

AGENDA
CITY COUNCIL REGULAR MEETING
G.L. Gilleland Council Chambers on 2nd Floor
Monday, October 4, 2021
5:00 P.M.

1. Call to Order
2. Roll Call
3. Invocation and Pledge
4. Announcements
5. Approval of the Agenda
6. Public Input
7. Consent Agenda
 - a. Approve Minutes
 - Regular Meeting and Work Session held September 20, 2021

PUBLIC HEARING

8. **ANX C2100043 and ZA C2100043**: Allen Street Properties, LLC and B & K Turner Family, LLP have petitioned to annex into the city limits of Dawsonville the **70.808 acres (amended application)** tract known as a portion of TMP 093 004 001, located at Perimeter Road, with a request to rezone from County Zoning of RSR (Residential Sub Rural) and RA (Restricted Agriculture) to City Zoning of R3 (Single Family Residential). Public Hearing Dates: Planning Commission on September 13, 2021 and City Council on October 4, 2021. City Council for a decision on October 18, 2021.

BUSINESS

9. Resolution – Georgia Cities Week, October 3 – 9, 2021
10. Request to Ratify Opioid Litigation Document
11. 2022 Meeting Calendar
12. COVID-19 Vaccination Incentives for Employees
13. Updated Fee Schedule
14. FY 2021 Budget Amendments
15. Dawsonville History Museum Board of Directors – Request Additional Directors
16. Emergency Fire Flow Upgrade
17. Maple Hill Drive Detention Pond
18. Change Order – Allen Street Sidewalk
19. Naming Public Road in City Hall Complex
20. An Ordinance To Amend The City Of Dawsonville Code Of Ordinances Regarding Animals; Streets And Standards; Grading And Drainage; Zoning; Lot And Block Standards; Occupation Taxes And Miscellaneous Business Regulations; Buildings And Building Regulations; Stormwater Management; Fire Prevention And Protection; To Provide For An Effective Date; And For Other Purposes. (First Reading: October 4, 2021; Public Hearing, Second Reading and Consideration to Adopt: October 18, 2021)

ADJOURNMENT

The next scheduled City Council meeting is Monday, October 18, 2021

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



DAWSONVILLE CITY COUNCIL
EXECUTIVE SUMMARY FOR
AGENDA ITEM # 7

SUBJECT: CONSENT AGENDA

CITY COUNCIL MEETING DATE: 10/04/2021

PURPOSE FOR REQUEST:

CONSIDERATION AND APPROVAL OF ITEMS BELOW; SEE ATTACHED SUPPORTING DOCUMENTS

a. Approve Minutes

- **Regular Meeting and Work Session held September 20, 2021**
-



DAWSONVILLE CITY COUNCIL
EXECUTIVE SUMMARY FOR
AGENDA ITEM # 7a

SUBJECT: APPROVE MINUTES

CITY COUNCIL MEETING DATE: 10/04/2021

BUDGET INFORMATION: GL ACCOUNT # NA

Funds Available from: Annual Budget Capital Budget Other

Budget Amendment Request from Reserve: Enterprise Fund General Fund

PURPOSE FOR REQUEST:

TO APPROVE THE MINUTES FROM:

- **REGULAR MEETING AND WORK SESSION HELD SEPTEMBER 20, 2021**
-

HISTORY/ FACTS / ISSUES:

OPTIONS:

AMEND OR APPROVE AS PRESENTED

RECOMMENDED SAMPLE MOTION:

REQUESTED BY: Beverly Banister, City Clerk

MINUTES
CITY COUNCIL REGULAR MEETING AND WORK SESSION
G.L. Gilleland Council Chambers on 2nd Floor
Monday, September 20, 2021
5:00 P.M.

1. **CALL TO ORDER:** Mayor Eason called the meeting to order at 5:00 pm.
2. **ROLL CALL:** Present were Councilmember John Walden, Councilmember Mark French, Councilmember Caleb Phillips, Councilmember William Illg, City Attorney Jonah Howell, City Manager Bob Bolz, City Clerk Beverly Banister, Public Works Director Trampas Hansard, Utilities Operation Manager Jacob Barr, Planning Director David Picklesimer and Finance Administrator Robin Gazaway.
3. **INVOCATION AND PLEDGE:** Invocation and Pledge were led by Councilmember French.
4. **ANNOUNCEMENTS:** None
5. **APPROVAL OF THE AGENDA:** Motion to approve the agenda as presented made by made by J. Walden; second by C. Phillips. Vote carried unanimously in favor.
6. **PUBLIC INPUT:** None
7. **CONSENT AGENDA:** Motion to approve the consent agenda for the following items (a b,c,d,e) made by M. French; second by W. Illg. Vote carried unanimously in favor.
 - a. Approve Minutes
 - Regular Meeting and Work Session held August 16, 2021
 - Executive Session held August 16, 2021
 - b. Approve to Ratify Letter of Support to Dawsonville History Museum for Grant Funding
 - c. Approve to Ratify Letter of Support to Chamber of Commerce for Grant Funding
 - d. Approve 2022 Solid Waste Collection Contract with Red Oak Sanitation
 - e. Approve Annual City Hall Closure for Mountain Moonshine Festival – **Friday, 10/22/2021**
8. **SAFETY GRANT FUNDS PRESENTATION:** Brenda Eckman from GMA awarded the City with the funds for the Worker’s Compensation and Liability safety grants.
9. **EMPLOYEE RECOGNITION:** The Mayor and Council presented Jacob Barr with the July 2021 Employee of the Month award, Tony Seabolt with the August 2021 Employee of the Month award, Stan Zaverhuka with a three year service award, Steven McNeal with a three year service award and Jacob Barr with a ten year service award.
10. **AWARD ANNOUNCEMENT – CERTIFICATE OF ACHIEVEMENT FOR EXCELLENCE IN FINANCIAL REPORTING FY 2020:** The Mayor and Council announced the City was awarded the Certificate of Achievement for Excellence in Financial Reporting for FY 2020. This is the seventh consecutive year the City has received this award.

BUSINESS

11. **54th ANNUAL MOUNTAIN MOONSHINE FESTIVAL PLAN REVIEW:** Rhonda Evans spoke on behalf of Kare for Kids; presenting a current map and stating they have obtained permission from the surrounding property owners for use of the property. She also stated the request from Dawson County Fire Chief Danny Thompson regarding the placement of cars has been resolved. She further stated they will abide by any restrictions in place by the Governor at the time of the festival regarding COVID-19. She asked if Kare for Kids could take possession of the City Hall parking lot on Thursday, October 21st at 4:30 pm, set up tents on the distillery side of City Hall on Wednesday, October 20th, place small metal flags in Main Street Park to mark vendor spots starting on Monday, October 18th (this will be contingent upon cutting grass and weather) and setting the stage up on Wednesday, October 20th or Thursday, October 21st; Council agreed to all requests. Councilmember Illg and Councilmember French both applauded Kare for Kids in their determination to accomplish everything involved with the festival and their commitment to the children of Dawson County.

Tom French from Kare for Kids approached the Council and stated their insurance company has raised a concern about alcohol being served at the Georgia Racing Hall of Fame inside of their festival permit. Mayor Eason asked him to obtain a letter from their insurance company to explain what they needed, and it could be addressed at that time. Tom French made further inquiries regarding the

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need to obtain the alcohol and servers permits, the type of insurance provided by the museum and alleged signs required to be posted. Mayor Eason asked him to have his insurance company itemize these items in the letter. Councilmember French requested the Council be copied on the letter.

Rhonda Evans stated a concern about the Georgia Racing Hall of Fame serving BBQ and having a smoker in the vicinity of where they will have show cars placed. Cindy Elliott confirmed the BBQ will be prepared in advance and not during the festival. Tiffany Buchan voiced her concern that the museum should have been directed to obtain a vendors permit from Kare for Kids to serve BBQ. Mayor Eason stated he appreciated Kare for Kids coordination with all the parties involved and for all they are doing.

- 12. BUDGET AMENDMENT – PREPARATION OF AN ESTIMATED BUDGET DOCUMENT FOR ELLIOTT FIELD AIRPORT:** Motion to approve a \$2,200 budget amendment from General Fund Reserves to prepare an estimated budget document for the Elliott Field Airport made by W. Ilg; C. Phillips. Vote carried unanimously in favor.
- 13. APPALACHIAN REGIONAL COMMISSION (ARC) GRANT FOR DOWNTOWN STRATEGIC PLAN:** Motion to approve applying for a grant from the Appalachian Regional Commission (ARC) for the development of a Downtown Strategic Plan and to be assisted by the Georgia Mountain Regional Commission (GMRC) made by C. Phillips; second by M. French. Vote carried unanimously in favor.

WORK SESSION

- 14. 2022 MEETING CALENDAR REVIEW:** The 2022 meeting calendar for all Boards and Commissions was presented; Council was encouraged to send any comments or questions to staff. The calendar will be on the next agenda for approval.
- 15. NAMING PRIVATE ROADS IN CITY HALL COMPLEX:** City Manager Bolz spoke to Council regarding naming the public road coming into the back of City Hall off Allen Street and the private road heading over to the City Hall Complex in front of Bojangles. He is asking for recommendations to name the roads. Councilmember Ilg suggested naming the public road but not the private road. No other comments were made.
- 16. COVID-19 VACCINATION INCENTIVES FOR EMPLOYEES:** City Manager Bolz presented a monetary incentive plan for employees to receive the COVID-19 vaccinations. Each employee fully vaccinated and showing proof would receive \$250. Funding of the plan would be a combination of ARPA funds and excess revenue from the General Fund. Councilmember French asked if the City would hold any liability should the vaccination be recalled. Attorney Howell stated it's a voluntary incentive and not something the City is compelling employees to do. Councilmember Phillips asked if they could hold off on voting until legal has a chance to review the topic.
- 17. MAPLE HILL DRIVE DETENTION POND:** Planning Director Picklesimer informed the Council regarding the requirement for the City to inspect all detention ponds. During the process they found a detention pond on Maple Hill Drive that is located on two (2) homeowners' properties in which the area is not part of an HOA. He stated the property owners have requested the City to take over the maintenance of the detention pond and provided options the Council could consider. The property owners spoke to Council:
 - James and Julie Morgan, 91 Maple Hill Drive – Julie Morgan asked if the City could take over the care of the detention pond stating when they moved there, they did not know they had the responsibility of the detention pond. She does not have the funds to handle the maintenance. She also claimed the City has come before and cleaned it out. James Morgan also stated he was unaware of their responsibility to maintain the pond and cannot afford to do so; again, asking Council to consider taking over the maintenance of it.
 - Allen Gravitt, 80 Maple Hill Drive – Allen Gravitt stated he cannot come up with the funds to maintain the pond and was unaware of this responsibility since the City has always maintained it.

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Councilmember Illg asked how long they have lived in their homes; the Morgan's have been there since 2003 and the Gravitt's since 2017. He also inquired when was the last time the detention pond cleaned out; they believed it to be around 2018 or 2019. Councilmember Phillips stated he has asked legal to review the options to see how the Council can assist them. Mayor Eason stated once it's been reviewed by legal, the Council can decide on how to move forward.

- 18. UPDATED FEE SCHEDULE REVIEW:** Finance Administrator Gazaway stated she has provided information for consideration of an increase to water and sewer rates in anticipation of the new water treatment plant. She provided three options for an increase and is requesting feedback from the Council. Planning Director Picklesimer also stated he is requesting fee increases to be in line with the County's fees and added some additional fees the planning department has not been charging. Mayor Eason requested Council to review and stated historically the City has been behind with keeping up with fee increases.

STAFF REPORTS

- 19. BOB BOLZ, CITY MANAGER:** City Manager Bolz reported on one leak adjustment totaling \$147.74. His detailed report was provided in the packet. No questions from Council.
- 20. ROBIN GAZAWAY, FINANCE ADMINISTRATOR:** Financial reports representing fund balances and activity provided through August 31, 2021. Mayor Eason asked about LOST revenue; Gazaway responded the City's revenue is currently higher than expected.

ADJOURNMENT:

At 6:13 p.m. a motion to adjourn the meeting was made by J. Walden; second by W. Illg. Vote carried unanimously in favor.

Approved this 4th day of October 2021.

By: CITY OF DAWSONVILLE

Mike Eason, Mayor

Caleb Phillips, Councilmember Post 1

William Illg, Councilmember Post 2

John Walden, Councilmember Post 3

Mark French, Councilmember Post 4

Attested: _____
Beverly A. Banister, City Clerk



DAWSONVILLE CITY COUNCIL EXECUTIVE SUMMARY FOR AGENDA ITEM # 8

SUBJECT: ANX C2100043 AND ZA C2100043

CITY COUNCIL MEETING DATE: 10/04/2021

BUDGET INFORMATION: GL ACCOUNT # _____

- Funds Available from: _____ Annual Budget: _____ Capital Budget: Other _____
- Budget Amendment Request from Reserve: _____ Enterprise Fund: _____ General Fund

PURPOSE FOR REQUEST: **PUBLIC HEARING**

ANX-C2100043 and ZA-C2100043: Allen Street Properties, LLC and B & K Turner Family, LLP have petitioned to annex into the city limits of Dawsonville the 70.808 acres (amended application) tract known as a portion of TMP 093 004 001, located at Perimeter Road, with a request to rezone from County Zoning of RSR (Residential Sub Rural) and RA (Restricted Agriculture) to City Zoning of R3 (Single Family Residential). Public Hearing Dates: Planning Commission on September 13, 2021 and City Council on October 4, 2021. City Council for a decision on October 18, 2021.

HISTORY/ FACTS / ISSUES:

- First public hearing for the amended annexation and zoning application.
- Amended application to annex and zone tract 2 with 32.937 acre only.
- Amended concept plan reflects proposed 65 units.
- Amended letter of intent request to approve 75 units yielding a density of 2.28 units per acre.
- Applicant is requesting a variance to the Land Development Regulations Chapter 109 Sec 109-53-Sidewalks to eliminate the required sidewalk along Perimeter Road lots 58 thru 65.
- Planning department has provided a revised timeline.
- Planning department has provided a department summary with recommended conditions if approved.

OPTIONS: No action required

RECOMMENDED SAMPLE MOTION:

DEPARTMENT: Planning and Zoning

REQUESTED BY: David Picklesimer

415 Highway 53 E. Suite 100
Dawsonville, Georgia 30534



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

Date: 9/23/2021

To: Mayor Mike Eason and City Council

Reference: ANX/ZA C2100043 Planning and Zoning Department Summary

The planning department has provided the following pertinent information to help you decide on this request:

1. If the zoning amendment is approved the Planning Department is requesting a condition of zoning to include an approved water and sewer service area agreement between Etowah Water and Sewer Authority and the City of Dawsonville. The service area agreement dedication must include both water and sewer services. The agreement shall be dedicated to the City of Dawsonville prior to the issuance of a grading permit (LDP). If the service area agreement is not agreed upon by both parties the application for annexation and rezoning shall become null and void.
2. If the zoning amendment is approved the Planning Department is requesting a condition of zoning to include the installation of an engineered AC-powered, high intensity LED signs, in pavement crosswalk LED lights and activated device across Perimeter Road to provide pedestrian access to Robinson Elementary school.
3. If the zoning amendment is approved the Planning Department is requesting a condition of zoning to include the installation of a sidewalk from the 32.937-acre tract to the existing sidewalk system in front of Dawson County High school.
4. If the zoning amendment is approved the Planning Department is requesting a condition of zoning to include a ten foot no access buffer along Perimeter Road.
5. If the zoning amendment is approved the Planning Department is requesting a condition of zoning to include the installation of a right in and right out vehicle movement at the north entrance due to the intersection alignment not meeting GDOT intersection offset requirements.


David Picklesimer
Planning Director

415 Highway 53 E. Suite 100
Dawsonville, Georgia 30534



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

Date: 9/14/21

From: David Picklesimer, Planning Director 

Reference: ANX/ZA C2100043 Timeline

- Original application submitted to the City: 8/14/20.
- Original application submitted to Dawson County BOC: 8/21/20.
- Planning Department advertised original application: 8/26/20.
- Original application response received from Dawson County BOC: 9/11/20.
- Planning Commission public hearing on original application: 9/14/20. Applicant requested postponement.
- Planning Commission public hearing on original application: 11/9/20. PC voted to deny.
- Council held public hearing on original application: 11/16/20. Council postponed until 1/19/21.
- Applicant amended application: 12/9/20.
- Amended application submitted to Dawson County BOC: 12/9/20
- Dawson County BOC response to amended application received: 1/7/21.
- Council held public hearing 1/19/21. Council tabled until arbitration complete.
- Dawson County BOC withdrew objection 5/11/21.
- Planning Department advertised Council public hearing meeting on 5/26/21 for amended application.
- Council public hearing date 6/21/21 for amended application.
- Council final decision date 7/19/21 for amended application.
- Applicant requested to postpone 7/19/21 until 10/18/21 to allow adjoining property owner time to request annexation.
- Planning Department advertised amended application 8/18/21 due to wrong TMP advertised.
- Planning Commission public hearing date 9/13/21 due to wrong TMP advertised.
- Planning Commission denied request 9/13/21.
- City Council public hearing date 10/4/21 due to wrong TMP advertised.
- City council decision date 10/18/21.

LAW OFFICES
LIPSCOMB, JOHNSON, SLEISTER, DAILEY & SMITH, LLP
112 NORTH MAIN STREET
CUMMING, GEORGIA 30040
TELEPHONE: 770-887-7761
FAX: 770-889-8123

EMORY LIPSCOMB
COY R. JOHNSON, P.C.
PUTNAM CLARK SMITH, P.C.
CHRISTOPHER D. LIGHT
SEAN COURTNEY
ASHLEY B. MASHBURN
ANDERSON LIPSCOMB

MICHAEL R. SLEISTER
(Of Counsel)

L. LEE DAILEY
(1939-2013)

September 24, 2021



VIA HAND DELIVERY

City of Dawsonville
Mayor and Council Members
Planning and Zoning Department
415 Hwy 53 #100
Dawsonville, GA 30534

Re: **Applicant, B & K Turner Family, LLP's, Revised the Letter of Intent
ANX C2100043 and ZA C2100043**

The Applicant is hereby submitting this Revised Letter of Intent to the City of Dawsonville to provide an updated written summary of the proposal which includes reduced acreage and reduced number of lots requested from the original applications, ANX C2100043 and ZA C2100043. The Applicant is now proposing to Annex and Rezone only Tract 2 of the original proposal, which is 32.937 acres, as shown on the attached survey and site plan attached hereto and incorporated herein, (the "Site Plan").

Due to this reduction in acreage, the total number of lots the Applicant has conceptually planned for is sixty-five (65) residential units, yielding a residential density of 1.97 units per acre. The Applicant agrees to limit the number of units to a maximum of seventy-five (75), potentially yielding 2.28 units per acre, which is still far less than the allowable three (3) units per acre in the R-3 zoning category. The property is currently zoned RSR and RA and the request is to annex and rezone to the City's R-3 zoning category with a minimum lot size of 75' x 100' with installation of sidewalks as shown on the site plan dated 09/20/2021.

The proposal has frontage on Perimeter Road and is proposing two (2) entrances on Perimeter Road that will meet all City regulations as detailed on the Site Plan.

Located to the north and to the east of the Subject Property is unincorporated residential property zoned R-A and owned by the Applicant. Dawson County High School is located to the south and Perimeter Road is along the entire western boundary of the Subject Property.

Both potable water and sanitary sewer will serve this Property. Storm water detention will be provided by onsite pond facilities compliant with the City of Dawsonville regulations.

We believe the proposed development will meet the needs of the community without negative impacts. The potential for walkability to the surrounding schools and City amenities will be a positive factor in traffic

concerns and vibrancy for the area. Approval of the Applicant's Application would not cause a safety hazard or noxious condition, would not reduce property values in the surrounding area, and therefore would promote the health, safety, morals and general welfare of the public.

The Applicant hereby reserves all other rights and privileges under the Constitutions of the United States and the State of Georgia, and available at law and in equity, in all aspects of this rezoning and annexation request. The Applicant respectfully asks that the Application be approved as requested and reserves the right to amend this Letter of Intent and the Application by supplementing additional responses and documents.

Thank you very sincerely and respectfully for your consideration of this request.

Christopher Light,
Attorney for B & K Turner Family, LLP

**Perimeter Road
Tract 2
32.937 Acres**



All that tract or parcel of land lying and being in Land Lots 372, 373, 427 and 428 of the North Half of the 13th Land District, Dawson County, Georgia and being more particularly described as follows;

To find the True Point of Beginning, commence at the intersection of Land Lots 371 and 372 and the Easterly right of way of Perimeter Road (80' right of way), said point marked by a ½ inch Rod found; Thence traveling on said Perimeter Road right of way the following three (3) courses and distances:

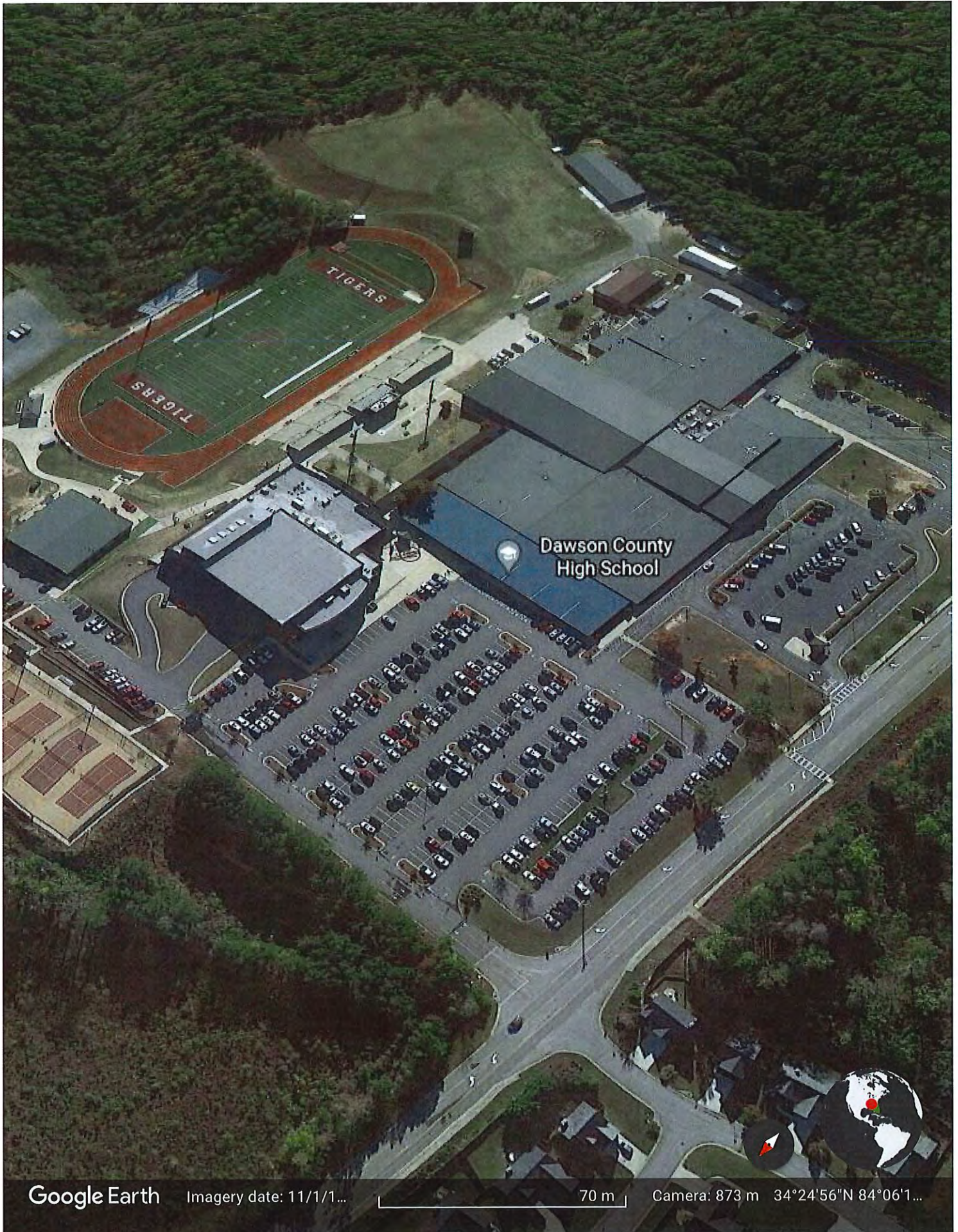
along a curve to the right having a radius of 1766.51 feet and an arc length of 162.28 feet being subtended by a chord bearing of South 12 Degrees 33 Minutes 28 Seconds East and a chord distance of 162.22 feet to a point; THENCE along a curve to the right having a radius of 1049.03 feet and an arc length of 473.65 feet being subtended by a chord bearing of South 03 Degrees 00 Minutes 32 Seconds West and a chord distance of 469.63 feet to a point; THENCE continuing on said right of way South 15 Degrees 56 Minutes 37 Seconds West for a distance of 650.74 feet to a point, said point marked by a ½ inch rebar pin set, said point being THE TRUE POINT OF BEGINNING.

THENCE from said point as thus established, North 89 Degrees 17 Minutes 56 Seconds East for a distance of 171.99 feet to a point; THENCE along a curve to the right having a radius of 636.62 feet and an arc length of 103.13 feet being subtended by a chord bearing of South 86 Degrees 03 Minutes 37 Seconds East and a chord distance of 103.02 feet to a point; THENCE South 81 Degrees 25 Minutes 09 Seconds East for a distance of 106.01 feet to a point; THENCE along a curve to the left having a radius of 662.74 feet and an arc length of 195.11 feet being subtended by a chord bearing of South 89 Degrees 51 Minutes 12 Seconds East and a chord distance of 194.41 feet to a point; THENCE North 81 Degrees 42 Minutes 46 Seconds East for a distance of 407.62 feet to a point; THENCE along a curve to the right having a radius of 60.00 feet and an arc length of 41.04 feet being subtended by a chord bearing of South 78 Degrees 41 Minutes 37 Seconds East and a chord distance of 40.24 feet to a point; THENCE South 59 Degrees 06 Minutes 00 Seconds East for a distance of 40.85 feet to a point; THENCE along a curve to the right having a radius of 160.00 feet and an arc length of 47.37 feet being subtended by a chord bearing of South 50 Degrees 37 Minutes 08 Seconds East and a chord distance of 47.20 feet to a point; THENCE South 42 Degrees 08 Minutes 15 Seconds East for a distance of 19.39 feet to a point; THENCE along a curve to the left having a radius of 240.00 feet and an arc length of 188.50 feet being subtended by a chord bearing of South 64 Degrees 38 Minutes 15 Seconds East and a chord distance of 183.69 feet to a point; THENCE South 87 Degrees 08 Minutes 15 Seconds East for a distance of 60.06 feet to a point, said point marked by a ½ inch rebar pin set; THENCE traveling South 02 Degrees 23 Minutes 44 Seconds East for a distance of 818.35 feet to a point, said point marked by a ½ inch rebar pin found; THENCE South 85 Degrees 54 Minutes 23 Seconds West for a distance of 1589.65 feet to a point on the easterly right of way of Perimeter Road (80' right of way), said point marked by a ½ inch rebar pin found;

THENCE traveling on said Perimeter Road right of way the following four (4) courses and distances:

along a curve to the right having a radius of 4750.52 feet and an arc length of 180.80 feet being subtended by a chord bearing of North 05 Degrees 58 Minutes 08 Seconds East and a chord distance of 180.79 feet to a point; THENCE along a curve to the right having a radius of 3438.13 feet and an arc length of 387.33 feet being subtended by a chord bearing of North 10 Degrees 17 Minutes 12 Seconds East and a chord distance of 387.13 feet to a point; THENCE along a curve to the right having a radius of 3438.13 feet and an arc length of 145.79 feet being subtended by a chord bearing of North 14 Degrees 43 Minutes 43 Seconds East and a chord distance of 145.78 feet to a point; THENCE North 15 Degrees 56 Minutes 37 Seconds East for a distance of 360.69 feet to a point, said point being THE TRUE POINT OF BEGINNING.

Said property contains 32.937 Acres



Google Earth

Imagery date: 11/1/1...

70 m

Camera: 873 m 34°24'56"N 84°06'1...

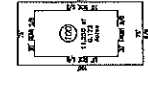
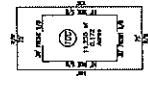
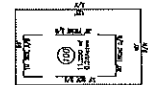
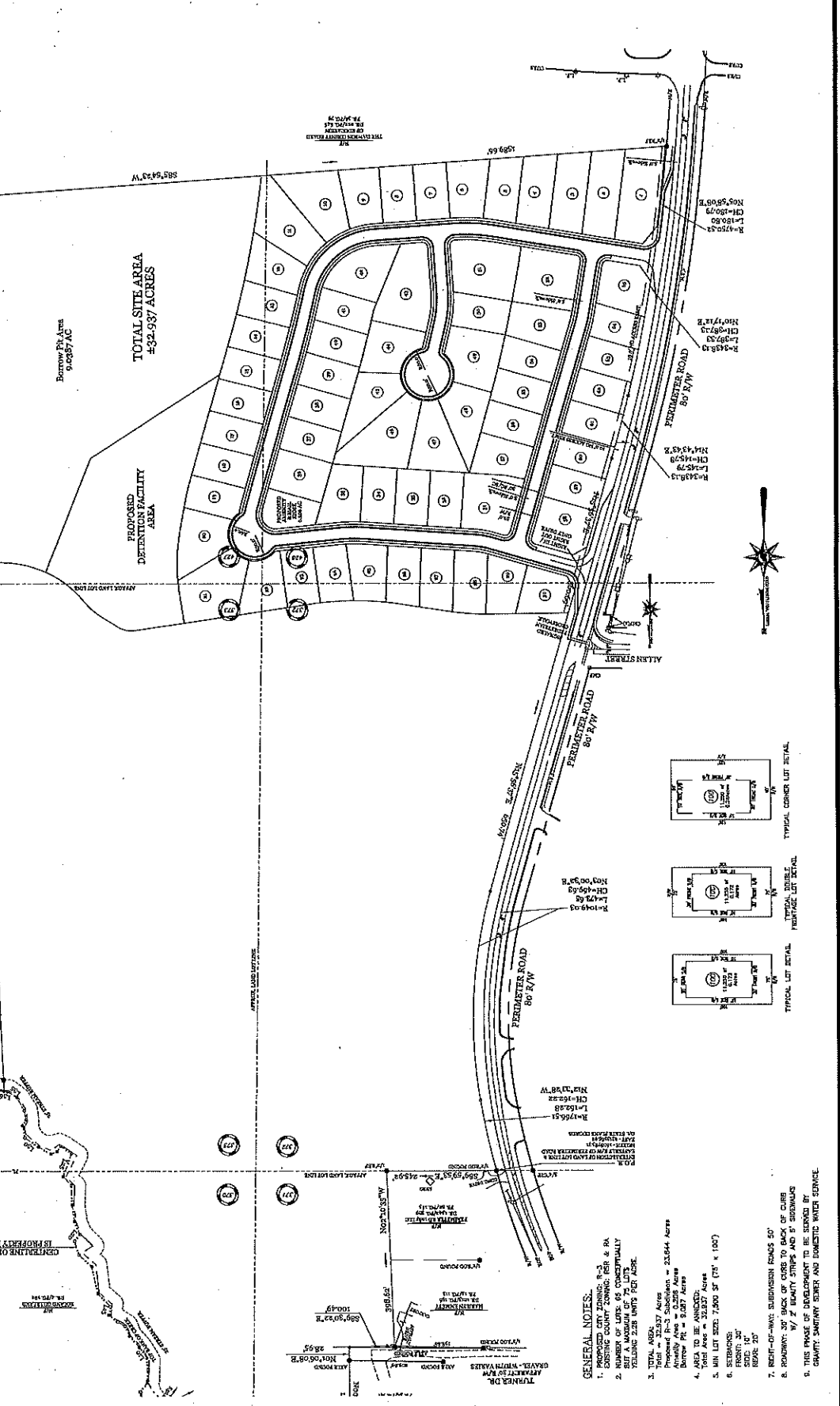
RECEIVED
SEP 23 2021
By: [Signature]



Civiscapes, Inc.
CML DESIGN & LANDSCAPE ARCHITECTURE
7185 SHADY CROCK ROAD CLARKSBURG, GEORGIA 30641
OFFICE 678-513-8936

ANNEXATION & ZONING PLAN
FOR
ALLEN STREET PROPERTIES, LLC
PERIMETER RD. 32.937 AC. TRACT
DAWSON COUNTY, GEORGIA
L. L. 0701, 371, 372, 373, 427, 428 + 12TH DIST.

PROJECT NO. 20-065
DATE 9/20/21
SCALE 1" = 100'



GENERAL NOTES:

1. EXISTING COUNTY ZONING: RER & RA
2. NUMBER OF LOTS: 65 CONCEPTUALLY
3. TOTAL AREA: 32.937 ACRES
Proposed R-3 Subdivision = 23.644 Acres
Perimeter Rd. = 2.027 Acres
Borrow Pit = 2.007 Acres
4. AREA TO BE ANNEXED: 32.937 ACRES
5. MIN LOT SIZE: 7,500 SF (75' x 100')
6. SETBACKS:
FRONT: 10'
SIDE: 10'
REAR: 20'
7. RIGHT-OF-WAY SUBDIVISION RIGS 50'
8. ROWWAY: 30' BACK OF CURB TO BACK OF CURB
W/ 2' TYPICAL STRIPS AND 9' SIDEWAYS
9. THIS PHASE OF DEVELOPMENT TO BE SERVED BY
COMMUNITY SANITARY SEWER AND DOMESTIC WATER SERVICE.



