control.

**Video Surveillance System Recording & Storage** Multiple network video recorders with local storage Combination of standard and extended storage retention units

**Dedicated network switching for camera traffic**

**Camera Deployment** Outdoor floodlight cameras

covering: Perimeter areas Parking lots Building entrances Public access zones Transmission & Connectivity Wireless links for remote or difficult-to-wire areas Underground infrastructure where required Structured conduit and protected pathways Power & Equipment Protection Battery backup coverage for: Recording equipment Network infrastructure Communication pathways Outdoor-rated protection for field equipment Physical Infrastructure Structured rack and cabinet installations Secure equipment mounting and organization Elevated mounting infrastructure where required Intrusion / Facility Security Smart security panels at select locations Door and opening protection devices Remote monitoring and alert capability Monitoring & User Interface Local viewing stations Mounted display infrastructure Operator control hardware Management & Administration Central management workstation Administrative control and reporting capability Video export and evidence management Future Expansion Capability This design allows for: Future access control integration Additional camera and facility expansion Advanced analytics and automation features Migration to higher-tier enterprise architecture if desired Solution Positioning Statement This proposal represents a cost-effective, unified security platform designed to meet operational needs today while maintaining flexibility for future expansion.

**MR-Turing and Alarm.com, \$77,343.54**

Project Overview This outline represents our preferred security and video surveillance architecture, utilizing Turing AI cameras and recording infrastructure paired with the Alarm.com ecosystem for intrusion monitoring and future access control expansion. Monitoring cost of \$40 per month for each alarm system Total of \$200 Per Month Software cost \$500 per

month, billed annually, for total of 46 Cameras. Discounts on cameras for multi year contracts. This design provides: Higher image quality and improved low-light performance Advanced AI analytics and smart deterrence capabilities Greater long-term storage flexibility Enterprise-grade reliability and lifecycle Seamless integration with alarm monitoring and future access control This is our recommended long-term solution for municipal environments requiring durability, scalability, and advanced security functionality. System Objectives Provide high-resolution video coverage across facilities and public areas Deliver proactive deterrence through smart lighting, AI detection, and automation Provide reliable local video storage with expandable retention options Integrate intrusion monitoring through a unified cloud platform Maintain infrastructure designed for long-term municipal deployment Component Overview & Descriptions Enterprise Network Video Recording Platform Commercial-grade network video recorders designed for continuous operation, centralized video storage, and cloud-connected system visibility. Surveillance Storage Drives High-endurance hard drives designed specifically for 24/7 video recording environments. AI Active Deterrence Turret Cameras (Standard Resolution) Outdoor fixed cameras used for general coverage areas, combining AI detection with deterrence lighting and smart event filtering. AI Active Deterrence Turret Cameras (Ultra High Resolution) Higher resolution cameras deployed in critical areas where enhanced facial, vehicle, or detail recognition is required. AI Active Deterrence PTZ Cameras Motorized cameras capable of remote movement, zoom, auto-tracking, and patrol patterns for large coverage zones. Power Over Ethernet Injection Power delivery hardware used when network switches cannot directly supply required power levels to field devices.

Direct Burial Cabling Infrastructure Outdoor-rated underground cabling designed to reduce exposed infrastructure and improve long-term durability. Conduit, Junction Boxes & Installation Hardware Protective routing systems used to ensure reliable, code-compliant infrastructure installation. Battery Backup Systems (UPS) Backup power protection for recording, networking, and communication equipment during outages. Weather-Rated Equipment Enclosures Outdoor protective enclosures designed to shield electronics from moisture, heat, and environmental exposure. Point-to-Point Wireless Bridges Wireless network links used to connect remote poles, structures, or buildings back to the main network. All-In-One Security Panels Smart intrusion panels providing local alarm processing, cloud monitoring, and remote control capability. Door / Opening Sensors Devices used to detect unauthorized entry or door status conditions. Camera Mounting Poles Commercial-grade poles used to improve viewing angles and maximize camera coverage areas. Network Racks & Wall Cabinets Secure mounting infrastructure for recording hardware, switches, and supporting network equipment. Local Monitoring Displays Large-format displays used for live monitoring and video review. Display Mounting Hardware Mounting systems designed for secure and adjustable display installation. Signal Extension & Peripheral Connectivity Extension cabling and connectivity hardware supporting long-distance display and control installations. Operator Input Devices Keyboard and mouse hardware used for monitoring station operation. Management Workstation Dedicated administrative system for video review, exporting evidence, system configuration, and reporting. Video Surveillance System Recording & Storage Enterprise-grade local recording hardware Expandable storage architecture Dedicated video network

