

AGENDA
CITY COUNCIL REGULAR MEETING AND WORK SESSION
G.L. Gilleland Council Chambers on 2nd Floor
Monday, December 20, 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 held December 6, 2021
 - Executive Session held December 6, 2021
 - b. Approve Staff Appointments
 - c. Approve 2022 Mayor and Council Board Designations and Compensation
 - d. Approve 2022 Appointment of Municipal Court Judge Ronald Reemsnyder and Agreement
 - e. Approve Reappointment for Downtown Development Authority Members
8. Employee Recognition

BUSINESS

9. Administer Oath of Office to Elected Officials
10. ZA-C2200053: Robert Howard has petitioned a zoning amendment for TMP 093 058 Land Lot 429 13th District, Located at 1732 Perimeter Road from OD (Office District) to R-1 (Restricted Single Family Residential). Public Hearing Dates: Planning Commission on November 8, 2021 and City Council on December 6, 2021. City Council for a decision on December 20, 2021.
11. ZSP-C2200055: Cook Communities has petitioned site plan approval as required for single-family attached dwelling (townhouses) in the R-6, Multiple-Family Residential District for TMP D02 002 Land Lot 507 and 446 4th District, Located at 362 Maple Street. Public Hearing Dates: Planning Commission on November 8, 2021 and City Council on December 6, 2021. City Council for a decision on December 20, 2021.
12. Maple Hill Drive Detention Pond
13. Renewal of 2022 Vape Licenses
14. 2022 Professional Services
15. 2022 Mayor Pro Tempore Appointment
16. Ordinance No. 07-2021: An Ordinance To Amend The Water And Sewer Ordinance Of The City Of Dawsonville; To Provide For Further Regulation Of Wastewater Suspended Solids, To Provide An Effective Date; And For Other Purposes. (First Reading: December 20, 2021; Second Reading and Consideration to Adopt: January 6, 2022)

WORK SESSION

17. Redistricting Presentation by Faith Bryan
18. Zoning Ordinance Article VIII, Section 802 – Buffer Requirements
19. Zoning Ordinance Article IX, Section 917 – Expiration of Conditional Use, Variance and Zoning Approval
20. Open Annexation Discussion

STAFF REPORTS

21. Bob Bolz, City Manager
22. Robin Gazaway, Finance Administrator

EXECUTIVE SESSION, IF NEEDED

ADJOURNMENT

The next scheduled City Council meeting is Thursday, January 6, 2022

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: 12/20/2021

PURPOSE FOR REQUEST:

CONSIDERATION AND APPROVAL OF ITEMS BELOW; SEE ATTACHED SUPPORTING DOCUMENTS

- a. Approve Minutes
 - Regular Meeting held December 6, 2021
 - Executive Session held December 20, 2021
 - b. Approve Staff Appointments
 - c. Approve 2022 Mayor and Council Board Designations and Compensation
 - d. Approve 2022 Appointment of Municipal Court Judge Ronald Reemsnyder and Agreement
 - e. Approve Reappointment for Downtown Development Authority Members
-



DAWSONVILLE CITY COUNCIL
EXECUTIVE SUMMARY FOR
AGENDA ITEM # 7a

SUBJECT: APPROVE MINUTES

CITY COUNCIL MEETING DATE: 12/20/2021

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 HELD DECEMBER 6, 2021**
 - **EXECUTIVE SESSION HELD DECEMBER 6, 2021**
-

HISTORY/ FACTS / ISSUES:

OPTIONS:

AMEND OR APPROVE AS PRESENTED

RECOMMENDED SAMPLE MOTION:

REQUESTED BY: Beverly Banister, City Clerk

MINUTES
CITY COUNCIL REGULAR MEETING
G.L. Gilleland Council Chambers on 2nd Floor
Monday, December 6, 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 Kevin Tallant, 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 Walden.
4. **ANNOUNCEMENTS:** Mayor Eason reported the Christmas Tree Lighting & Parade were a success and he thanked all of the staff that made it possible.
5. **APPROVAL OF THE AGENDA:** Motion to approve the agenda as presented made by M. French; 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) made by J. Walden; second by W. Illg. Vote carried unanimously in favor.
 - a. Approve Minutes
 - Regular Meeting and Work Session held November 15, 2021

PUBLIC HEARING

8. **ZA-C2200053:** Robert Howard has petitioned a zoning amendment for TMP 093 058 Land Lot 429 13th District, Located at 1732 Perimeter Road from OD (Office District) to R-1 (Restricted Single Family Residential). Public Hearing Dates: Planning Commission on November 8, 2021 and City Council on December 6, 2021. City Council for a decision on December 20, 2021.

Planning Director Picklesimer read the rezoning request.

Motion to open the public hearing made by M. French; second by J. Walden. Vote carried unanimously in favor. Mayor Eason conducted the public hearing. The following person spoke in favor of the rezoning application.

- Robert Howard, 1732 Perimeter Road, Dawsonville – He is the owner of the property and stated he did not know the property was zoned commercial when he purchased it. This property is his residence, and he is seeking approval to have it zoned residential.

No one spoke in opposition to the request.

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

9. **ZSP-C2200055:** Cook Communities has petitioned site plan approval as required for single-family attached dwelling (townhouses) in the R-6, Multiple-Family Residential District for TMP D02 002 Land Lot 507 and 446 4th District, Located at 362 Maple Street. Public Hearing Dates: Planning Commission on November 8, 2021 and City Council on December 6, 2021. City Council for a decision on December 20, 2021.

Planning Director Picklesimer read the rezoning request.

Motion to open the public hearing made by W. Illg; second by M. French. Vote carried unanimously in favor. Mayor Eason conducted the public hearing. The following person spoke in favor of the rezoning application.

- Jane Range, 1235 Riverside Dr., Gainesville – She spoke on behalf of Cook Communities as their attorney and reviewed the plans to build the community.

Mayor Eason asked about the potential of the majority of properties becoming rental homes. Ms. Range stated she believes they are not opposed to a restrictive covenant on rentals.

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No one spoke in opposition to the request.

Motion to close the public hearing made by J. Walden; second by C. Phillips. Vote carried unanimously in favor. Mayor Eason pointed out this community was originally approved in 2007 by a previous Council and the number of properties has been reduced from 92 to 74.

BUSINESS

- 10. FY 2020-2021 AUDIT PRESENTATION AND APPROVAL:** Bryan St. Pierre, CPA from Alexander, Almand & Bangs, presented the audit report of the City's financial statements of the governmental activities for the fiscal year July 1, 2020 through June 30, 2021. The City received a clean opinion of the financial statements.

Motion to approve the financial statements as presented made by M. French; second by W. Illg. Councilmember French shared his appreciation for the staff who worked diligently to ensure the City received a clean audit. Vote carried unanimously in favor.

- 11. DAWSONVILLE HISTORY MUSEUM DIRECTOR'S REPORT:** Cindy Elliott, Director of the Dawsonville History Museum, provided an overview of all the upgrades, events, progress and success of the museum in the past year. She also reported on total revenues for the year and provided information on events scheduled for 2022. Mayor Eason and City Clerk Banister as members of the Board of Directors, praised Cindy for her leadership and commended her on her contribution to the success of the museum.

Mayor and Council presented Cindy with an award to show their appreciation of her hard work and dedication for the museum.

- 12. 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 tract 2 with 32.937 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 – Tabled from October 18, 2021 to December 6, 2021

Planning Director Picklesimer reviewed the annexation and rezoning request.

Christopher Light, attorney for B & K Turner Family, requested a postponement until the January 20, 2022 City Council meeting due to a legal issue that requires resolution.

Motion to postpone ANX C2100043 and ZA C2100043 to the January 20, 2022 City Council meeting made by W. Illg; second by C. Phillips. Vote carried unanimously in favor.

- 13. An Ordinance To Repeal And Replace Portions Of The Existing Fee Schedule And Provide A New Fee Schedule For Utilities, Garbage, Buildings And Building Regulations, And Planning And Zoning; And For Other Purposes. (First Reading: November 15, 2021; Second Reading and Consideration to Adopt: December 6, 2021)**

Planning Director Picklesimer read the second reading of the ordinance amendment.

Motion to approve the ordinance amendment No. 06-2021 as presented made by C. Phillips; second by J. Walden. Vote carried unanimously in favor. (Exhibit "A")

- 14. INTERGOVERNMENTAL AGREEMENT WITH DAWSON COUNTY – RIGHT OF WAY MOWING:** Motion to approve the IGA as presented made by C. Phillips; second by M. French. Vote carried unanimously in favor. (Exhibit "B")

- 15. 2022 CITY OF DAWSONVILLE MUNICIPAL PROPERTY LEASES:** Motion to approve the 2022 Dawsonville Moonshine Distillery and Dawsonville History Museum leases as presented made by M. French; second by C. Phillips. Vote carried unanimously in favor.