CHARTERS OF CERT
CONTRACTORS
811

Amended 12/9/20 - 9/24/21



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

Annexation Petition
into the
City of Dawsonville, GA

Annexation # C2100043

FEE \$250.00 (NONREFUNDABLE) Date Paid _____ Cash /Ck # _____

COPY

Please Print Clearly **ZONING AMENDMENT APPLICATION AND FEES RECEIVED ? YES NO**

Applicant Name(s): Allen Street Properties LLC

Mailing Address 1090 Oakhaven Drive city Roswell State GA Zip 30075

E-Mail _____

Applicant Telephone Number(s): 678-570-0469

Property Owner's Name(s): B + K Turner Family, LLLP

Mailing Address 1090 Oakhaven Dr city Roswell State GA Zip 30075

E-Mail _____

Property Owner's Telephone Number(s): Michael Turner 678-570-0469

Address of Property to be Annexed: Perimeter Road VACANT LOT

Tax Map & Parcel # 093004001 Property Size in Acres: 74.85 Survey Recorded in Plat Book # _____ Page # _____

Land Lot # 370, 371, 372, 373, 427, 428 District # 12th Section # _____ Legal Recorded In Deed Book # 1053 Page # 303

Current Use of Property: vacant

County Zoning Classification: RSR + RA City Zoning Classification: R3

Land Use & Zoning Ordinance, Article VII. General Provisions Sec. 708. Annexation:

Any land area subsequently added to the incorporated area of Dawsonville shall automatically be classified R-1 (single-family residential district) until or unless otherwise classified by amendment to the official zoning map.

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

An 8 1/2 x 11 copy of the current **RECORDED BOUNDARY SURVEY** of said property showing the contiguity of said property to the existing corporate limits of the City of Dawsonville, GA.

A copy of the current metes and bounds **LEGAL DESCRIPTION** that matches the boundary survey of the property being annexed.

Survey **must** be signed and sealed by a Registered Land Surveyor.

Survey **must** be signed, stamped recorded by Dawson County Clerk's Office, Superior Court

Amended

12/9/20 - 9/24/21

COPY



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

Annexation Petition
into the
City of Dawsonville, GA

Please answer the following questions to meet and comply with the United States Department of Justice, Civil Rights Division, Voting Section, Section 5 of the Voting Rights Act.

- 1. Intended Use of Land: [X] Residential [] Commercial
[] Existing Structure(s) [] Vacant
[] Other (specify)
2. Number of persons currently residing on the property: [] VACANT
Number of persons 18 years or older: []
Number of persons registered to vote: []
3. The number of all residents occupying the property:
[] American Indian [] Alaskan Native
[] Asian [] Pacific Islander
[] Black, not of Hispanic Origin [] Hispanic
[] White, not of Hispanic Origin [] VACANT

Please answer the following questions to meet and comply with the U. S. Department of Commerce, which requires this information to provide Population Estimates.

ARC Population Estimate Information

- A. Number of existing housing units: []
B. List of Addresses for each housing unit in the annexed area at the time of the annexation:
C. Disposition of existing structures (e.g. to stay the same, be demolished, moved or converted):
D. Names of affected Subdivision:
E. Name of affected Multi-Family Complex:
F. Names of Group Quarters (dormitories, nursing homes, jails, etc.):
G. Names of affected Duplexes:
H. Names of Mobile Home Parks:

Amended 12/9/20 - 9/24/21



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

Annexation Petition
into the
City of Dawsonville, GA

Property Owner(s) Authorization

I / We the undersigned, being the owner(s) of real property of the territory described herein as Perimeter Road / 093004001 (Address/Tax Map Parcel), respectfully request that the Mayor and City Council of the City of Dawsonville, Georgia annex this property into the City and extend the City boundaries to include the same.

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

(1) [Signature] General Partner B&K Turner Family, LLC
Property Owner Signature Property Owner Printed Name

(2) _____ Property Owner Signature _____ Property Owner Printed Name

(1) _____ Applicant Signature _____ Applicant Printed Name

(2) [Signature] Michael K. Turner
Applicant Signature Applicant Printed Name

X Sworn to and subscribed before me
this 10 day of December 2020.
[Signature]
Notary Public, State of Georgia
My Commission Expires: 11-19-2022



Annexation Application Received Date Stamp: Rec'd 8/21/20 Completed Application with Signatures
Rec'd 8/21/20 Current Boundary Survey
Rec'd 8/14/20 Legal Description
Rec'd 8/14/20 ARC Population Estimate Information

Planning Commission Meeting Date (if rezone): 9/14 & 11/9/2020
Dates Advertised: 8/26/2020 sent on 8/21/2020
1st City Council Reading Date: 11/16/2020
2nd City Council Reading Date: 1/19/21 Approved: YES NO
Date Certified Mail to: 8/21/20 County Board of Commissioners & Chairman County Manager County Attorney
Date certified mail to 12/9/20
 Letter Received from Dawson County Date: 9/11/20 " " " "

letter received from Dawson₃ county Date: 1-7-2021

Amended 12/9/20-9/24/21

REQUEST FOR
ANNEXATION AND REZONING ACTION
FROM CITY OF DAWSONVILLE ZONING BOARD

FOR

**B & K TURNER FAMILY, LLP
70.808-ACRE SUBDIVISION ON PERIMETER ROAD**



NATURE OF REQUEST

To annex and rezone a vacant 70.808-Acre Tract into the City of Dawsonville

PURPOSE OF REQUEST

To allow for development of a 124 Lot Residential Subdivision

NARRATIVE

The scope of this project is to annex and rezone a 37.852-Acre tract (Tract 1) and a 32.956-Acre tract (Tract 2), subdivided out from an existing 492 Acre Tract, into the City of Dawsonville for a proposed 124 Lot Residential Subdivision(s). There will also be a shared community amenity area. Due to challenges in topo we have shown potential borrow pit areas as part of this annexation. If at all possible, we would like to potentially covert these areas into future phased developments.

This property is a 70.808 acre tract of land, Land Lots 370, 371, 372, 373, 427 and 428, 12th District. The property is currently zoned RSR and RA. We are requesting a rezoning of R-3. Minimum lot size shall be 75'x100'. It has frontage on Perimeter Road, but we are also proposing extending Turner Drive that will serve as an 2nd access point to the subject Tract 1. Tract 2 will have two proposed access point located along the proposed Magic Dam Parkway road. It is our intent to utilize the 70.808 acres to develop the proposed 124 lot subdivision(s) and shared community amenity area. Amenity area features to be determined at a later date. At this time the proposed site plan will yield a density of 1.751 units per acre; well below the 3.00 units per acre we are requesting. Our overall goal is to develop the proposed 124 lot site plan and under a future phase(s) develop additional potential lots on the remaining vacant ground, but not exceed the maximum 212 units per acre allowed under the R-3 zoning request. The number of potential future phased lots cannot be determined at this time. Shown on the proposed site plan is a 2.577-Acre strip of land that splits Tracts 1 and Tract 2. This Strip of land is to be used for the development of the Magic Dam Parkway road (80' R/W that will remain in Dawson County) and a 50' wide strip of land privately owned by B & K Turner Family, LLLP, the current owner of the original 492-Acre Tract, that will also stay in Dawson County.

Located to the north of subject property along Perimeter Road is residential property zoned R-A. Located to the north of subject property located along the Turner Drive access is The First Baptist Church of Dawsonville. Located to the east of the subject property is residential tracts and a large tract zoned RA owned by the applicant. Dawson County High School is located to

the south. Located to the west is Perimeter Road. Proposed access into the residential subdivision will be from a proposed revised intersection located along Perimeter Road / Allen Street, a proposed entrance from Turner Drive and two proposed entrances located along the proposed Parkway Road.

Both potable water and sanitary sewer will serve this tract. Storm water detention will be provided by an onsite pond facilities.

We feel that the requested annexation and rezoning to allow for a 124 Lot residential subdivision would be an appropriate type of use for this area. It is unlikely to pose any problems for any of the neighbors. We do not believe that allowing the proposed use of this property would in any way devalue or pose hardships on any of the surrounding properties.

Amended 12/9/20 - 9/24/21

LEGEND

1. ALL DIMENSIONS ARE IN FEET AND DECIMAL PARTS THEREOF UNLESS OTHERWISE NOTED.

2. ALL DIMENSIONS SHALL BE TO THE CENTERLINE OF THE ROAD OR ALLEY UNLESS OTHERWISE NOTED.

3. THE PROPERTY LINES ARE TO BE LOCATED BY FIELD MEASUREMENTS AND SET BY A LICENSED SURVEYOR.

4. THE CENTERLINE OF THE ROAD OR ALLEY IS TO BE LOCATED BY FIELD MEASUREMENTS AND SET BY A LICENSED SURVEYOR.

5. THE PROPERTY LINES ARE TO BE LOCATED BY FIELD MEASUREMENTS AND SET BY A LICENSED SURVEYOR.

6. THE CENTERLINE OF THE ROAD OR ALLEY IS TO BE LOCATED BY FIELD MEASUREMENTS AND SET BY A LICENSED SURVEYOR.

7. THE PROPERTY LINES ARE TO BE LOCATED BY FIELD MEASUREMENTS AND SET BY A LICENSED SURVEYOR.

8. THE CENTERLINE OF THE ROAD OR ALLEY IS TO BE LOCATED BY FIELD MEASUREMENTS AND SET BY A LICENSED SURVEYOR.

9. THE PROPERTY LINES ARE TO BE LOCATED BY FIELD MEASUREMENTS AND SET BY A LICENSED SURVEYOR.

10. THE CENTERLINE OF THE ROAD OR ALLEY IS TO BE LOCATED BY FIELD MEASUREMENTS AND SET BY A LICENSED SURVEYOR.



THIS MAP HAS BEEN FILED FOR THE EXCLUSIVE USE OF THE PERSON, PERSONS OR ENTITY NAMED IN THE CERTIFICATE OF RECORD FOR THE DATE OF RECORDING HEREON, TO ANY DISSEMINATED INSTRUMENT WITHOUT AN EXPRESS RECITALIFICATION BY THE SURVEYOR'S SIGNATURE HEREON.

THE OPERATIONAL ASPECTS OF THIS MAP ARE SUBJECT TO THE REVIEWS OF THE GEORGIA REGISTER OF PROFESSIONAL SURVEYORS AND TO ANY CORRECTIVE ACTION REQUIRED BY THE REGISTER. THE REGISTER'S REVIEW DOES NOT CONSTITUTE A WARRANTY OR GUARANTEE.

NO PORTION OF SURVEY PROPERTY LINES WITHIN A DESIGNATED 400 YEAR FLOOD HAZARD AREA AS INDICATED BY FLOOD HAZARD INCHES OR DEPTH ARE SHOWN HEREON. SUCH FLOOD HAZARD AREAS ARE LOCATED IN PLAT BOOK 25, PAGE 115, AFRASHEB RECORDS.

A TYPICAL 48" TO 1" TOTAL FRACTION WAS USED TO OBTAIN THE DIMENSIONS AND ANGULAR MEASUREMENTS USED IN THE PREPARATION OF THIS MAP.

THIS MAP OR FLAT HAS BEEN CALCULATED FOR AREA AND CONTAINS 47,852 ACRES.

REVISIONS TO THIS MAP ARE TO BE MADE BY A LICENSED SURVEYOR. ANY REVISIONS TO THIS MAP SHALL BE RECORDED BY PLAT BOOK 25, PAGE 115, AFRASHEB RECORDS.

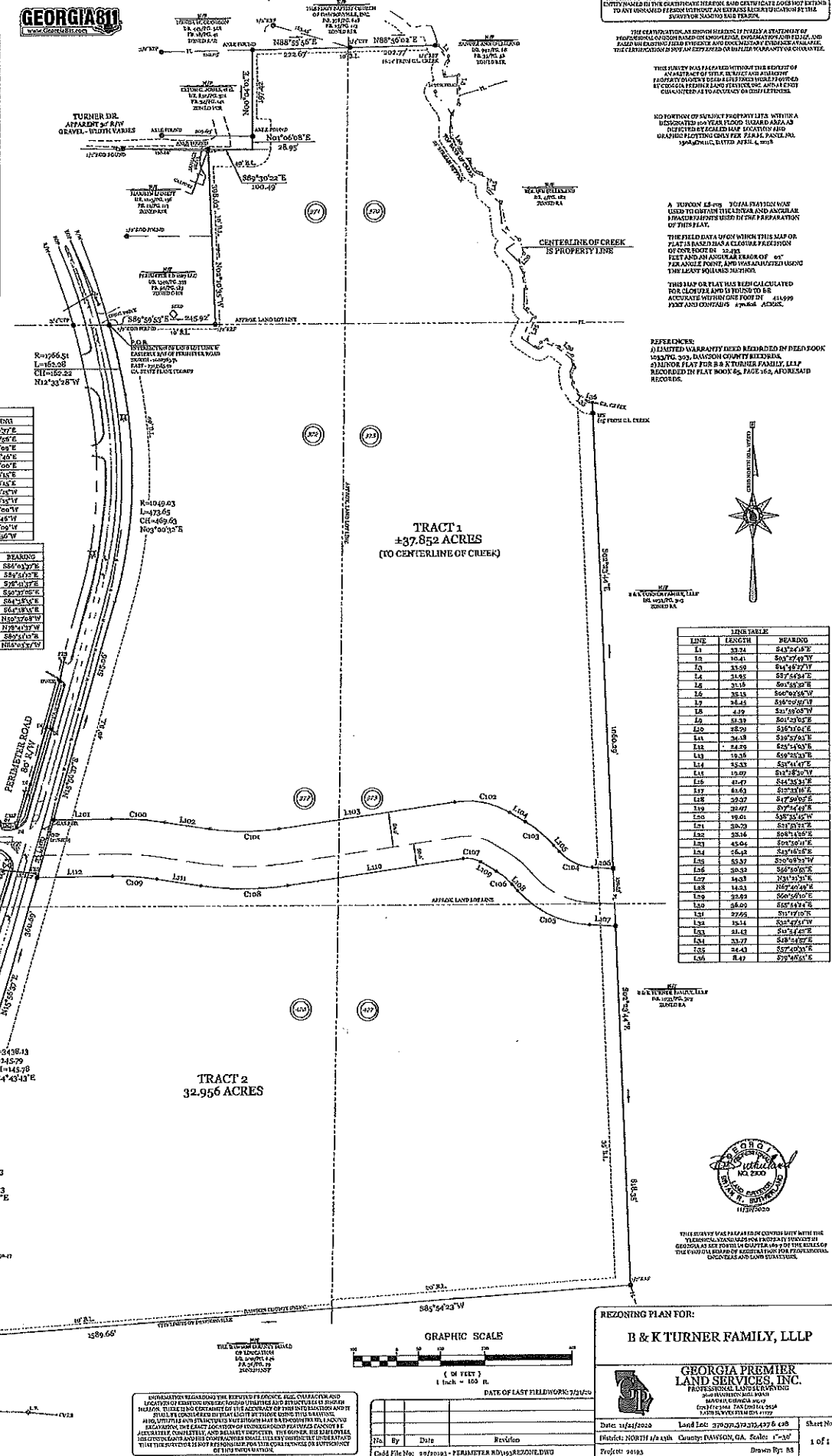
THE FIELD DATA UPON WHICH THIS MAP OR FLAT IS BASED HAS A CLOSEST APPROXIMATION OF ONE FOOT PER 400 FEET AND AN ANGULAR ERROR OF ONE SECONDS PER ANGLE HAS BEEN USED IN THE CALCULATION OF THIS MAP.

LINE TABLE

LINE	LENGTH	BEARING
L101	1289.66	S85°54'23" W
L102	1000.00	S90°00'00" W
L103	1000.00	S00°00'00" W
L104	1000.00	S00°00'00" W
L105	1000.00	S00°00'00" W
L106	1000.00	S00°00'00" W
L107	1000.00	S00°00'00" W
L108	1000.00	S00°00'00" W
L109	1000.00	S00°00'00" W
L110	1000.00	S00°00'00" W
L111	1000.00	S00°00'00" W
L112	1000.00	S00°00'00" W

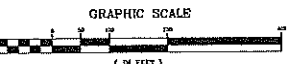
CURVE TABLE

CURVE	RADIUS	LENGTH	CHORD	BEARING
C101	1000.00	1000.00	1000.00	S00°00'00" W
C102	1000.00	1000.00	1000.00	S00°00'00" W
C103	1000.00	1000.00	1000.00	S00°00'00" W
C104	1000.00	1000.00	1000.00	S00°00'00" W
C105	1000.00	1000.00	1000.00	S00°00'00" W
C106	1000.00	1000.00	1000.00	S00°00'00" W
C107	1000.00	1000.00	1000.00	S00°00'00" W
C108	1000.00	1000.00	1000.00	S00°00'00" W
C109	1000.00	1000.00	1000.00	S00°00'00" W
C110	1000.00	1000.00	1000.00	S00°00'00" W
C111	1000.00	1000.00	1000.00	S00°00'00" W
C112	1000.00	1000.00	1000.00	S00°00'00" W



LINE TABLE

LINE	LENGTH	BEARING
L1	10.41	S64°26'16" E
L2	10.41	S64°26'16" E
L3	10.41	S64°26'16" E
L4	10.41	S64°26'16" E
L5	10.41	S64°26'16" E
L6	10.41	S64°26'16" E
L7	10.41	S64°26'16" E
L8	10.41	S64°26'16" E
L9	10.41	S64°26'16" E
L10	10.41	S64°26'16" E
L11	10.41	S64°26'16" E
L12	10.41	S64°26'16" E
L13	10.41	S64°26'16" E
L14	10.41	S64°26'16" E
L15	10.41	S64°26'16" E
L16	10.41	S64°26'16" E
L17	10.41	S64°26'16" E
L18	10.41	S64°26'16" E
L19	10.41	S64°26'16" E
L20	10.41	S64°26'16" E
L21	10.41	S64°26'16" E
L22	10.41	S64°26'16" E
L23	10.41	S64°26'16" E
L24	10.41	S64°26'16" E
L25	10.41	S64°26'16" E
L26	10.41	S64°26'16" E
L27	10.41	S64°26'16" E
L28	10.41	S64°26'16" E
L29	10.41	S64°26'16" E
L30	10.41	S64°26'16" E
L31	10.41	S64°26'16" E
L32	10.41	S64°26'16" E
L33	10.41	S64°26'16" E
L34	10.41	S64°26'16" E
L35	10.41	S64°26'16" E
L36	10.41	S64°26'16" E
L37	10.41	S64°26'16" E
L38	10.41	S64°26'16" E
L39	10.41	S64°26'16" E
L40	10.41	S64°26'16" E



REZONING PLAN FOR:
B & K TURNER FAMILY, LLLP

GEORGIA PREMIER LAND SERVICES, INC.
REGISTERED PROFESSIONAL SURVEYOR
NO. 2060

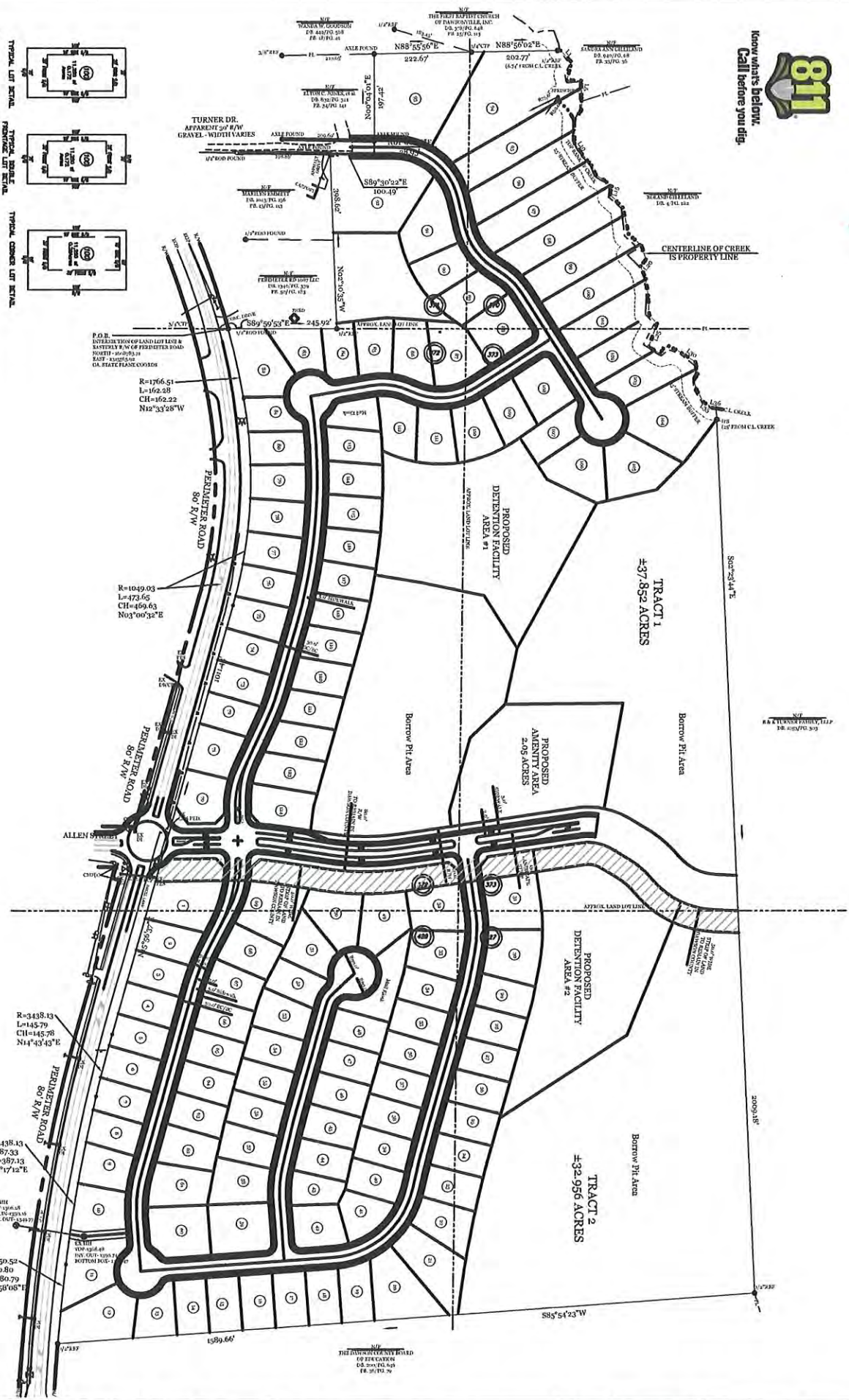
Date: 10/23/2020
Project: B & K Turner Family, LLLP
Sheet No: 1 of 1

INFORMATION REGARDING THE REZONING PROCESS, SEE COMPARISON AND LOCATION OF PROPERTY LINES WITHIN THE PROPERTY LINES AND IT SHALL BE CONSIDERED THAT THE PROPERTY LINES SHOWN ON THIS MAP ARE THE PROPERTY LINES AND NOT THE CENTERLINE OF THE ROAD OR ALLEY. THE PROPERTY LINES ARE TO BE LOCATED BY FIELD MEASUREMENTS AND SET BY A LICENSED SURVEYOR.

Amended 12/9/20 - 9/24/21



Know what's below.
Call before you dig.



GENERAL NOTES:

1. EXISTING COUNTY ZONING: R2 & RA
2. NUMBER OF LOTS: 124 w/ Proposed Amenity Area
3. TOTAL AREA: 73.385 Acres
4. TRACT 1: 37.852 Acres
5. TRACT 2: 35.533 Acres
6. SERVICES: WATER, SEWER, GAS
7. ROAD: 20' R/W
8. RIGHT-OF-WAY: SUBSEQUENT ROADS 50' / PARKWAY 60' W/ 2' BEAUTY STRIPS AND 5' SIDEWALKS



GRAPHIC SCALE
1" = 100'
1" = 500'

NO.	DATE	REVISIONS
1	11/10/20	

ANNEXATION & REZONING PLAN
FOR
ALLEN STREET PROPERTIES, LLC
PERIMETER RD. 73.385 AC TRACT
L.L. 370, 371, 372, 373, 427, 428 * 12TH DIST.
DAWSON COUNTY, GEORGIA

Civilscapes, Inc.
CIVIL DESIGN & LANDSCAPE ARCHITECTURE
7165 SHADY GROVE ROAD CUMMING, GEORGIA 30041
OFFICE: 678-513-8836



NO.	DATE	REVISIONS

Amended 12/9/20 - 9/24/21

**Perimeter Road
Tract 1 +/-37.852Acres**

All that tract or parcel of land lying and being in Land Lots 370, 371, 372 and 373 of the North Half of the 13th Land District, Dawson County, Georgia and being more particularly described as follows;

Beginning at the intersection of Land Lots 371 and 372 and the Easterly right of way of Perimeter Road (80' right of way), said point marked by a ½ inch Rod found; THENCE leaving said right of way and traveling on the Land Lot Line common to Land Lots 371 and 372, South 89 Degrees 59 Minutes 53 Seconds East for a distance of 245.92 feet to a point, said point marked by a ½ inch rebar pin found; THENCE leaving said Land Lot Line North 02 Degrees 10 Minutes 35 Seconds West for a distance of 398.62 feet to a point, said point marked by an Axle found; THENCE South 89 Degrees 30 Minutes 22 Seconds East for a distance of 100.49 feet to a point; THENCE North 01 Degrees 06 Minutes 08 Seconds East for a distance of 28.95 feet to a point, said point marked by an Axle found; THENCE North 00 Degrees 04 Minutes 01 Seconds East for a distance of 197.42 feet to a point, said point marked by an Axle found; THENCE North 88 Degrees 55 Minutes 56 Seconds East for a distance of 222.67 feet to a point, said point marked by a ¾ inch crimp top pipe found; THENCE North 88 Degrees 56 Minutes 02 Seconds East for a distance of 202.77 feet to a point in the centerline of a creek; THENCE traveling on said creek the following thirty-six (36) courses and distances:

South 43 Degrees 24 Minutes 16 Seconds East for a distance of 33.74 feet to a point; THENCE South 03 Degrees 27 Minutes 49 Seconds West for a distance of 10.41 feet to a point; THENCE South 14 Degrees 46 Minutes 27 Seconds West for a distance of 33.59 feet to a point; THENCE South 87 Degrees 54 Minutes 34 Seconds East for a distance of 31.95 feet to a point; THENCE South 01 Degrees 55 Minutes 32 Seconds East for a distance of 31.16 feet to a point; THENCE South 00 Degrees 02 Minutes 56 Seconds West for a distance of 35.15 feet to a point; THENCE South 36 Degrees 20 Minutes 50 Seconds West for a distance of 26.45 feet to a point; THENCE South 21 Degrees 59 Minutes 08 Seconds West for a distance of 4.19 feet to a point; THENCE South 01 Degrees 23 Minutes 05 Seconds East for a distance of 51.39 feet to a point; THENCE South 36 Degrees 11 Minutes 04 Seconds East for a distance of 28.79 feet to a point; THENCE South 39 Degrees 57 Minutes 03 Seconds East for a distance of 34.18 feet to a point; THENCE South 25 Degrees 14 Minutes 03 Seconds East for a distance of 24.29 feet to a point; THENCE South 59 Degrees 25 Minutes 33 Seconds East for a distance of 19.36 feet to a point; THENCE South 51 Degrees 41 Minutes 47 Seconds East for a distance of 25.33 feet to a point; THENCE South 12 Degrees 28 Minutes 30 Seconds West for a distance of 19.07 feet to a point; THENCE South 44 Degrees 35 Minutes 34 Seconds East for a distance of 41.47 feet to a point; THENCE South 12 Degrees 33 Minutes 16 Seconds East for a distance of 61.63 feet to a point; THENCE South 47 Degrees 50 Minutes 05 Seconds East for a distance of 39.37 feet to a point; THENCE South 17 Degrees 24 Minutes 49 Seconds East for a distance of 32.97 feet to a point; THENCE South 38 Degrees 35 Minutes 45 Seconds West for a distance of 19.01 feet to a point; THENCE South 21 Degrees 51 Minutes 22 Seconds East for a distance of 30.73 feet to a point; THENCE South 08 Degrees 14 Minutes 26 Seconds East for a distance of 38.16 feet to a point; THENCE South 02 Degrees 50 Minutes 11

Seconds East for a distance of 45.04 feet to a point; THENCE South 43 Degrees 16 Minutes 26 Seconds East for a distance of 26.42 feet to a point; THENCE South 20 Degrees 08 Minutes 22 Seconds West for a distance of 55.37 feet to a point; THENCE South 56 Degrees 50 Minutes 55 Seconds East for a distance of 30.32 feet to a point; THENCE North 31 Degrees 21 Minutes 31 Seconds East for a distance of 14.38 feet to a point; THENCE North 67 Degrees 40 Minutes 49 Seconds East for a distance of 14.23 feet to a point; THENCE South 60 Degrees 56 Minutes 10 Seconds East for a distance of 32.92 feet to a point; THENCE South 55 Degrees 54 Minutes 24 Seconds East for a distance of 36.09 feet to a point; THENCE South 11 Degrees 17 Minutes 10 Seconds East for a distance of 27.95 feet to a point; THENCE South 32 Degrees 47 Minutes 51 Seconds West for a distance of 15.14 feet to a point; THENCE South 11 Degrees 54 Minutes 42 Seconds East for a distance of 21.43 feet to a point; THENCE South 28 Degrees 24 Minutes 57 Seconds East for a distance of 33.77 feet to a point; THENCE South 57 Degrees 40 Minutes 33 Seconds East for a distance of 24.43 feet to a point; THENCE South 79 Degrees 46 Minutes 55 Seconds East for a distance of 8.47 feet to a point;

THENCE leaving said centerline creek South 02 Degrees 23 Minutes 44 Seconds East for a distance of 1060.29 feet to a point; THENCE traveling North 87 Degrees 08 Minutes 15 Seconds West for a distance of 48.10 feet to a point; THENCE along a curve to the right having a radius of 110.00 feet and an arc length of 86.39 feet being subtended by a chord bearing of North 64 Degrees 38 Minutes 15 Seconds West and a chord distance of 84.19 feet to a point; THENCE North 42 Degrees 08 Minutes 15 Seconds West for a distance of 19.39 feet to a point; THENCE along a curve to the left having a radius of 290.00 feet and an arc length of 85.86 feet being subtended by a chord bearing of North 50 Degrees 37 Minutes 08 Seconds West and a chord distance of 85.54 feet to a point; THENCE North 59 Degrees 06 Minutes 00 Seconds West for a distance of 40.85 feet to a point; THENCE along a curve to the left having a radius of 190.00 feet and an arc length of 129.95 feet being subtended by a chord bearing of North 78 Degrees 41 Minutes 37 Seconds West and a chord distance of 127.43 feet to a point; THENCE South 81 Degrees 42 Minutes 46 Seconds West for a distance of 407.62 feet to a point; THENCE along a curve to the right having a radius of 532.74 feet and an arc length of 156.84 feet being subtended by a chord bearing of North 89 Degrees 51 Minutes 12 Seconds West and a chord distance of 156.27 feet to a point; THENCE North 81 Degrees 25 Minutes 09 Seconds West for a distance of 106.01 feet to a point; THENCE along a curve to the left having a radius of 766.62 feet and an arc length of 124.19 feet being subtended by a chord bearing of North 86 Degrees 03 Minutes 37 Seconds West and a chord distance of 124.06 feet to a point; THENCE South 89 Degrees 17 Minutes 56 Seconds West for a distance of 133.13 feet to a point on the easterly right of way of Perimeter Road (80' right of way), said point marked by a ½ inch rebar pin set; THENCE traveling on said Perimeter Road right of way North 15 Degrees 56 Minutes 37 Seconds East for a distance of 515.06 feet to a point; THENCE along a curve to the left having a radius of 1049.03 feet and an arc length of 473.65 feet being subtended by a chord bearing of North 03 Degrees 00 Minutes 32 Seconds East and a chord distance of 469.63 feet to a point; THENCE along a curve to the left having a radius of 1766.51 feet and an arc length of 162.28 feet being subtended by a chord bearing of North 12 Degrees 33 Minutes 28 Seconds West and a chord distance of 162.22 feet to a point, said point being THE TRUE POINT OF BEGINNING.

Said property contains +/-37.852 Acres.

Amended 12/9/20 - 9/24/21

**Perimeter Road
Tract 2
32.956 Acres**

All that tract or parcel of land lying and being in Land Lots 372, 373, 427 and 428 of the North Half of the 13th Land District, Dawson County, Georgia and being more particularly described as follows;

To find the True Point of Beginning, commence at the intersection of Land Lots 371 and 372 and the Easterly right of way of Perimeter Road (80' right of way), said point marked by a ½ inch Rod found; Thence traveling on said Perimeter Road right of way the following three (3) courses and distances:

along a curve to the right having a radius of 1766.51 feet and an arc length of 162.28 feet being subtended by a chord bearing of South 12 Degrees 33 Minutes 28 Seconds East and a chord distance of 162.22 feet to a point; THENCE along a curve to the right having a radius of 1049.03 feet and an arc length of 473.65 feet being subtended by a chord bearing of South 03 Degrees 00 Minutes 32 Seconds West and a chord distance of 469.63 feet to a point; THENCE continuing on said right of way South 15 Degrees 56 Minutes 37 Seconds West for a distance of 650.74 feet to a point, said point marked by a ½ inch rebar pin set, said point being THE TRUE POINT OF BEGINNING.