segmentation Camera Deployment Fixed AI  
deterrence cameras covering: Perimeters  
Parking areas Entrances Public gathering areas  
PTZ cameras covering: Large open areas  
Roadways and intersections High-traffic public  
zones Transmission & Connectivity Wireless  
bridging where trenching is not practical  
Underground infrastructure where required  
Structured conduit pathways for longevity Power  
& Equipment Protection UPS protection for  
recording, networking, and communications  
Environmental protection for outdoor equipment  
Physical Infrastructure Rack-mounted and  
cabinet-based equipment layout Secure  
mounting systems for field and interior  
equipment Elevated mounting infrastructure  
where required Intrusion & Facility Security  
Integration Smart intrusion panels at designated  
facilities Door and opening monitoring Cloud-  
based remote monitoring and alerts Monitoring &  
User Interface Local monitoring stations Wall-  
mounted display systems Operator control  
hardware Management & Administration  
Dedicated administrative workstation Centralized  
system and video management Evidence export  
and reporting capability Future Expansion  
Capability This preferred architecture supports:  
Full access control integration through the same  
ecosystem Additional camera expansion without  
replacing core infrastructure Advanced AI  
analytics and automation Expansion into larger  
city-wide security architecture Solution  
Positioning Statement This preferred solution  
represents a long-term, enterprise-grade  
security platform delivering higher performance,  
advanced analytics, and improved lifecycle value  
while maintaining seamless integration with  
intrusion monitoring and future access control.

**Spartan Security Systems Inc.**

4660 Fowler Trl

Cumming, GA 30041 United States

[admin@spartansecuritysystems.com](mailto:admin@spartansecuritysystems.com)

(770) 475-4937

Please contact Spartan Security Systems Inc. about its privacy practices.





DAWSONVILLE CITY COUNCIL  
EXECUTIVE SUMMARY FOR  
AGENDA ITEM # 15

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

CITY COUNCIL MEETING DATE: 04/20/2026

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

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

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

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PURPOSE FOR REQUEST:

**TO PROVIDE CITY UPDATES**

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HISTORY/ FACTS / ISSUES:

**SEE ATTACHED OUTLINE**

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OPTIONS:

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RECOMMENDED SAMPLE MOTION:

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REQUESTED BY: Jacob Evans, City Manager

## City Manager Report for April 20, 2026 City Council Meeting

**RFP for Tank Maintenance:** The City has released a Request for Proposals (RFP) for tank maintenance services. Vendors have several weeks to submit proposals. Once all responses are received, staff will evaluate submissions and present a recommendation to City Council.

**City-wide Water System Flushing:** As previously reported, phosphate treatment has been successfully implemented at all City wells. Staff began conducting high-velocity flushing throughout the water distribution system this week.

**Mainstreet Concerts:** Staff continues to work diligently to prepare for the upcoming concert on May 2. Due to current economic conditions, sponsorship levels are lower than in previous years, requiring additional outreach efforts. Special recognition goes to Amanda for her exceptional work this week visiting numerous businesses and securing valuable sponsorships.

**Turnipseed Rate Study:** Turnipseed last completed a water and sewer rate study in 2024. That study recommended a three-phase rate increase, assuming the City would add approximately 500 additional customers. Growth did not occur at that projected rate; therefore, Turnipseed is updating the study. Revised results are expected by April 15 at noon.

**Wastewater Treatment Plant:** Construction remains on schedule, both operationally and in terms of financial funding.

**Utility Vandalization #3:** On Easter Sunday (4/5/26), Utilities staff discovered another unusual incident at well site 106. An unknown individual entered the site and adjusted the phosphate knob by 10 dials. This action posed no health risk, and staff corrected the issue promptly. No locks or doors were damaged, which may indicate the individual had authorized access.

**City Clerk Recruitment:** Second-round interviews were conducted on Wednesday, April 8, by Mayor Walden and Councilmember French. The next round of interviews is scheduled for April 20–24 and will be conducted by Councilmembers Illg, Sawyer, and Phillips.

**Playground Equipment:** No new update: The affected playground equipment remains securely closed until replacement parts arrive. In working with playground companies previously, this can take longer than originally expected.