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- 16. STANDARD DETAILS UPDATE:** Motion to approve the Standard Details as presented made by J. Walden; second by C. Phillips. Vote carried unanimously in favor.
- 17. STANDARD SPECIFICATIONS FOR ROADWAY AND DRAINAGE SYSTEMS:** Motion to approve the Standard Specifications for Roadway and Drainage Systems as presented made by J. Walden; second by W. Illg. Vote carried unanimously in favor.
- 18. STANDARD SPECIFICATIONS FOR WATER DISTRIBUTION AND SANITARY SEWERAGE SYSTEMS:** Motion to approve the Standard Specifications for Water Distribution and Sanitary Sewerage Systems made by J. Walden; second by W. Illg. Vote carried unanimously in favor.

EXECUTIVE SESSION

At 6:04 p.m. a motion to close regular session and go into executive session for pending/potential litigation was made by C. Phillips; second by J. Walden. Vote carried unanimously in favor.

At 6:33 p.m. a motion close executive session was made by M. French; second by W. Illg. Vote carried unanimously in favor.

Councilmember Phillips left the meeting.

Motion to resume regular session was made by W. Illg; second by M. French. Vote carried unanimously. (3-0)

ADJOURNMENT:

At 6:36 p.m. a motion to adjourn the meeting was made by J. Walden; second by W. Illg. Vote carried unanimously in favor. (3-0)

Approved this 20th day of December 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

STATE OF GEORGIA
COUNTY OF DAWSON

AFFIDAVIT OF THE CITY OF DAWSONVILLE MAYOR AND COUNCIL

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

1. The City of Dawsonville Council met in a duly advertised meeting on December 6, 2021.
2. During such meeting, the Board voted to go into closed session.
3. The executive session was called to order at 6:04 p.m.
4. The subject matter of the closed portion of the meeting was devoted to the following matter(s) within the exceptions provided in the open meetings law: (check all that apply)

Consultation with the City Attorney or other legal counsel to discuss pending or potential litigation, settlement, claims, administrative proceedings, or other judicial actions brought or to be brought by or against the City or any officer or employee or in which the City or any officer or employee may be directly involved as provided in O.C.G.A. § 50-14-2(1);


Discussion of tax matters made confidential by state law as provided by O.C.G.A. § 50-14-2(2) and _____;

Discussion of future acquisition of real estate as provided by O.C.G.A. § 50-14-3(b)(1);

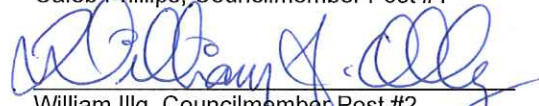
Discussion or deliberation on the appointment, employment, compensation, hiring, disciplinary action or dismissal, or periodic evaluation or rating of a City officer or employee as provided in O.C.G.A. § 50-14-3(b)(2);

Other _____ as provided in: _____.

This 6th day of December 2021; By the City of Dawsonville, Mayor and Council:


Mike Eason, Mayor

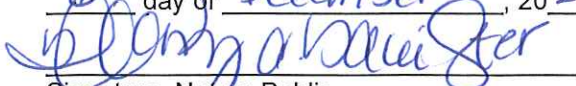

Caleb Phillips, Councilmember Post #1


William Illg, Councilmember Post #2


John Walden, Councilmember Post #3


Mark French, Councilmember Post #4

Sworn to and subscribed before me this
6th day of December, 2021.


Signature, Notary Public

My Commission expires: February 18, 2024



Subject Matter: Fee Schedule, Sec. 2-110
Date of First Reading: November 15, 2021
Date of Second Reading: December 6, 2021
Date of Adoption: December 6 2021
Effective Date: January 1, 2022

AN ORDINANCE TO REPEAL AND REPLACE PORTIONS OF THE EXISTING FEE SCHEDULE AND PROVIDE A NEW FEE SCHEDULE FOR UTILITIES, GARBAGE, BUILDINGS AND BUILDING REGULATIONS, AND PLANNING AND ZONING; AND FOR OTHER PURPOSES.

ORDINANCE NUMBER 06-2021

WHEREAS, the Mayor and Council of the City of Dawsonville find that the adoption of a partially revised fee schedule that is consistent with current ordinances and needs of the City to be in the best interest of the citizens of the City of Dawsonville;

WHEREAS, the revision of the fee schedule will make more effective the operation of the government of the City of Dawsonville; and

WHEREAS, the Mayor and Council desire to adopt such fee schedule amendment; 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.

NOW, THEREFORE, THE COUNCIL OF THE CITY OF DAWSONVILLE HEREBY ORDAINS AS FOLLOWS:

SECTION 1.

Chapter 2, Article II of the Code of the City of Dawsonville, Georgia, is hereby amended by repealing only the following subsections of section 2-110, and replacing them with new subsections of section 2-110 as indicated hereinbelow:

Sec. 2-110. – Fee Schedule.

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

A. (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.

See, "Exhibit A"

- B. Garbage Fees

See, "Exhibit B"

B. (8) BUILDINGS AND BUILDING REGULATIONS (CHAPTER 102; APPENDIX A-36):

See, "Exhibit C"

C. (9) SIGNS (CHAPTER 105):

See, "Exhibit C"

D. (10) SOIL EROSION AND SEDIMENTATION CONTROL (CHAPTER 106):

See, "Exhibit C"

E. (11) STORMWATER MANAGEMENT (CHAPTER 107):

Intentionally deleted.

F. (12) ZONING, VARIANCE, APPEAL, CHANGE OF ZONING CONDITION AND ANNEXATION REQUESTS (APPENDIX A):

See, "Exhibit C"

SECTION 2.

If any section, provision or clause of any part of this Ordinance shall be declared invalid or unconstitutional, or if the provisions of any part of this Ordinance as applied to any particular situation or set of circumstances shall be declared invalid or unconstitutional, such invalidity shall not be construed to affect the portions of this Ordinance not so held to be invalid, or the application of this Ordinance to other circumstances not so held to be invalid. It is hereby declared as the intent that this Ordinance would have been adopted had such invalid portion not been included herein.

SECTION 3.

All Ordinances or parts of ordinances in conflict with this ordinance are hereby repealed.

SECTION 4.

This ordinance shall become effective on January 1, 2022, the public good demanding the same.

SO ADOPTED AND ORDAINED by the City Council of Dawsonville, Georgia, this 6 day of December, 2021.

MAYOR AND DAWSONVILLE CITY COUNCIL

By: 
Mike Eason, Mayor

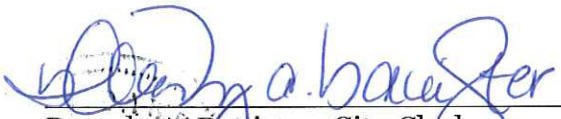

Caleb Phillips, Council Member Post 1


William Illg, Council Member Post 2


John Walden, Council Member Post 3


Mark French, Council Member Post 4

ATTESTED TO BY:


Beverly A. Banister, City Clerk



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:	

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(Supp. No. 27)

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 ¾" 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 1½", 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 <u>60.00</u>

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

a. Residential/mobile home building permits.

	Current	Proposed
Residential building permit Plat-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, certificate of appropriateness, site plan, and annexation requests (appendix A),*

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:	Current	Proposed
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	

Exhibit "A"

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	
Certificate of appropriateness	300.00	
Site Plan	400.00	
Administrative fee, plus cost of all mailings	100.00	

**STATE OF GEORGIA
COUNTY OF DAWSON**

**INTERGOVERNMENTAL AGREEMENT BETWEEN THE CITY OF
DAWSONVILLE AND DAWSON COUNTY REGARDING
CROSS-JURISDICTIONAL RIGHT-OF-WAY MOWING**

THIS AGREEMENT, effective as of _____, 2021, is by and between the **CITY OF DAWSONVILLE**, a Georgia municipal corporation (“City”), and **DAWSON COUNTY**, a political subdivision of the State of Georgia (“County”). Individually, the City and the County may be referred to herein as a “Party,” and, collectively, as the “Parties.”