THENCE from said point as thus established, North 89 Degrees 17 Minutes 56 Seconds East for a distance of 171.99 feet to a point; THENCE along a curve to the right having a radius of 636.62 feet and an arc length of 103.13 feet being subtended by a chord bearing of South 86 Degrees 03 Minutes 37 Seconds East and a chord distance of 103.02 feet to a point; THENCE South 81 Degrees 25 Minutes 09 Seconds East for a distance of 106.01 feet to a point; THENCE along a curve to the left having a radius of 662.74 feet and an arc length of 195.11 feet being subtended by a chord bearing of South 89 Degrees 51 Minutes 12 Seconds East and a chord distance of 194.41 feet to a point; THENCE North 81 Degrees 42 Minutes 46 Seconds East for a distance of 407.62 feet to a point; THENCE along a curve to the right having a radius of 60.00 feet and an arc length of 41.04 feet being subtended by a chord bearing of South 78 Degrees 41 Minutes 37 Seconds East and a chord distance of 40.24 feet to a point; THENCE South 59 Degrees 06 Minutes 00 Seconds East for a distance of 40.85 feet to a point; THENCE along a curve to the right having a radius of 160.00 feet and an arc length of 47.37 feet being subtended by a chord bearing of South 50 Degrees 37 Minutes 08 Seconds East and a chord distance of 47.20 feet to a point; THENCE South 42 Degrees 08 Minutes 15 Seconds East for a distance of 19.39 feet to a point; THENCE along a curve to the left having a radius of 240.00 feet and an arc length of 188.50 feet being subtended by a chord bearing of South 64 Degrees 38 Minutes 15 Seconds East and a chord distance of 183.69 feet to a point; THENCE South 87 Degrees 08 Minutes 15 Seconds East for a distance of 60.06 feet to a point, said point marked by a ½ inch rebar pin set; THENCE traveling South 02 Degrees 23 Minutes 44 Seconds East for a distance of 818.35 feet to a point, said point marked by a ½ inch rebar pin found; THENCE South 85 Degrees 54 Minutes 23 Seconds West for a distance of 1589.65 feet to a point on the easterly right of way of Perimeter Road (80' right of way), said point marked by a ½ inch rebar pin found;

THENCE traveling on said Perimeter Road right of way the following four (4) courses and distances:

along a curve to the right having a radius of 4750.52 feet and an arc length of 180.80 feet being subtended by a chord bearing of North 05 Degrees 58 Minutes 08 Seconds East and a chord distance of 180.79 feet to a point; THENCE along a curve to the right having a radius of 3438.13 feet and an arc length of 387.33 feet being subtended by a chord bearing of North 10 Degrees 17 Minutes 12 Seconds East and a chord distance of 387.13 feet to a point; THENCE along a curve to the right having a radius of 3438.13 feet and an arc length of 145.79 feet being subtended by a chord bearing of North 14 Degrees 43 Minutes 43 Seconds East and a chord distance of 145.78 feet to a point; THENCE North 15 Degrees 56 Minutes 37 Seconds East for a distance of 360.69 feet to a point, said point being THE TRUE POINT OF BEGINNING.

Said property contains 32.956 Acres

COPY

Dawson
County
Zoning
Map

Amended 9/24/21
32-937 Ac
Amended 12/9/21

70.808 Ac

~~71.95~~
Acres

(Green) Zoning: RA

053 003 001

052 077

(1 of 2) ▲ □ X

Zoning

Zoning Class RSR

Zoom to

052 (2,000)

Perimeter Rd

052 060

053 001

053 005

Perimeter Rd

107

052 006

053 009 002
053 009 001
053 009 003
053 009 004
053 009 005
053 009 006
053 009 007
053 009 008
053 009 009
053 009 010

053 070

Amended 12/9/20 - 9/24/21



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

Zoning Amendment Application

Request # ZA- C2100043

Condition/Stipulation Change

COPY

Original ZA # _____

Applicant Name(s): Michael K Turner

Address: 1090 Oakhaven Drive City: Roswell Zip: GA

Phone: 678-570-0469 Cell Phone: _____

Signature(s) [Signature] Date 8/14/2020

Property Address: Perimeter Road

Directions to Property from City Hall: turn east on Allen St go 3/4 mile to Perimeter Rd

Tax Map # 093004001 Parcel # _____ Current Zoning**: agricultural

Land Lot(s): 370 371 372 373 427 428 District: 12th Section: _____

Subdivision Name: _____ Lot # _____

Acres: 74.865 Current Use of Property: Vacant

Has a past Request of Rezone of this property been made before? yes If yes, provide ZA # C8-00209

Withdrawn by applicant, only for 32 Acres

The applicant request:

Rezoning to zoning category: R3 Special Use permit for: _____

Proposed use of property if rezoned is: Residential

If Residential: # of lots proposed 124 Minimum lot size proposed 75x100 (Include Conceptual Plan)

Is an Amenity area proposed yes, if yes, what pool, cabana playground

If Commercial: Total Building area proposed _____ (Include Conceptual Plan)

Existing 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: Perimeter Rd/Turner Dr Type of Surface: Perimeter - paved
Turner Dr - gravel

- ◆ 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

8/14/2020
Date

Office Use Only:

Date Completed Application Rec'd 8/21/2020 Amount Paid \$ 4691.65 Check # 11314 1139 /Cash

Date of Planning Commission Meeting: 9/14/2020 Dates Advertised: 8/26/20

Date of City Council Meeting: 11/16/2020 Dates Advertised: 8/26/20

Postponed: (YES) NO Date: 11/6/2020 Rescheduled for next Meeting: 1/9/21

Approved by Planning Commission: YES (NO) Approved by City Council: YES NO

32.939 ac
70.808 ac

withdrawn
9-27-18

11/9/20
1/9/21

Amended 12/9/2020 - 9/24/21



City of Dawsonville

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

Zoning Amendment
Authorization

Property Owner Authorization

I / We B & K Turner Family, LLP hereby swear that I / we own the property located at (fill in address and/or tax map & parcel #) Perimeter Rd 093004001 as shown in the tax maps and/or deed records of Dawson County, Georgia, and which parcel will be affected by the request.

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

Printed Name of Applicant or Agent Michael K. Turner
Signature of Applicant or Agent [Signature] Date 70
Mailing Address 1090 Oakhaven Drive
City Roswell State GA Zip 30075
Telephone Number 678-570-0469

X P Sworn to and subscribed before me this 10 day of December 2020.

[Signature]
Notary Public, State of Georgia

My Commission Expires: 11-19-2022



(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 polarized also.)

Amended 12/9/20 - 9/24/21



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

**Zoning Amendment
Campaign Disclosure**

COPY

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 (2) 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 \$ _____ Date: _____

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



Signature of Applicant / Representative of Applicant

8/14/2020

Date

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

Amended 12/9/20 - 9/24/21



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

Zoning Amendment
Adjacent Property Owners

ZA# C2100043

TMP# 093-004-001

It is the responsibility of the applicant to provide a list of adjacent property owners. This list must include the name and address of anyone who has property touching your property or who has property directly across the street from your property. (Use additional sheets if necessary)

****Please note**** This information should be obtained at the Planning Office using the Tax Map Parcel Map listing any parcel(s) adjoining or adjacent to parcel where rezone is being requested.

COPY

TMP # _____ 1. Name(s): _____
Address: _____

TMP # _____ 2. Name(s): _____
Address: See Attached List

TMP # _____ 3. Name(s): _____
Address: _____

TMP # _____ 4. Name(s): _____
Address: _____

TMP # _____ 5. Name(s): _____
Address: _____

TMP # _____ 6. Name(s): _____
Address: _____

TMP # _____ 7. Name(s): _____
Address: _____

TMP # _____ 8. Name(s): _____
Address: _____

Adjacent Property Owner notification of a zoning amendment request is required.

The applicant is responsible for mailing the Public Notice (prepared by the Planning Dept.) to each adjacent property owner via Certified Mail or pays the additional postage to the City to mail.

ANX/ZA C2100043
Allen Street Properties LLC
1090 Oakhaven Drive
Roswell, GA 30075

ANX/ZA C2100043
Dawson County School District
P.O. Box X208
Dawsonville, GA 30534

ANX/ZA C2100043
GA School Board Assoc
5120 Sugarloaf PWKY
Lawrenceville, GA 30043

ANX/ZA C2100043
Perimeter Rd LLC
431 Bears Den Rd
Dahlonega, GA 30533

ANX/ZA C2100043
Marilyn Emmett
80 Turner Drive
Dawsonville, GA 30534

ANX/ZA C2100043
Elton & Sarah Jones
3100 HWY 9 South
Dawsonville, GA 30534

ANX/ZA C2100043
Wanda Goodson
P.O. Box 204
Dawsonville, GA 30534

ANX/ZA C2100043
First Baptist Church of Dawsonville
P.O. Box 1358
Dawsonville, GA 30534

ANX/ZA C2100043
Sandra Gilleland
135 Joan Lane
Dawsonville, GA 30534

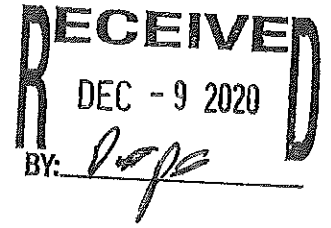
ANX/ZA C2100043
Roland Gilleland
15 Joan Lane
Dawsonville, GA 30534

Amended 12/9/20 - 9/24/21

REQUEST FOR
ANNEXATION AND REZONING ACTION
FROM CITY OF DAWSONVILLE ZONING BOARD

FOR

B & K TURNER FAMILY, LLP
70.808-ACRE SUBDIVISION ON PERIMETER ROAD



NATURE OF REQUEST

To annex and rezone a vacant 70.808-Acre Tract into the City of Dawsonville

PURPOSE OF REQUEST

To allow for development of a 124 Lot Residential Subdivision

NARRATIVE

The scope of this project is to annex and rezone a 37.852-Acre tract (Tract 1) and a 32.956-Acre tract (Tract 2), subdivided out from an existing 492 Acre Tract, into the City of Dawsonville for a proposed 124 Lot Residential Subdivision(s). There will also be a shared community amenity area. Due to challenges in topo we have shown potential borrow pit areas as part of this annexation. If at all possible, we would like to potentially covert these areas into future phased developments.

This property is a 70.808 acre tract of land, Land Lots 370, 371, 372, 373, 427 and 428, 12th District. The property is currently zoned RSR and RA. We are requesting a rezoning of R-3. Minimum lot size shall be 75'x100'. It has frontage on Perimeter Road, but we are also proposing extending Turner Drive that will serve as an 2nd access point to the subject Tract 1. Tract 2 will have two proposed access point located along the proposed Magic Dam Parkway road. It is our intent to utilize the 70.808 acres to develop the proposed 124 lot subdivision(s) and shared community amenity area. Amenity area features to be determined at a later date. At this time the proposed site plan will yield a density of 1.751 units per acre; well below the 3.00 units per acre we are requesting. Our overall goal is to develop the proposed 124 lot site plan and under a future phase(s) develop additional potential lots on the remaining vacant ground, but not exceed the maximum 212 units per acre allowed under the R-3 zoning request. The number of potential future phased lots cannot be determined at this time. Shown on the proposed site plan is a 2.577-Acre strip of land that splits Tracts 1 and Tract 2. This Strip of land is to be used for the development of the Magic Dam Parkway road (80' R/W that will remain in Dawson County) and a 50' wide strip of land privately owned by B & K Turner Family, LLLP, the current owner of the original 492-Acre Tract, that will also stay in Dawson County.

Located to the north of subject property along Perimeter Road is residential property zoned R-A. Located to the north of subject property located along the Turner Drive access is The First Baptist Church of Dawsonville. Located to the east of the subject property is residential tracts and a large tract zoned RA owned by the applicant. Dawson County High School is located to

the south. Located to the west is Perimeter Road. Proposed access into the residential subdivision will be from a proposed revised intersection located along Perimeter Road / Allen Street, a proposed entrance from Turner Drive and two proposed entrances located along the proposed Parkway Road.

Both potable water and sanitary sewer will serve this tract. Storm water detention will be provided by an onsite pond facilities.

We feel that the requested annexation and rezoning to allow for a 124 Lot residential subdivision would be an appropriate type of use for this area. It is unlikely to pose any problems for any of the neighbors. We do not believe that allowing the proposed use of this property would in any way devalue or pose hardships on any of the surrounding properties.

Amended 12/9/20 - 9/24/21

LEGEND

LEGEND

1. ALL DIMENSIONS ARE IN FEET UNLESS OTHERWISE NOTED.

2. ALL DIMENSIONS ARE TO CENTERLINE UNLESS OTHERWISE NOTED.

3. ALL DIMENSIONS ARE TO THE CENTERLINE OF THE ROAD UNLESS OTHERWISE NOTED.

4. ALL DIMENSIONS ARE TO THE CENTERLINE OF THE CREEK UNLESS OTHERWISE NOTED.

5. ALL DIMENSIONS ARE TO THE CENTERLINE OF THE PROPERTY UNLESS OTHERWISE NOTED.

6. ALL DIMENSIONS ARE TO THE CENTERLINE OF THE LOT UNLESS OTHERWISE NOTED.

7. ALL DIMENSIONS ARE TO THE CENTERLINE OF THE TRACT UNLESS OTHERWISE NOTED.

8. ALL DIMENSIONS ARE TO THE CENTERLINE OF THE SECTION UNLESS OTHERWISE NOTED.

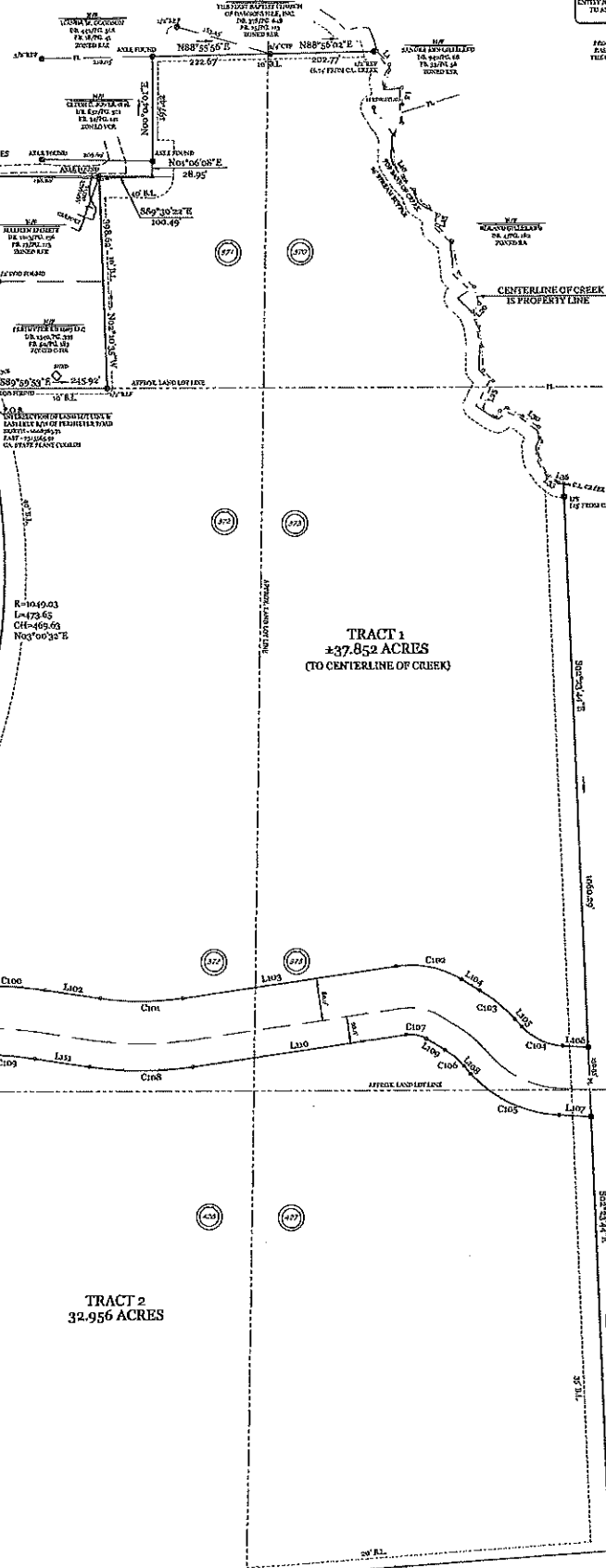
9. ALL DIMENSIONS ARE TO THE CENTERLINE OF THE TOWNSHIP UNLESS OTHERWISE NOTED.

10. ALL DIMENSIONS ARE TO THE CENTERLINE OF THE COUNTY UNLESS OTHERWISE NOTED.

11. ALL DIMENSIONS ARE TO THE CENTERLINE OF THE STATE UNLESS OTHERWISE NOTED.

12. ALL DIMENSIONS ARE TO THE CENTERLINE OF THE NATION UNLESS OTHERWISE NOTED.

13. ALL DIMENSIONS ARE TO THE CENTERLINE OF THE UNIVERSE UNLESS OTHERWISE NOTED.



THIS PLAN WAS PREPARED FOR THE EXCLUSIVE USE OF THE PERSON, FIRM OR ENTITY NAMED IN THE CERTIFICATE RECORDS. THIS CERTIFICATE DOES NOT EXTEND TO ANY OTHER PERSON WITHOUT AN EXPRESS REORIZATION BY THE SURVEYOR NAMED AND HEREIN.

THE CERTIFICATION AS HEREIN MADE IS FULLY A TESTAMENT OF THE TRUTH AND ACCURACY OF THE INFORMATION HEREON AND THE SURVEYOR MAKES NO WARRANTY AS TO THE ACCURACY OF THE INFORMATION HEREON.

NO PORTION OF SURVEY PROPERTY LIES WITHIN A DESIGNATED FLOOD HAZARD AREA AS DETERMINED BY THE FEDERAL EMERGENCY MANAGEMENT AGENCY AND AUTHORITY IS GRANTED BY THE STATE OF GEORGIA TO THE SURVEYOR TO MAKE ANY NECESSARY ADJUSTMENTS TO THE PLAN AS TO ACCURACY OF THE INFORMATION.

A TOPCON ES-06 TOTAL STATION WAS USED TO OBTAIN THE LINEAR AND ANGULAR MEASUREMENTS USED IN THE PREPARATION OF THIS PLAN.

THE FIELD DATA UPON WHICH THIS MAP OR PLAN IS BASED IS A COMPLETE RECORD OF THE LOCATION OF THE POINTS IN THE FIELD AND AN ANGULAR ERROR OF 10" PER ANGLE POINT, AND WAS ADJUSTED USING THE LEAST SQUARES METHOD.

THIS MAP OR PLAN HAS BEEN CALCULATED FOR AN AREA OF 1.0000 ACRES AND IS ACCURATE WITHIN ONE FOURTH OF AN INCH OR 25.4 MILLIMETERS.

LINE TABLE

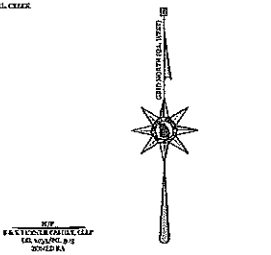
LINE	LENGTH	BEARING
L100	115.50	N89°59'57"E
L101	115.53	N88°17'06"E
L102	105.03	S81°25'03"E
L103	407.85	N88°17'40"E
L104	42.35	S89°00'00"E
L105	16.30	S42°08'15"E
L106	48.10	S87°08'15"E
L107	62.55	N57°08'15"E
L108	18.95	N42°08'15"E
L109	45.85	N39°08'15"W
L110	407.82	S11°14'45"W
L111	105.03	N88°17'40"W
L112	171.09	S81°17'50"W

CURVE TABLE

CURVE	RADIUS	LENGTH	CHORD	BEARING
Curve 1	254.83	122.19	131.94	S89°59'57"E
Curve 2	321.74	155.81	154.27	S88°17'06"E
Curve 3	100.00	125.85	132.43	S76°41'17"E
Curve 4	224.00	85.25	85.24	S20°00'00"E
Curve 5	110.00	66.19	66.19	S42°08'15"E
Curve 6	240.00	188.10	187.50	S87°08'15"E
Curve 7	150.00	47.37	47.39	N57°08'15"E
Curve 8	60.00	41.21	41.23	N42°08'15"E
Curve 9	450.71	195.11	194.41	S11°14'45"W
Curve 10	616.62	103.53	103.92	S81°17'50"W

REFERENCES:

- 1) LIMITED WARRANTY DEED RECORDED IN DEED BOOK 165176-293, INDEMNITY DEED RECORDS.
- 2) MORTGAGE PLAT FOR E & K TURNER FAMILY, LLLP RECORDED IN PLAT BOOK 55, PAGE 165, ADDRESS RECORDS.



LINE TABLE

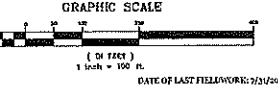
LINE	LENGTH	BEARING
L1	33.74	S47°01'00"E
L2	10.11	S01°07'43"W
L3	33.50	S14°32'27"W
L4	31.92	S87°44'34"E
L5	21.45	S01°55'35"E
L6	33.35	S00°07'18"W
L7	98.45	S33°02'57"W
L8	4.89	S11°00'00"E
L9	51.39	S01°03'02"E
L10	28.70	S15°11'04"E
L11	36.18	S89°37'03"E
L12	82.49	S55°04'05"E
L13	19.35	S59°33'31"E
L14	55.33	S11°14'47"E
L15	19.07	S13°38'15"E
L16	11.27	S14°08'34"E
L17	84.65	S15°18'10"E
L18	32.37	S47°30'45"E
L19	32.07	S70°04'00"E
L20	19.01	S45°14'45"W
L21	30.71	S01°03'12"E
L22	28.16	S08°30'15"E
L23	45.04	S02°02'01"E
L24	16.12	S43°08'25"E
L25	35.37	S10°08'12"W
L26	30.52	S28°04'00"E
L27	44.39	N31°31'31"E
L28	14.13	N57°40'49"E
L29	32.88	S08°30'15"E
L30	35.00	S55°04'05"E
L31	72.05	S11°17'10"E
L32	16.14	S37°47'11"W
L33	16.43	S15°14'07"E
L34	33.77	S48°14'57"E
L35	24.43	S87°40'45"E
L36	8.47	S99°04'45"E

TRACT 1
±37.852 ACRES
(TO CENTERLINE OF CREEK)

TRACT 2
32.956 ACRES



THIS SUBJECT WAS PREPARED IN CONFORMANCE WITH THE PROFESSIONAL STANDARDS FOR PROFESSIONAL SURVEYING IN GEORGIA AS SET FORTH IN CHAPTER 147 OF THE RULES OF THE GEORGIA BOARD OF SURVEYING AND MAPPING PROFESSIONAL SURVEYORS AND LAND SURVEYORS.



INFORMATION RELAYING THE REPORT, RECORD, SIZE, CHARACTER AND LOCATION OF EXISTING IMPROVEMENTS, UTILITIES AND STRUCTURES IS BEING IN HAND. THESE ARE NOT PART OF THE SURVEY AND SHOULD NOT BE USED IN ANY MANNER. THE EXACT LOCATION OF EXISTING IMPROVEMENTS CANNOT BE ACCURATELY DETERMINED, AND SHALL BE SHOWN AS APPROXIMATE. LOCATION AND CHARACTERISTICS OF EXISTING UTILITIES SHALL BE SHOWN AS APPROXIMATE. THIS INFORMATION IS NOT TO BE USED FOR ANY OTHER PURPOSE WITHOUT THE WRITTEN PERMISSION OF THE SURVEYOR.

DATE OF LAST FIELD WORK: 7/3/2020

No.	By	Date	Revision

Drawn File: 10/10/20 - PERMETER RD (15) REZONING.DWG

REZONING PLAN FOR:

B & K TURNER FAMILY, LLLP

GEORGIA PREMIER LAND SERVICES, INC.
PROFESSIONAL LAND SURVEYOR
No. 2990
11/29/2020

Date: 10/10/2020 Land Loc: 205.270.270.270.270.270 Sheet: 1 of 1

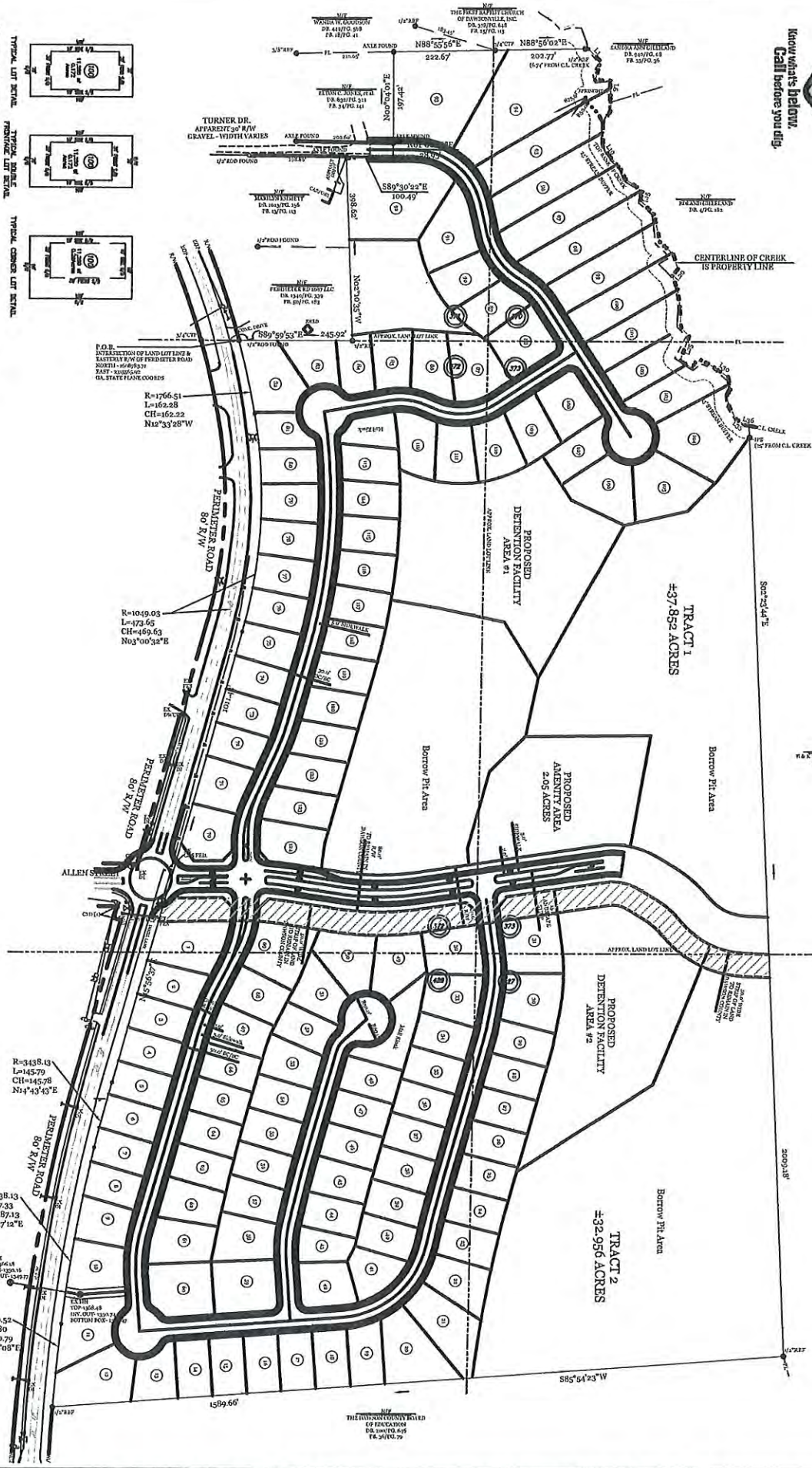
District: NORTH 1/4, Albany DAWSON, GA. Scale: 1"=50'

Project: 20193 Drawn By: BS



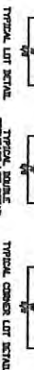
Know what's below. Call before you dig.

Amended 12/9/26 - 9/24/27



GENERAL NOTES:

1. PROPOSED CITY ZONING: R-3
2. EXISTING COUNTY ZONING: R-3 & R-4
3. PROPOSED LOT SIZE: 12' x 12' / Proposed Amenity Area
4. TYPICAL LOTS: 12' x 12' / 12' x 12' / 12' x 12'
5. TOTAL AREA: 73.805 Acres
6. AREA OF PERIMETER R/W AND 50' STRIP AREA TO BE ANNEXED: 2277 Acres
7. TOTAL AREA TO BE ANNEXED: 2277 Acres
8. TRACT 1: 37.852 Acres
9. TRACT 2: 32.956 Acres



5. MIN LOT SIZE: 7500 SF (75' x 100')
6. SETBACKS: FRONT: 50' SIDE: 10' REAR: 20'
7. ROAD-CURVES: SUBSTANTIAL RADIUS 50' / PROPOSED 80' ROADWAY: 50' BACK OF CURVE TO BACK OF CURVE 1/2' EIGHTY STRIPS AND 3' STRIPWAYS

9. THE PHASE OF DEVELOPMENT TO BE SERVED BY DRAINAGE SANITARY SEWER AND DOMESTIC WATER SERVICE.



GRAPHIC SCALE
1" = 200'

R=3438.13
L=145.79
CH=145.78
N11°11'12" E

R=3438.13
L=98.33
CH=98.13
N10°11'12" E

R=4750.55
L=180.80
CH=180.79
N0°58'55" E

R=1049.03
L=173.55
CH=162.22
N12°33'28" W

F.O.R. INTERSECTION OF LAND LEFT LINE & SOUTHERLY R/W OF PERIMETER ROAD
N02°11'52" E 151.45' TO CORNER
S89°50'53" W 151.45' TO CORNER
STATE PLANT: 00000000

ALLEN STREET

PERIMETER ROAD

PERIMETER ROAD

ANNEXATION & REZONING PLAN FOR ALLEN STREET PROPERTIES, LLC PERIMETER RD. 73.385 AC TRACT L. L. 370, 371, 372, 373, 427, 428 • 12TH DIST. DAWSON COUNTY, GEORGIA

Civilscapes, Inc.
CIVIL DESIGN & LANDSCAPE ARCHITECTURE
7185 SHADY GROVE ROAD CUMMING, GEORGIA 30041
OFFICE: 678-613-6836



REVISIONS		
NO.	DATE	REMARKS

SCALE	1" = 100'
DATE	11/10/20
PROJECT NO.	20-065

**Perimeter Road
Tract 1 +/-37.852Acres**

All that tract or parcel of land lying and being in Land Lots 370, 371, 372 and 373 of the North Half of the 13th Land District, Dawson County, Georgia and being more particularly described as follows;

Beginning at the intersection of Land Lots 371 and 372 and the Easterly right of way of Perimeter Road (80' right of way), said point marked by a ½ inch Rod found; THENCE leaving said right of way and traveling on the Land Lot Line common to Land Lots 371 and 372, South 89 Degrees 59 Minutes 53 Seconds East for a distance of 245.92 feet to a point, said point marked by a ½ inch rebar pin found; THENCE leaving said Land Lot Line North 02 Degrees 10 Minutes 35 Seconds West for a distance of 398.62 feet to a point, said point marked by an Axle found; THENCE South 89 Degrees 30 Minutes 22 Seconds East for a distance of 100.49 feet to a point; THENCE North 01 Degrees 06 Minutes 08 Seconds East for a distance of 28.95 feet to a point, said point marked by an Axle found; THENCE North 00 Degrees 04 Minutes 01 Seconds East for a distance of 197.42 feet to a point, said point marked by an Axle found; THENCE North 88 Degrees 55 Minutes 56 Seconds East for a distance of 222.67 feet to a point, said point marked by a ¾ inch crimp top pipe found; THENCE North 88 Degrees 56 Minutes 02 Seconds East for a distance of 202.77 feet to a point in the centerline of a creek; THENCE traveling on said creek the following thirty-six (36) courses and distances:

South 43 Degrees 24 Minutes 16 Seconds East for a distance of 33.74 feet to a point; THENCE South 03 Degrees 27 Minutes 49 Seconds West for a distance of 10.41 feet to a point; THENCE South 14 Degrees 46 Minutes 27 Seconds West for a distance of 33.59 feet to a point; THENCE South 87 Degrees 54 Minutes 34 Seconds East for a distance of 31.95 feet to a point; THENCE South 01 Degrees 55 Minutes 32 Seconds East for a distance of 31.16 feet to a point; THENCE South 00 Degrees 02 Minutes 56 Seconds West for a distance of 35.15 feet to a point; THENCE South 36 Degrees 20 Minutes 50 Seconds West for a distance of 26.45 feet to a point; THENCE South 21 Degrees 59 Minutes 08 Seconds West for a distance of 4.19 feet to a point; THENCE South 01 Degrees 23 Minutes 05 Seconds East for a distance of 51.39 feet to a point; THENCE South 36 Degrees 11 Minutes 04 Seconds East for a distance of 28.79 feet to a point; THENCE South 39 Degrees 57 Minutes 03 Seconds East for a distance of 34.18 feet to a point; THENCE South 25 Degrees 14 Minutes 03 Seconds East for a distance of 24.29 feet to a point; THENCE South 59 Degrees 25 Minutes 33 Seconds East for a distance of 19.36 feet to a point; THENCE South 51 Degrees 41 Minutes 47 Seconds East for a distance of 25.33 feet to a point; THENCE South 12 Degrees 28 Minutes 30 Seconds West for a distance of 19.07 feet to a point; THENCE South 44 Degrees 35 Minutes 34 Seconds East for a distance of 41.47 feet to a point; THENCE South 12 Degrees 33 Minutes 16 Seconds East for a distance of 61.63 feet to a point; THENCE South 47 Degrees 50 Minutes 05 Seconds East for a distance of 39.37 feet to a point; THENCE South 17 Degrees 24 Minutes 49 Seconds East for a distance of 32.97 feet to a point; THENCE South 38 Degrees 35 Minutes 45 Seconds West for a distance of 19.01 feet to a point; THENCE South 21 Degrees 51 Minutes 22 Seconds East for a distance of 30.73 feet to a point; THENCE South 08 Degrees 14 Minutes 26 Seconds East for a distance of 38.16 feet to a point; THENCE South 02 Degrees 50 Minutes 11

Seconds East for a distance of 45.04 feet to a point; THENCE South 43 Degrees 16 Minutes 26 Seconds East for a distance of 26.42 feet to a point; THENCE South 20 Degrees 08 Minutes 22 Seconds West for a distance of 55.37 feet to a point; THENCE South 56 Degrees 50 Minutes 55 Seconds East for a distance of 30.32 feet to a point; THENCE North 31 Degrees 21 Minutes 31 Seconds East for a distance of 14.38 feet to a point; THENCE North 67 Degrees 40 Minutes 49 Seconds East for a distance of 14.23 feet to a point; THENCE South 60 Degrees 56 Minutes 10 Seconds East for a distance of 32.92 feet to a point; THENCE South 55 Degrees 54 Minutes 24 Seconds East for a distance of 36.09 feet to a point; THENCE South 11 Degrees 17 Minutes 10 Seconds East for a distance of 27.95 feet to a point; THENCE South 32 Degrees 47 Minutes 51 Seconds West for a distance of 15.14 feet to a point; THENCE South 11 Degrees 54 Minutes 42 Seconds East for a distance of 21.43 feet to a point; THENCE South 28 Degrees 24 Minutes 57 Seconds East for a distance of 33.77 feet to a point; THENCE South 57 Degrees 40 Minutes 33 Seconds East for a distance of 24.43 feet to a point; THENCE South 79 Degrees 46 Minutes 55 Seconds East for a distance of 8.47 feet to a point;

THENCE leaving said centerline creek South 02 Degrees 23 Minutes 44 Seconds East for a distance of 1060.29 feet to a point; THENCE traveling North 87 Degrees 08 Minutes 15 Seconds West for a distance of 48.10 feet to a point; THENCE along a curve to the right having a radius of 110.00 feet and an arc length of 86.39 feet being subtended by a chord bearing of North 64 Degrees 38 Minutes 15 Seconds West and a chord distance of 84.19 feet to a point; THENCE North 42 Degrees 08 Minutes 15 Seconds West for a distance of 19.39 feet to a point; THENCE along a curve to the left having a radius of 290.00 feet and an arc length of 85.86 feet being subtended by a chord bearing of North 50 Degrees 37 Minutes 08 Seconds West and a chord distance of 85.54 feet to a point; THENCE North 59 Degrees 06 Minutes 00 Seconds West for a distance of 40.85 feet to a point; THENCE along a curve to the left having a radius of 190.00 feet and an arc length of 129.95 feet being subtended by a chord bearing of North 78 Degrees 41 Minutes 37 Seconds West and a chord distance of 127.43 feet to a point; THENCE South 81 Degrees 42 Minutes 46 Seconds West for a distance of 407.62 feet to a point; THENCE along a curve to the right having a radius of 532.74 feet and an arc length of 156.84 feet being subtended by a chord bearing of North 89 Degrees 51 Minutes 12 Seconds West and a chord distance of 156.27 feet to a point; THENCE North 81 Degrees 25 Minutes 09 Seconds West for a distance of 106.01 feet to a point; THENCE along a curve to the left having a radius of 766.62 feet and an arc length of 124.19 feet being subtended by a chord bearing of North 86 Degrees 03 Minutes 37 Seconds West and a chord distance of 124.06 feet to a point; THENCE South 89 Degrees 17 Minutes 56 Seconds West for a distance of 133.13 feet to a point on the easterly right of way of Perimeter Road (80' right of way), said point marked by a ½ inch rebar pin set; THENCE traveling on said Perimeter Road right of way North 15 Degrees 56 Minutes 37 Seconds East for a distance of 515.06 feet to a point; THENCE along a curve to the left having a radius of 1049.03 feet and an arc length of 473.65 feet being subtended by a chord bearing of North 03 Degrees 00 Minutes 32 Seconds East and a chord distance of 469.63 feet to a point; THENCE along a curve to the left having a radius of 1766.51 feet and an arc length of 162.28 feet being subtended by a chord bearing of North 12 Degrees 33 Minutes 28 Seconds West and a chord distance of 162.22 feet to a point, said point being THE TRUE POINT OF BEGINNING.