**Maple Street Sidewalk:** Construction is progressing, with Townley Concrete approximately 75% complete.

**GIS Support:** Staff is making progress toward securing a vendor for GIS support and is preparing for an upcoming presentation. Several data layers and files have recently been organized in preparation.

**Phase 2 of Sidewalk Connection from City Hall to Mainstreet Park:** Staff has begun preliminary research and review for Phase 2 of this sidewalk extension project.

### **Personnel:**

- Downtown Director Amanda Edmondson is moving on to bigger and better things. Her last day with us will be Friday, April 24<sup>th</sup>, 2026.

### **Leak Adjustments**

- Total adjustments for 3 (three) accounts were \$1,610.82
- Water: \$610.77
- Sewer: \$1,000.05



DAWSONVILLE CITY COUNCIL  
EXECUTIVE SUMMARY FOR  
AGENDA ITEM # 16

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

CITY COUNCIL MEETING DATE: 04/20/2026

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

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

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

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PURPOSE FOR REQUEST:

**FINANCIAL REPORTS REFLECTING FUND BALANCES AND ACTIVITY THROUGH MARCH 31, 2026 ARE ATTACHED**

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HISTORY/ FACTS / ISSUES:

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OPTIONS:

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RECOMMENDED SAMPLE MOTION:

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REQUESTED BY: Robin Gazaway, Finance Director

CITY OF DAWSONVILLE, GEORGIA  
GENERAL FUND  
July 1, 2025 -March 31, 2026

75%

	<u>Budget</u>	<u>Actual</u>	<u>Percentage</u>
<b>REVENUES</b>			
Taxes	\$ 2,719,400	\$ 2,188,516	80.48%
Licenses and permits	91,500	259,264	283.35%
Intergovernmental revenues	56,300	64,574	114.70%
Fees	339,035	760,020	224.17%
Other	<u>270,151</u>	<u>413,012</u>	<u>152.88%</u>
 Total revenues	 <u>3,476,386</u>	 <u>3,685,386</u>	 <u>106.01%</u>
<b>EXPENDITURES</b>			
Department:			
Council	167,620	130,632	77.93%
Mayor	63,700	44,776	70.29%
Elections	20,000	1,099	5.50%
Administration	1,127,000	790,292	70.12%
City Hall building	246,500	171,625	69.62%
Animal control	2,000	131	6.55%
Roads	899,500	947,851	105.38%
Parks	134,000	75,777	56.55%
Planning and zoning	574,922	405,251	70.49%
Economic development	<u>241,144</u>	<u>177,653</u>	<u>73.67%</u>
 Total expenditures	 <u>3,476,386</u>	 <u>2,745,087</u>	 <u>78.96%</u>
 TOTAL REVENUES OVER EXPENDITURES		 940,299	
 Transfer in From Reserves		 <u>(940,299)</u>	
 NET CHANGE IN FUND BALANCE		 <u><u>-</u></u>	

CITY OF DAWSONVILLE, GEORGIA  
WATER, SEWER, AND GARBAGE FUND  
July 1, 2025 - March 31, 2026

	<u>Budget</u>	<u>Actual</u>	<u>Percentage</u>
<b>REVENUES</b>			
Water fees	\$ 1,000,000	\$ 801,446	80.14%
Sewer fees	1,400,000	1,166,124	83.29%
Garbage fees	250,000	277,839	111.14%
Miscellaneous	198,328	163,606	82.49%
	<u>2,848,328</u>	<u>2,409,015</u>	<u>84.58%</u>
<b>Total revenues</b>			
<b>EXPENDITURES</b>			
Depreciation	633,000	502,522	79.39%
Garbage service	325,200	216,126	66.46%
Group insurance	236,000	116,903	49.54%
Insurance	600	94,202	15700.33%
Interest	77,000	43,106	55.98%
Payroll taxes	32,700	23,085	70.60%
Professional	206,000	191,286	92.86%
Miscellaneous	217,200		0.00%
Repairs/supplies	305,000	328,599	107.74%
Retirement	33,000	27,308	82.75%
Salaries	422,628	287,886	68.12%
Overtime		19,133	
Technical services	142,000	92,611	65.22%
Utilities	218,000	151,573	69.53%
	<u>2,848,328</u>	<u>2,094,340</u>	<u>73.53%</u>
<b>Total expenditures</b>			
<b>INCOME (LOSS)</b>		<u><u>314,675</u></u>	