WHEREAS, pursuant to Article IX, Section III, Paragraph I of the Constitution of the State of Georgia, the City and the County are authorized to contract with each other for a period not exceeding 50 years for the provision of services, or for the joint or separate use of facilities or equipment, so long as such contracts deal with activities, services, or facilities which both the City and the County are authorized by law to undertake or provide; and

WHEREAS, pursuant to Article IX, Section II, Paragraph III of the Constitution of the State of Georgia, the City and the County are authorized, jointly and severally, to exercise powers and provide services related maintenance of streets and roads constructed by counties and municipalities or any combination thereof; and

WHEREAS, pursuant to Article IX, Section II, Paragraph III of the Constitution of the State of Georgia, the County is prohibited from exercising these powers or providing any such service inside the boundaries of the City except by contract with the City; and

WHEREAS, pursuant to O.C.G.A. § 32-4-112(b), the City is authorized to contract with the County for the maintenance of a public road within the limits of the City; and

WHEREAS, pursuant to O.C.G.A. § 32-4-62, the County is authorized to contract with the City for work on any public road system within their jurisdictions; and

WHEREAS, the City and the County desire to coordinate and consolidate efforts related to right-of-way maintenance (i.e., mowing) of certain streets or roads that are within both the City and the County jurisdiction; and

WHEREAS, the Parties agree that coordination of maintenance efforts for cross-jurisdictional street and roads provides cost savings and efficiencies that are in the best interest of the citizens of both the City and the County.

NOW THEREFORE, for and in consideration of the mutual promises, the public purposes, and the acknowledgment and agreements contained herein, and for other good and valuable consideration, the receipt and sufficiency of which is hereby acknowledged, the Parties mutually agree to the above recitals and as follows:

1. **Agreement.** The Parties agree as follows:
 - a. The County will mow the following roads in their entirety:
 - i. Gold Mine Road,
 - ii. Cleve Right Road, and
 - iii. Duck Thurmond Road.
 - b. The County will mow both sides of Howser Mill Road beginning at Calvary Baptist Church (up to the northwest corner of Tax Parcel No. 082 017 002) and terminating at SR 183.
 - c. The City will mow both sides of Howser Mill Road beginning at SR 53 West and terminating at Calvary Baptist Church (through to the northwest corner of Tax Parcel No. 082 017 002).
 - d. The City will mow the following roads in their entirety:
 - i. J.C. Burt Road, and
 - ii. Perimeter Road.
 - e. The City presently mows all of the State Routes located within the City's jurisdictional boundary, and while it anticipates continuing to do so, it is under no legal requirement to maintain those roads.
 - f. The term "mow" as used above shall mean periodic (minimum of 3 times per year) grass mowing maintenance of the right-of-way areas between the paved area and the outside right-of-way boundary lines.
 - g. The term "entirety" as used above shall mean both sides and the full length of a roadway right-of-way.
 - h. Each Party agrees to follow any safety protocols, signage requirements, and traffic control procedures that may apply to the performance of right-of-way mowing.
 - i. Each Party retains the discretion to have its obligations hereunder performed in full or in part by one or more qualified, independent contractors.
 - j. The Parties' agreement to maintain (i.e., mow) certain right-of-way as specified herein shall not impute any obligation for either Party to undertake any other type of roadway or right-of-way maintenance (e.g., trash collection, limb removal, paving, storm water repair, etc.).

- k. The Parties understand and acknowledge that right-of-way mowing may be inhibited or delayed based on the condition of the roadway (e.g., necessary repair, debris in the right-of-way) and the responsible Party agrees to properly address and remedy the cause of such delay before such right-of-way may thereafter be mowed.
2. **Governing Law.** This Agreement shall be governed by and construed in accordance with the laws of the State of Georgia. If any action at law or in equity is brought to enforce or interpret the provisions of this Agreement, the rules, regulations, statutes and laws of the State of Georgia will control.
3. **Cooperation.** Each Party shall, at the request of the other, make, execute and deliver or obtain and deliver all instruments and documents and shall do or cause to be done all such other things which either Party may reasonably require to effectuate the provisions and intention of this Agreement.
4. **Authority to Execute.** Each of the individuals executing this Agreement on behalf of his or her respective Party agrees and represents that he or she is authorized to do so and further agrees and represents that this Agreement has been duly passed upon by the required governmental agency or board in accordance with all applicable laws and spread upon the minutes thereof.
5. **Force Majeure.** In case by reason of force majeure, any Party hereto shall be rendered unable, wholly or in part, to carry out its obligations under this Agreement, then if such Party shall give notice and full particulars of such force majeure in writing to the other Party within a reasonable time after occurrence of the event or cause relied on, the obligation of the Party giving such notice, so far as it is affected by such force majeure, shall be suspended during the continuance of the inability then claimed, but for no longer period. Such Party shall endeavor to remove or overcome such inability with all reasonable dispatch. The term "force majeure," as employed herein, shall mean (a) any cause beyond the Party's reasonable control; (b) any act(s) of God; (c) any change in applicable governmental rules or regulations rendering the performance of any portion of this Agreement legally impossible; (d) strikes, lockout(s) or other labor disputes or industrial disturbance(s); (e) any war, hostility, embargo, sabotage, civil disturbance, riot, insurrection, pandemic/epidemic, invasion or act(s) of a public enemy; (f) order(s) of any kind of the Government of the United States or the State of Georgia or any civil or military authority; and (g) natural disaster, catastrophe, epidemics, landslides, lightning, earthquakes, fires, hurricanes, storms, floods, washouts, droughts, or explosions, or breakage or accidents outside the Party's control which prevent performance under this Agreement.
6. **Entire Agreement; Modification; Termination.** This Agreement constitutes the entire agreement between the Parties and supersedes and replaces any and all other agreements, either oral or in writing, between the Parties with respect to the subject matter of this

Agreement. No other agreement, statement or promise relating to the subject matter of this Agreement not contained in this Agreement shall be valid or binding. This Agreement may be modified or amended only by a written document signed by representatives of all Parties with appropriate authorization. This Agreement may be terminated by either Party upon notice to the other as required herein, provided the obligations of the terminating Party as stated above have been completed in full within ninety (90) days prior to the stated termination date.

7. **Waiver.** No failure by either Party to enforce any right or power granted under this Agreement, or to insist upon strict compliance, and no custom or practice of either Party at variance with the terms and conditions of this Agreement shall constitute a general waiver of any future breach or default or affect a Party's right to demand exact and strict compliance with the terms and conditions of this Agreement. Further, no express waiver shall affect any term or condition other than the one specified in such waiver, and that one only for the time and manner specifically stated.
8. **Severability.** Should any provision of this Agreement or application thereof to any person or circumstance be held invalid or unenforceable, the remainder of this Agreement or the application of such provision to any person or circumstance, other than those to which it is held invalid or unenforceable, shall not be affected thereby, and each provision of this Agreement shall be valid and enforceable to the full extent permitted by law.
9. **Agreement Jointly Drafted by the Parties.** Each Party represents that it has reviewed and become familiar with this Agreement and has notified the other Party of any discrepancies, conflicts or errors herein. The Parties agree that, if any ambiguity or question of intent or interpretation arises, this Agreement is to be construed as if the Parties had drafted it jointly, as opposed to being construed against a Party because it was responsible for drafting one or more provisions of the Agreement.
10. **Notices.** All notices, demands or requests required or permitted to be given pursuant to this Agreement shall be in writing and shall be deemed to have been properly given or served and shall be effective on being deposited or placed in the United States mail, postage prepaid and registered or certified with return receipt requested to the addresses appearing below, or when delivered by hand to the addresses indicated below:

If to the County:

Dawson County Board of Commissioners
Attn: County Manager
25 Justice Way, Suite 2313
Dawsonville, Georgia 30534

If to the City:

City of Dawsonville
Attn: City Manager
415 Highway 53 East, Suite 100
Dawsonville, Georgia 30534

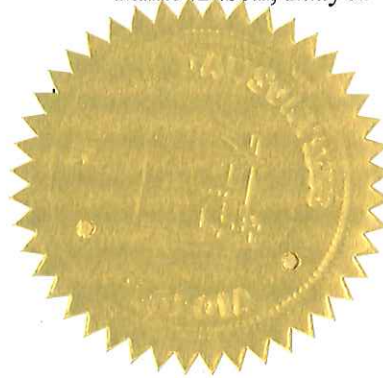
(The remainder of this page intentionally left blank.)

(Signature page follows.)

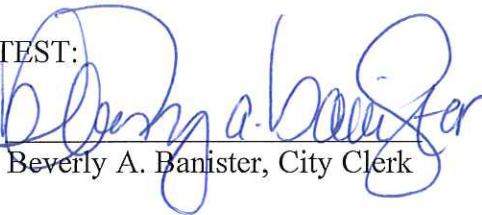
IN WITNESS WHEREOF, the Parties hereto, acting by and through their duly authorized officials and officers pursuant to appropriate ordinances and resolutions hereinbefore duly and properly adopted by each, have caused this Agreement to be executed in duplicate counterparts and the official seals of each Party properly affixed, each delivering to the other one of said duplicate counterparts, the day and year first above written.