Said property contains +/-37.852 Acres.

Amended 12/9/20 - 9/24/21

**Perimeter Road
Tract 2
32.956 Acres**

All that tract or parcel of land lying and being in Land Lots 372, 373, 427 and 428 of the North Half of the 13th Land District, Dawson County, Georgia and being more particularly described as follows;

To find the True Point of Beginning, commence at the intersection of Land Lots 371 and 372 and the Easterly right of way of Perimeter Road (80' right of way), said point marked by a ½ inch Rod found; Thence traveling on said Perimeter Road right of way the following three (3) courses and distances:

along a curve to the right having a radius of 1766.51 feet and an arc length of 162.28 feet being subtended by a chord bearing of South 12 Degrees 33 Minutes 28 Seconds East and a chord distance of 162.22 feet to a point; THENCE along a curve to the right having a radius of 1049.03 feet and an arc length of 473.65 feet being subtended by a chord bearing of South 03 Degrees 00 Minutes 32 Seconds West and a chord distance of 469.63 feet to a point; THENCE continuing on said right of way South 15 Degrees 56 Minutes 37 Seconds West for a distance of 650.74 feet to a point, said point marked by a ½ inch rebar pin set, said point being THE TRUE POINT OF BEGINNING.

THENCE from said point as thus established, North 89 Degrees 17 Minutes 56 Seconds East for a distance of 171.99 feet to a point; THENCE along a curve to the right having a radius of 636.62 feet and an arc length of 103.13 feet being subtended by a chord bearing of South 86 Degrees 03 Minutes 37 Seconds East and a chord distance of 103.02 feet to a point; THENCE South 81 Degrees 25 Minutes 09 Seconds East for a distance of 106.01 feet to a point; THENCE along a curve to the left having a radius of 662.74 feet and an arc length of 195.11 feet being subtended by a chord bearing of South 89 Degrees 51 Minutes 12 Seconds East and a chord distance of 194.41 feet to a point; THENCE North 81 Degrees 42 Minutes 46 Seconds East for a distance of 407.62 feet to a point; THENCE along a curve to the right having a radius of 60.00 feet and an arc length of 41.04 feet being subtended by a chord bearing of South 78 Degrees 41 Minutes 37 Seconds East and a chord distance of 40.24 feet to a point; THENCE South 59 Degrees 06 Minutes 00 Seconds East for a distance of 40.85 feet to a point; THENCE along a curve to the right having a radius of 160.00 feet and an arc length of 47.37 feet being subtended by a chord bearing of South 50 Degrees 37 Minutes 08 Seconds East and a chord distance of 47.20 feet to a point; THENCE South 42 Degrees 08 Minutes 15 Seconds East for a distance of 19.39 feet to a point; THENCE along a curve to the left having a radius of 240.00 feet and an arc length of 188.50 feet being subtended by a chord bearing of South 64 Degrees 38 Minutes 15 Seconds East and a chord distance of 183.69 feet to a point; THENCE South 87 Degrees 08 Minutes 15 Seconds East for a distance of 60.06 feet to a point, said point marked by a ½ inch rebar pin set; THENCE traveling South 02 Degrees 23 Minutes 44 Seconds East for a distance of 818.35 feet to a point, said point marked by a ½ inch rebar pin found; THENCE South 85 Degrees 54 Minutes 23 Seconds West for a distance of 1589.65 feet to a point on the easterly right of way of Perimeter Road (80' right of way), said point marked by a ½ inch rebar pin found;

THENCE traveling on said Perimeter Road right of way the following four (4) courses and distances:

along a curve to the right having a radius of 4750.52 feet and an arc length of 180.80 feet being subtended by a chord bearing of North 05 Degrees 58 Minutes 08 Seconds East and a chord distance of 180.79 feet to a point; **THENCE** along a curve to the right having a radius of 3438.13 feet and an arc length of 387.33 feet being subtended by a chord bearing of North 10 Degrees 17 Minutes 12 Seconds East and a chord distance of 387.13 feet to a point; **THENCE** along a curve to the right having a radius of 3438.13 feet and an arc length of 145.79 feet being subtended by a chord bearing of North 14 Degrees 43 Minutes 43 Seconds East and a chord distance of 145.78 feet to a point; **THENCE** North 15 Degrees 56 Minutes 37 Seconds East for a distance of 360.69 feet to a point, said point being **THE TRUE POINT OF BEGINNING.**

Said property contains 32.956 Acres

City Council:
John Walden
Caleb Phillips
William Ilg
Mark French



Michael Eason
Mayor

Robert Bolz
City Manager

Beverly Banister
City Clerk

David Picklesimer
Planning Director

Stacy Harris
Zoning Admin Assistant

Planning Commission:

Matt Fallstrom
Randy Davis
Anna Tobolski
Sandy Sawyer

415 Highway 53 East, Suite 100
Dawsonville, GA 30534
Office (706)265-3256 Fax (706)265-4214
www.dawsonville.com

PUBLIC NOTICE

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

ANX C2100043 and ZA C2100043: Allen Street Properties, LLC and B & K Turner Family, LLP have petitioned to annex into the city limits of Dawsonville the **70.808 acres (amended application)** tract known as a portion of TMP 093 004 001, located at Perimeter Road, with a request to rezone from County Zoning of RSR (Residential Sub Rural) and RA (Restricted Agriculture) to City Zoning of R3 (Single Family Residential). Public Hearing Dates: Planning Commission on September 13, 2021 and City Council on October 4, 2021. City Council for a decision on October 18, 2021.

VAR C2200007: SDH Atlanta, LLC has requested the following variance for TMP 093 006 008 Located at 112 Kenneth Drive; requesting a special exception regarding a driveway grade. Public Hearing Date: Planning Commission on September 13, 2021.

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

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

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:

ANX/ZA C2100043

HEARINGS WILL BE HELD BY:

PLANNING COMMISSION:

CITY COUNCIL:

DATE: **9-13-21**

DATE: **10-04-21**

TIME: **5:30 PM**

TIME: **5 PM**

HEARING LOCATION: **5 PM**

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

**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:
ANX/ZA-C2100043

HEARINGS WILL BE HELD BY:

PLANNING COMMISSION:	CITY COUNCIL:
DATE: 9-13-21	DATE: 10-04-21
TIME: 5:30PM	TIME: 5 PM

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

FOR ADDITIONAL INFORMATION CALL
CITY PLANNING & ZONING DEPT AT 706-233-5277

THIS SIGN NOT TO BE REMOVED WITHOUT PERMISSION

**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:
ANX/ZA C2100043

HEARINGS WILL BE HELD BY:

PLANNING COMMISSION:	CITY COUNCIL:
DATE: 9-13-21	DATE: 10-04-21
TIME: 5:30 PM	TIME: 5 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

on September 21, 2021 at 6:00 p.m. in the DAWSON COUNTY GOVERNMENT CENTER, ASSEMBLY ROOM 2303 located at 25 JUSTICE WAY, Dawsonville, Georgia: Application for Variance: VR 21-15 Jim King is requesting to vary from the Dawson County Land Use Resolution Article III Section 308 C.6.B driveway width increase from 10' to 20'. TMP 114-033-005 Dawson Forest Rd. If you have any questions or concerns regarding this application or need special accommodations, please contact Harmony Gee, Zoning Administrator at 706-344-3500, ext. 42336. All interested parties are invited to attend and be heard. If you should wish to speak in favor or opposition to the above listed application, please contact this office for a Campaign Disclosure Form. This must be completed and filed with this office prior to the meeting date. This is only necessary if you have made campaign contributions in the amount of \$250.00 or more within 2 years prior to this date.

55784 9/1

PUBLIC NOTICE

The following public hearings will be heard by the City of Dawsonville Planning Commission at 5:30 p.m. and/or the City Council beginning at 5:00 p.m. respectively on the dates indicated below. Public hearings are heard in the Council Chambers on the second floor at City Hall located at 415 Hwy 53 East, Dawsonville, Georgia 30534. The public is invited to participate. ANX C2100043 and ZA C2100043: Allen Street Properties, LLC and B & K Turner Family, LLP have petitioned to annex into the city limits of Dawsonville the 70.808 acres (amended application) tract known as a portion of TMP 093 004 001, located at Perimeter Road, with a request to rezone from County Zoning of RSR (Residential Sub Rural) and

RA (Restricted Agriculture) to City Zoning of R3 (Single Family Residential). Public Hearing Dates: Planning Commission on September 13, 2021 and City Council on October 4, 2021. City Council for a decision on October 18, 2021. VAR C2200007: SDH Atlanta, LLC has requested the following variance for TMP 093 006 008 Located at 112 Kenneth Drive; requesting a special exception regarding a driveway grade. Public Hearing Date: Planning Commission on September 13, 2021. If you wish to speak on the requests, please contact City Hall for a CAMPAIGN DISCLOSURE form. This form is only needed if you have made campaign contributions in the amount of \$250.00 or more within 2 years prior to this date. Those persons with disabilities who require reasonable accommodations in order to allow them to observe and/or participate in this meeting or who have questions regarding the accessibility of the meeting, should contact the Clerk at Dawsonville City Hall at 706-265-3256 at least two (2) business days prior to the meeting.

55554 8/25,9/1

Public Notice:

The Dawson County Board of Commissioners will hear public input in regards to a Hotel-Motel Tax Ordinance Update at its regular meeting at 6 p.m. September 16, 2021, at the Dawson County Government Center, Assembly Room 2303, located at 25 Justice Way, Dawsonville, Georgia. If you have any questions or concerns regarding this or need special accommodations, please contact County Clerk Kristen Cloud at 706-344-3501, ext. 42235. All interested parties are invited to attend and be heard.

55790 9/1,8

Public Sales Auctions

PUBLIC SALE AUCTION
Auction to begin September 14 to 21st
Byrds Mini Storage
Dawson 400
B40. Gordon Brossard
D34. David Whitmire
G31. Justin nikki Baumgarter
I01. Tonya Pruitt
55702 9/1,8

Probate Notices

IN THE PROBATE COURT OF DAWSON COUNTY STATE OF GEORGIA
IN RE: ESTATE OF STANLEY NEAL LANGSTON DECEASED
ESTATE NO. 2021-ES-121
PETITION FOR LETTERS OF ADMINISTRATION NOTICE and to whom it may concern:
Gregory Van Langston has petitioned for Gregory Van Langston to be appointed administrator(s) of the estate of STANLEY NEAL LANGSTON deceased, of said county. (The petitioner has also applied for waiver of bond, waiver of reports, waiver of statements, and/or grant of certain powers contained in O.C.G.A. § 53-12-261.) All interested persons are hereby notified to show cause why said petition should not be granted. All objections to the petition must be in writing, setting forth the grounds of any such objections, and must be filed with the Court on or before September 13th 2021
BE NOTIFIED FURTHER: All objections to the petition must be in writing, setting forth the grounds of any such objections. All objections should be sworn to before a notary public or before a probate court clerk, and filing fees must be tendered with your objections, unless you qualify to file as an indigent party. Contact probate court personnel for the required amount of filing fees. If any objections are filed, a hearing will be (scheduled at a later date). If no objections are filed, the petition may be granted without a hearing.

Jude Jennifer Burt
Judge of the Probate Court
By: Allie Phillips
25 Justice Way, Suite 4332
Dawsonville, GA 30534
(706)344-3580
55444 8/18,25,9/1,8

IN THE PROBATE COURT OF DAWSON COUNTY STATE OF GEORGIA
IN RE: ESTATE OF DALE LEARY CHENEY DECEASED
ESTATE NO. 2021-ES-119
PETITION FOR LETTERS OF ADMINISTRATION NOTICE and to whom it may concern:
Melanie Joy Buhl has petitioned for Melanie Joy Buhl to be appointed administrator(s) of the estate of DALE LEARY CHENEY deceased, of said county. (The petitioner has also applied for waiver of reports, waiver of statements, and/or grant of certain powers contained in O.C.G.A. § 53-12-261.) All interested persons are hereby notified to show cause why said petition should not be granted. All objections to the petition must be in writing, setting forth the grounds of any such objections, and must be filed with the Court on or before September 13th, 2021
BE NOTIFIED FURTHER: All objections to the petition must be in writing, setting forth the grounds of any such objections. All objections should be sworn to before a notary public or before a probate court clerk, and filing fees must be tendered with your objections, unless you qualify to file as an indigent party. Contact probate court personnel for the required amount of filing fees. If any objections are filed, a hearing will be (scheduled at a later date). If no objections are filed, the petition may be granted without a hearing.
Judge Jennifer Burt
Judge of the Probate Court
By Allie Phillips
Clerk of the Probate Court
25 Justice Way, Suite 4332
Dawsonville, GA 30534
(706)344-3580
55442 8/18,25,9/1,8

IN THE PROBATE COURT OF DAWSON COUNTY STATE OF GEORGIA
IN RE: ESTATE OF GABRIEL BLACKSTONE MINOR
ESTATE NO. 2021-GM-124
Date of mailing, if any
_TO: Katlyn Jean Arnold
NOTICE
Date of second publication, if any September 8, 2021
To Katlyn Jean Arnold
YOU are hereby notified that Daniel Joseph Blackstone and Amanda Miheelle Blackstone has filed a Petition seeking to be appointed temporary guardian(s) of the above-named Minor. All objections to the Petition to the appointment of a temporary guardian or the appointment of the Petitioner(s) as temporary guardian(s), must be in writing, setting forth the grounds of any such objections, and be filed with this Court no later than fourteen (14) days after this notice is mailed, or ten (10) days after this notice is personally served upon you, or ten (10) days after the second publication of this notice if you are served by publication. All objections should be sworn to before a notary public or Georgia probate court clerk and filing fees must be tendered with your objections, unless you qualify to file as an indigent party. Contact Probate Court personnel for the required amount of filing fees.
NOTE: If a natural guardian files a timely objection to the creation of the temporary guardianship, the Petition will be dismissed. If a natural guardian files an objection to the appointment of the Petitioner(s) as guardian(s), or if a parent who is not a natural guardian files an objection to the Petition, a hearing on the matter shall be (scheduled at a later date). If no objection is filed, the Petition may be granted without a hearing.
Judge Jennifer Burt
Judge of the Probate Court
By Allie Phillips

Clerk of
25 Justice
Dawson
(706)344-
5
IN THE PROBATE COURT OF DAWSON COUNTY STATE OF GEORGIA
IN RE: ESTATE OF BARBAR HOLLAN DECEASED
ESTATE NO. 2021-ES-119
YOU are hereby notified that Daniel Joseph Blackstone and Amanda Miheelle Blackstone has filed a Petition seeking to be appointed temporary guardian(s) of the above-named Minor. All objections to the Petition to the appointment of a temporary guardian or the appointment of the Petitioner(s) as temporary guardian(s), must be in writing, setting forth the grounds of any such objections, and be filed with this Court no later than fourteen (14) days after this notice is mailed, or ten (10) days after this notice is personally served upon you, or ten (10) days after the second publication of this notice if you are served by publication. All objections should be sworn to before a notary public or Georgia probate court clerk and filing fees must be tendered with your objections, unless you qualify to file as an indigent party. Contact Probate Court personnel for the required amount of filing fees.
NOTE: If a natural guardian files a timely objection to the creation of the temporary guardianship, the Petition will be dismissed. If a natural guardian files an objection to the appointment of the Petitioner(s) as guardian(s), or if a parent who is not a natural guardian files an objection to the Petition, a hearing on the matter shall be (scheduled at a later date). If no objection is filed, the Petition may be granted without a hearing.
Judge Jennifer Burt
Judge of the Probate Court
By Allie Phillips

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DAWSONVILLE CITY COUNCIL
EXECUTIVE SUMMARY FOR
AGENDA ITEM # 9

SUBJECT: RESOLUTION – GEORGIA CITIES WEEK, OCTOBER 3 – 9, 2021

CITY COUNCIL MEETING DATE: 10/04/2021

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 AND APPROVE THE RESOLUTION FOR CITIES WEEK

HISTORY/ FACTS / ISSUES:

OPTIONS:

RECOMMENDED SAMPLE MOTION:

REQUESTED BY: Sara Beacham, Event Coordinator

RESOLUTION R2021-05

**A RESOLUTION OF THE CITY OF DAWSONVILLE
RECOGNIZING GEORGIA CITIES WEEK OCTOBER 3-9, 2021**

WHEREAS, city government is the closest to most citizens, and the one with the most direct daily impact upon its residents; and

WHEREAS, city government is administered for and by its citizens, and is dependent upon public commitment to and understanding of its many responsibilities; and

WHEREAS, city government officials and employees share the responsibility to pass along their understanding of public services and their benefits; and

WHEREAS, Georgia Cities Week is a very important time to recognize the important role played by city government in our lives; and

WHEREAS, this week offers an important opportunity to spread the word to all the citizens of Georgia that they can shape and influence this branch of government which is closest to the people; and

WHEREAS, the Georgia Municipal Association and its member cities have joined together to teach students and other citizens about municipal government through a variety of different projects and information; and

WHEREAS, Georgia Cities Week offers an important opportunity to convey to all the citizens of Georgia that they can shape and influence government through their civic involvement.

NOW, THEREFORE, be it resolved that the City of Dawsonville declares October 3-9, 2021 as **GEORGIA CITIES WEEK**. Be it further resolved that the City of Dawsonville encourages all citizens, city government officials, and employees to do everything possible to ensure that this week is recognized and celebrated accordingly.

SO RESOLVED this 4th day of October, 2021.

**MAYOR AND DAWSONVILLE CITY
COUNCIL**

By: _____
Mike Eason, Mayor

Caleb Phillips, Councilmember Post 1

William Illg, Councilmember Post 2

John Walden, Councilmember Post 3

Mark French, Councilmember Post 4

ATTESTED TO BY:

Beverly A. Banister, City Clerk



DAWSONVILLE CITY COUNCIL
EXECUTIVE SUMMARY FOR
AGENDA ITEM # 10

SUBJECT: REQUEST TO RATIFY OPIOID LITIGATION DOCUMENT

CITY COUNCIL MEETING DATE: 10/04/2021

BUDGET INFORMATION: GL ACCOUNT # _____

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

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

PURPOSE FOR REQUEST:

REQUEST APPROVAL TO RATIFY OPIOID LITIGATION LETTER AS RECOMMENDED BY KEVIN TALLANT AND REQUESTED BY BRINSON ASKEW BERRY, THE CITY'S OPIOID LITIGATION ATTORNEYS

DEADLINE FOR RESPONSE LETTER: SEPTEMBER 3, 2021.

HISTORY/ FACTS / ISSUES:

OPTIONS:

RECOMMENDED SAMPLE MOTION:

REQUESTED BY: Mike Eason, Mayor

Brinson Askew Berry

BRINSON, ASKEW, BERRY, SEIGLER, RICHARDSON & DAVIS, LLP

Attorneys at Law

J. Anderson Davis
706.295.0566
adavis@brinson-askew.com

MEMORANDUM

August 18, 2021

To: All Cities and Counties of Georgia

From: J. Anderson Davis
Brinson, Askew, Berry, Seigler, Richardson & Davis, LLP.

Re: OPIOIDS – MALLINCKRODT BANKRUPTCY AND CLAIMS

As you know, Mallinckrodt PLC, a significant manufacturer of opioid medications, along with its affiliated entities, filed multiple Chapter 11 bankruptcy cases in Delaware. Unlike the Purdue Pharma bankruptcy cases on which we have also communicated, there has not been a procedure authorized for local governments to their file proof of claim in the Mallinckrodt bankruptcy cases. However, under the procedures implemented in the Mallinckrodt bankruptcy cases, local governments are authorized to vote for or against Mallinckrodt's proposed plan of reorganization. In a Chapter 11 bankruptcy case, the bankrupt entities typically propose a plan of reorganization ("Plan"). The court then decides whether to confirm the proposed Plan under the provisions of the Bankruptcy Code. The process allows most creditors to vote whether to accept or reject the proposed Plan; and in this case, the Fiscal Court is eligible to vote.

Pursuant to the authorization we received from the Fiscal Court in June 2021, we will be able to cast the Fiscal Court's vote to accept or reject via the Master Ballot Procedure to solicit and tabulate votes for or against the Plan. Accordingly, we now forward solicitation materials (as further described below) to you on behalf of your local government. Based on these materials, and the currently known facts and circumstances of the bankruptcy cases, we recommend that each of our clients authorize us to submit a vote in favor of the proposed Plan.

The Master Ballot is due not later than 4:00 p.m. ET on September 3, 2021. Based on these materials, and the currently known facts and circumstances of the bankruptcy cases, we recommend that each of our clients authorize us to submit a vote in favor of the proposed Plan. This is the sort of strategy decision which we believe is inherent in the initial resolution/authorization to file suit, but we are available to present our recommendations to all the court members if you prefer or feel it necessary, or simply for a phone call with one or both of you.

Please let us know as soon as possible if you have any questions, and we can arrange a time to respond. Otherwise, we will plan to cast an affirmative vote on your behalf provided we have not received contrary direction by 12:00 noon ET on September 2, 2021.

The following documents are attached to this email and may be mailed to you in hard copy and/or on a flash drive at your request:

- NOTICE OF (I) HEARING TO CONSIDER CONFIRMATION OF THE CHAPTER 11 PLAN FILED BY THE DEBTORS AND (II) RELATED VOTING AND OBJECTION DEADLINES
- COVER LETTER AND RECOMMENDATION OF THE DEBTORS
- NOTICE TO OPIOID CLAIMANTS
- OCC PLAN POSITION LETTER
- DISCLOSURE STATEMENT FOR JOINT CHAPTER 11 PLAN OF REORGANIZATION OF MALLINCKRODT PLC AND ITS DEBTOR AFFILIATES
- PROPOSED PLAN OF REORGANIZATION
- ORDER (I) APPROVING THE DISCLOSURE STATEMENT AND FORM AND MANNER OF NOTICE OF HEARING THEREON, (II) ESTABLISHING SOLICITATION PROCEDURES, (III) APPROVING THE FORM AND MANNER OF NOTICE TO ATTORNEYS AND SOLICITATION DIRECTIVE, (IV) APPROVING THE FORM OF BALLOTS, (V) APPROVING THE FORM, MANNER, AND SCOPE OF CONFIRMATION NOTICES, (VI) ESTABLISHING CERTAIN DEADLINES IN CONNECTION WITH APPROVAL OF DISCLOSURE STATEMENT AND CONFIRMATION OF PLAN, AND (VII) GRANTING RELATED RELIEF
- SOLICITATION PROCEDURES

We recommend that you review all materials in detail. Given the complexity of these cases and the lack of a viable alternative path to recovery, we believe that the information supports a vote in favor of the Plan.

The claims of the your local government are classified as Class 8(b), Municipal Opioid Claims. The treatment of Municipal Opioid Claims is summarized at Section III(B)(8)(b) of the Plan. In very broad summary, the Municipal Claims will be “channeled” to the National Opioid Abatement Trust II (“NOAT II”), which will provide funding for distributions to state and local governmental entities. The NOAT II is expected to be funded by assets having value of between \$625 million and \$1.25 billion; however, those figures are estimates only and the NOAT II funding may be more or less than that range. The trust proceeds of the NOAT will be allocated among the various state and municipal claimants as set forth in the NOAT II Trust Distribution Procedures, which have not been completed at this time. If the procedures follow the procedures used in other distributions, a less than 3% allocation will be made for Georgia. We anticipate that the NOAT II Trust Distribution Procedures will disburse Abatement Distributions based in part on criteria related to prevalence of opioid abuse and other factors. Abatement Distributions will be required to be used for opioid abatement purposes. By virtue of the Plan, the Municipal Claims in the Mallinckrodt bankruptcy cases will be addressed solely and only through distributions from the NOAT II. All other claims against the Mallinckrodt entities and

their principals will be released (although claims against non-Mallinckrodt manufacturers and distributors of opioids will not be affected by the Mallinckrodt Plan).

Based on the available information, we cannot provide a reliable estimated dollar figure for the anticipated recovery by your local government. The Plan provides an imperfect resolution of the claims and losses experienced by local and county governments. However, the Debtors have the resources to mount legal defenses to liability and dispute the damages asserted by creditors, and time is of the essence in addressing the opioid crisis. The Plan provides for the funds collected to be used almost solely to address opioid abatement.

We look forward to hearing from you prior to 12:00 noon ET on September 2, 2021 if you wish to discuss any aspects of this Plan or direct us not to vote in favor of it. **Otherwise, we will plan to cast an affirmative vote on your behalf.** If you have questions or would like to discuss, please contact us.

Thank you.

Very truly yours,


J. ANDERSON DAVIS



**DAWSONVILLE CITY COUNCIL
EXECUTIVE SUMMARY FOR
AGENDA ITEM # 11**

SUBJECT: 2022 MEETING CALENDAR

CITY COUNCIL MEETING DATE: 10/04/2021

BUDGET INFORMATION: GL ACCOUNT # NA

Funds Available from: Annual Budget Capital Budget Other

Budget Amendment Request from Reserve: Enterprise Fund General Fund

PURPOSE FOR REQUEST:

TO REQUEST APPROVAL FOR THE 2022 MEETING CALENDAR

HISTORY/ FACTS / ISSUES:

- **PRESENTED AT THE 09/20/2021 WORK SESSION**
- **NO REQUEST FOR CHANGES RECEIVED**

OPTIONS:

RECOMMENDED SAMPLE MOTION:

APPROVE MEETING DATES AS PRESENTED

REQUESTED BY: Beverly Banister, City Clerk

2022 Meetings of the City of Dawsonville

The City of Dawsonville City Council, DDA, Planning Commission and HPC shall conduct regular meetings on the dates and time below:

2022 City Council Regular Meetings at 5:00 pm

JAN 6 FEB 7 MAR 7 MAY 2 JUN 6
AUG 8 OCT 3 NOV 7 DEC 5

2022 City Council Regular Meetings and Work Sessions at 5:00 pm

JAN 20 FEB 21 MAR 21 APR 18 MAY 16 JUN 20
JUL 18 AUG 22 SEP 19 OCT 17 NOV 21 DEC 19

2022 Planning Commission Meetings at 5:30 pm

JAN 10 FEB 14 MAR 14 APR 11 MAY 9 JUN 13
JUL 11 AUG 15 SEP 12 OCT 10 NOV 14 DEC 12

2022 Historic Preservation Commission Meetings at 5:30 pm

FEB 28 APR 25 JUN 27 AUG 29 OCT 24 DEC 13

2022 Downtown Development Authority Meetings at 5:30 pm

JAN 24 MAR 28 MAY 23 JUL 25 SEP 26 NOV 28

All meetings according to the dates set forth above will be upstairs in the G.L. "Pete" Gilleland Council Chambers at City Hall located at 415 HWY 53 E, Dawsonville, GA. The public is invited to attend all of these meetings.

January 2022

Sunday	Monday	Tuesday	Wednesday	Thursday	Friday	Saturday
						1
2	3 City Hall Closed New Year's Day Observed	4	5	6 City Council Regular Meeting	7	8
9	10 Planning Commission	11	12	13	14	15
16	17 City Hall Closed MLK Day	18	19	20 City Council Regular Meeting & Work Session	21	22
23	24 DDA	25	26	27	28	29
30	31					

DRAFT

February 2022

Sunday	Monday	Tuesday	Wednesday	Thursday	Friday	Saturday
		1	2	3	4	5
6	7 City Council Regular Meeting	8	9	10	11	12
13	14 Planning Commission	15	16	17	18	19
20	21 City Council Regular Meeting & Work Session	22	23	24	25	26
27	28 Historic Preservation Commission					

DRAFT

March 2022

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

DRAFT

April 2022

Sunday	Monday	Tuesday	Wednesday	Thursday	Friday	Saturday
					1	2
3	4 SPRING BREAK	5 SPRING BREAK	6 SPRING BREAK	7 SPRING BREAK	8 SPRING BREAK	9
10	11 Planning Commission	12	13	14	15 City Hall Closed Good Friday	16
17 Easter Sunday	18 City Council Regular Meeting & Work Session	19	20	21	22	23
24	25 Historic Preservation Commission	26	27	28	29	30

DRAFT

May 2022

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

DRAFT

June 2022

Sunday	Monday	Tuesday	Wednesday	Thursday	Friday	Saturday
			1	2	3	4
5	6 City Council Regular Meeting	7	8	9	10	11
12	13 Planning Commission	14	15	16	17	18
19	20 City Council Regular Meeting & Work Session	21	22	23	24	25
26	27 Historic Preservation Commission	28	29	30		

DRAFT

July 2022

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

DRAFT

August 2022

Sunday	Monday	Tuesday	Wednesday	Thursday	Friday	Saturday
	1	2	3	4	5	6
7	8 City Council Regular Meeting	9	10	11	12	13
14	15 Planning Commission	16	17	18	19	20
21	22 City Council Regular Meeting & Work Session	23	24	25	26	27
28	29 Historic Preservation Commission	30	31			

DRAFT

September 2022

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

DRAFT

October 2022

Sunday	Monday	Tuesday	Wednesday	Thursday	Friday	Saturday
						1
2	3 City Council Regular Meeting	4	5	6	7	8
9	10 Planning Commission	11	12	13	14	15
16	17 City Council Regular Meeting & Work Session	18	19	20	21	22
23	24 Historic Preservation Commission	25	26	27	28	29
30	31					

DRAFT

November 2022

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

DRAFT

December 2022

Sunday	Monday	Tuesday	Wednesday	Thursday	Friday	Saturday
				1	2	3
4	5 City Council Regular Meeting	6	7	8	9	10
11	12 Planning Commission	13 Historic Preservation Commission	14	15	16	17
18	19 City Council Regular Meeting & Work Session	20	21	22	23 City Hall Closed Christmas Eve Observed	24
25	26 City Hall Closed Christmas Day Observed	27	28	29	30 City Hall Closed New Year's Eve Observed	31

DRAFT



DAWSONVILLE CITY COUNCIL
EXECUTIVE SUMMARY FOR
AGENDA ITEM # 12

SUBJECT: COVID-19 VACCINATION INCENTIVES FOR EMPLOYEES

CITY COUNCIL MEETING DATE: 10/04/2021

BUDGET INFORMATION: GL ACCOUNT # _____

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

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

PURPOSE FOR REQUEST:

TO REQUEST APPROVAL TO FUND COVID-19 VACCINE INCENTIVES FOR CITY EMPLOYEES AT \$250.00 PER EMPLOYEE VACCINATED.