CITY OF DAWSONVILLE, GEORGIA  
 SPLOST VI  
 July 1, 2025 - March 31, 2026

**SPLOST VI**

	Budget	Actual	Percentage
<b>REVENUES</b>			
Taxes	-	-	#DIV/0!
Interest	972	402	41.36%
Other	8,028	-	0.00%
Total revenues	9,000	402	4.47%
<b>EXPENDITURES (Capital Outlays)</b>			
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	6,750	75.00%
Parks and recreation	-	-	0.00%
Total expenditures	9,000	6,750	75.00%
<b>TOTAL REVENUES OVER EXPENDITURES</b>		(6,348)	
Transfer in From Reserves		6,348	
<b>NET CHANGE IN FUND BALANCE</b>		-	

CITY OF DAWSONVILLE, GEORGIA  
 SPLOST VII  
 July 1, 2025 - March 31, 2026

**SPLOST VII**

	<u>Budget</u>	<u>Actual</u>	<u>Percentage</u>
<b>REVENUES</b>			
Taxes	1,300,000	1,326,380	102.03%
Interest	84,000	77,492	92.25%
Other	<u>1,200,000</u>	<u>-</u>	<u>0.00%</u>
 Total revenues	 <u>2,584,000</u>	 <u>1,403,872</u>	 <u>54.33%</u>
<b>EXPENDITURES (Capital Outlays)</b>			
City hall acquisition	200,000	-	0.00%
Roads and sidewalks	2,384,000	67,272	2.82%
Public works equipment - roads	-	108,000	0.00%
Land Acq. / Downtown	-	-	0.00%
Public works equipment - sewer	-	-	0.00%
Water projects/Sewer Projects	-	189,721	0.00%
Public works equipment - water	-	-	0.00%
Farmers market	-	-	#DIV/0!
Parks and recreation	<u>-</u>	<u>-</u>	<u>0.00%</u>
 Total expenditures	 <u>2,584,000</u>	 <u>364,993</u>	 <u>14.13%</u>
 TOTAL REVENUES OVER EXPENDITURES		 1,038,879	
 Transfer in From Reserves		 <u>(1,038,879)</u>	
 NET CHANGE IN FUND BALANCE		 <u><u>-</u></u>	

CITY OF DAWSONVILLE, GEORGIA

TSPLOST

July 1, 2025 - March 31, 2026

**TSPLOST**

	<u>Budget</u>	<u>Actual</u>	<u>Percentage</u>
<b>REVENUES</b>			
Taxes	685,000	523,731	76.46%
Interest	2,500	3,704	148.16%
Other	-	-	0.00%
	<hr/>	<hr/>	
Total revenues	<u>687,500</u>	<u>527,435</u>	<u>76.72%</u>
<b>EXPENDITURES (Capital Outlays)</b>			
	-	-	#DIV/0!
Roads	687,500	634,934	92.35%
	-	-	0.00%
	-	-	0.00%
	-	-	0.00%
	-	-	0.00%
	-	-	0.00%
	-	-	#DIV/0!
	<hr/>	<hr/>	<hr/>
Total expenditures	<u>687,500</u>	<u>634,934</u>	<u>92.35%</u>
<b>TOTAL REVENUES OVER EXPENDITURES</b>		(107,499)	
Transfer in From Reserves		<u>107,499</u>	
<b>NET CHANGE IN FUND BALANCE</b>		<u><u>-</u></u>	

CITY OF DAWSONVILLE, GEORGIA  
IMPACT FEES  
July 1, 2025 - March 31, 2026

**TSPLOST**

	Budget	Actual	Percentage
<b>REVENUES</b>			
Fees	212,500	520,200	244.80%
Interest	1,596	5,658	354.51%
Other	198,404	-	0.00%
Total revenues	412,500	525,858	127.48%
<b>EXPENDITURES (Capital Outlays)</b>			
Park Improvements	412,500	104,663	25.37%
	-	-	#DIV/0!
	-	-	0.00%
	-	-	0.00%
	-	-	0.00%
	-	-	0.00%
	-	-	#DIV/0!
	-	-	0.00%
Total expenditures	412,500	104,663	25.37%
<b>TOTAL REVENUES OVER EXPENDITURES</b>		421,195	
Transfer in From Reserves		(421,195)	
<b>NET CHANGE IN FUND BALANCE</b>		-	