CITY OF DAWSONVILLE, GEORGIA

By: 
Mike Eason, Mayor



ATTEST:

By: 
Beverly A. Banister, City Clerk

DAWSON COUNTY, GEORGIA

By: _____
Billy Thurmond, Chairman

ATTEST:

By: _____
Kristen Cloud, County Clerk

[COUNTY SEAL]



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

SUBJECT: APPROVE STAFF APPOINTMENTS

CITY COUNCIL MEETING DATE: 12/20/2021

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 FOLLOWING STAFF APPOINTMENTS:

- **BOB BOLZ – CITY MANAGER**
 - **BEVERLY BANISTER – CITY CLERK & MUNICIPAL COURT CLERK**
 - **TRACY SMITH – DEPUTY CITY CLERK**
-

HISTORY/ FACTS / ISSUES:

OPTIONS:

RECOMMENDED SAMPLE MOTION:

REQUESTED BY: Mike Eason, Mayor



DAWSONVILLE CITY COUNCIL
EXECUTIVE SUMMARY FOR
AGENDA ITEM # 7c

SUBJECT: **APPROVE 2022 MAYOR & COUNCIL BOARD DESIGNATIONS AND COMPENSATION**

CITY COUNCIL MEETING DATE: 12/20/2021

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 BOARD DESIGNATIONS FOR THE MAYOR AND COUNCIL FOR 2022
AND TO AUTHORIZE APPROVAL FOR PAYMENT OF ONE MEETING PER MONTH AS
DESIGNATED WHEN ATTENDED**

HISTORY/ FACTS / ISSUES:

SEE ATTACHED

OPTIONS:

APPROVE, AMEND OR TABLE

RECOMMENDED SAMPLE MOTION:

REQUESTED BY: Mike Eason, Mayor



City of Dawsonville City Council

Mike Eason, Mayor
Caleb Phillips, Councilmember Post #1
William Illg, Councilmember Post #2
John Walden, Councilmember Post #3
Mark French, Councilmember Post #4

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

Robert Bolz
City Manager
Beverly Banister
City Clerk

2022 Mayor and Council Members Board Designations

- Planning Commission – Caleb Phillips
- Historic Preservation Commission – Mark French
- Downtown Development Authority – William Illg
 - Family Connection – John Walden
 - Board of Health – Mark French
- Animal Control Board – Caleb Phillips
- Chamber of Commerce – Mayor or Mayor Pro-Tem
 - Dawsonville History Museum – Mayor
 - GMA – Mayor or Mayor Pro-Tem
 - GMRC – Mayor or Mayor Pro-Tem

Recommend authorization to approve payment of one meeting per month as designated when attended.



DAWSONVILLE CITY COUNCIL
EXECUTIVE SUMMARY FOR
AGENDA ITEM # 7d

SUBJECT: **APPROVE 2022 APPOINTMENT OF MUNICIPAL COURT JUDGE RONALD REEMSNYDER AND AGREEMENT**

CITY COUNCIL MEETING DATE: 12/20/2021

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 2022 APPOINTMENT OF MUNICIPAL COURT JUDGE RONALD REEMSNYDER AND AGREEMENT

HISTORY/ FACTS / ISSUES:

- **JUDGE REEMSNYDER HAS AGREED TO SERVE ANOTHER TERM**
- **HE HAS SERVED THE CITY SINCE 2018**

OPTIONS:

APPROVE, AMEND OR TABLE

RECOMMENDED SAMPLE MOTION:

REQUESTED BY: Mike Eason, Mayor

**CITY OF DAWSONVILLE INDEPENDENT CONTRACTOR SERVICE
AGREEMENT WITH MUNICIPAL COURT JUDGE RON REEMSNYDER**

This Agreement by and between the City of Dawsonville, a Georgia municipal corporation, hereinafter referred to as the “City,” and Ronald D. Reemsnyder, hereinafter referred to as the “Municipal Court Judge” or “Judge”, is as follows:

WHEREAS, the City Council has appointed Ronald D. Reemsnyder to serve as Judge of the City’s Municipal Court through an Independent Contractor Service Agreement and not as a City employee; and

WHEREAS, Ronald D. Reemsnyder has accepted the appointment and confirmation and desires to enter into this Agreement with the City to provide services to the City as Judge; and

WHEREAS, Ronald D. Reemsnyder understands this Agreement involves overseeing part-time court staff, who are employees of the City; and,

NOW, THEREFORE, in consideration of the mutual covenants, conditions and terms contained herein, the City and Ronald D. Reemsnyder agree as follows:

1. INDEPENDENT CONTRACTOR STATUS:

This Agreement does not create and shall not be construed to create an employee, representative, joint venture, or partnership relationship between the City and the Judge. Neither Party is an agent of the other Party for any purpose. Accordingly:

Judge shall provide Services as an independent contractor, and Judge shall not be considered an employee of the City for any purpose;

Judge, and Judge’s agents and subcontractors, including, but not limited to any Judges Pro Tempore, shall not be entitled to, and shall not receive from City in connection with Services any workers’ compensation coverage, insurance coverage, pension, profit sharing, paid vacation, sick leave disability or similar benefit normally provided by City to its employees, except as expressly provided under the Benefits section below;

Judge retains sole and exclusive liability and shall withhold and/or pay all taxes and contributions required to be withheld and/or paid under federal and state income tax laws, unemployment compensation acts, social security acts, and all other legislation requiring employer contributions or withholdings, with respect to all Services provided hereunder, in a timely manner;

Judge is solely responsible for paying his own business expenses, and expenses will only be reimbursed as set forth in this Agreement; and

Judge is free to perform services for any other client that does not create a conflict of interest to his service to the City.

At all times during the term of this Agreement, neither party will function as or represent itself to be the other party or its agent, and no officer, employee, or agent of one party shall hold himself or herself out to be an officer, employee, or agent of the other party.

2. TERM OF APPOINTMENT:

Ronald D. Reemsnyder accepts the appointment of Judge of the Municipal Court of the City in accordance with the provisions of the City Charter and Ordinances as supplemented by this Agreement for a term commencing upon execution of this Agreement and terminating on December 31, 2022 unless earlier terminated as described below.

The Judge shall be, and remain, an attorney admitted to practice law in the State of Georgia. The Judge must also be a citizen of the United States of America and the State of Georgia. The Judge must comply with all other requirements for service as a municipal court judge, including but not limited to complying with all training requirements. The Judge shall immediately report to the City Council any change affecting his membership in good standing in the Georgia Bar Association and any training deficiencies.

3. SCOPE OF SERVICES:

The Judge shall perform all duties legally prescribed for a judicial officer serving as a Judge of a lawfully constituted Municipal Court according to the requirements of the Georgia Constitution, the Official Code of Georgia, the Code of Judicial Conduct, the Uniform Rules of Municipal Courts of the State of Georgia and such other rules as may be prescribed by the Supreme Court of the State of Georgia. In addition, the Judge shall act in accordance with any published opinions of the Judicial Qualifying Committee and the terms of any applicable Judicial Emergency Order. The Judge shall preside over all pre-trial conferences, cases, trials, and hearings or arrange for a Judge Pro Tempore to do so. The Judge also shall perform the duties described in section 4.

The Judge shall at all times faithfully and to the best of his ability administer activities of the court, assign and hear all cases and fulfill obligations of the Court as established by State or local law, rule, statute, regulation and City ordinance.

The Judge shall appoint Judges Pro Tempore for vacation, affidavits of prejudice, recusal from a pending case, illness and required judicial continuing education and training. Before appointing a Judge Pro Tempore, the Judge shall confirm that he or she is an attorney admitted to practice law in the State of Georgia, a member in good standing with the Georgia Bar Association, and current in all training requirements. The Judge may appoint only Judges Pro Tempore who have been approved by the City Council to serve as Judges Pro Tempore.

The Judge shall instruct all Judges Pro Tempore concerning procedures and customary sentences in order to promote uniformity to the greatest extent possible, and shall provide a copy of this Agreement to the Judges Pro Tempore and obtain their agreement to comply with applicable terms during the Judge's absence.