EMPLOYEE WOULD HAVE TO SHOW PROOF OF VACCINE BEFORE RECEIVING INCENTIVE FUNDS.

HISTORY/ FACTS / ISSUES

**LEGAL TO PROVIDE OPINION ON VACCINE INCENTIVES
PRESENTED AT THE 09/20/2022 WORK SESSION**

CDC, DPH, GMA, MANY OTHERS RECOMMEND TAKING MEASURES TO ENCOURAGE VACCINATION AGAINST THE COVID VIRUS. EMPLOYEES ARE CURRENTLY ALLOWED TO GET SHOTS ON WORK TIME. THIS WOULD ENCOURAGE EMPLOYEES TO GET VACCINATED FOR COVID.

FUNDS NOT TO EXCEED \$5,250.00 (21 EMPLOYEES X \$250.00)

- **\$100.00 PER EMPLOYEE (\$2,100) TO BE REIMBURSED FROM ARPA FUNDS**
- **\$150.00 PER EMPLOYEE (\$3,150.00) TO BE COVERED BY GENERAL FUND SURPLUS OR RESERVES.**

OPTIONS:

RECOMMENDED SAMPLE MOTION:

REQUESTED BY: Bob Bolz, City Manager



DAWSONVILLE CITY COUNCIL
EXECUTIVE SUMMARY FOR
AGENDA ITEM # 13

SUBJECT: UPDATED FEE SCHEDULE

CITY COUNCIL MEETING DATE: 10/04/2021

BUDGET INFORMATION: GL ACCOUNT # N/A

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

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

PURPOSE FOR REQUEST:

TO REQUEST APPROVAL FOR LEGAL TO DEVELOP AN ORDINANCE AMENDMENT TO IMPLEMENT RECOMMENDED FEE UPDATES FOR WATER AND SEWER RATES AND PLANNING AND ZONING FEES

HISTORY/ FACTS / ISSUES:

- **PRESENTED AT THE 09/20/2021 WORK SESSION**
 - **NO REQUEST FOR CHANGES RECEIVED**
-
- **UTILITY RATES WERE INCREASED IN 2016 WITH PROPOSED ADDITIONAL INCREASE THE FOLLOWING YEAR WHICH DID NOT OCCUR**
 - **UTILITY RATES WERE INCREASED IN 2021 BY \$1 FOR UTILITY DEPT.**
-

ATTACHMENTS PROVIDED: 10% INCREASE AND ASKING FOR A 3.5% INCREASE PER YEAR THEREAFTER.

DETAILED LIST FOR PLANNING AND ZONING ALSO ATTACHED

OPTIONS:

APPROVE, AMEND, DENY

RECOMMENDED SAMPLE MOTION:

STAFF RECOMMENDS P&Z RATE INCREASES AND 10% INCREASE FOR UTILITY SERVICE RATES.

REQUESTED BY: Robin Gazaway and David Picklesimer

Sec. 2-110. Fee schedule.

(7) *Utilities (chapter 14):*

- a. Water/sewer fees. "+" indicates that the cost is the amount listed plus the actual cost of material and labor expended by the city, if installed by the city.

14-22(a). Residential water service rates — within corporate limits:	
0—1,500 gallons, minimum (base charge)	\$21.00 <u>23.10</u>
1,501—5,000, per 1,000 gallons	5.00 <u>5.50</u>
5,001—10,000, per 1,000 gallons	5.25 <u>5.80</u>
>10,000, per 1,000 gallons	5.50 <u>6.05</u>
14-22(a). Commercial/industrial water service rates — within corporate limits:	
0—1,500 gallon users (flat fee)	27.00 <u>29.70</u>
>1,500 gallon users, minimum (base charge)	31.00 <u>34.10</u>
1,501—5,000, per 1,000 gallons	7.00 <u>7.70</u>
5,001—10,000, per 1,000 gallons	7.50 <u>8.25</u>
>10,000, per 1,000 gallons	8.00 <u>8.80</u>
14-22(a). Residential water service rates — outside corporate limits:	
0—1,500 gallons, minimum (base charge)	31.00 <u>34.10</u>
1,501—5,000, per 1,000 gallons	7.00 <u>7.70</u>
5,001—10,000, per 1,000 gallons	7.50 <u>8.25</u>
>10,000, per 1,000 gallons	8.00 <u>8.80</u>
14-22(a). Commercial/industrial water service rates — outside corporate limits:	
0—1,500 gallon users (flat fee)	32.00 <u>35.20</u>
>1,500 gallon users, minimum (base charge)	42.00 <u>46.20</u>
1,501—5,000, per 1,000 gallons	7.00 <u>7.70</u>
5,001—10,000, per 1,000 gallons	7.50 <u>8.25</u>
>10,000, per 1,000 gallons	8.00 <u>8.80</u>
14-22(b). Residential sewer service rates — within corporate limits:	
0—1,500 gallons, minimum (base charge)	25.00 <u>27.50</u>
1,501—5,000, per 1,000 gallons	7.00 <u>7.70</u>
5,001—10,000, per 1,000 gallons	8.00 <u>8.80</u>
>10,000, per 1,000 gallons	9.00 <u>9.90</u>
14-22(b). Commercial/industrial sewer service rates — within corporate limits:	
0—1,500 gallon users (flat fee)	42.00 <u>46.20</u>
>1,500 gallon users, minimum (base charge)	60.00 <u>66.00</u>
1,501—5,000, per 1,000 gallons	8.50 <u>9.35</u>
5,001—10,000, per 1,000 gallons	9.50 <u>10.45</u>
>10,000, per 1,000 gallons	10.50 <u>11.55</u>
14-22(b). Residential sewer service rates — outside corporate limits:	
0—1,500 gallons, minimum (base charge)	37.50 <u>41.25</u>
1,501—5,000, per 1,000 gallons	8.50 <u>9.35</u>
5,001—10,000, per 1,000 gallons	9.50 <u>10.45</u>
>10,000, per 1,000 gallons	10.50 <u>11.55</u>
14-22(b). Commercial/industrial sewer service rates — outside corporate limits:	
0—1,500 gallon users (flat fee)	65.00 <u>71.50</u>
>1,500 gallon users, minimum (base charge)	75.00 <u>82.50</u>
1,501—5,000, per 1,000 gallons	10.00 <u>11.00</u>

5,001—10,000, per 1,000 gallons	11.00 <u>12.10</u>
>10,000, per 1,000 gallons	12.00 <u>13.20</u>
14-22(c). Bulk water purchase from city water plant by truck or portable device	
Per every 1,000 gallons, or any portion thereof	10.00 <u>11.00</u>
14-23(a). Water service connection fees (times the number of connections desired):	
¾ inch (irrigation only)	2,000.00 <u>2,500.00</u>
¾ inch, (only be available for residential purposes appropriate to the anticipated usage)	3,500.00 <u>4,000.00</u>
1 inch (irrigation only)	4,000.00 <u>4,500.00</u>
1 inch	5,000.00 <u>5,500.00</u>
1½ inches	8,000.00 + <u>8,500.00</u>
2 inches	12,500.00 + <u>13,000.00</u>
3 inches	25,000.00 + <u>25,500.00</u>
4 inches	40,000.00 + <u>40,500.00</u>
6 inches	60,000.00 + <u>60,500.00</u>
8 inches	90,000.00 <u>90,500.00</u>
2" through 8" (fire line only to be used in the event of a firefighting/fire suppression; unauthorized use requires payment of standard connection fee)	3,500.00 <u>4,000</u>
14-23(b). Sewer service connection fees (times the number of connections desired):	
¾ inch, (only be available for residential purposes appropriate to the anticipated usage)	4,750.00 <u>5,250.00</u>
1 inch	6,750.00 <u>7,250.00</u>
1½ inches	9,500.00 <u>10,000.00</u>
2 inches	17,500.00 <u>18,000.00</u>
3 inches	30,000.00 <u>30,500.00</u>
4 inches	50,000.00 <u>50,500.00</u>
6 inches	75,000.00 <u>75,500.00</u>
8 inches	105,000.00 <u>105,500.00</u>
14-23(c). First time reconnect within a 24-month period, in addition to any outstanding bills, late fees, and/or interest charges	50.00
14-23(c). Second time reconnect within a 24-month period, in addition to any outstanding bills, late fees, and/or interest charges	100.00
14-23(c). Third time reconnect within a 24-month period, in addition to any outstanding bills, late fees, and/or interest charges	200.00

14-23(c). Fourth and subsequent violation within a 24-month period, in addition to any outstanding bills, late fees, and/or interest charges, per violation, + \$100.00 per each additional violation above third violation	200.00
14-23.1(a). Residential security deposit for applicant owning/renting the property to be serviced	150.00
14-23.1(b). Commercial security deposit for applicant with a meter size $\frac{3}{4}$ " and 1" meter (amount doubles if business has 10 or more employees)	150.00
14-23.1(b). Commercial security deposit for applicant with a meter size $1\frac{1}{2}$ ", 2" and 3" meter (amount doubles if business has 10 or more employees)	300.00
14-23.1(b). Commercial security deposit for applicant with a meter size 4" and above (amount doubles if business has 10 or more employees)	500.00
14-23.1(c). Administrative start-up fee	15.00
14-25(a)(l). Late fee for non-payment of water, sewer, and/or garbage bill within 20 days of bill date	10.00

Sec. 2-110. Fee schedule.

The fees or charges provided for or required by the below listed sections shall be as shown below:

b. Garbage fees:

Garbage service regulatory fees within city limits:	
14-134(a)(1). For licenses obtained prior to July 1 in any given calendar year, per customer	\$ 6.00
14-134(a)(2). For licenses obtained after July 1 in any given calendar year, per customer	3.00
License renewals and garbage deposits:	
14-134(b). Renewal fee	6.00
14-142. Garbage security deposit	25.00 \$60.00

(8) *Buildings and building regulations (chapter 102; appendix A-36):*

a. Residential/mobile home building permits.

	Current	Proposed
Residential building permit Plan review fee	\$50.00	
Residential building permit inspection fee		500.00
Covered space building permit, per square foot	0.20	0.35
Uncovered space building permit, per square foot	0.10	0.20
Residential re-inspection fee	60.00	
Residential minimum permit fee	60.00	100.00
Residential electrical/plumbing/HVAC mechanicals, per trade area when purchased with a building permit:		
—0—1,000 square feet, each	30.00	
—1,001—2,000 square feet, each	40.00	
—2,001—3,000 square feet, each	50.00	
—3,001—4,000 square feet, each	60.00	
—4,001 square feet and up + \$10.00 for every additional 1,000 sq. ft., each	60.00	
Residential certificate of occupancy fee	40.00	50.00
Generator permit inspection fee		100.00
Accessory building permit inspection fee		200.00

Sec. 2-110. - Fee schedule.

Commercial plan review—Building permits:

	Current	Proposed
Commercial development permit fee	200.00	400.00
1st site plan review, + \$5.00 per lot	200.00	
2nd site plan review, + \$5.00 per lot	100.00	
Commercial building plan review fee	200.00	1,000.00

Covered space building permit, per square foot	0.20	0.35
Uncovered space building permit, per square foot	0.10	0.20
Commercial re-inspection fee	100.00	
Commercial minimum permit fee	100.00	
Commercial electrical/plumbing/HVAC mechanicals, per trade area when purchased with a building permit:		
—0—1,000 square feet, each	40.00	
—1,001—2,000 square feet, each	50.00	
—2,001—3,000 square feet, each	60.00	
—3,001—4,000 square feet, each	70.00	
—4,001 square feet and up, + \$10.00 for every additional 1,000 sq. ft., each	70.00	
Commercial certificate of occupancy fee	100.00	
Commercial building permit inspection fee		530.00

For required land disturbance permits and statutory fees associated with land disturbing activity, refer to subsection 2-110(10) below.

c. Other permits and fees:

	Current	Proposed
Demolition, flat rate (each structure)	50.00	
Swimming pool permit inspection fee		325.00
Swimming pool (in-ground/private), per sq. ft.	0.20	0.35
Swimming pool deck (aboveground/private), per sq. ft.	0.10	0.20
Moved structures, flat rate	200.00	
Communication tower (new) permit fee:	500.00	
Communication tower (new) review fee:	200.00	

Minor plat review fee		50.00
Communication tower (co-locate and repair), plus mechanical fees	250.00	
Stop work order administrative fee	100.00	
Stop work per day fine (residential and commercial)		50.00
Work commencing before permit issuance, plus required permit fee	100% of usual permit fee	
Retaining wall > 6 ft building permit		250.00
Retaining wall >6 ft plan review fee		750.00
Retaining wall > 6 ft inspection fee		200.00
Residential building, commercial building, commercial development, residential development, swimming pool permit renewal fee		1st 200.00 2nd 400.00

(9) *Signs (chapter 105):*

105-5(h). Sign permit fee	100.00
105-8(c). Sign variance application fee	300.00
105-40(b). Temporary sign permit fee, per month	30.00
105-41(m). Banner over public property fee, per month, in addition to sign permit fee	50.00
105-43(c). Banner in commercial district, per display period, in addition to sign permit fee	30.00
Sign permit inspection fee	100.00

(10) *Soil erosion and sedimentation control / **Land development** (chapter 106):*

106-5(b)(3). Residential land disturbance permit fee, + statutory fee per acre	\$200.00
106-5(b)(3). Commercial land disturbance permit fee + statutory fee per acre	400.00

Residential land disturbing activity statutory fee, disturbing less than one acre	No charge
106-5(b)(4). Land disturbing activity statutory fee (residential or commercial), per acre of land-disrupting activity or any part thereof ((\$40.00 to city and \$40.00 to state))	40.00 RES 40.00 COM
Residential development preliminary and final plat plan review fee of \$40.00 per lot for developments less than 50 lots and minimum fee \$1,000.00	
Residential development preliminary and final plat plan review fee of \$25.00 per lot for developments greater than 50 lots	
Commercial civil development plan review fee	\$1,000.00
Commercial as built civil development plan review	1,000.00
Commercial land development permit inspection fee	500.00
Residential development preliminary plat development fee \$20.00 per lot with \$200.00 minimum	
Residential development final plat development fee \$10.00 per lot with \$100.00 minimum	
Residential land disturbance statutory fee \$40.00 per disturbed acre	40.00
Residential land development permit inspection fee	500.00

(11) *Stormwater management (chapter 107):*

107-57. Stormwater management permit application and plan review fee, per disturbed acre	\$10.00
---	--------------------

(12) *Zoning, variance, appeal, change of zoning condition and annexation requests (appendix A), **certificate of appropriateness** :*

a. The fee for all rezoning applications regardless of zoning category is the base amount set forth in the table below plus \$50.00 per acre for each acre or part of an acre beyond one acre in the subject tract with a maximum fee of \$5,000.00 regardless of the number of acres involved.

b. Any required public notices to adjoining landowners shall be charged to the applicant at the current U.S. Postal Service rate in addition to the fees stated below.

Current Proposed

Zoning Action Requested:		
AP	\$250.00	
R-1	250.00	
R-2	250.00	
R-3	350.00	
R-3R	350.00	
R-6	350.00	
RHMT	250.00	
PUD	500.00	
TB	500.00	
PCS	350.00	
O	500.00	
CBD	500.00	
NB	500.00	
LI	500.00	
HB	500.00	
CIR	500.00	
INST	500.00	
RA	500.00	
Variance, per ordinance amendment	300.00	
Conditional use permit	300.00	

Appeals and change of zoning conditions	500.00	
Postponement, per occurrence	300.00	
Annexation, plus applicable rezoning fee	250.00	
Administrative fee, plus cost of all mailings	100.00	



DAWSONVILLE CITY COUNCIL
EXECUTIVE SUMMARY FOR
AGENDA ITEM # 14

SUBJECT: FY 2021 BUDGET AMENDMENTS

CITY COUNCIL MEETING DATE: 10/04/2021

BUDGET INFORMATION: GL ACCOUNT # _____

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

Budget Amendment Request from Reserve: ___ Enterprise Fund ___ General Fund

PURPOSE FOR REQUEST:

TO REQUEST APPROVAL OF VARIOUS BUDGET AMENDMENTS FOR FY 2021

HISTORY/ FACTS / ISSUES:

- **BUDGET AMENDMENTS FOR OVER/UNDER ENCUMBERED EXPENDITURES INCLUDE ACCOUNTS FOR ALL FUNDS.**
 - **APPROVAL OF BUDGET AMENDMENTS REQUIRED TO BALANCE BUDGET AND QUALIFY FOR THE FY 2021 CERTIFICATE OF ACHIEVEMENT FOR EXCELLENCE IN FINANCIAL REPORTING**
-

OPTIONS:

RECOMMENDED SAMPLE MOTION:

APPROVE AMENDMENTS AS PRESENTED

REQUESTED BY: Robin Gazaway, Finance Administrator

Account Id	Account Description	Original Budget	Actual 6/30/2021	Balance/Excess/l	Revised Budget
100-0000-000000	GENERAL FUND	0	0	0	AS AMENDED 6/30/2021
100-1100-000000	DEPARTMENT: COUNCIL	0	0	0	
100-1100-511000	SALARIES	34,000.00	32,320.00	1,680.00	34,000.00
100-1100-512100	GROUP INSURANCE-HEALTH LIFE DEI	56,535.00	51,493.65	5,041.35	56,535.00
100-1100-512200	TAXES: SUTA, FICA, FUTA	2,600.00	2,157.30	442.70	2,600.00
100-1100-523200	COMMUNICATIONS - CELL PHONE	4,080.00	3,974.85	105.15	4,080.00
100-1100-523500	TRAVEL	1,000.00	0	1,000.00	1,000.00
100-1100-523700	EDUCATION & TRAINING	1,000.00	1,035.00	-35.00	1,000.00
100-1300-000000	DEPARTMENT: MAYOR	0	0	0	0.00
100-1300-511000	SALARIES	17,000.00	16,080.00	920.00	17,000.00
100-1300-512100	GROUP INSURANCE-HEALTH LIFE DEI	60.00	41.40	18.60	60.00
100-1300-512200	TAXES: SUTA, FICA, FUTA	1,300.00	1,243.81	56.19	1,300.00
100-1300-523200	COMMUNICATIONS - CELL PHONE	1,020.00	967.53	52.47	1,020.00
100-1300-523500	TRAVEL	1,000.00	0	1,100.00	1,100.00
100-1300-523700	EDUCATION & TRAINING	1,000.00	1,035.00	-35.00	1,000.00
100-1400-000000	DEPARTMENT: ELECTIONS	0	0	0	0.00
100-1400-521203	PROFESSIONAL OTHER	0.00	0	0.00	0.00
100-1500-000000	DEPARTMENT: ADMINISTRATION	0	0	0	0.00
100-1500-511000	SALARIES	338,798.00	346,280.67	-7,482.67	350,000.00
100-1500-512100	GROUP INSURANCE-HEALTH LIFE DEI	117,948.00	102,670.03	15,277.97	117,948.00
100-1500-512200	TAXES: SUTA, FICA, FUTA	25,919.00	29,222.78	-3,303.78	30,000.00
100-1500-512400	RETIREMENT CONTRIBUTIONS	19,800.00	19,588.97	211.03	19,800.00
100-1500-512700	WORKERS COMP	1,500.00	3,394.00	200.00	3,594.00
100-1500-521200	PROFESSIONAL LEGAL	85,000.00	105,622.54	-6,816.08	106,000.00
100-1500-521201	PROFESSIONAL ACCOUNTING	19,000.00	13,043.34	5,956.66	19,000.00
100-1500-521203	PROFESSIONAL OTHER	15,000.00	26,510.69	-11,510.69	15,000.00
100-1500-521300	TECHNICAL SERVICES (IT)	15,000.00	11,534.65	3,465.35	15,000.00
100-1500-521315	TECHNICAL SERVICES-PAYROLL ACH	3,100.00	2,728.16	371.84	3,100.00
100-1500-522200	REPAIRS & MAINTENANCE	4,000.00	9,729.24	-5,690.24	10,000.00
100-1500-522320	RENTAL EQUIPMENT OR VEHICLES	2,400.00	2,380.05	324.95	2,705.00
100-1500-523000	OTHER PURCHASED SERVICES	15,000.00	26,545.00	-11,545.00	26,500.00
100-1500-523100	INSURANCE OTHER THAN EMPL	23,100.00	26,943.00	-3,843.00	30,000.00
100-1500-523200	COMMUNICATIONS	10,000.00	11,351.60	-1,213.40	11,300.00

100-1500-523300	ADVERTISING	1,000.00	4,732.48	-3,676.23	5,000.00
100-1500-523400	PRINTING AND BINDING	1,500.00	402.90	1,097.10	1,500.00
100-1500-523500	TRAVEL	4,000.00	836.77	3,163.23	4,000.00
100-1500-523600	DUES & FEES	12,000.00	8,314.63	3,704.37	12,019.00
100-1500-523700	EDUCATION & TRAINING	4,000.00	3,315.00	685.00	4,000.00
100-1500-523910	UNIFORMS	300.00	631.00	-331.00	700.00
100-1500-531100	SUPPLIES	18,000.00	63,342.49	-44,381.47	34,000.00
100-1500-531270	ENERGY-GASOLINE/DIESEL	1,000.00	923.55	137.33	1,060.88
100-1500-531300	FOOD	2,500.00	1,152.80	1,347.20	2,500.00
100-1500-541000	CAPTIAL OUTLAY PROPERTY	0.00	10,125.50	-10,125.50	0.00
100-1565-000000	DEPARTMENT: GENERAL GOV BLDG	0	0	0	0.00
100-1565-521300	TECHNICAL SERVICES	2,000.00	9,206.15	-7,206.15	9,200.00
100-1565-522200	REPAIRS & MAINTENANCE	43,000.00	69,968.98	-26,968.98	64,000.00
100-1565-531100	SUPPLIES	22,000.00	26,662.35	-3,848.63	27,000.00
100-1565-531220	ENERGY NATURAL GAS	8,000.00	7,812.42	750.84	8,563.26
100-1565-531230	ENERGY ELECTRICITY	43,000.00	45,002.21	1,569.70	46,571.91
		978,460.00	1,100,322.49	-99,333.79	1,100,757.05
100-3900-000000	DEPARTMENT: ANIMAL CONTROL	0	0	0	
100-3900-523600	DUES & FEES	500.00	100.00	400.00	100.00
100-3900-531100	SUPPLIES	1,000.00	33.56	988.93	35.00
		1,500.00	133.56	1,388.93	135.00
100-4200-000000	DEPARTMENT: ROADS	0	0	0	
100-4200-511000	SALARIES	228,980.00	248,329.33	-19,191.13	229,138.20
100-4200-512100	GROUP INSURANCE-HEALTH LIFE DEI	74,970.00	67,471.27	7,498.73	74,970.00
100-4200-512200	TAXES: SUTA, FICA, FUTA	17,517.00	18,695.52	-1,178.52	17,517.00
100-4200-512400	RETIREMENT CONTRIBUTIONS	3,300.00	4,235.71	-935.71	3,300.00
100-4200-512700	WORKERS COMP	16,000.00	11,508.50	14,662.50	26,171.00
100-4200-521200	PROFESSIONAL LEGAL	7,500.00	1,608.50	7,220.42	8,828.92
100-4200-521202	PROFESSIONAL ENGINEERING	4,500.00	1,223.90	3,276.10	4,500.00
100-4200-521300	TECHNICAL SERVICES	7,000.00	12,620.90	-5,620.90	7,000.00
100-4200-522110	GARBAGE SERVICES	1,200.00	961.61	238.39	1,200.00
100-4200-522140	STREET SWEEPING/GROUNDSUP	12,600.00	13,500.00	900.00	14,400.00
100-4200-522200	REPAIRS & MAINTENANCE	52,000.00	16,030.36	36,768.42	45,392.78
100-4200-523200	COMMUNICATIONS	5,000.00	4,295.87	824.13	5,120.00

100-4200-523400	PRINTING AND BINDING	100.00	176.90	-76.90	100.00
100-4200-523500	TRAVEL	2,000.00	644.00	1,356.00	2,000.00
100-4200-523600	DUES & FEES	1,500.00	1,865.02	-352.03	1,512.99
100-4200-523700	EDUCATION & TRAINING	1,500.00	1,245.00	255.00	1,500.00
100-4200-523910	UNIFORM SERVICE	2,500.00	2,161.62	600.13	2,761.75
100-4200-531100	SUPPLIES	17,500.00	17,762.08	1,567.70	19,329.78
100-4200-531230	ENERGY ELECTRICITY	40,000.00	45,291.82	-1,973.88	43,317.94
100-4200-531240	ENERGY BOTTLED GAS	500.00	1,271.90	-771.90	500.00
100-4200-531270	ENERGY GASOLINE/DIESEL	6,350.00	6,281.26	471.43	6,752.69
100-4200-531300	FOOD	0.00	140.00	-140.00	0.00
100-4200-541400	INFRASTRUCTURE-GDOT LMIG	35,000.00	72,991.75	-37,991.75	35,000.00
		537,517.00	550,312.82	7,406.23	550,313.05
100-6200-000000	DEPARTMENT: PARKS	0	0	0	
100-6200-522200	REPAIRS & MAINTENANCE	17,000.00	54,617.39	-37,617.39	54,000.00
100-6200-531100	SUPPLIES	12,000.00	50,683.91	-38,274.63	50,000.00
100-6200-531230	ENERGY ELECTRICTY	18,000.00	9,067.72	9,844.85	18,912.57
100-6200-541200	CAPITAL OUTLAY - SITE IMPROVEMEI	0	0	0	0
100-6200-542100	CAPITAL OUTLAY - PARKS	0.00	367,686.96	-322,642.84	360,000.00
		47,000.00	482,055.98	-388,690.01	482,912.57
100-7400-000000	DEPARTMENT: PLANNING & ZONING	0	0	0	
100-7400-511000	SALARIES	144,127.00	163,458.08	-19,331.08	165,000.00
100-7400-512100	GROUP INSURANCE-HEALTH LIFE DEI	36,168.00	44,243.69	-8,075.69	39,468.00
100-7400-512200	TAXES: SUTA, FICA, FUTA	11,026.00	12,297.99	-1,271.99	11,026.00
100-7400-512400	RETIREMENT CONTRIBUTIONS	2,800.00	4,235.76	-1,435.76	2,800.00
100-7400-512700	WORKERS COMP	0.00	4,088.00	-4,088.00	5,000.00
100-7400-521200	PROFESSIONAL LEGAL	40,000.00	39,560.86	1,566.60	41,127.46
100-7400-521202	PROFESSIONAL ENGINEERING	1,500.00	11,393.78	-4,134.03	12,000.00
100-7400-521203	PROFESSIONAL OTHER	16,500.00	14,341.50	3,308.50	17,650.00
100-7400-521300	TECHNICAL SERVICES	9,000.00	11,043.70	-2,043.70	9,000.00
100-7400-522200	REPAIRS & MAINTENANCE	1,000.00	434.65	565.35	1,000.00
100-7400-522320	RENTAL EQUIPMENT	1,400.00	3,804.06	-2,334.06	1,470.00
100-7400-523200	COMMUNICATIONS	4,700.00	4,072.35	747.65	4,820.00
100-7400-523300	ADVERTISING	1,250.00	1,448.86	-198.86	1,250.00
100-7400-523400	PRINTING AND BINDING	100.00	288.40	-188.40	100.00

100-7400-523500	TRAVEL	3,000.00	685.80	2,314.20	3,000.00
100-7400-523600	DUES & FEES	2,250.00	2,619.87	-369.87	2,250.00
100-7400-523700	EDUCATION & TRAINING	3,500.00	2,628.85	871.15	3,500.00
100-7400-523800	LICENSES	400.00	530.00	-130.00	400.00
100-7400-523910	UNIFORMS	1,000.00	608.99	391.01	1,000.00
100-7400-531100	SUPPLIES	5,000.00	6,483.51	-1,336.87	6,500.00
100-7400-531270	ENERGY GASOLINE/DIESEL	1,000.00	1,366.52	-312.92	1,353.60
100-7400-541400	CAPITAL - PROPERTY (VEHICLE)	0.00	0	0.00	0.00
		285,721.00	329,635.22	-35,486.77	329,715.06
100-7500-000000	DEPARTMENT: DDA	0	0	0	
100-7540-572000	PMTS TO OTHER AGENCY (Chamber)	12,000.00	12,000.00	0.00	12,000.00
100-7550-531000	PMTS TO OTHER AGENCY (DDA)	17,500.00	25,000.00	-7,500.00	25,000.00
		29,500.00	37,000.00	-7,500.00	37,000.00
	GENERAL FUND Expenditure Total	1,879,698.00	2,499,460.07	-522,215.41	2,500,832.73
275-0000-000000	HOTEL/MOTEL TAX	0	0	0	
275-7540-572000	PMTS TO OTHER AGENCY (Chamber)	4,000.00	5,675.22	-173.65	5,675.00
	HOTEL/MOTEL FUND Expenditure Total	4,000.00	5,675.22	-173.65	
285-0000-000000	DOWNTOWN DEVELOPMENT AUTHC	0	0	0	
285-7500-000000	DDA EXPENDITURES	0	0	0	
285-7500-521200	PROFESSIONAL LEGAL	2,000.00	3,424.81	-1,424.81	3,425.00
285-7500-521201	PROFESSIONAL ACCOUNTING	1,200.00	0	1,200.00	0
285-7500-521203	PROFESSIONAL OTHER	2,400.00	0	2,400.00	0
285-7500-523300	ADVERTISING	200.00	0	200.00	0
285-7500-523700	EDUCATION & TRAINING	1,200.00	0	1,200.00	0
285-7500-531000	FIREWORKS PURCHASE	10,000.00	0	10,000.00	0
285-7500-531100	SUPPLIES	500.00	0	500.00	0
285-7500-540000	GRANT DISBURSEMENTS	25,000.00	25,000.00	0.00	25,000.00
	DOWNTOWN DEVELOPMENT AUTHC	42,500.00	28,424.81	14,075.19	28,425.00
320-0000-000000	SPLOST VI FUND	0	0	0	
320-1000-541300	CAPITAL OUTLAY - CITY HALL ACQUIS	680,000.00	692,341.50	-439.25	691,902.00
320-4200-541400	CAPITAL OUTLAY - ROADS AND SIDEV	375,750.00	127,468.79	248,281.21	127,500.00

320-4200-542000	CAPITAL OUTLAY - PUBLIC WORKS EC	0.00	7,541.95	-7,541.95	7,500.00
320-4300-541400	CAPITAL OUTLAY - SEWER PROJECTS	0.00	0	0.00	0.00
320-4400-541400	CAPITAL OUTLAY - WATER PROJECTS	0.00	0	0.00	0.00
320-5400-740001		0	0	0	0.00
320-5400-740002	TRANSFER TO WATER/SEWER FUND	0	0	0	0.00
320-5400-740003	TRANSFER W/S FUND	0	0	0	0.00
320-6000-541000	CAPITAL OUTLAY - FARMERS MARKE	9,000.00	9,034.49	-34.49	9,034.49
320-6200-541200	CAPITAL OUTLAY - PARKS AND RECRE	0.00	63,396.90	-63,396.90	63,000.00
SPLOST VI FUND Expenditure Total		1,064,750.00	899,783.63	176,868.62	898,936.49