4. JUDICIAL INDEPENDENCE AND ADMINISTRATION:

The Judge and all Judges Pro Tempore are independent from the City when performing judicial responsibilities and nothing contained herein shall be construed to interfere with a judge when performing judicial duties. The Judge, or any Judge Pro Tempore serving in the absence of the Judge, is solely responsible for judicial decisions. Judicial decisions include, but are not limited to, establishment of a standard bail schedule if the judge deems appropriate, establishment of a standard fine schedule for use with violations that do not require court appearances, determination of fines and punishment in individual cases, determination of bail in individual cases, establishment of standing orders regarding offenses for which cash bail is not required, determination of financial ability, determination of conditions of probation, determination of liability, and determination of eligibility for indigent defense and for alternatives to monetary penalties including community service and penalty or fine reductions.

Furthermore, the Judge is responsible for doing the following:

- in coordination with the City Attorney and the Court Clerk approving court forms and procedures necessary for the proper exercise of constitutional rights and other compliance with the law, and updating such forms and procedures as necessary
- in coordination with the City Attorney and the Court Clerk providing proper training of court staff and officials subject to the Judge's direction and control about court procedures and the use of approved court forms, and updating such training as necessary
- ensuring that court staff and officials subject to the Judge's direction and control use approved forms, follow approved procedures and comply with applicable provisions of the Code of Judicial Conduct, court rules, ordinances and statutes
- notifying the City Council of any Judicial Emergency Orders and any actions required to comply with such Orders, including, but not limited to actions that impact remote technology needs, city buildings, and city staff
- notifying the City Council of additional resources necessary to ensure compliance with applicable laws and rules
- notifying the City Council of service provider performance deficiencies
- reviewing quarterly reports and other communications of the Georgia Department of Community Supervision Misdemeanor Probation Oversight program and taking any actions the Judge deems necessary or appropriate

The Court Clerk shall be appointed by the City Council and shall serve as an At-Will employee of the City. The Court Clerk and all court staff other than the Judge are City employees subject to City rules and regulations. However, they are subject to the Judge's direction and control when performing duties for the court. Their salaries, benefits, hours of work and working conditions shall be established by the City.

The Judge understands that court staff adhere to the same applicable personnel policies as other City employees. The Parties agree that the Judge will participate in the review and amendment of any such policies to ensure that they recognize the unique nature of court employment and the Judge's responsibilities with respect to court employees. The Judge acknowledges the Court Clerk may perform other duties for the City that are not in conflict with the separation of powers.

The Judge will confer with the City Manager to coordinate administrative activities concerning City procedures, policies and the budget in an effort to retain and insure consistency and common practices throughout the City.

5. COMPENSATION:

The Judge's compensation for Services is set forth below:

The Judge will be paid a per diem of \$200 per day for all court hearing dates, training dates or other required days of work regardless of the number of hours worked each day.

All required training and costs for associated travel shall be reimbursed by the City in accordance with the City's reimbursement protocols and applicable law.

The Judge's compensation may be increased, but not decreased, during the Judge's term of office.

The Judge's compensation shall be determined annually on January 1. This salary shall constitute compensation for all responsibilities and duties in the administration of the Municipal Court.

Any Judge Pro Tempore will be paid a per diem of \$200 per day for court hearing dates regardless of the number of hours worked. Judges Pro Tempore shall not be entitled to any training costs or compensation or other benefits or payments from the City.

6. METHOD OF PAYMENT:

The Judge, or any Judge Pro Tempore, shall send invoices to the City Manager and payment will be made within 30 days or less.

7. BENEFITS:

The Judge is not eligible for any benefits offered by the City to employees.

8. TERM OF AGREEMENT and RENEWAL:

The Judge's term of office and the term of this Agreement shall be for a period beginning upon the execution of this Agreement and ending on December 31, 2022 unless renewed by action of the City Council for successive one-year terms prior to December 31 of each year for the upcoming year.

9. CONTRACT ADMINISTRATION:

This Agreement shall be administered by the City Manager. Any written notices to be served on either party shall be served or mailed to the following addresses, with a copy by email:

IF TO THE CITY:

Bob Bolz, City Manager
City of Dawsonville
415 Hwy. 53 East
Suite 100
Dawsonville, GA 30534
citymanager@dawsonville-ga.gov

IF TO THE JUDGE:

Ronald D. Reemsnyder
Mozley, Finlayson and Loggins
1050 Crown Pointe Parkway
Suite 1500
Atlanta, GA 30338
rreemsnyder@mflaw.com

10. TERMINATION OF AGREEMENT:

This Agreement may be terminated during the Judge's term of office as follows:

- By the Judge if he provides a minimum of 30 days written notice prior to his effective date of termination, unless otherwise mutually agreed by the parties.
- By the City only as provided in O.C.G.A. Section 36-32-2.2.

11. MERGER AND AMENDMENT:

This Agreement contains the entire understanding of the City and the Judge with respect to the matters set forth herein, and any prior or contemporaneous understandings are merged herein. This Agreement shall not be modified except by written instruments executed by the City and Judge hereto.

This Agreement shall be governed under the laws of the State of Georgia, and any dispute regarding this Agreement shall be resolved in Dawson County Superior Court, State of Georgia.

12. SEVERABILITY

If any provision of this Agreement or their application to any circumstance is held invalid, the remainder of this Agreement and their application to other circumstances is not affected.

IN WITNESS WHEREOF the parties hereto do hereby execute this Agreement.

CITY OF DAWSONVILLE, GEORGIA

MUNICIPAL COURT JUDGE

By: _____
Mike Eason, Mayor

By: _____
Ronald D. Reemsnyder

Date: _____

Date: _____

Attest:

Beverly A. Banister, City Clerk

Approved as to Form:

Kevin Tallant, City Attorney

DRAFT



DAWSONVILLE CITY COUNCIL
EXECUTIVE SUMMARY FOR
AGENDA ITEM # 7e

SUBJECT: APPROVE REAPPOINTMENT FOR DOWNTOWN DEVELOPMENT AUTHORITY MEMBERS

CITY COUNCIL MEETING DATE: 12/20/2021

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 REAPPOINT THREE CURRENT MEMBERS OF THE DDA WHOSE TERMS ARE EXPIRING

HISTORY/ FACTS / ISSUES:

- **KEVIN HAMMOND** TERM: 01/01/2022 – 12/31/2025
- **TASHA HOWELL** TERM: 01/01/2022 – 12/31/2025
- **JAMIE MCCRACKEN** TERM: 01/01/2022 – 12/31/2025

- **VETTING COMPLETED**

OPTIONS:

RECOMMENDED SAMPLE MOTION:

REQUESTED BY: Beverly Banister, City Clerk



DAWSONVILLE CITY COUNCIL
EXECUTIVE SUMMARY FOR
AGENDA ITEM # 8

SUBJECT: EMPLOYEE RECOGNITION

CITY COUNCIL MEETING DATE: 12/20/2021

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 RECOGNIZE AND PRESENT THE FOLLOWING:

- **NOVEMBER AND DECEMBER 2021 EMPLOYEE OF THE MONTH**
 - **EMPLOYEE OF THE FOURTH QUARTER**
 - **2021 EMPLOYEE OF THE YEAR**
 - **SERVICE AWARDS FOR THE MONTH OF DECEMBER**
-

HISTORY/ FACTS / ISSUES:

OPTIONS:

RECOMMENDED SAMPLE MOTION:

REQUESTED BY: Bob Bolz, City Manager



DAWSONVILLE CITY COUNCIL
EXECUTIVE SUMMARY FOR
AGENDA ITEM # 9

SUBJECT: ADMINISTER OATH OF OFFICE TO ELECTED OFFICIALS

CITY COUNCIL MEETING DATE: 12/20/2021

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 ADMINISTER OATH OF OFFICE TO ELECTED OFFICIALS

HISTORY/ FACTS / ISSUES:

OPTIONS:

RECOMMENDED SAMPLE MOTION:

REQUESTED BY: Mike Eason, Mayor



DAWSONVILLE CITY COUNCIL EXECUTIVE SUMMARY FOR AGENDA ITEM # 10

SUBJECT: ZA-C2200053

CITY COUNCIL MEETING DATE: 12/20/2021

BUDGET INFORMATION: GL ACCOUNT # _____

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

PURPOSE FOR REQUEST:

ZA-C2200053: Robert Howard has petitioned a zoning amendment for TMP 093 058 Land Lot 429 13th District, Located at 1732 Perimeter Road from OD (Office District) to R-1 (Restricted Single Family Residential). Public Hearing Dates: Planning Commission on November 8, 2021 and City Council on December 6, 2021. **CITY COUNCIL FOR A DECISION ON DECEMBER 20, 2021.**

HISTORY/ FACTS / ISSUES:

- Applicant is requesting to rezone property from Office district to R1 district.
- Property was zoned from RA to Office district April 4, 2005.
- Property is located within William Illg Post 2 district.
- The subject property adjoins City zoned R1 zoning district to the north, R3 zoning district to the west, Office district to the south and Institutional district to the east.
- 2018 comprehensive plan character area proposes commercial use.
- Planning Commission approved the request on 11.08.2021.