SPLOST V FUND Expenditure Total		0.00	0.00	0.00	0.00
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505-0000-000000	ENTERPRISE FUND	0	0	0	
505-4300-000000	DEPARTMENT: SEWER	0	0	0	
505-4300-511000	SALARIES	148,701.00	138,598.28	10,102.72	139,000.00
505-4300-512100	GROUP INSURANCE-HEALTH LIFE DEI	42,528.00	40,604.82	1,923.18	41,000.00
505-4300-512200	TAXES: SUTA, FICA, FUTA	11,376.00	10,872.12	503.88	11,376.00
505-4300-512400	RETIREMENT CONTRIBUTIONS	8,500.00	12,856.02	-4,356.02	8,500.00
505-4300-512700	WORKERS COMP	6,500.00	6,009.24	2,045.76	8,055.00
505-4300-521200	PROFESSIONAL LEGAL	3,000.00	3,544.32	-48.07	3,496.25
505-4300-521201	PROFESSIONAL ACCOUNTING	12,000.00	13,043.33	-1,043.33	12,000.00
505-4300-521202	PROFESSIONAL ENGINEERING	40,000.00	27,813.45	23,480.49	28,000.00
505-4300-521203	PROFESSIONAL OTHER	15,000.00	12,188.23	2,889.27	12,000.00
505-4300-521300	TECHNICAL SERVICES	14,000.00	12,118.95	1,961.05	12,000.00
505-4300-521315	TECHNICAL SERVICES: ENVIR MGMT	40,000.00	79,337.70	-34,983.20	44,354.50
505-4300-522110	GARBAGE SERVICES	7,500.00	8,528.83	-1,028.83	7,500.00
505-4300-522200	REPAIRS & MAINTENANCE	55,000.00	56,399.28	-1,399.28	55,000.00
505-4300-523100	INSURANCE OTHER THAN EMPL	12,500.00	14,264.33	-1,764.33	12,500.00
505-4300-523200	COMMUNICATIONS	6,000.00	8,013.50	-1,950.18	6,063.32
505-4300-523215	POSTAGE / MAIL BILLS	2,200.00	2,910.43	-710.43	2,200.00
505-4300-523300	ADVERTISING	350.00	1,203.13	-853.13	350.00
505-4300-523400	PRINTING AND BINDING	1,200.00	1,086.40	113.60	1,200.00
505-4300-523500	TRAVEL	1,000.00	100.00	900.00	1,000.00
505-4300-523600	DUES & FEES	4,000.00	4,525.25	-525.25	4,000.00

505-4300-523700	EDUCATION & TRAINING	2,000.00	911.00	1,089.00	2,000.00
505-4300-523800	LICENSES	100.00	0	100.00	100.00
505-4300-523910	UNIFORM SERVICE	1,500.00	796.96	703.04	1,500.00
505-4300-531100	SUPPLIES	30,000.00	20,121.86	10,431.00	21,000.00
505-4300-531230	ENERGY ELECTRICITY	116,000.00	110,727.90	13,964.66	111,000.00
505-4300-531240	ENERGY BOTTLED GAS	1,000.00	1,271.88	-271.88	1,000.00
505-4300-531270	ENERGY GASOLINE/DIESEL	4,500.00	4,467.73	296.02	4,763.75
505-4300-531300	FOOD	1,000.00	190.00	810.00	1,000.00
505-4300-561000	DEPRECIATION	428,000.00	322,911.96	105,088.04	370,000.00
505-4300-582104	INTEREST BOND 2014	50,000.00	46,334.62	3,665.38	50,000.00
505-4400-000000	DEPARTMENT: WATER	0	0	0	0
505-4400-511000	SALARIES	148,701.00	138,748.29	9,952.71	148,701.00
505-4400-512100	GROUP INSURANCE-HEALTH LIFE DEI	42,528.00	40,604.75	1,923.25	42,528.00
505-4400-512200	TAXES: SUTA, FICA, FUTA	11,376.00	10,872.13	503.87	11,376.00
505-4400-512400	RETIREMENT CONTRIBUTIONS	8,500.00	12,856.02	-4,356.02	8,500.00
505-4400-512700	WORKERS COMP	6,200.00	6,508.99	1,246.01	7,755.00
505-4400-521200	PROFESSIONAL LEGAL	4,000.00	8,617.83	-3,022.08	5,595.75
505-4400-521201	PROFESSIONAL ACCOUNTING	12,000.00	13,043.33	-1,043.33	12,000.00
505-4400-521202	PROFESSIONAL ENGINEERING	7,000.00	33,393.20	-21,965.93	11,427.27
505-4400-521203	PROFESSIONAL OTHER	5,000.00	18,998.11	-13,998.11	5,000.00
505-4400-521300	TECHNICAL SERVICES	12,000.00	11,068.95	2,534.18	13,603.13
505-4400-522110	GARBAGE SERVICES	1,000.00	1,405.56	-405.56	1,000.00
505-4400-522200	REPAIRS & MAINTENANCE	25,000.00	51,127.37	-26,127.37	25,000.00
505-4400-522320	RENTAL EQUIP. OR VEHICLES	1,200.00	1,380.15	95.88	1,476.03
505-4400-523100	INSURANCE OTHER THAN EMPL	13,000.00	14,264.33	-1,264.33	13,000.00
505-4400-523200	COMMUNICATIONS	8,000.00	8,104.12	-23.07	8,081.05
505-4400-523215	POSTAGE / MAIL BILLS	2,200.00	2,910.44	-710.44	2,200.00
505-4400-523300	ADVERTISING	650.00	1,254.58	-604.58	650.00
505-4400-523400	PRINTING AND BINDING	1,100.00	1,086.40	13.60	1,100.00
505-4400-523500	TRAVEL	1,000.00	100.00	900.00	1,000.00
505-4400-523600	DUES & FEES	12,000.00	8,990.68	3,009.32	12,000.00
505-4400-523700	EDUCATION & TRAINING	4,000.00	1,187.00	2,813.00	4,000.00
505-4400-523800	LICENSES	500.00	0	500.00	500.00
505-4400-523910	UNIFORM SERVICE	1,500.00	796.94	703.06	1,500.00

505-4400-531100	SUPPLIES	45,000.00	64,731.13	-19,107.89	45,623.24
505-4400-531115	SUPPLIES: CHEMICALS WATER	32,500.00	30,162.98	6,083.94	36,246.92
505-4400-531230	ENERGY ELECTRICITY	18,000.00	21,129.67	-2,422.13	18,707.54
505-4400-531240	ENERGY BOTTLED GAS	950.00	1,271.88	-321.88	950.00
505-4400-531270	ENERGY GASOLINE/DIESEL	4,500.00	3,847.57	916.18	4,763.75
505-4400-531300	FOOD	1,000.00	90.00	910.00	1,000.00
505-4400-561000	DEPRECIATION	146,000.00	90,104.04	55,895.96	146,000.00
505-4400-582104	INTEREST BOND 2014	37,450.00	37,268.65	181.35	37,450.00
505-5400-750002	SPLOST TRANSFER	0	0	0	0
ENTERPRISE FUND Expenditure Total		1,679,310.00	1,597,676.61	123,942.75	1,600,693.50
530-0000-000000	CAPITAL OUTLAY	0	0	0	29,505
530-4300-541400	CAPITAL OUTLAY - SEWER	800,000.00	165,461.14	634,538.86	167,000.00
530-4400-541400	CAPITAL OUTLAY - WATER	200,000.00	334,820.50	-1,038.00	334,000.00
ENTERPRISE PROJECTS FUND Expenditure Total		1,000,000.00	500,281.64	633,500.86	530,505
540-0000-000000	SOLID WASTE & RECYCLING	0	0	0	
540-4310-000000	DEPARTMENT: GARBAGE	0	0	0	
540-4310-522110	GARBAGE SERVICES	173,946.00	189,392.10	-15,446.10	190,000.00
540-4310-523300	ADVERTISING	200.00	0	200.00	0
540-4310-531100	SUPPLIES	29,354.00	30,645.00	-1,291.00	31,000.00
GARBAGE FUND Expenditure Total		203,500.00	220,037.10	-16,537.10	221,000.00
					2,352,198.50
790-0000-000000	CEMETERY	0	0	0	
790-4950-000000	DEPARTMENT: CEMETERY	0	0	0	
790-4950-521202	PROFESSIONAL ENGINEERING	0.00	0	0.00	
790-4950-522200	REPAIRS & MAINTENANCE	11,000.00	5,160.00	6,270.00	5,200.00
790-4950-523600	DUES & FEES	200.00	275.00	-75.00	275.00
790-4950-531100	SUPPLIES	6,800.00	0	6,800.00	0
790-4950-542500	CAP. OUTLAY OTHER EQUIPMT	0.00	0	0.00	0
CEMETARY FUND Expenditure Total		18,000.00	5,435.00	12,995.00	5,475.00

Changed line items

<u>Project</u>	<u>Original Budget</u>	<u>Current Project Budget</u>	<u>Prior Year Project to Date</u>	<u>Current Year</u>	<u>Total</u>	<u>Percent Complete</u>
SPLOST # 6						
Road, Streets, Bridges and Sidewalks	\$ 1,250,000	\$ 1,250,000	\$ 504,738	\$ 127,469	\$ 632,207	50.58%
Water and Sewer Projects	2,750,000	750,000	313,313	-	313,313	41.78%
Park and Recreation Facilities	2,250,000	2,706,657	2,373,125	63,397	2,436,522	90.02%
Farmers Market Facility	1,000,000	1,127,199	1,071,402	9,034	1,080,436	95.85%
Public Works Facility and Equipment	400,000	400,000	284,559	7,542	292,101	73.03%
City Hall Acquisition	2,000,000	2,000,000	1,346,856	692,342	2,039,198	101.96%
Total All SPLOST Projects	\$ 9,650,000	\$ 8,233,856	\$ 5,893,993	\$ 899,784	\$ 6,793,777	82.51%

Budget revision	\$ 1,250,000	\$ 1,328,391	\$ 504,738	\$ 127,469	\$ 632,207	Left to spend 696,184.00
	2,750,000	350,000	313,313	-	313,313	33,500.00
	2,250,000	2,450,000	2,373,125	63,397	2,436,522	13,000.00
	1,000,000	1,138,186	1,071,402	9,034	1,080,436	57,750.00
	400,000	342,000	284,559	7,542	292,101	49,900.00
	2,000,000	2,039,200	1,346,856	692,342	2,039,198	-
	\$ 9,650,000	\$ 7,647,777	\$ 5,893,993	\$ 899,784	\$ 6,793,777	850,334.00
FDR, Paving		351,735.04				
Allen St sidewalk		190,244.50				
Carter Property		57,750.00				
PW truck		49,900.00				
		649,629.54				



DAWSONVILLE CITY COUNCIL
EXECUTIVE SUMMARY FOR
AGENDA ITEM # 15

SUBJECT: DAWSONVILLE HISTORY MUSEUM BOARD OF DIRECTORS – REQUEST
ADDITIONAL DIRECTORS

CITY COUNCIL MEETING DATE: 10/04/2021

BUDGET INFORMATION: GL ACCOUNT # _____

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

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

PURPOSE FOR REQUEST:

**TO REQUEST APPROVAL TO APPROVE RESOLUTION TO ADD TWO ADDITIONAL DIRECTORS TO
THE DAWSONVILLE HISTORY MUSEUM BOARD OF DIRECTORS**

HISTORY/ FACTS / ISSUES:

- **CURRENT BOARD OF DIRECTORS TOTAL 9 MEMBERS**
- **REQUEST FROM BOD TO INCREASE THEIR DIRECTORS BY 2**
- **BYLAWS STATE:**

Section 3.2. Number. The Board of Directors shall consist of not less than three (3) persons and not more than twenty-one (21) persons. The Board shall include as its Directors the acting Mayor of the City of Dawsonville (or the Mayor's designee) and City Clerk for the City of Dawsonville (or the City Clerk's designee). The number of Directors may be increased or decreased from time to time by a resolution of the City Council of Dawsonville.

OPTIONS:

RECOMMENDED SAMPLE MOTION:

REQUESTED BY: Mike Eason, Mayor

RESOLUTION R2021-06

**A RESOLUTION OF THE CITY OF DAWSONVILLE TO
INCREASE THE NUMBER OF DIRECTORS FOR THE DAWSONVILLE
HISTORY MUSEUM BOARD OF DIRECTORS**

WHEREAS, the Dawsonville History Museum Board of Directors (hereinafter referred to as the “Board) is governed by their bylaws which were adopted in order to fulfill the objectives of the Corporation; and

WHEREAS, Article III, Section 3.2 of the bylaws provide the Board of Directors shall consist of not less than three (3) persons and not more than twenty-one (21) persons. The Board shall include as its Directors the acting Mayor of the City of Dawsonville (or the Mayor’s designed) and City Clerk for the City of Dawsonville (or the City Clerk’s designee). The number of Directors may be increased or decreased from time to time by a resolution of the City Council of Dawsonville; and

WHEREAS, the current number of the Directors is nine (9), including the Mayor and City Clerk; and

WHEREAS, the Board voted unanimously at their September 21, 2021 Board meeting to request an increase to the number of the Directors by two (2).

NOW, THEREFORE, BE IT RESOLVED THAT, the Dawsonville City Council hereby increases the number of Directors for the Board from nine (9) Directors to eleven (11) Directors and the candidates nominated and appointed will serve a term of three (3) years.

SO RESOLVED this 4th day of October, 2021.

**MAYOR AND DAWSONVILLE CITY
COUNCIL**

By: _____

Mike Eason, Mayor

Caleb Phillips, Councilmember Post 1

William Illg, Councilmember Post 2

John Walden, Councilmember Post 3

Mark French, Councilmember Post 4

ATTESTED TO BY:

Beverly A. Banister, City Clerk

DRAFT



DAWSONVILLE CITY COUNCIL EXECUTIVE SUMMARY FOR AGENDA ITEM # 16

SUBJECT: EMERGENCY FIRE FLOW UPGRADE

CITY COUNCIL MEETING DATE: 10/04/2021

BUDGET INFORMATION: GL ACCOUNT # _____

Funds Available from: _____ Annual Budget Capital Budget Other SPLOST VII

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

PURPOSE FOR REQUEST:

To obtain emergency approval for increasing pipe diameter along Perimeter Road south of Hwy 53 to the high school. Work will be done by our approved emergency contractor Townley Construction. Work will increase fire flow rates at all five hydrants currently serving the high school to above 1,000 GPM. This is time critical with the scheduled expansion at the facility to include an agriculture center and additional athletic facilities, and additional fire hydrants. This will improve fire flows throughout this area of Perimeter Road. Estimate from contractor is \$131,690.00 including purchase of 1,680' of DIP at a cost of \$78,120.00. There will be an estimated \$15,000.00 in engineering fees and permit fees to GDOT for boring under Hwy 53 and EPD for expansion of waterline. Staff have found a vendor to purchase the 8" DIP from at a savings of \$24,835.60. This savings will be used to cover engineering and permitting fees. Funds will come from Enterprise Capital or SPLOST VI savings.

HISTORY/ FACTS / ISSUES

In 2018, the state law changed regarding required fire flows increasing the flow rates to a minimum of 1,000 to 1,500 GPM. We have areas in the city that do not meet that requirement. We have an engineering firm developing water flow models. The fire flows at the Dawson County High School are the city's top priority for increasing fire flows. Of the five fire hydrants serving that complex only one meets the required 1,000 GPM. See included fire flow model.

OPTIONS:

- 1 – Upgrade fire flow to meet state requirement.
 - 2 – Fail to meet state requirement.
-

RECOMMENDED SAMPLE MOTION:

Motion to approve emergency work not to exceed \$131,690.00 for engineering, permitting and construction to upgrade pipe diameter and increase fire flows to meet state requirement.

DEPARTMENT: Utilities

REQUESTED BY: Jacob Barr


CIVIL ENGINEERING CONSULTANTS, INC.
 Civil & Environmental Engineering

September 22, 2021

Mr. Bob Bolz
 City Manager
 City of Dawsonville
 415 Highway 53 East, Suite 100
 Dawsonville, GA

RE: Water Model results for Perimeter Road, City of Dawsonville, Georgia

Dear Mr. Bolz:

On Monday, September 20, 2021, Civil Engineering Consultants, Inc. (CEC) performed one (1) fire hydrant flow test on the intersection of Hwy 9 and Perimeter Road and one (1) fire hydrant flow test at Dawson County High School. The results of the test are given in the table below. The flows at 20 psi represent a decreased Hydraulic Grade Line (HGL) of 5 psi to simulate periods of high sustained demand.

Table 1 – Existing Fire Hydrant Flow Results #1

Location: Dawson County High School	
Test Made by: Scott Madsen	Date: 09-20-2021 Time: 3:33 pm
Representative of: CEC	Water System Owner: City of Dawsonville
Water Main Size: 8-inch	Witness: Dawsonville Water Department
Static Pressure: 45 psi	Residual Pressure: 43 psi
Pitot Pressure: 20 psi	Flow: 750 gpm
Size Nozzle: 1 @ 2.5"	Flow at residual pressure of 20 psi: 989 gpm

Table 2 – Existing Fire Hydrant Flow Results #2

Location: Intersection of Hwy 9 and Perimeter Road	
Test Made by: Scott Madsen	Date: 09-20-2021 Time: 3:56 pm
Representative of: CEC	Water System Owner: City of Dawsonville
Water Main Size: 8-inch	Witness: Dawsonville Water Department
Static Pressure: 47 psi	Residual Pressure: 43 psi
Pitot Pressure: 34 psi	Flow: 978 gpm
Size Nozzle: 1 @ 2.5"	Flow at residual pressure of 20 psi: 2,456 gpm

Civil Engineering Consultants, Inc. (CEC) developed this Water Model using the computer software program WaterCAD and from the results of two fire flow tests above. In the model CEC lowered the level in the water source to an HGL of 1,500.00 MSL (approximately 5 psi decrease) for Tank #1 and #2 to simulate periods of sustained heavy demand. The actual field measurements were conducted when the water source had an HGL of 1,511.95 (45 psi) MSL for Tank #1 and an HGL of 1,510.57 (47 psi) MSL for Tank #2. CEC modeled the existing water systems to the water sources with equivalent lengths of 8-inch PVC along Perimeter Road.

The elevations used for junctions and fire hydrants were determined from the Dawson County GIS system. The fire hydrant outlet elevations are assumed to be two feet above finished grade. Each fire hydrant location is assumed to include 10 feet of 6" ductile iron pipe and a friction factor "k" value of 2, covering exit losses, bends and valves. The elevation for each junction in the water model was assumed to be four feet below the existing grade to allow for sufficient cover. For example, an existing grade of 1400.00 at a junction location is modeled as having an elevation of 1396.00.

Based on the assumptions described above, the results of the fire flow modeling are presented in the tables below. Table 3 shows the results for the existing water system. Table 4 shows the results with 1,660 feet of proposed 8-inch PVC along Perimeter Road. Site maps and modeling data can be found in the attachments. Previous experience has shown that flow verification tests of modeled fire hydrants can vary +/- 200 gpm. The reason for the flow differences is typically due to off-site water usage characteristics (time of day, sprinkler, etc.) at the time of the verification tests.

Table 3 – Water Model Results for the Existing Water System

Hydrant Label	Available Fire Flow (gpm)
1206 DCHS @ Field House	1,031
1207 DCHS - Front - A Side	956
1210 DCHS @ FDC	845
1362 Farmington Circle (Test Hydrant)	938
DCHS @ Performing Arts Center	997
DCHS @ Vocational Wing	904

Table 4 – Water Model Results with 1,660 feet of proposed 8-inch PVC

Hydrant Label	Available Fire Flow (gpm)
1206 DCHS @ Field House	1,423
1207 DCHS - Front - A Side	1,353
1210 DCHS @ FDC	1,093
1362 Farmington Circle (Test Hydrant)	1,468
DCHS @ Performing Arts Center	1,409
DCHS @ Vocational Wing	1,203

Mr. Bolz
September 22, 2021
Page 3 of 3

If you need any additional information, please call us.

Very truly yours,
CIVIL ENGINEERING CONSULTANTS, Inc.



C.K. Butterfield, P.E.
Senior Design Engineer



Enclosures: Fire Flow Tests Data Logger
Site Sketch
Water Model Data

Perimeter Road City of Dawsonville Water Model Report 09-21-2021.docx

TOWNLEY CONSTRUCTION COMPANY INC

1061 WARHILL PARK ROAD
 DAWSONVILLE, GA 30534

Voice: 706-216-2387
 Fax: 706-216-4277

QUOTATION

Quote Number: 115854
 Quote Date: Sep 8, 2021
 Page: 1

Quoted To:
CITY OF DAWSONVILLE 415 Hwy 53 East #100 DAWSONVILLE, GA 30534

Job Name:
Perimeter Road

Customer ID	Good Thru	Payment Terms	Sales Rep
CITY	10/8/21	Net 15 Days	

Quantity	Item	Description	Unit Price	Amount
1,680.00	Linear Feet	8" DIP	46.50	78,120.00
60.00	Linear Feet	16" Casing & Bore	370.00	22,200.00
1.00	Each	8"x8" Tapping Valve	4,900.00	4,900.00
6.00	Each	8" 45° Bend	565.00	3,390.00
30.00	Linear Feet	8" Free Bore	100.00	3,000.00
1,680.00	Linear Feet	Grassing	2.00	3,360.00
2.00	Each	Fire4 Hydrant	5,620.00	11,240.00
1.00	Each	Tie To Existing Pipe	1,500.00	1,500.00
1.00	Each	Concrete Blocking	2,300.00	2,300.00
1.00	Each	Testing	1,680.00	1,680.00

****Due To Continous Unforeseen Material Price Changes, Quotes Must Be Excepted Within 10 Days.
 Quotes Not Accepted Within 10 Days, Must Be Re-Quoted. Prices Are Not Guaranteed After 10 Days From Initial Quote.

 Singnature Line

To Accept This Quote, Please Sign and Return To: office@townleyco.com

If you have any questions please contact:

Jackie Townley @ 678-776-3299
 Chuck Matheson @ 678-410-2871

Subtotal	131,690.00
Sales Tax	
TOTAL	131,690.00

Larry Clay @ 770-990-0393



FEL-GEORGIA WATERWORKS #554
 4655 BUFORD HIGHWAY
 NORCROSS, GA 30071-2810

Phone: 770-248-9037
 Fax: 770-840-9867

Deliver To: From: Bob Mcwhorter Comments:

08:46:58 SEP 29 2021

FEL-GEORGIA WATERWORKS #554

Price Quotation
 Phone: 770-248-9037
 Fax: 770-840-9867

Bid No: B535902
 Bid Date: 09/29/21
 Quoted By: BM

Cust Phone: 706-265-3256
 Terms: NET 10TH PROX

Customer: CITY OF DAWSONVILLE
 415 HIGHWAY 53 EAST
 DAWSONVILLE, GA 30534

Ship To: CITY OF DAWSONVILLE
 415 HIGHWAY 53 EAST
 DAWSONVILLE, GA 30534

Cust PO#: JACOB BARR

Job Name: 8 CL350

Item	Description	Quantity	Net Price	UM	Total
AFT350PX	8 CL350 CL DI FASTITE PIPE	1800	25.950	FT	46710.00
MJSTLAXU	8X6 MJ C153 SWWL TEE L/A	2	245.850	EA	491.70
SSLDEP8	8 DI MJ WDG REST GLND PK *ONELOK	4	67.140	EA	268.56
AFC2506MMLAOL	6 DI MJ RW OL GATE VLV L/A	2	582.920	EA	1165.84
PSVB562SW	2PC SCRW 16T/24B COMP CI VLV BX WTR	2	85.000	EA	170.00
GWU1001	24X24 CNCRT VLV PAD	2	16.620	EA	33.24
MJSHAU13	6X13 MJ C153 SWWL X SOL HYD ADPT	2	193.600	EA	387.20
AFCB84BLAOLP	5-1/4 VO B84B HYD 4'0 OL L/A	2	1943.460	EA	3886.92
IMJBGPU	6 MJ C153 BLT GSKT PK L/ GLAND	6	28.490	EA	170.94
Net Total:					\$53284.40
Tax:					\$0.00
Freight:					\$0.00
Total:					\$53284.40

Quoted prices are based upon receipt of the total quantity for immediate shipment (48 hours). SHIPMENTS BEYOND 48 HOURS SHALL BE AT THE PRICE IN EFFECT AT TIME OF SHIPMENT UNLESS NOTED OTHERWISE. QUOTES FOR PRODUCTS SHIPPED FOR RESALE ARE NOT FIRM UNLESS NOTED OTHERWISE.

CONTACT YOUR SALES REPRESENTATIVE IMMEDIATELY FOR ASSISTANCE WITH DBE/MBE/WBE/SMALL BUSINESS REQUIREMENTS.

Seller not responsible for delays, lack of product or increase of pricing due to causes beyond our control, and/or based upon Local, State and Federal laws governing type of products that can be sold or put into commerce. This Quote is offered contingent upon the Buyer's acceptance of Seller's terms and conditions, which are incorporated by reference and found either following this document, or on the web at <https://www.ferguson.com/content/website-info/terms-of-sale>
 Govt Buyers: All items are open market unless noted otherwise.

LEAD LAW WARNING: It is illegal to install products that are not "lead free" in accordance with US Federal or other applicable law in potable water systems anticipated for human consumption. Products with *NP in the description are NOT lead free and can only be installed in non-potable applications. Buyer is solely responsible for product selection.



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<https://survey.medallia.com/?bidsorder&fc=554&on=42069>



DAWSONVILLE CITY COUNCIL EXECUTIVE SUMMARY FOR AGENDA ITEM # 17

SUBJECT: MAPLE HILL DRIVE DETENTION POND

CITY COUNCIL MEETING DATE: 10/04/2021

PURPOSE FOR REQUEST:

TO CONSIDER OPTION(S) PROVIDED BY LEGAL TO RESOLVE THIS REQUEST

HISTORY/ FACTS / ISSUES:

- **PRESENTED AT THE 09/20/2021 WORK SESSION**

Gary & Katelyn Gravitt and James & Julie Morgan have petitioned the city to perform permanent maintenance of the detention pond at 80 and 91 Maple Hill Drive.

- Detention pond was constructed in 2003.
 - Morgan's purchased property in 2003.
 - Gravitt's purchased property in 2017.
 - Subdivision does not have a dedicated HOA.
 - Detention pond serves all 13 lots.
 - Planning Department searched council minutes and found no official dedication to the city.
 - Storm water Ordinance Chapter 107-195 allows the city to do maintenance work and issue a lien on property.
-

OPTIONS:

RECOMMENDED SAMPLE MOTION:

DEPARTMENT: Planning and Zoning

REQUESTED BY: David Picklesimer

415 Highway 53 E. Suite 100
Dawsonville, Georgia 30534



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

Date: September 13, 2021

To: Mayor Mike Eason
& City of Dawsonville Council

Reference: Maple Hill Subdivision Detention Pond

Mr. Mayor and Council,

The Planning Department has received a request from 80 and 91 Maple Hill drive property owners requesting the Maple Hill subdivision detention pond maintenance be permanently maintained by the City of Dawsonville. City code chapter 107 Stormwater Management Sec 107-191 Maintenance Responsibility allows the city, in lieu of an inspection and maintenance agreement and covenant, may accept dedication of any existing or future stormwater management facility or BMP for maintenance, provided such facility or BMP meets all the requirements of this chapter, is in proper working order at the time of dedication, and includes adequate and perpetual access and sufficient area for inspection and regular maintenance. Such adequate and perpetual access shall be accomplished by granting of an easement to the city or through fee simple dedication to the city. See the timeline listed below.

- 4/13/21 detention pond inspection check list sent to each property owner.
- 5/18/21 property owners received certified mail with detention pond inspection check list.
- 6/3/21 City obtained three estimates to perform corrective action work.
- 9/1/21 sent both property owners notice of penalties letter.
- 9/8/21 received letters from both property owners requesting the city to maintain the detention pond.


David Picklesimer
Planning Director

415 Highway 53 E. Suite 100
Dawsonville, Georgia 30534



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

Stormwater Detention Pond Inspection Check list

Date: 4/13/2021

Location: Maple Hill Dr.

Inspector: Clay Moss

Please address the items marked with X:

- Remove trees within access easement
- Remove trees within pond limits
- Remove trees located on pond slopes
- Remove trees located on pond dam
- Repair fence
- Repair fence gate and closure
- Repair emergency spillway
- Repair water quality device
- Grout outlet control structure riser seams inside and outside
- Grout outlet control structure pipe joint
- Remove sediments below flow line at each outlet headwall
- Repair embankment, slope
- Repair reels and or eroded areas
- Repair and or reinstall outlet headwall rip rap
- Remove excessive sediment in detention pond
- Remove sediment in forebay area exceeding 50% capacity
- Repair concrete wall spalls and cracks

Additional comments: Remove Vegetation and Debris from outlet apron (outside dam)
and install rip rap if needed. Bring rip rap up to flow line
at inlet headwall and secure under headwall where it is washed
out. Clean out debris from half pipe.
Grout pipe joint
Remove vegetation and debris to verify concrete splash pad at outlet.

7019 1640 0001 9716 6431

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Dawsonville, GA 30534

OFFICIAL USE

Certified Mail Fee \$3.60

Extra Services & Fees (check box, add fee \$0.00 min)

Return Receipt (hardcopy) \$2.85

Return Receipt (electronic) \$0.00

Certified Mail Restricted Delivery \$0.00

Adult Signature Required \$0.00

Adult Signature Restricted Delivery \$0.00

Postage \$0.75

Total Postage and Fees \$7.20

Sent To **Gary Gravit & Katelyn Seabolt**

Street and Apt. No., or P.O. Box No. **30 Maple Hill Dr**

City, State, ZIP+4® **Dawsonville GA 30534**

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

Postmark Here
MAY 17 2021
05/17/2021

SENDER: COMPLETE THIS SECTION

- Complete items 1, 2, and 3.
- Print your name and address on the reverse so that we can return the card to you.
- Attach this card to the back of the mailpiece, or on the front if space permits.

1. Article Addressed to:

**Gary Gravit
Katelyn Seabolt
30 Maple Hill Dr
Dawsonville, GA 30534**

9590 9402 5490 9249 9974 94

2. Article Number (Transfer from service label)
7019 1640 0001 9716 6431

PS Form 3811, July 2015 PSN 7530-02-000-9053

COMPLETE THIS SECTION ON DELIVERY

A. Signature
X R G R A 15 C 19 Agent Addressee

B. Received by (Printed Name) **R G R A 15 C 19**

C. Date of Delivery **5/18/21**

D. Is delivery address different from item 1? Yes No
If YES, enter delivery address below:
**Maple Hill
Dedention**

3. Service Type

Adult Signature Priority Mail Express®

Adult Signature Restricted Delivery Registered Mail™

Certified Mail® Registered Mail Restricted Delivery

Certified Mail Restricted Delivery Return Receipt for Merchandise

Collect on Delivery Signature Confirmation™

Collect on Delivery Restricted Delivery Signature Confirmation Restricted Delivery

Domestic Return Receipt

7019 1640 0001 9716 6424

**U.S. Postal Service™
CERTIFIED MAIL® RECEIPT**
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Dawsonville, GA 30534

OFFICIAL USE

Certified Mail Fee \$3.60

Extra Services & Fees (check box, add fee \$0.00 min)

Return Receipt (hardcopy) \$2.85

Return Receipt (electronic) \$0.00

Certified Mail Restricted Delivery \$0.00

Adult Signature Required \$0.00

Adult Signature Restricted Delivery \$0.00

Postage \$0.75

Total Postage and Fees \$7.20

Sent To **James Douglas**

Street and Apt. No., or P.O. Box No. **91 Maple Hill Dr**

City, State, ZIP+4® **Dawsonville GA 30534**

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

Postmark Here
MAY 17 2021
05/17/2021

SENDER: COMPLETE THIS SECTION

- Complete items 1, 2, and 3.
- Print your name and address on the reverse so that we can return the card to you.
- Attach this card to the back of the mailpiece, or on the front if space permits.

1. Article Addressed to:

**Julie Moorehouse Morgan
James Douglas
91 Maple Hill Dr
Dawsonville, GA 30534**

9590 9402 5491 9249 0000 18

2. Article Number (Transfer from service label)
7019 1640 0001 9716 6424

PS Form 3811, July 2015 PSN 7530-02-000-9053

COMPLETE THIS SECTION ON DELIVERY

A. Signature
X R G R A 15 C 19 Agent Addressee

B. Received by (Printed Name) **R G R A 15 C 19**

C. Date of Delivery **5/18/21**

D. Is delivery address different from item 1? Yes No
If YES, enter delivery address below:
**Dent Pond
Maple Hill**

3. Service Type

Adult Signature Priority Mail Express®

Adult Signature Restricted Delivery Registered Mail™

Certified Mail® Registered Mail Restricted Delivery

Certified Mail Restricted Delivery Return Receipt for Merchandise

Collect on Delivery Signature Confirmation™

Collect on Delivery Restricted Delivery Signature Confirmation Restricted Delivery

Domestic Return Receipt

TOWNLEY CONSTRUCTION COMPANY INC

1061 WARHILL PARK ROAD
 DAWSONVILLE, GA 30534

Voice: 706-216-2387
 Fax: 706-216-4277

QUOTATION

Quote Number: 115790
 Quote Date: May 24, 2021
 Page: 1

Quoted To:
 CITY OF DAWSONVILLE
 415 Hwy 53 East #100
 DAWSONVILLE, GA 30534

Job Name:
 Maple Hill Dr
 Detention Pond

Customer ID	Good Thru	Payment Terms	Sales Rep
CITY	6/23/21	Net 15 Days	

Quantity	Item	Description	Unit Price	Amount
1.00	Lump Sum Cost	Repair Retention Pond To Include: Replacing 300 LF of Fence, Add Rip Rap, Removal of Silt Fence, Clearing, and Grout Pipe Joint	22,000.00	22,000.00

****Due To Continous Unforeseen Material Price Changes, Quotes Must Be Excepted Within 10 Days.
 Quotes Not Accepted Within 10 Days, Must Be Re-Quoted. Prices Are Not Guaranteed After 10 Days From Initial Quote.