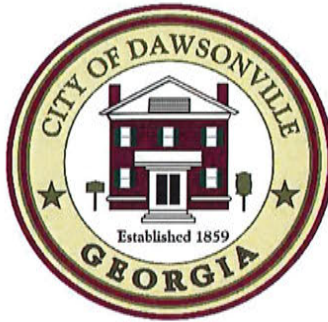
OPTIONS: No action required

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: 11/10/2021

To: Mayor and Council

Reference: ZA C2200053 Planning and Zoning Department Summary

The Planning and Zoning Department has provided the following pertinent information to help you decide on this request:

1. Applicant is requesting to rezone property from Office district to R1 district.
2. Property was zoned from RA to Office district April 4, 2005.
3. Property is located within William Illg Post 2 district.
4. The subject property adjoins City zoned R1 zoning district to the north, R3 zoning district to the west, Office district to the south and Institutional district to the east.
5. 2018 comprehensive plan character area proposes commercial use.
6. Planning Commission approved the request on 11/8/2021.


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: 10/11/2021

To: Planning Commission

Reference: ZA C2200053 Planning and Zoning Department Summary

The Planning and Zoning Department has provided the following pertinent information to help you decide on this request:

1. Applicant is requesting to rezone property from Office district to R1 district.
2. Property was zoned from RA to Office district April 4, 2005.
3. Property is in Post 2 vacant commission district.
4. The subject property adjoins City zoned R1 zoning district to the north, R3 zoning district to the west, Office district to the south and Institutional district to the east.
5. 2018 comprehensive plan character area proposes commercial use.


David Picklesimer
Planning Director



City of Dawsonville
 4115 Highway 53 East, Suite 100
 Dawsonville, GA 30534
 ((706)) 265-3256

**Zoning Amendment
 Application**

Application#: ZA C2200053

Applicant Name(s): Robert Lee Howard & Misty Marie Twigg Howard

Address: 1732 Perimeter Road City: Dawsonville Zip: 30534

Phone: [REDACTED] Email: [REDACTED]

Signature(s): [REDACTED] Date: [REDACTED]

Property Address: 1732 Perimeter Road

Directions to Property from City Hall: South on 53, left on Perimeter Road, 2nd house on left across from highschool

Tax Map# TMP Parcel# 093 058 Current Zoning: Office District (Commercial)

Land Lot(s): 429 District: North 1/2 of the 13 district Section: 1st Section of Dawson County

Subdivision Name: N/A Lot# N/A

Acres: 1.296 Current use of property: Residential

Has a past request of Rezone of this property been made before? yes If yes, provide ZA# 04-003 file 613 RA-0

The applicant request:

Rezoning to zoning category: R-1 Conditional Use permit for:

Proposed use of property if rezoned: Residential Home

Residential # of lots proposed: 1 Minimum lot size proposed N/A (Include Conceptual Plan)

Amenity area proposed N/A, if yes, what N/A

If Commercial: total building area proposed: N/A (Include Conceptual Plan)

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

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

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

Road name: N/A driveway connect to Perimeter Road Type of Surface: Asphalt

- ◆ Failure to complete all sections will result in rejection of application and unnecessary delays.
- ◆ I understand that failure to appear at a public hearing may result in the postponement or denial of this application.

[Signature]
 Signature of Applicant

10-1-2021
 Date

Office Use Only	
Date Completed Application Rec'd: <u>10.01.2021</u>	Amount Paid: \$ <u>444.12</u> <u>CK</u> Cash
Date of Planning Commission Meeting: <u>11.08.2021</u>	Dates Advertised: <u>10.20.2021</u>
Date of City Council Meeting: <u>12.6.2021</u>	Rescheduled for next Meeting:
Date of City Council Meeting: <u>12.20.21</u>	Approved by City Council: YES NO
Approved by Planning Commission: YES NO	Postponed: YES NO Date:

RECEIVED
 OCT 01 2021
 BY: [Signature]



City of Dawsonville

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

**Zoning Amendment
Authorization**

Property Owner Authorization

I / We Robert Lee Howard & Misty Marie Twigg Howard hereby swear that I / we own the property located at (fill in address and/or tax map & parcel #) 1732 Perimeter Road Dawsonville GA 30534 TMP 093 058 as shown in the tax maps and/or deed records of Dawson County, Georgia, and which parcel will be affected by the request.

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

Printed Name of Applicant or Agent Robert Lee Howard
Signature of Applicant or Agent [Handwritten Signature] Date 10-1-2021
Mailing Address 1732 Perimeter Road
City Dawsonville State GA Zip 30534
Telephone Number [Redacted]

SUBSCRIBED AND SWORN BEFORE ME ON THIS
1 DAY OF October 2021

[Handwritten Signature]
Notary Public, State of Georgia



Stanislav Zaverukha
NOTARY PUBLIC
Dawson County, Georgia
My Commission Expires
March 21, 2023

My Commission Expires: March 21, 2023

Notary Seal

(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 notarized also.)

	<p>City of Dawsonville</p> <p>4115 Highway 53 East, Suite 100 Dawsonville, GA 30534 ((706) 265-3256</p>	<p>Zoning Amendment Adjacent Property Owners</p>
---	--	--

Application # ZA - C2200053 TMP# 093 058

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.

TMP # 093 022 1. Name(s): Peachtree Villages Partners LLC
 Address: ~~901 Highway 53 E~~ 2905 Piedmont Rd STE A
~~Dawsonville, GA 30534~~ Atlanta, GA 30305

TMP # 093 060 2. Name(s): Peachtree Villages Partners LLC
 Address: ~~4818 Perimeter Road~~ 2905 Piedmont Rd STE A
~~Dawsonville, GA 30534~~ Atlanta, GA 30305

TMP # 093 023 3. Name(s): Bobby L. & Brenda A Hathcock
 Address: ~~1710 Perimeter Road~~ P.O. Box 382
Dawsonville, GA 30534

TMP # 093 070 4. Name(s): Dawson County Board of Education
 Address: 1665 Perimeter Road
Dawsonville, GA 30534

TMP # 093 009 029 5. Name(s): Kamil W Jezierski
 Address: 154 Sandberg Way
Dawsonville, GA 30534

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

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

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



City of Dawsonville

4115 Highway 53 East, Suite 100
Dawsonville, GA 30534
(706) 265-3256

**Zoning Amendment
Campaign Disclosure**

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

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

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

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

N/A

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

Amount \$ N/A Date: N/A

Enumeration and description of each gift when the total value of all gifts is \$250.00 or more made to the local government official during the 2 years immediately preceding the filing application for rezoning: I have made none.

[Handwritten Signature]
Signature of Applicant / Representative of Applicant

10-1-2021
Date

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



City of Dawsonville

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

**Zoning Amendment
Notice of R-A Adjacency**

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

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

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

This notice and acknowledgement shall be public record.