Signature Line

To Accept This Quote, Please Sign and Return To: office@townleyco.com

If you have any questions please contact:

Jackie Townley @ 678-776-3299
 Chuck Matheson @ 678-410-2871

Subtotal	22,000.00
Sales Tax	
TOTAL	22,000.00

Larry Clay @ 770-990-0393

6625 Bennett Road
Cumming, GA 30041



678-410-7451
404-803-0083

CITY OF DAWSONVILLE
415 HWY 53 EAST SUITE 100
DAWSONVILLE, GA. 30534
ATTN:MR. CLAY MOSS

3-Jun-21

ESTIMATE: MAPLE HILL DRIVE DETENTION POND CLEAN UP AND REPAIR

DESCRIPTION	TTL QTY	UOM	UNIT PRICE	TOTAL PRICE
POND CLEAN UP AND REPAIR				
MOBILIZE	1	LS	1,500.00	1,500.00
COMPACT TRACK LOADER	16	HR	116.81	1,868.96
MR 88 EXCAVATOR	16	HR	125.00	2,000.00
LABOR	16	HR	275.00	4,400.00
RIP RAP	19	TN	55.00	1,045.00
FENCE REPAIR	1	LS	3,500.00	3,500.00
MATERIALS	1	LS	350.00	350.00
TOTAL :				14,663.96

SCOPE: .REMOVE VEGITATION AND DEBRIS IN/ AROUND POND INSTALL RIP RAP. GROUT PIPE JOINT .
VERIFY SPLASH PAD.
PER INSPECTION LIST DATED 4/13/21 BY CLAY MOSS.

David Picklesimer

From: Israel McKinney <mckinneyisrael@gmail.com>
Sent: Wednesday, May 26, 2021 8:05 AM
To: Israel McKinney
Cc: Clay Moss; David Picklesimer; Bob Bolz; Trampas Hansard
Subject: Re: Maple Hill Dr. detention pond estimate fence repair included

Ground Up Construction

1710 Howser Mill Rd
Dawsonville, Ga 30534
Phone: (229) 457-2979
Email: mckinneyisrael@gmail.com

City Of Dawsonville

Estimate # 000197
Date 05/25/2021

Description

Total

Maple hill detention pond	\$10,050.00
Removal of brush and trees inside fence 6,250.00	
Installing riprap back up to inlet water line and grouting around pipe 2,800.00	
Repairing chain link fence around detention pond 800.00	

Subtotal	\$10,050.00
Total	\$10,050.00

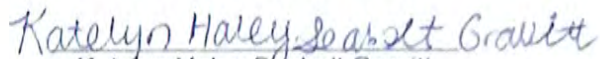
September 8, 2021

To the City of Dawsonville

We have received a notice for the neighborhood retention pond between 80 Maple Hill Dr and 91 Maple Hill Dr for maintenance and repair. We were not aware of our responsibility to maintain this retention pond as the city has done it in the past. So this has come as an unexpected request/expense to us. So since this notice has come we have spoken with our neighbors, the Morgans, at 91 Maple Hill Dr and us nor them are able to afford the costly repairs that are needed. We are currently living paycheck to paycheck and cannot come up with the extra funds needed for these repairs. We are requesting your consideration of our hardship and requesting that the city take up the existing repairs and maintenance needed. The retention pond services eleven other houses in this subdivision not just ours and the Morgans. So we don't agree that the sole responsibility be on these two families. It is a lot of money and repairs to ask of us. We have lived at 80 Maple Hill Dr going on five years and the Morgans have been living at 91 Maple Hill Dr since 2005 and us nor them have never been notified of maintaining it in the past. Thank you for your time. If you need to reach out to us feel free Allen(706)-974-1211 Katelyn (706)974-8630

Allen and Katelyn Gravitt


Gary Allen Gravitt Jr


Katelyn Haley Seabolt Gravitt

September 8, 2021

Mr. Bolz,

I have been made aware that the city is saying my neighbor Mr. Gravitt and my husband and I are responsible for the upkeep of the retention pond located between our two properties. My husband and I live at 91 Maple Hill Drive and my neighbor at 80 Maple Hill Drive. We are two of thirteen houses on a street with no HOA. We have lived at this location for 17 years and the city has always come out and maintained the retention pond. We are blindsided by this new revelation. We are just now recovering financially from my husband being out of work for almost a year. We are financially unable to take on this responsibility. We have two children at home. My husband works at a manufacturing company and I take care of my aging parents. We are requesting that the city please take on the immediate repairs and future maintenance of the retention pond.

Thank you for your consideration.

Sincerely,


Julie and James Morgan

N/F NEWTON
ZONED RA

LL 376
LL 441

LOT AREAS

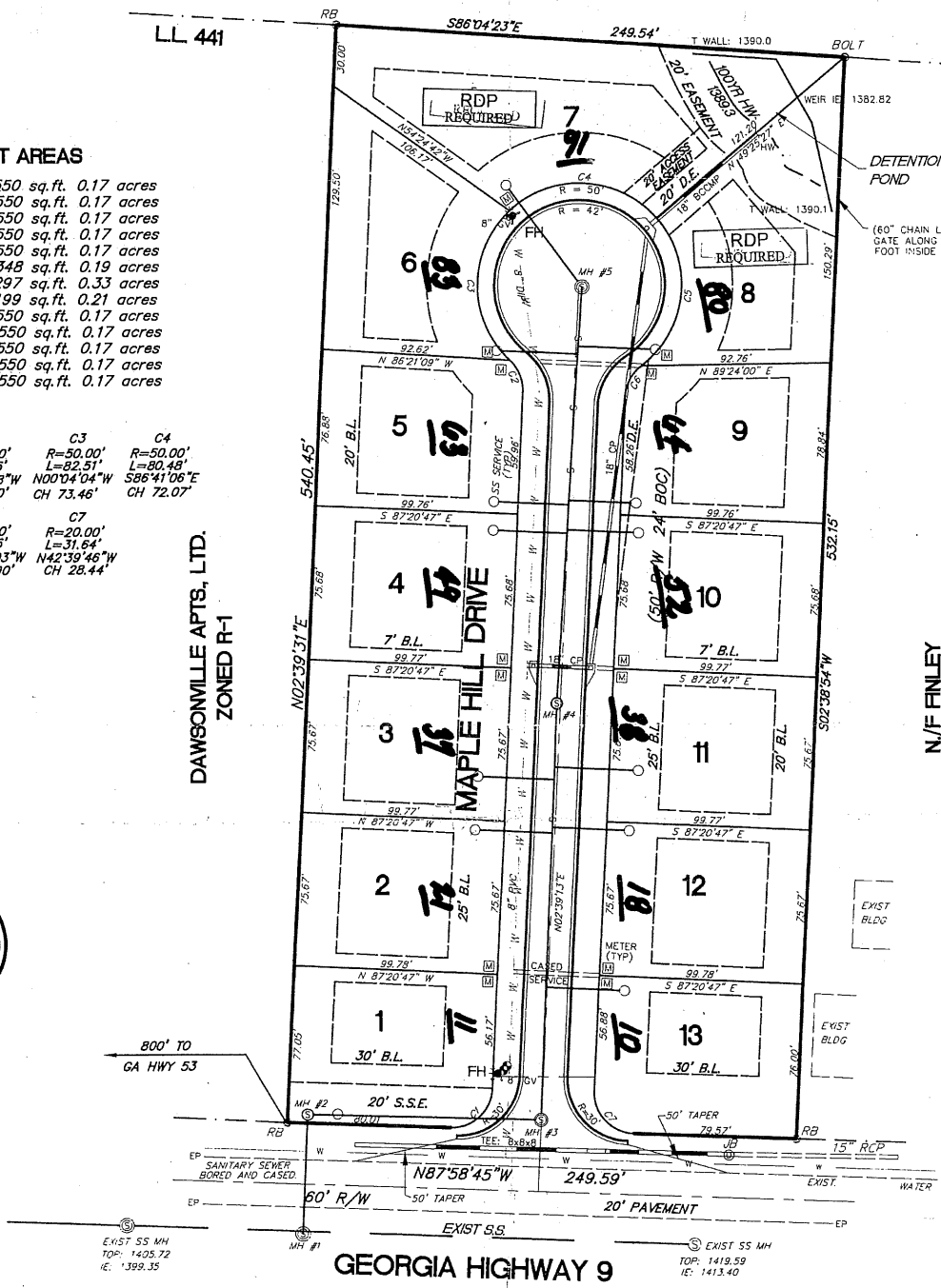
- LOT 1.....Area: 7,550 sq.ft. 0.17 acres
- LOT 2.....Area: 7,550 sq.ft. 0.17 acres
- LOT 3.....Area: 7,550 sq.ft. 0.17 acres
- LOT 4.....Area: 7,550 sq.ft. 0.17 acres
- LOT 5.....Area: 7,550 sq.ft. 0.17 acres
- LOT 6.....Area: 8,348 sq.ft. 0.19 acres
- LOT 7.....Area: 14,297 sq.ft. 0.33 acres
- LOT 8.....Area: 9,199 sq.ft. 0.21 acres
- LOT 9.....Area: 7,550 sq.ft. 0.17 acres
- LOT 10.....Area: 7,550 sq.ft. 0.17 acres
- LOT 11.....Area: 7,550 sq.ft. 0.17 acres
- LOT 12.....Area: 7,550 sq.ft. 0.17 acres
- LOT 13.....Area: 7,550 sq.ft. 0.17 acres

C1 R=20.00' L=31.20' S47°20'14"W CH 28.13'	C2 R=20.00' L=17.45' N22°20'38"W CH 16.90'	C3 R=50.00' L=82.51' N00°04'04"W CH 73.46'	C4 R=50.00' L=80.49' S86°41'06"E CH 72.07'
C5 R=50.00' L=81.35' S06°02'10"W CH 72.67'	C6 R=20.00' L=17.45' S27°39'03"W CH 16.90'	C7 R=20.00' L=31.64' N42°39'46"W CH 28.44'	

DAWSONVILLE APTS., LTD.
ZONED R-1

N/F FINLEY
ZONED CHB

MAGNETIC

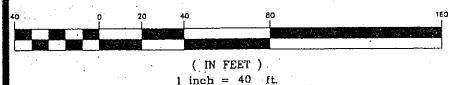


Prepared by
J.A. Page
CLERK
GEORGIA DAWSON COUNTY
CLERK OFFICE SUPERVISOR
FIELD FOR RECORD
1500 Bank St. N.E. Room 203
Atlanta, GA 30316
2003

APPROVED
CITY OF DAWSONVILLE
FEB 05 2003
FOR RECORDING

PLAT DATE: JANUARY 13, 2003

GRAPHIC SCALE

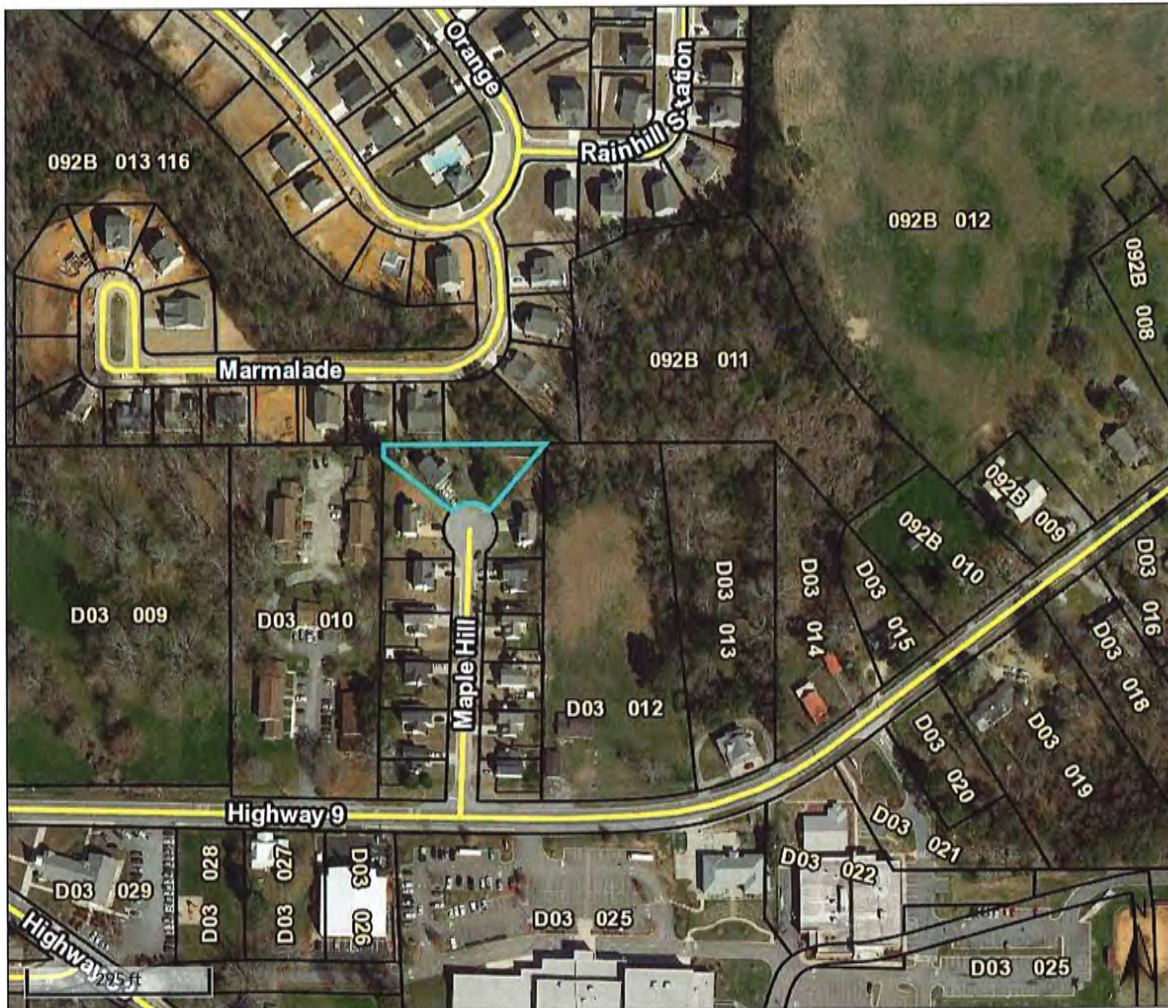


MH #1 TOP: 1410.47 IE: 1403.67	MH #2 TOP: 1418.90 IE: 1404.00	MH #3 TOP: 1415.66 IE: 1405.31	MH #4 TOP: 1413.96 IE: 1406.61	MH #5 TOP: 1411.91 IE: 1407.81
--------------------------------------	--------------------------------------	--------------------------------------	--------------------------------------	--------------------------------------

SHEET 2 OF 2

J.A. PAGE and ASSOCIATES
5610 CROW ROAD
CUMMING, GEORGIA 30041
PH: (770) 889-0281


PROJ 68201 / 68201P2



Overview



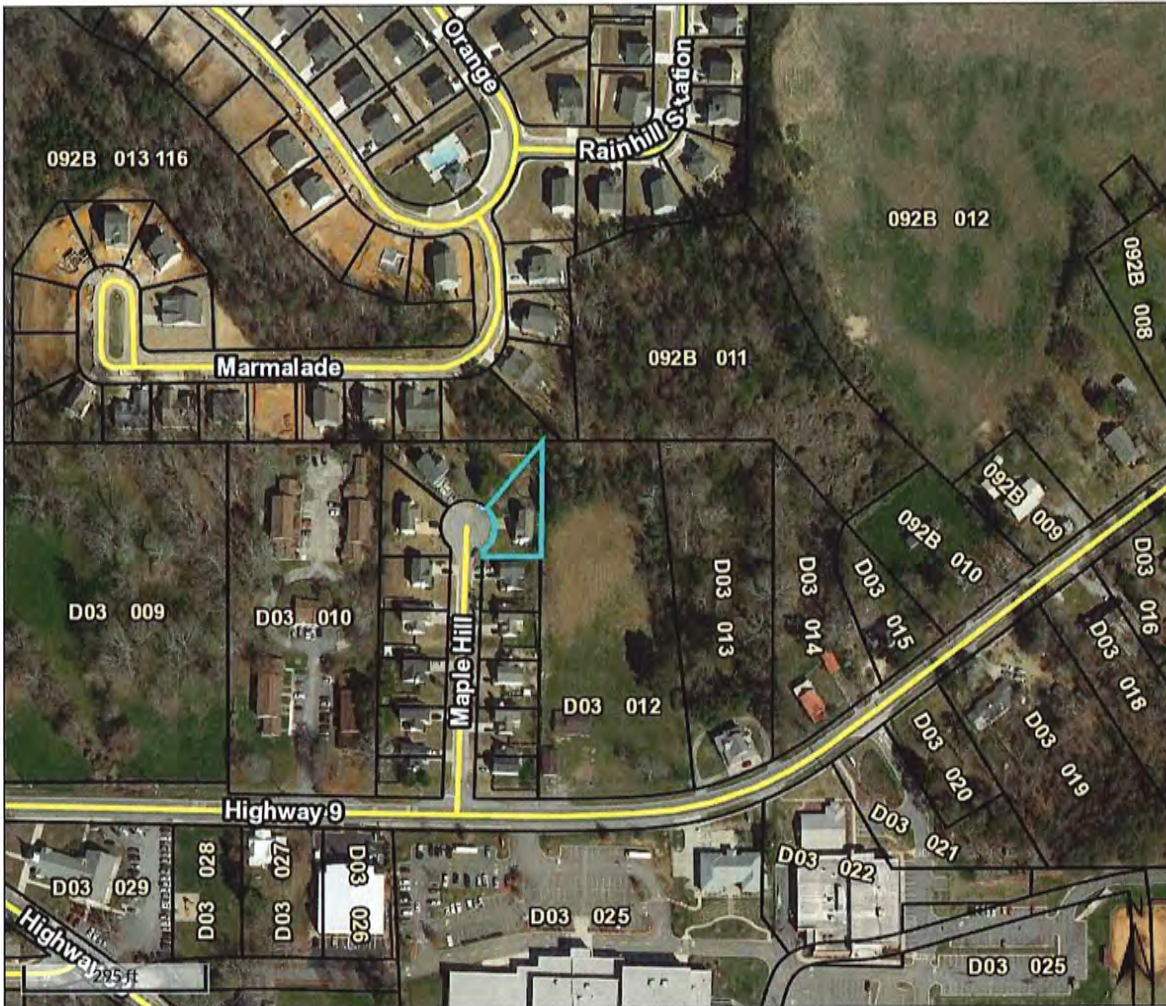
Legend

 Parcels

Parcel ID: D03 011 007
Alt ID: 11889
Owner: MORGAN JULIE MOOREHOUSE & JAMES DOUGLAS
Acres: 0.33
Assessed Value: \$206600

Date created: 9/13/2021
Last Data Uploaded: 9/11/2021 12:33:03 AM


Developed by  Schneider
GEOSPATIAL



Overview



Legend

 Parcels

Parcel ID: D03 011 008
Alt ID: 11890
Owner: GRAVITT JR GARY A & KATELYN H SEABOLT
Acres: 0.21
Assessed Value: \$185360

Date created: 9/13/2021
Last Data Uploaded: 9/11/2021 12:33:03 AM

Developed by  Schneider
GEOSPATIAL



DAWSONVILLE CITY COUNCIL
EXECUTIVE SUMMARY FOR
AGENDA ITEM # 18

SUBJECT: CHANGE ORDER – ALLEN STREET SIDEWALK

CITY COUNCIL MEETING DATE: 10/04/2021

BUDGET INFORMATION: GL ACCOUNT # _____

Funds Available from: _____ Annual Budget _____ Capital Budget Other SPLOST VI

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

PURPOSE FOR REQUEST:

Request Change Order to Allen Street Sidewalk Extension Contract w/Summit Construction which would include grading, construction of 40' of 24" curb/gutter, construction of 4" thick X 5' wide x 158' sidewalk, installation of 5 concrete flumes, and grassing. Change Order not to exceed \$43,068.00. There will be a savings from the original contract price totaling \$1,820.00 for less traffic striping and pavement marking. Turnipseed Engineering has reviewed the estimate and approved the Change Order.

HISTORY/ FACTS / ISSUES

Summit Construction was the selected contractor from the bid process for this project. When the project was originally designed and bid out, this additional sidewalk was not included due to a concern that adequate SPLOST VI funding would be available. SPLOST VI collections have been more than anticipated allowing the funds for extending this sidewalk eliminating use of the street for a portion of the walkway.

OPTIONS:

- 1 – Approve Change Order not to exceed \$43,068.00 allowing construction of sidewalk off the roadway.
- 2 – Not approve Change Order and 158' of walkway would remain in the roadway as a striped/hatch marked walkway.

Staff recommend Option #1 - approving Change Order making the finished product safer.

RECOMMENDED SAMPLE MOTION:

Motion to approve Change Order to Allen Street Sidewalk Extension not to exceed \$43,068.00.

DEPARTMENT: Public Works

REQUESTED BY: Trampas Hansard



SUMMIT CONSTRUCTION & DEVELOPMENT, LLC
 2108 BENTLEY DRIVE, STONE MOUNTAIN, GA 30087
 Tel (770) 413-0093 Ext 804 / Fax (770) 413-0050
 estimating@summitcd.com

CHANGE ORDER

Project: Sidewalk Improvements, Allen Street Sidewalk
Location: _____


Date: 9/9/2021

To: City of Dawsonville, GA
Phone:
Email:

Attention:

Item Number	Item Description	Unit	Quantity	Unit Price	Item Price	Bid Price
1	Section A - See attached drawing					
	Grading Complete	ls	1	\$ 27,500.00	\$ 27,500.00	
	Grassing complete	ls	1	\$ 1,500.00	\$ 1,500.00	
	24" curb & Gutter per contract	lf	40	\$ 22.00	\$ 880.00	
	Conc Sidewalk , 4 IN Per contract	SY	158	\$ 36.00	\$ 5,688.00	
	Install concrete flume	EA	5	\$ 1,500.00	\$ 7,500.00	
	EROSION CONTROL IS EXCLUDED					
	TOTAL BID					\$43,068.00

Approval:

Signed By: 
 Ruben Duran
 President
 Summit Construction and Development, LLC
 Date 09/09/2021

Accepted By: _____
 Owner: _____
 Date: _____

Bob Bolz

From: Trampas Hansard
Sent: Wednesday, September 29, 2021 8:48 AM
To: Bob Bolz
Subject: Fwd: CO#2

Sent from my iPhone

Begin forwarded message:

From: Trampas Hansard <roads@dawsonville-ga.gov>
Date: September 28, 2021 at 4:13:19 PM EDT
To: Bob Bolz <citymanager@dawsonville-ga.gov>
Subject: Fwd: CO#2

Sent from my iPhone

Begin forwarded message:

From: Lamar Rogers <lrogers@gbtengineers.com>
Date: September 28, 2021 at 3:59:15 PM EDT
To: Trampas Hansard <roads@dawsonville-ga.gov>
Subject: RE: CO#2

Trampus,

Remove:

Solid Traffic Strip, 5", White 630 LF = \$945.00
Pavement Marking, One-Way Arrow 4 EA = \$700.00
Remove Existing Traffic Stripe 7 SY = \$175.00

Total Savings = \$1,820

If City decides to not install bollards (3 at City Hall and 1 on Allen Street), each one is \$450.00. *- Keep Bollards*

Thank you,



J. Lamar Rogers, PE
Atlanta Regional Manager

T: 770 333 0700 M: 770 547 6325
www.gbtengineers.com



DAWSONVILLE CITY COUNCIL
EXECUTIVE SUMMARY FOR
AGENDA ITEM # 19

SUBJECT: NAMING PUBLIC ROAD IN CITY HALL COMPLEX

CITY COUNCIL MEETING DATE: 10/04/2021

BUDGET INFORMATION: GL ACCOUNT # _____

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

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

PURPOSE FOR REQUEST:

TO REQUEST APPROVAL TO NAME THE CITY'S ROAD "PARK STREET"

**THE ROAD LOCATED BEHIND CITY HALL OFF OF ALLEN STREET CONNECTING TO MAIN STREET
PARK ENTRANCE AND FOOD LION SHOPPING CENTER**

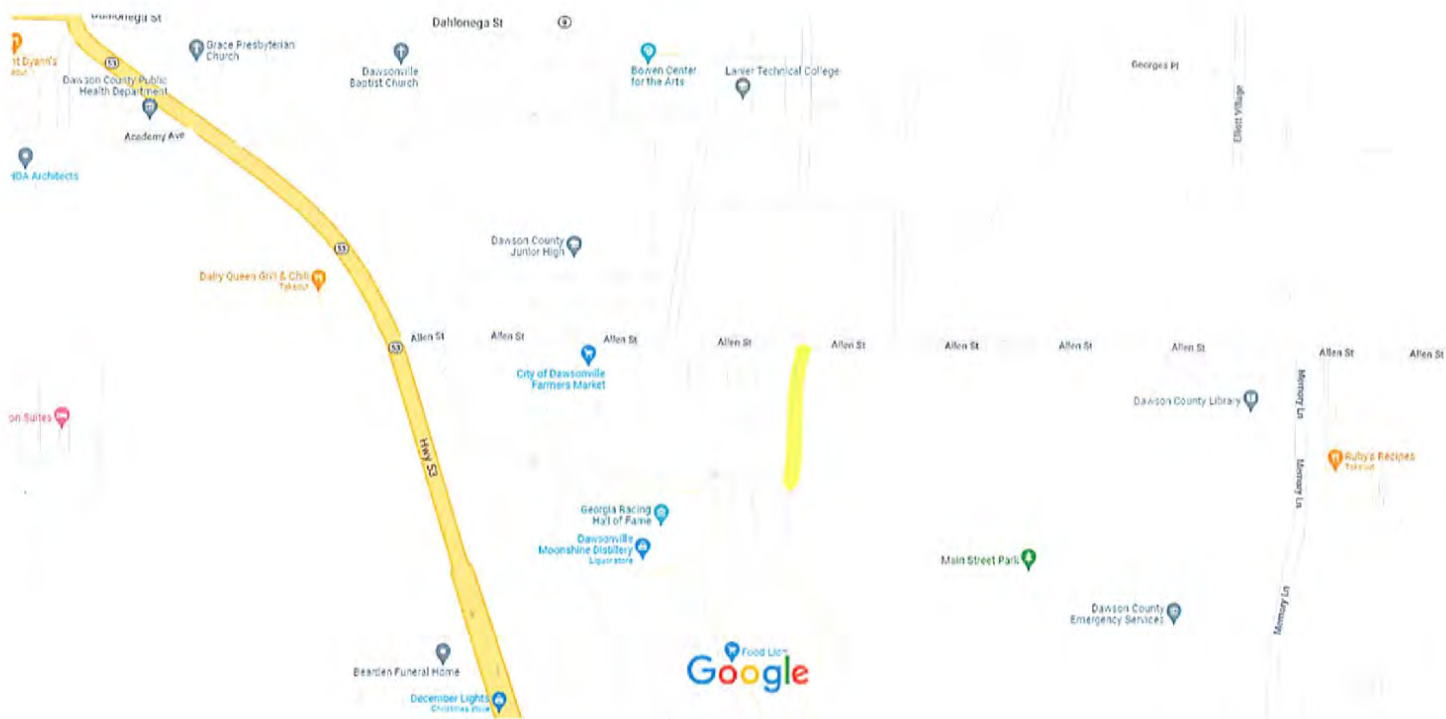
HISTORY/ FACTS / ISSUES

- **PRESENTED AT THE 09/20/2021 WORK SESSION**
 - **PRIVATE ROAD IN FRONT OF BOJANGLES IS REFERRED TO AS "BOJANGLES DRIVE" BY 911
AND WILL NOT BE NAMED BY THE CITY**
-

OPTIONS:

RECOMMENDED SAMPLE MOTION:

REQUESTED BY: Bob Bolz, City Manager





DAWSONVILLE CITY COUNCIL EXECUTIVE SUMMARY FOR AGENDA ITEM # 20

SUBJECT: ZONING ORDINANCE AMENDMENT

CITY COUNCIL MEETING DATE: 10/04/2021

BUDGET INFORMATION: GL ACCOUNT # _____

- Funds Available from: _____ Annual Budget: _____ Capital Budget: Other _____
- Budget Amendment Request from Reserve: _____ Enterprise Fund: _____ General Fund

PURPOSE FOR REQUEST: **FIRST PUBLIC READING**

An Ordinance To Amend The City Of Dawsonville Code Of Ordinances Regarding Animals; Streets And Standards; Grading And Drainage; Zoning; Lot And Block Standards; Occupation Taxes And Miscellaneous Business Regulations; Buildings And Building Regulations; Stormwater Management; Fire Prevention And Protection; To Provide For An Effective Date; And For Other Purposes. (First Reading: October 4, 2021; Public Hearing, Second Reading and Consideration to Adopt: October 18, 2021)

HISTORY/ FACTS / ISSUES:

Amendments consist of the following:

- Typo corrections.
- Updating new State Regulation code.
- Deleted the regulatory licenses requirement.
- Updated design requirements for road speed design, cul-de-sac dimension, shoulder widths, storm drain types and sizes.

OPTIONS: No action required

RECOMMENDED SAMPLE MOTION:

DEPARTMENT: Planning and Zoning

REQUESTED BY: David Picklesimer

Subject Matter: Zoning Ordinance Amendment
Date of First Reading: October 4, 2021
Date of Second Reading and Public Hearing: October 18, 2021
Date of Adoption:

AN ORDINANCE TO AMEND THE CITY OF DAWSONVILLE CODE OF ORDINANCES REGARDING ANIMALS; STREETS AND STANDARDS; GRADING AND DRAINAGE; ZONING; LOT AND BLOCK STANDARDS; OCCUPATION TAXES AND MISCELLANEOUS BUSINESS REGULATIONS; BUILDINGS AND BUILDING REGULATIONS; STORMWATER MANAGEMENT; FIRE PREVENTION AND PROTECTION; TO PROVIDE FOR AN EFFECTIVE DATE; AND FOR OTHER PURPOSES.

ORDINANCE NUMBER 03-2021

WHEREAS, it is within the powers granted to the City of Dawsonville to regulate matters affecting the health, safety, and welfare of the citizens of the City, and

WHEREAS, regulating rabid animals with the City affects the health, safety, and welfare of the citizens of the City; and

WHEREAS, the City find that the adoption of standardized land development regulations to govern the construction and development of streets, water and sewer systems, grading and drainage, lot and block standards and plat specifications is proper and appropriate as these activities may affect the health, safety, welfare, peace, rest and repose, and tranquility of the citizens of the City; and

WHEREAS, the Mayor and Council of the City find that the adoption of standard specifications for water distribution systems, sanitary sewerage systems and roadway and drainage systems is proper and appropriate as these activities may affect the health, safety, welfare, peace, rest and repose, and tranquility of the citizens of the City; and

WHEREAS, the Constitution of the State of Georgia provides in Article IX, Section II, Paragraph IV thereof, that the governing body may adopt plans and exercise the power of zoning; and

WHEREAS, the Georgia General Assembly has enacted the Georgia Planning Act of 1989, (Georgia Laws, 1989 pp. 1317-1391, Act 634) which among other things provides for local governments to adopt plans and regulations to implement plans for the protection and preservation of natural resources, the environment, vital areas, and land use; and

WHEREAS, The City finds that the zoning regulations contained in this Ordinance are necessary for the purposes of implementing its comprehensive plan adopted pursuant to the requirements of the Georgia Planning Act of 1989; and

WHEREAS, this Ordinance has been prepared and considered in accordance with the Zoning Procedures Act, O.C.G.A. § 36-66-1 et. seq., and

WHEREAS, this Ordinance is necessary for the purposes of promoting the health, safety, morals, convenience, order, prosperity and the general welfare of the City of Dawsonville; and

WHEREAS, Article IX, Section IV, Paragraph I of the Georgia Constitution authorizes municipal governments to levy and collect taxes and fees within their municipal limits; and

WHEREAS, the Council of the City of Dawsonville is empowered pursuant to Section 1.12 of its Charter to regulate the erection and construction of buildings and all other structures, and to adopt codes for that purpose; and

WHEREAS, the General Assembly of Georgia authorized local governments to impose business and occupation taxes and regulatory fees in O.C.G.A. § 48-13-5, et seq; and

WHEREAS, the City has determined that it is in the public interest to regulate post-development stormwater runoff discharges in order to control and minimize increases in stormwater runoff rates and volumes, post-construction soil erosion and sedimentation, stream channel erosion, and nonpoint source pollution associated with post-development stormwater runoff; and

WHEREAS, the Dawsonville City Council now finds that it is in the public interest to update and amend the existing Code of Ordinances in order to clarify certain provisions, correct typographical errors, and to revise certain provisions.

NOW, THEREFORE, The Council of the City of Dawsonville hereby ordains as follows:

1. Ordinance Amendments

The City of Dawsonville Code of Ordinances is hereby modified as provided in Exhibit A, attached hereto and by this reference incorporated herein.

2. Severability

It is the express intent of the Dawsonville City Council that this Ordinance be consistent with both Federal and State law. If any provision of this Ordinance or the application thereof to any person or circumstances is held invalid, such invalidity shall not affect other provisions or applications of the Ordinance which may be given effect without the invalid provision or application, and to this end the provisions of this Ordinance are declared severable.

3. Effective Date

This Ordinance shall become effective immediately upon passage.

SO ORDAINED this ____ day of _____ 2021.

By: _____
Mike Eason, Mayor

Caleb Phillips, Council Member Post 1

William Illg, Council Member Post 2

John Walden, Council Member Post 3

Mark French, Council Member Post 4

ATTEST:

Beverly A. Banister, City Clerk

Sec. 4-95. Confinement of dogs or other animals.

- (a) The rabies control officer will maintain enforcement of all regulations pertaining to confinement of dogs or other animals.
- (b) The owner of any dog or other animal as defined in this article shall confine or cause to be confined such dog or animal as herein prescribed:
 - (1) A dog or other animal, whether vaccinated or not, which has bitten a person or other animal shall be confined for a period of ten days following the date of the bite.
 - (2) A dog or other animal, whether vaccinated or not, having signs suggestive of rabies shall be confined in isolation until its death or until its freedom from suspicion of having rabies is established and its release is authorized by the rabies control officer.
 - (3) A dog or other animal not vaccinated and bitten by a known or suspected rabid animal shall be immediately destroyed, or if the owner is unwilling to destroy the exposed animal, strict isolation of the animal in an approved kennel for six months shall be enforced. One month prior to release, the dog shall be vaccinated according to prescribed methods.
 - (4) Any dog or other animal, the rabies vaccination of which is current as evidenced by the certificate of vaccination and which is bitten by a known or suspected rabid animal may be revaccinated, confined in an approved manner for ~~60~~45 days, and then released if no signs of rabies are evident.
 - (5) Every dog, whether vaccinated or not, shall be kept in a quarantined area confined at the owner's or custodian's premises during the entire quarantine period, unless other provisions suitable to the city council are made.
 - (6) Any dog less than three months old may be confined to the owner's premises or kept on a leash, provided such permission is granted by the rabies control office.
 - (7) Any dog brought into the city for a permanent stay from outside the county shall be confined or on leash until vaccinated as provided for by this chapter, when the owner of such dog produces evidence satisfactory to the rabies control officer that such dog has been vaccination and a vaccination tag may be issued for the current vaccination year.
 - (8) Any dog brought into the city on temporary stay not exceeding 14 days shall be confined or on a leash at all times, unless the owner or custodian of such dog submits evidence to the rabies control officer that such dog has been vaccinated in a manner and by procedures comparable to the requirements of this article.

(Ord. of 12-7-2015, art. V)

Sec. 6.5-50. State promulgated rules and regulations.

The following rules and regulations of the Georgia DHR, including all subsequent amendments, revisions or modifications thereto, and which are expressly incorporated herein, are hereby adopted and approved for enforcement as set forth therein:

- (1) Control of Rabies, Comp. R. & Regs. § 290-5-2.
- (2) Food Service, Comp. R. & Regs. § ~~290-5-14~~. 511-6-1
- (3) Tourist Accommodations, Comp. R. & Regs. § 290-5-18.
- (4) Land Disposal of Domestic Septage, Comp. R. & Regs. § 290-5-25.
- (5) On-Site Sewage Management Systems, Comp. R. & Regs. § 290-5-26.
- (6) Drinking Water Supply, Comp. R. & Regs. § 290-5-55.
- (7) Solid Waste, Comp. R. & Regs. § 290-5-56.
- (8) Special On-Site Sewage Management Systems, Comp. R. & Regs. § 290-5-59.
- (9) The Georgia Smokefree Air Act of 2005, Comp. R. & Regs. § 290-5-61.

Copies of those DHR rules and regulations are available at the DHR website:

http://rules.sos.state.ga.us/pages/DEPARTMENT_OF_HUMAN_RESOURCES/PUBLIC_HEALTH/index.html

(Ord. of 7-6-09)

Sec. 8-22. Construction of terms; definitions.

- (a) Wherever the term "City of Dawsonville" is used herein, such term shall be construed to mean "Dawsonville, Georgia"; wherever the term "city" is used herein, it shall be construed to mean "Dawsonville, Georgia."
- (b) As used in this article, the term:

Administrative fee means a component of an occupation tax, which approximates the reasonable cost of processing and handling the occupation tax and associated documents.

Business means any person, corporation, partnership, or other legal entity which exerts substantial efforts within the city, engages in, causes to be engaged in, and/or represents or holds out to the public to be engaged in any occupation or activity with the object of gain or benefit, either directly or indirectly.

Business location or office shall include any structure or vehicle where a business, profession, or occupation is conducted, but shall not include a temporary or construction work site which serves a single customer or project, or a vehicle used for sales or delivery by a business or practitioner of a profession or occupation which has a location or office. A temporary work site which serves multiple customers is included in this definition. The renter's or lessee's location which is the site of personal property which is rented or leased from another does not constitute a location or office for the personal property's owner, lessor, or the agent of the owner or lessor. The site of the real property which is rented or leased to another does not constitute a location or office for the real property's owner, lessor, or the agent of the owner or the lessor unless, in addition to showing the property to prospective lessees or tenants and performing maintenance or repair of the property, otherwise conducts the business of renting or leasing the real property at such site or otherwise conducts any other business, profession, or occupation at such site.

Dominant line means the type of business within a multiple-line business that the greatest amount of income is derived from.

Employee.

- (1) Except as otherwise provided in subsection (2) of this definition, "employee" means an individual whose work is performed under the direction and supervision of the employer and whose employer withholds FICA, Federal Income Tax, or state income tax from such individual's compensation or whose employer issues to such individual for purposes of documenting compensation a form I.R.S. W-2 but not a form I.R.S. 1099.
- (2) An individual who performs work under the direction and supervision of one business or practitioner in the terms of a contract or agreement with another business which recruits such individual is an employee or practitioner which issues to such individual for purposes of documenting compensation a form I.R.S. W-2.

Engaged in business means doing or performing of any act of selling any goods or services, or soliciting business, or offering any goods or services for sale primarily in an attempt to make a profit, including selling or performing services of the character of a wholesaler or retailer, or being involved in any of the functions performed as a manufacturer, or renting real or personal property; all of the foregoing performed either as an owner, operator or agent of any business, trade, profession, or occupation within the city.

Manufacturing means a person who, either directly or by contracting with others for the necessary labor or mechanical services, manufactures for sale or commercial use any articles, substances or commodities, including, but not limited to, the following: materials upon which commercial activities have been applied, by hand or machinery, so that as a result thereof a new substance of trade or commerce is produced; the production or fabrication of special or custom-made articles; the making, fabrication, processing, refining, mixing, slaughtering, packing, aging, curing, preserving, canning, preparing and freezing of fresh foods, fruits, vegetables and meats.

Nonprofit organization means an organization which complies with U.S. Internal Revenue Code 501-a.

Occupation tax means a tax levied for revenue raising purposes on persons, partnerships, corporations or other entities for engaging in an occupation, profession or business, if the business pays an occupation tax.

Person wherever used in this article shall be held to include sole proprietors, corporations, partnerships or any other form of business organization.

Practitioner of profession or occupation is one who by state law requires state licensure regulating such profession or occupation. "Practitioners of professions and occupations" shall not include a practitioner who is an employee of a business, if the business pays an occupation tax.

~~*Regulatory fees* means payments, whether designated as license fees, permit fees, or by another name, which are required by a local government as an exercise of its police power and as a part of or as an aid to regulation of an occupation, profession, or business. The amount of the regulatory fee shall approximate the reasonable cost of the actual regulatory activity performed by the city. A regulatory fee may not include an administrative fee or registration fee. The city is not authorized to require any administrative fee, registration fee, or fee by any other name in connection with a regulatory fee, except an occupation tax, as defined in the code section. Regulatory fees do not include development impact fees and defined by O.C.G.A. § 36-71-2(8) or other costs or conditions of zoning or land development.~~

Retailer means a person who sells to consumers or any other person for any purpose, other than for resale, any tangible personal property.

Services means the accommodating or performing a duty or work by a person utilizing time or talents for direct or indirect remuneration.

Wholesaler means a person who sells to jobbers or to persons, other than consumers, any tangible personal property.

(Ord. of 12-3-2018, § 1)

Sec. 8-23. Regulatory fee structure.

A regulatory fee, if any, will only be imposed as provided under state law on those applicable businesses. A regulatory fee may not include an administrative fee.

(Ord. of 12-3-2018, § 1)

Sec. 8-31. When registration and tax due and payable.

- (a) The registration and occupation tax shall be due and payable to the city at the business license office of the city one calendar year from the date of original registration and shall be delinquent if not paid within 90 days of the due date. For any new profession, trade or calling begun in the city, the registration and tax shall be due and payable within 30 days of the commencement of the business.
 - ~~(b) Regulatory fees authorized by this article shall be paid before commencing business as a condition precedent for transacting business.~~
 - ~~(c) Regulatory fees may be paid after commencing business when:
 - ~~(1) The work done, or services provided are necessary for the health and safety of one or more individuals; and~~
 - ~~(2) The work done, or services provided have no adverse effect on any other person; and~~
 - ~~(3) Regulatory fees are tendered to the local government within two business days after commencing business.~~~~
 - (d) The tax certificate herein provided for shall be issued by the planning director or chief financial officer.
 - (e) Payment of an occupation tax shall not be required prior to the commencement of business. Payment of an occupation tax shall not be required as a precondition for the practice of professions and occupations as set out in O.C.G.A. § 48-13-9(c).
- (Ord. of 12-3-2018, § 1)

Sec. 8-35. Evidence of qualification required if applicable.

- (a) Any business required to obtain health permits, bonds, certificate of qualification, certificates of competency or any other ~~regulatory~~ matter shall first, before the issuance of a city business registration, show evidence of such qualification.
- (b) Any business required to submit an annual application for continuance of that business shall do so before the registration is issued.

(Ord. of 12-3-2018, § 1)

Sec. 8-49. Applications of provisions to prior ordinance.

This article does not repeal or affect the force of any part of any ordinance heretofore passed where taxes levied under such prior ordinance have not been paid in full. So much and such parts of ordinances heretofore and hereinafter passed as provided for the issuing and enforcing of execution for any tax or assessment required by such ordinances, or that imposed fines or penalties for the nonpayment of such tax, or for failure to pay ~~regulatory~~ fees provided for in said ordinance or ordinances, or failure to comply with any other provisions hereof, shall continue and remain in force until such tax, ~~regulatory fee~~ or assessment shall be fully paid.

(Ord. of 12-3-2018, § 1)

Sec. 8-55. Occupation tax certificate not transferable.

An occupation tax certificate ~~and/or regulatory fee certificate~~ shall not be transferable, and a transfer of ownership shall be considered in the same light as the termination of such business and the establishment of a new business. Therefore, a new certificate shall be required for each new owner of the business.

(Ord. of 12-3-2018, § 1)

Sec. 102-19. Adoption by reference.

- (a) The following codes and their Georgia Amendments as the same are adopted and amended from time to time by the Department of Community Affairs, comprising the Georgia Minimum Standards and Requirements for Construction, Alteration, Etc., of Buildings and Other Structures, shall be enforced within the City of Dawsonville:
- (1) International Building Code;
 - (2) International Fuel Gas Code;
 - (3) International Mechanical Code;
 - (4) International Plumbing Code;
 - (5) International Electrical Code;
 - (6) International Fire Code;
 - (7) International Energy ~~Conservation~~Conservation Code; and
 - (8) International Residential Code.
- (b) *Local amendments.*
- (1) The International Building Code shall be amended as follows:
 - a) Section 704.5 of this Code, or such future sections as shall concern the same as the current § 704.5 of this Code is amended to provide that:
 - i) Exterior walls shall be fire-resistance rated in accordance with Tables 601 and 602. The fire resistance rating of exterior walls with a fire separation distance of greater than 50 feet (15,240 mm) shall be rated for exposure to fire from the inside. The fire resistance rating of exterior walls with a fire separation distance of 50 feet (15,240 mm) or less shall be rated for exposure to fire from both sides.
 - ii) Any structures involved are to be constructed in a manner and with materials which will ensure that the structures will be in compliance with the fire rating standards for proposed spacing. Said structures shall be so constructed in accordance with the plans and conditions approved by the Building Official and the Fire Marshall's Office.
 - b) In the event that future state minimum requirements exceed the protections provided by this local amendment, then the more stringent requirements shall apply and shall be enforced within the City of Dawsonville.
 - (2) The International Fire Code shall be amended as follows:
 - a. Section 903 of this Code which concerns Automatic Sprinkler Systems is amended to provide that:
 - i) Sprinkler Standards.
 - (1) All buildings 10,000 square feet or more under a common roof, any building over one story in height, or any building with an occupant load of 100 or more persons shall be sprinkled with an approved N.F.P.A. 13 system with the exception of the following:
 - (i) Multi-family dwellings up to and including three stories in height shall be sprinkled with an approved sprinkler system modified to include full sprinkler coverage in all attics and breezeways.

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- (ii) Single family dwellings.
- (2) All buildings 6,000 square feet or more in an area under a common roof where vehicles are pulled inside for the purpose of maintenance, repair, storage, or installation of all accessories shall be fully sprinkled with an approved sprinkler system except where vehicle bay areas in a building are less than or equal to 600 square feet, it shall be permissible to place up to six sprinkler heads off of the domestic water supply in lieu of sprinkling the entire building. In so doing, calculations must be performed by an approved sprinkler contractor certified by the State of Georgia and such calculations must be shown on the plans submitted for approval by the Fire Marshall's Office.
- ii) All day care and preschool occupancies must install a sprinkler system in accordance with N.F.P.A. 13-R.
 - iii) All home day care occupancies with seven or more children must install a sprinkler system in accordance with N.F.P.A. 13-R.
 - iv) All group home care occupancies must install a sprinkler system in accordance with N.F.P.A. 13 R.
 - v) Mixed Occupancies existing in the same building as a residential occupancy must install a sprinkler system in accordance with N.F.P.A. 13 R. Where residential occupancies are located above any nonresidential occupancy, there shall be a fire resistance separated rating of not less than one hour.
 - vi) All structures installing a ~~N.F.P.A. 13-R~~ sprinkler system must also install a sprinkler system in the attic area if required by the Building Official and or the Fire Marshall's office.
- b) The fire code official shall have the authority to require construction documents and calculations for all fire protection systems and to require permits be issued for the installation, rehabilitation or modification of any fire protection system. Construction documents for fire protection systems shall be submitted for review and approval prior to system installation.
 - c) In the event that future state minimum requirements exceed the protections provided by this local amendment, then the more stringent requirements shall apply and shall be enforced within the City of Dawsonville.
- (3) The International Residential Code shall be amended as follows:
- a) Section 302.1 of this Code is amended to provide that an exterior wall with a fire separation distance less than fifty feet (15,240 mm) shall have not less than a one-hour fire-resistive rating with exposure from both sides.
 - b) Any structures involved are to be constructed in a manner and with materials which will ensure that the structures will be in compliance with the fire rating standards for proposed spacing. Said structures shall be so constructed in accordance with the plans and conditions approved by the Building Official and the Fire Marshall's Office.
 - c) In the event that future state minimum requirements exceed the protections provided by this local amendment, then the more stringent requirements shall apply and shall be enforced within the City of Dawsonville.

(Ord. of 6-7-2004; Ord. of 12-5-2005(4), § 2; Ord. of 3-3-2009, §§ 2, 3)

Sec. 107-~~233~~ 240. Article X -Penalties.

Any person violating any of the provisions of this article chapter, or failing to comply with remedial measures described in a notice of violation by the date set forth for such completion, shall become liable to the city by reason of such violation for any one or more of the following penalties:

- (1) *Civil penalties.* In the event a violation of any provision of this article or the alleged violator fails to take the remedial measures set forth in the notice of violation or otherwise fails to cure the violations described therein within ten days (or such greater period as the city shall deem appropriate), the city may impose a civil penalty not to exceed \$1,000.00 for each day the violation remains unremedied after receipt of the notice of violation.
- (2) *Criminal penalties.* The city public works director or planning director may request, at his discretion, the city code enforcement personnel to issue a citation to the alleged violator requiring such person to appear in municipal court or other court of appropriate jurisdiction to answer charges for such violation. Upon conviction, such person shall be punished by a fine not to exceed \$1,000.00. Each act of violation and each day upon which any violation shall occur shall constitute a separate offense.
- (3) *Stop work order.* The city may issue a stop work order which shall be served on the applicant or other responsible person. The stop work order shall remain in effect until the applicant or other responsible person has taken the remedial measures set forth in the notice of violation or has otherwise cured the violation or violations described therein, provided the stop work order may be withdrawn or modified to enable the applicant or other responsible person to take the necessary remedial measures to cure such violation or violations.
- (4) *Withhold certificate of occupancy/certificate of completion.* The city may refuse to issue a certificate of occupancy or certificate of completion for the building or other improvements constructed or being constructed on the site until the applicant or other responsible person has taken the remedial measures set forth in the notice of violation or has otherwise cured the violations described therein.
- (5) *Suspension, revocation or modification of permit.* The city may suspend, revoke or modify the permit authorizing the land development project. A suspended, revoked or modified permit may be reinstated after the applicant or other responsible person has taken the remedial measures set forth in the notice of violation or has otherwise cured the violations described therein, provided such permit may be reinstated (upon such conditions as the city may deem necessary) to enable the applicant or other responsible person to take the necessary remedial measures to cure such violations.
- (6) *Violations deemed a public nuisance.* In addition to the enforcement processes and penalties provided, any condition caused or permitted to exist in violation of any of the provisions of this article is a threat to public health, safety, welfare, and environment and is declared and deemed a nuisance, and may be abated by injunctive or other equitable relief as provided by law.
- (7) *Remedies not exclusive.* The remedies listed in this article are not exclusive of any other remedies available under any applicable federal, state or local law and the city may seek cumulative remedies.
- (8) *Recovery of fees.* The city may recover attorney's fees, court costs, and other expenses associated with enforcement of this article, including sampling and monitoring expenses from any violator of this article.

(Ord. of 2-6-2006, § 8.2; Ord. of 12-17-2018, § 6)

Sec. 109-17. Road classification and design speed.

Road classifications and design speeds shall be requested by the developer and will be reviewed by the city during review of the preliminary plat.

Road Classification	Classification Code	Design Speed
Arterial - Primary	R010	50
Arterial - Secondary	R010	50
Collector - Primary	R020	45
Collector - Secondary	R030	40
Local - Non-residential	R040	30
Local - Non-residential cul-de-sac	R080	N/A
Local - Residential	R040	20 25
Local - Residential cul-de-sac	R080	N/A

(Ord. of 7-15-2019, § 1)

Sec. 109-30. Minimum requirements.

On any existing street having a right-of-way less than the minimum which abuts a property being developed, one-half of the required width of right-of-way, measured to the centerline of the existing right-of-way, shall be dedicated at no cost to the city along the entire property boundary abutting the existing street.

Additional street right-of-way width may be required to be dedicated at intersections or other locations fronting the property where turning lanes, storage lanes, medians, islands, or realignments are required for traffic safety and minimum right-of-way standards would be inadequate to accommodate these improvements.

Minimum widths for construction (new streets or widening sections) are specified in the table below. Roadway width dimensions are back of curb to back of curb.

Road Classification	Minimum Right-of-Way Width	Minimum Roadway Widths
Arterial - Primary	100'	66'
Arterial - Secondary	100'	52'
Collector - Primary	60'	52'
Collector - Secondary	60'	42'
Local - Non-residential	60'	28'
Local - Non-residential cul-de-sac	120'	50'R
Local - Residential	50'	30'
Local - Residential cul-de-sac (<u>Dead end street less than 150 feet</u>)	100'	40'R
<u>Local-Residential cul-de-sac (Dead end street exceeding 150 feet)</u>	<u>120'</u>	<u>50'R</u>

(Ord. of 7-15-2019, § 1)

Sec. 109-34. Dead-end streets and culs-de-sac.

All dead-end streets require the installation of cul-de-sacs.

The maximum length of ~~dead-end~~ dead-end streets and streets terminating in culs-de-sac shall be 1,500 feet.
(Ord. of 7-15-2019, § 1)

Sec. 109-47. Cul-de-sac streets.

Cul-de-sac streets shall be designed to meet requirements of International Fire Code (~~IFC2015~~), appendix D, including circular turn around.

(Ord. of 7-15-2019, § 1)

Sec. 109-48. Shoulder widths.

All streets shall have a shoulder, measured from the outer edge of the paved surface or back of curb to the inside edge of the ditch that is a minimum of 11 feet wide. The shoulder on un curb streets shall have a maximum slope of six percent. The shoulders on curb streets shall be at minimum 11 feet wide and maximum slope of two percent sloped toward curb.

(Ord. of 7-15-2019, § 1)

Sec. 109-50. Specifications.

- (a) Unless otherwise specifically set forth herein, all of the materials, methods of construction, and workmanship for street construction shall conform to the latest edition of the state department of transportation standard specifications for road and bridge construction including all amendments and the latest edition of the city standard specification for roadway and drainage systems and the latest edition of the city standard details. The standard specifications and details can be obtained as a separate document from the city website (www.dawsonville-ga.gov) or from the city department of planning and zoning.
 - (b) Street and alley subgrade shall be constructed in accordance with the following state DOT specification sections:
 - (1) Section 201- Clearing and grubbing right-of-way.
 - (2) Section 205 - Roadway excavation.
 - (3) Section 208 - Embankments.
 - (4) Section 209 - Subgrade construction.
 - (c) Street and alley bases shall be constructed in accordance with the following state DOT specification sections:
 - (1) Section 300 - General specifications for base and subbase courses.
 - (2) Section 310 - Graded aggregate construction.
 - (d) Street and alley surface and binder asphaltic paving courses, ~~including prime bituminous tack coat~~, shall be constructed in accordance with state DOT specification section 400 - Hot mix asphaltic concrete construction.
- (Ord. of 7-15-2019, § 1)

Sec. 109-53. Sidewalks.

- (a) If the proposed sidewalk will be an extension of an existing sidewalk the proposed sidewalk shall be at least as wide the existing sidewalk and be at minimum five feet wide.
- (b) Sidewalks shall be provided along both sides of all roads within residential developments and along the entire length of the property where a road entrance is constructed. Sidewalks shall be provided along public streets for all multi-family, commercial, and industrial developments, and in such other locations as deemed necessary by the city for safe pedestrian movement. If the development abuts existing roads on multiple sides a sidewalk shall be required on the entire length of property that abuts existing roads
- (c) The sidewalks must be constructed to conform to the state DOT sidewalk standards.
- (d) Sidewalks shall be five foot wide and four inches thick.
- (e) Sidewalks shall have ADA compliant ramps and warning pads at intersections. The warning pads shall be screwed down and thermal coated.

(Ord. of 7-15-2019, § 1)

Sec. 109-54. Driveways.

All structures erected in the city must be served with access from a public street by an appropriate driveway in accordance with the specifications below. "Residential" shall apply to all residentially zoned property and "Commercial" shall apply to all non-residentially zoned property including, but not limited to, all industrial, highway business, institutional and commercially zoned properties.

All driveways shall have a landing. The landing is defined as the portion of the driveway that connects to the public street.

	Residential	Commercial
Minimum width	9'	12' (one way entry/exit) 24' (two way entry/exit)
Apron width minimum	3' on each side	3' on each side
Slope maximum	10%	5%
Minimum landing length	20'	30'
Maximum landing slope	5%	4%

All driveways shall be constructed at a minimum of ~~3-5~~ 4 inches or more of 3,000 psi concrete or two inches or more of asphalt on a compacted base. All culverts under driveways shall be ~~12~~ 18 inches or more in diameter and covered with a minimum of four inches of gravel.

All driveways shall be setback at least six feet from the side property line and shall meet the same elevation at the existing (or to be constructed) sidewalk. There shall be at least 20 feet between the entrances for a U-shaped or similar driveway located on a single lot.

(Ord. of 7-15-2019, § 1)

Sec. 111-31. Culverts and piped system design criteria.

- (a) Culverts in live streams, cross drains or serving 20 acres or larger shall~~are to~~ be designed for a 50-year frequency flood event. The inlet area inundated by the 100-year upstream headwater~~design~~ event ~~is to shall~~ be contained in a drainage easement.
- (b) Piped storm drainage systems ~~shall~~are to be designed for a 25-year frequency storm event ~~in non-residential areas and for a 10-year frequency storm event in residential areas.~~
- (c) Catch basins are to be spaced so that the maximum gutter spread is six feet or less for the ~~design~~ed 10 year storm event.
- (d) The minimum pipe size to be used as a culvert or in a piped system is 18-inch diameter.
- (e) The minimum velocity in a pipe flowing full is to be two feet per second. The maximum velocity in a pipe flowing full is to be 12 feet per second. The exit velocity of culvert and pipe systems is to be controlled and modified to prevent channel erosion or scour.
- (f) The absolute minimum clearance between the bottom of the paving base or subbase and the exterior crown of the storm drain pipe or culvert is to be one foot. A clearance of two feet is considered more desirable and should be achieved if possible.

(Ord. of 7-15-2019, § 1)

Sec. 111-32. Storm Drainage piping under roads.

(a) All stormwater and drainage piping under roads shall be reinforced concrete pipe that is at least 18 inches in diameter.

(b) All stormwater drainage piping installed parallel of curbing within right of way shall be reinforced concrete pipe that is at least 18 inches in diameter.

(c) All stormwater drainage piping with fifteen feet and greater cover shall be reinforced concrete pipe that is at least 18 inches in diameter.

(d) All stormwater drainage piping installed in live streams shall be reinforced concrete pipe that is at least 18 inches in diameter.

(e) All stormwater drainage piping installed within a retaining wall backfill shall be reinforced concrete pipe that is at least 18 inches in diameter.

(Ord. of 7-15-2019, § 1)

Sec. 112-4. Special notation required

The city requires a final plat notation stating that a site plan must be approved prior to issuance of a building permit for lots which include any of the following:

- (1) Particular or unusual difficulties to meet minimum setback limits
- (2) Unusual building sites due to easement configuration
- (3) Possible floodplain encroachment
- (4) Storm water detention facilities
- (5) Zoning imposed buffers
- (6) Unusual or severe topographic features

(Ord. of 7-15-2019, § 1)

Sec. 918. Approval required by appropriate body.

Applications for amendments to the text of the zoning regulations, zoning map amendments, alterations or extensions of conditional zoning, conditional use permits, development within site specific zoning districts and site plans require approval by the governing body before development may be initiated or before such application is made effective. Applications for variances and appeals shall require approval by the planning commission before development may be initiated or before such application is made effective. Applications for certificates of appropriateness require review and approval of the Historic Preservation Commission ~~by the planning commission and approval by the governing body~~ before development, demolition or alteration may be initiated or before such application is made effective.

(Ord. of 12-3-2018)

Sec. 1103. Prohibited uses.

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

(Ord. of 12-3-2018)

Sec. 1203. Prohibited uses.

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

(Ord. of 12-3-2018)

Sec. 1305. Prohibited uses.

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

(Ord. of 12-3-2018)

Sec. 1404. Development regulations in general.

All apartment, duplex, triplex, quadplex, semi-detached residences and townhouse developments shall conform to the following regulations:

1. Site plan approval required. All multi-family developments including apartments, duplexes, triplex, quadplex, semi-detached residences and townhouses require site plan approval by the planning commission in accordance with all procedures and requirements established by the city.
2. All site plans required by this section shall, at a minimum, contain the following information:
 - a. Title of the proposed development and the name, address and telephone number of the property owner.
 - b. The name, address and telephone number of the architect, engineer or other designer of the proposed development.
 - c. Scale, date, north arrow, and general location map showing relationship of the site to streets or natural landmarks.
 - d. Boundaries of the subject property, all existing and proposed, streets, including right-of-way and street pavement widths; buildings; water courses; parking and loading areas; flood plain; storm water detention; recreation areas; and other physical characteristics of the property and proposed development.
 - e. Building setbacks, buffers, landscape strips, and common areas as well as topographic contours at two feet intervals.
 - f. All accessory structures and locations shown.
3. No multi-family development shall take place in whole or part without being served by both public water and public sewer facilities.
4. Driveways and interior roads.
 - a. An interior road(s) serving any multi-family development shall be paved and have a minimum width of ~~28~~ 30 feet back of curb to back of curb. Parking on interior roads is to be regulated by section 609, off-street parking and loading spaces required.
 - b. All interior roads shall have sidewalks installed on both sides of the street.
 - c. Sidewalks and pedestrian ways shall connect to public streets and adjoining developments as applicable.
5. Parking. Insofar as practicable, off-street parking facilities shall be grouped in bays, either adjacent to streets or in the interior of blocks. No off-street parking space shall be more than 100 feet by the most direct pedestrian route from a door of the dwelling unit it is intended to serve.
6. Fire protection.
 - a. All multi-family developments shall provide adequate fire protection in the form of placement of water lines, fire hydrants, sprinkler systems, and fire walls as required by local and state fire codes required for these types of structures.
 - b. If a residential structure is located less than ~~15~~ 20 feet from any property line, then local fire codes impose certain requirements.
7. Buffer, landscaping, and open space requirements.

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- a. All multi-family developments shall conform to the following regulations. The following regulations are designed to promote the health, safety, order, aesthetics and general welfare by protecting against incompatible uses of land, controlling problems of flooding, soil erosion and air pollution, providing for a more attractive environment, assuring adequate open space, and reducing noise, night lighting, glare, odor, objectionable view, loss of privacy and other adverse impacts and nuisances through the use of buffers, landscaping and open space.
 - b. Each development shall have a minimum of 25 percent of the development's total land area as landscaped open space. A buffer of at least ten feet in width shall be provided and maintained around the entire exterior perimeter of all apartment, condominium, duplex and townhouse developments. Utilization of existing trees and vegetation is appropriate for inclusion within the buffer, or when not found appropriate, shall be supplemented with approved additional landscaping and plantings.
8. Service buildings. Subordinate accessory structures are permitted for maintenance, storage and other incidental uses supportive to the primary use of the property. Community service facilities and accessory structures are subject to site plan approval, for the convenience of the residents of the property. Such structures may include, but are not limited to, the following uses: facility management offices, community laundry facilities, and indoor community recreation areas.
 9. Maximum units per building. No more than six units shall be permitted to form any one single building.

(Ord. of 12-3-2018)

Sec. 1405. Townhouse development regulations.

All developments containing fee-simple townhouses shall conform to the following requirements:

1. Lots. Each townhouse shall be located on its own lot of record, and subdivision plat approval shall be required in accordance with the city regulations.
2. All structures will be constructed with a two hour fire resistive rated wall without an approved sprinkler system and or one hour fire resistive rated wall with an approved sprinkler system between each unit.~~non-flammable brick or masonry firewall between units and extending two feet above the roofline. A fire retardant product may be used in place of the firewall.~~

(Ord. of 12-3-2018)

Sec. 1408. Prohibited uses.

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

(Ord. of 12-3-2018)

Sec. 2011. Prohibited uses.

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

(Ord. of 12-3-2018)

Sec. 2505. Alteration of structures or buildings.

Prior to any alteration ~~(including painting)~~, demolition, removal of an existing structure or building in whole or in part, or new construction of a structure or building in the historical town business district, a building permit shall be obtained and a design review shall be conducted by the historic preservation commission in accordance with the city historical district ordinance. A certificate of appropriateness shall be issued by the HPC, whereas such alteration, demolition or new construction shall be performed in accordance with the design guidelines of the preservation ordinance.

Nothing in this article shall be construed to prevent the ordinary maintenance or repair of any exterior elements of any structure or building; nor shall anything in this article be construed to prevent the construction, reconstruction, alteration or demolition of any such elements which any authorized public official shall certify as required by public health or safety.

(Ord. of 12-3-2018)

Sec. 3603. Development permit required.

A development permit based upon an approved site plan shall be required for any proposed use of land(s) or building(s) to indicate and ensure compliance with all provisions of these regulations before any building permit is issued or any improvement, grading, land disturbing activity or alteration of land(s) or building(s) commences; provided, however, that development permits for accessory structures for residential zoning districts shall not be required. Development permit fees are listed in the city fee schedule. Upon payment of applicable development permit fees and approval of a preliminary plat in accordance with all applicable provisions of the development regulations, development may begin on any parcel of land for an approved use within the zoned district as specified in this ordinance. All development permits shall be issued by the planning director or designee, who shall in no case approve a development permit for the use, construction, or alteration of any land or building if the land or building as proposed to be used, constructed or altered would be in violation of any of the provisions of this ordinance, the city development regulations or any other codes and laws. Development permits shall be valid for two years from date of issuance and shall thereafter expire. If work described in any development permit has not begun within 120 days from the date of issuance thereof, said permit shall expire, and further work shall not proceed until a new development permit has been obtained. Permits may be reinstated up to two separate six month extensions. Prior to reinstating a permit, the planning director shall determine if a new plan review and plan revision is required

(Ord. of 12-3-2018)

Sec. 3604. Building permit required.

No building, structure or sign, except as specifically exempted by these regulations, shall be erected, moved, extended, enlarged or structurally altered, nor shall any excavation or filling of any lot for the construction of any building be commenced until the planning director or designee has issued a building permit for such work in conformity with the provisions of these regulations. Building permit fees shall be as set forth in the city fee schedule.

All building permits shall be issued by the planning director or designee. In cases of uncertainty regarding whether a proposed building or structure conforms to any provisions within this ordinance and the City Development Regulations, the planning director or designee shall consult with the city engineer for his interpretation and ruling. Building permits shall become invalid unless the work authorized by it shall have been commenced within 90 days of date of issuance, or if the work authorized by it is suspended or abandoned for a period of six months or more, or if the work authorized by it is not completed within 18 months of date of issuance. Permits may be reinstated up to two separate six-month extensions. Prior to reinstating a permit, the planning director shall determine if a new plan review and plan revision is required

(Ord. of 12-3-2018)