Applicant Signature [Signature] Date 10-1-2021

Application Number: 2A-C2200053

SUBSCRIBED AND SWORN BEFORE ME, ON THIS

1 DAY OF October 2021

[Signature]
Notary Public, State of Georgia

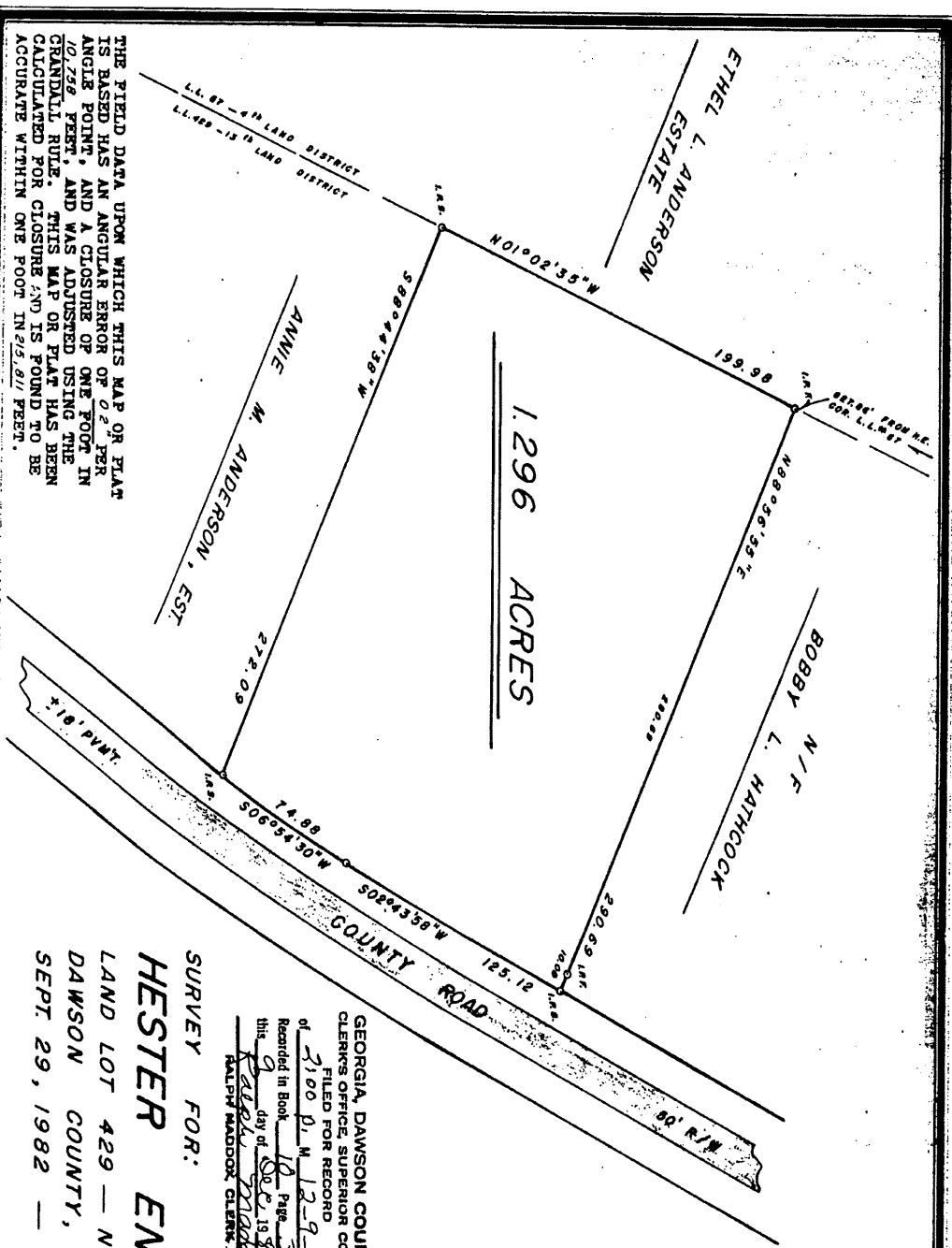
My Commission Expires: March 21, 2023



Stanislav Zaverukha
NOTARY PUBLIC
Dawson County, Georgia
My Commission Expires
March 21, 2023

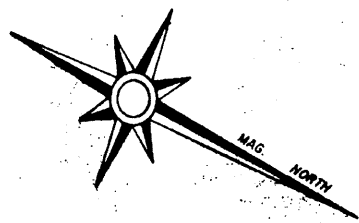
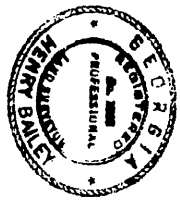
Notary Seal

THE FIELD DATA UPON WHICH THIS MAP OR PLAT IS BASED HAS AN ANGULAR ERROR OF 0.2" PER ANGLE POINT, AND A CLOSURE OF ONE FOOT IN 10,736 FEET, AND WAS ADJUSTED USING THE CRANDALL RULE. THIS MAP OR PLAT HAS BEEN CALCULATED FOR CLOSURE AND IS FOUND TO BE ACCURATE WITHIN ONE FOOT IN 215,811 FEET.



SURVEY FOR:
HESTER ENTERPRISES, INC.
 LAND LOT 429 — N/H 13th DISTRICT
 DAWSON COUNTY, GEORGIA
 SEPT 29, 1982 — SCALE 1" = 50'

GEORGIA, DAWSON COUNTY
 CLERK'S OFFICE, SUPERIOR COURT
 FILED FOR RECORD
 of 2100 P. M. 12-9-82
 Recorded in Book 10 Page 369
 this 9 day of Dec 1982
 RALPH MADDOX CLERK



82-09-21
 1100-5/3

Year of Our Lord One Thousand Nine Hundred and Eighty-two between
NANCY FORSYTH NOBLIN and EDGAR GEORGE DAVID, JR., EXECUTORS OF
ESTATE OF ANNIE M. ANDERSON

of the State of Georgia and County of Fulton of the first part, and
HESTER ENTERPRISES, INC.

of the State of Georgia and County of Dawson of the second part,

WITNESSETH: That the said parties of the first part, for and in consideration of the sum of
TEN (\$10.00) and other valuable considerations----- Dollars,
in hand paid, at and before the sealing and delivery of these presents, the receipt of which
is hereby acknowledged, have granted, bargained, sold and conveyed, and by these presents
do grant, bargain, sell and convey unto the said party of the second part, its
heirs and assigns, ~~all that tract or parcel of land lying and being in~~ the following property:

All that tract or parcel of land lying and being in Land
Lot 429 in the north half of the 13th District of Dawson County,
Georgia, and more fully described as follows:

BEGINNING at an iron pin on the line between Lot 57 in the 4th
District and Lot 429 in the 13th District at corner of property
heretofore sold by Estate of Annie M. Anderson to Bobby L. Hathcock;
thence along line of said Hathcock property north 88° 56' 55"
east 290.69 feet to asphalt paved county road; thence south
along the west side of said county road 200 feet; thence south
88° 44' 38" west 272.09 feet to the line between Lot 57 in the
4th District and Lot 429 in the 13th District; thence north
along said land lot line 199.98 feet to the beginning corner,
containing 1.296 acres, more or less.

- 1. EASEMENT by acceptance hereof agrees to the following restrictive
covenants which shall run with the title until December 31, 1992:
- 2. Only one residence shall be placed on this property.
- 3. Only one residence and a minimum of 1200 sq. feet heated interior floorspace.
- 3. No commercial use except in-home business.

For descriptive purposes see plat of survey for Hester Enterprises, Inc.
by Henry Bailey, dated September 29, 1982, and recorded in Plat Book 10,
Page 369, Dawson County Records, and being incorporated herein.

TO HAVE AND TO HOLD the said tract or parcel of land, with all and singular the rights,
members and appurtenances thereof, to the same being, belonging, or in anywise appertaining,
to the only proper use, benefit and behoof of the said party of the second part, its
heirs and assigns, forever, in Fee Simple.

AND THE SAID parties of the first part, for their heirs,
executors and administrators, will warrant and forever defend the right and title to the above
described property, unto the said party of the second part, its heirs and assigns,
against the claims of all persons whomsoever.

IN WITNESS WHEREOF, the said parties of the first part have hereunto set their
hand and seal, this 9 day and year above written.

Signed, sealed and delivered in presence of:

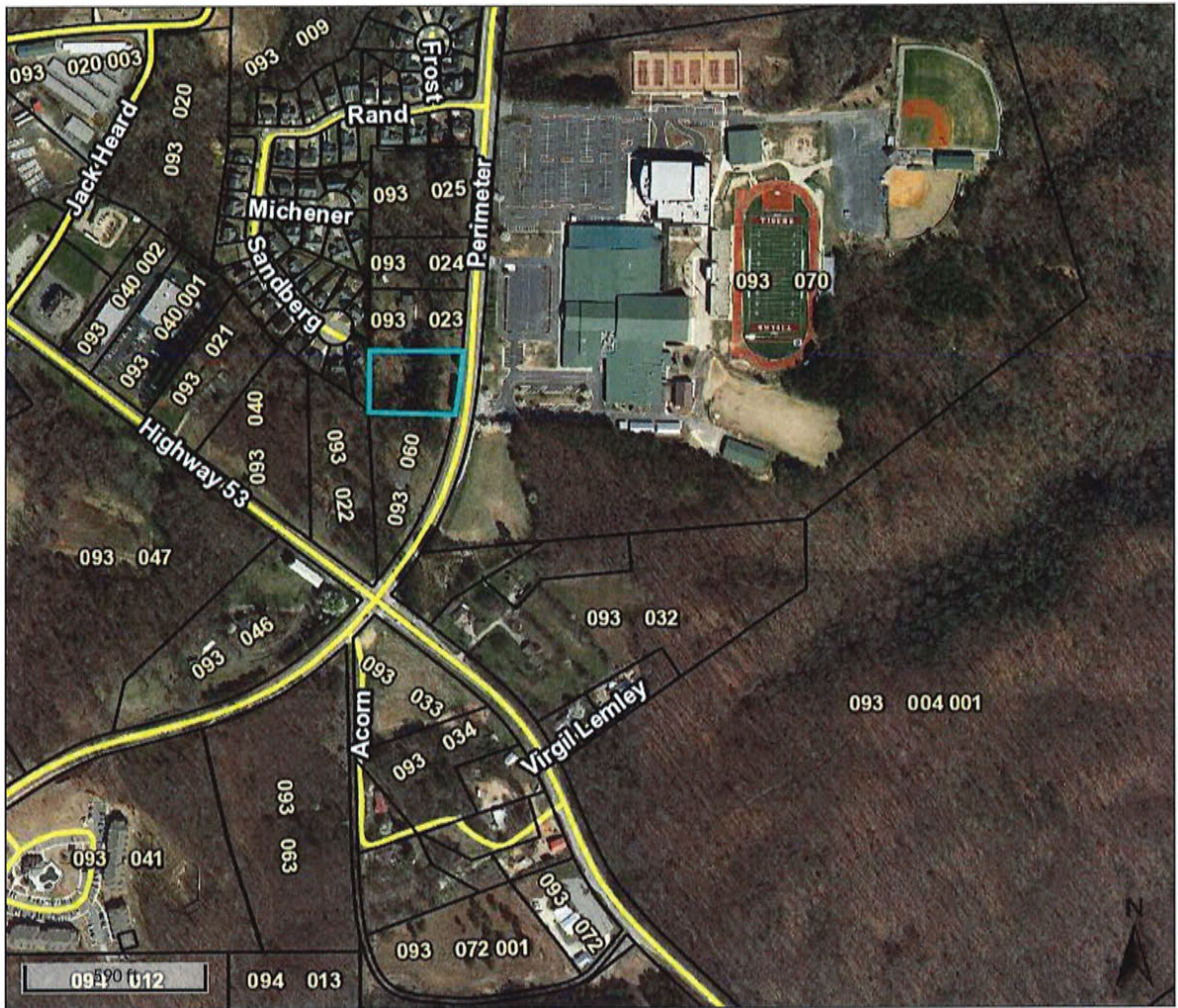
Witness
Notary Public
Georgia, Dawson County

Nancy Forsyth Noblin (Seal)
Edgar George David, Jr. (Seal)

CLERK'S OFFICE, SUPERIOR COURT
FILED FOR RECORD

as EXECUTORS OF ESTATE OF
ANNIE M. ANDERSON

of \$100 P. M 12-9-82
Recorded in Book 63 Page 627
this 9 day of Dec 1982
RALPH MADDOX, CLERK



Overview



Legend

 Parcels

Parcel ID: 093 058
Alt ID: 6388
Owner: CENTOFANTI DANIEL LOUIS
Acres: 1.3
Assessed Value: \$274240

Date created: 10/4/2021
Last Data Uploaded: 10/2/2021 12:30:53 AM

Developed by 

Letter of Intent
Rezoning Request - O-Office District to R-1



Dear Mayor and City Council of Dawsonville and Members of the Planning Commission,

Please accept this letter of intent from Robert L & Misty M Twiggs Howard, property owner of 1732 Perimeter Road requesting a rezoning from O-Office District to R-1 to use as a residential property. The proposed rezoning would allow the owner to use the property as a residential home. Before the property was used as a “school”, it has a history of being used as residential home. The property listing indicated that the property, “is commercially zoned lot was formerly used as a home and a Montessori School, offices, and is now being listed again as residential, easily upgraded to 3/4 BD, 2/3BA ranch.” The previous owner indicated the zoning would allow the property to be used as either a commercial property or residential. We asked our real estate agent if the zoning would allow this and he indicated it should, so we proceeded with the purchase.

The appraisal report was complete as if the property was residential, we obtained a residential loan and have a residential home insurance policy. At no point in the purchase process did any of the professionals we worked with indicate that the property was zoned as only O-Office District (commercial). When we turned in my applications for utilities, we presented the property as a residence. At no point did any utility company including Georgia Power, Constellation Natural Gas, and the City of Dawsonville (for water and garbage services) indicated that we had to establish a “commercial” account for the property. Only when we received a significantly high-water bill did we determine the zoning of the property was commercially zoned. We immediately went to the office of planning and zoning to determine what steps were necessary to change the zoning so we could use the property as we intended, as a residential home.

Currently the property is zoned as O-Office District. We received this information from the City of Dawsonville Planning and Zoning Website and reviewing the “City of Dawsonville Official Zoning Map.” A review of the surrounding adjacent properties indicates several different zonings. We searched qPublic.net when preparing the application to change the zoning. The following information is for the adjacent properties and we used the zoning as indicated on the “City of Dawsonville Official Zoning Map” as the data on qPublic.net appears to be recently updated.

- 1818 Perimeter Road is also zoned O-Office District and extends from our property west towards Highway 53 with frontage on Perimeter Road. The property has a single-family home on it.
- 154 Sandberg Way (Lot 29) is zoned R-3 which located in a subdivision. The property extends the entire backside of our property. The property has a single-family home on it.
- 1710 Perimeter Road is zoned R-1 and extends from our property east on Perimeter Road with frontage on Perimeter Road. The property has a single-family home on it.
- 901 Highway 53 East is a 2.4-acre unincorporated property that abuts a corner of our property

Our property is already sandwiched with single family homes being used as residences. While at the time the property was incorporated into the City of Dawsonville it may have been used as a "business", we believe the property is better suited to be zoned as R-1 residential based on a review of the "City of Dawsonville Official Zoning Map" and the observation of the usage of the properties surrounding 1732 Perimeter Road. While researching zoning ordinances in preparation for this zoning application, there were several sections that we felt were applicable to our current situation. Article XXIL – Commercial Zoning Districts in General indicates that "Single-family residential use is permitted in any commercial zoning district unless otherwise noted with conditions herein." (Sec. 2204 – Single-family.) The current zoning of O-Office District allows the property to be used as a single-family residence (Article XXVII – O Office District Sec. 2802. – Permitted uses) While it appears these sections indicated our property can be used as "residential"; it will still be zoned commercial. We have already spent thousands of dollars on repair and maintenance of the property and intend to continue altering the property to meet the needs of our family. This will include modifications to the home that will require permits and other construction costs that will be far more expensive if the property maintains its commercial status. We bought a property to use as a residential home for our children that is connected to other properties with residential homes

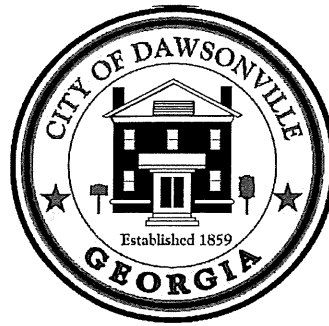
The previous owner indicated that the property might be very valuable in the future as a "commercial" zoned property. While this may be true, that is not why we bought the property. We understand to some extent we may be losing "value" in the property. The property was bought to serve as a residential home for our family. Its proximity to the local schools, neighborhoods, parks, and the public library are ideal for our children. Our home, and the homes next to ours, set back from the road along with sidewalks/crosswalks will make it an excellent location to raise our family. We currently have four children living with us. Three of our children are currently enrolled in the Robinson Elementary School and Dawson County Junior High. I currently work for the State of Georgia and my wife is transitioning to a new career path. The general atmosphere of the local community, the excellent schools, and the overall setting of area are why we made the choice to move from an urban setting to a more rural one.

We believe the change in zoning from O-Office District to R-1 Residential is the best fit for this property. We believe we have made the best choice for our family, and we hope that you will decide this matter in our favor.

Thank you in advance for your time and consideration,

Robert L & Misty M. Howard

City Council:
John Walden
Caleb Phillips
William Illg
Mark French



Mike 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.

ZA-C2200053: Robert Howard has petitioned a zoning amendment for TMP 093 058 Land Lot 429 13th District, Located at 1732 Perimeter Road from OD (Office District) to R-1 (Restricted Single Family Residential). Public Hearing Dates: Planning Commission on November 8, 2021 and City Council on December 6, 2021. City Council for a decision on December 20, 2021.

ZSP-C2200055: Cook Communities has petitioned site plan approval as required for single-family attached dwelling (townhouses) in the R-6, Multiple-Family Residential District for TMP D02 002 Land Lot 507 and 446 4th District, Located at 362 Maple Street. Public Hearing Dates: Planning Commission on November 8, 2021 and City Council on December 6, 2021. City Council for a decision on December 20, 2021.

VAR-C2200057: William Elliott has petitioned side and rear property setback and zoning buffers be reduced to 0' for TMP 068 063 001 and 068 063 002, Land Lot 86 4th District, Located at 2367 Elliott Family Parkway. Public Hearing: Planning Commission on November 8, 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.

roperty will be sold to: (a) any outstanding taxes (including which are a lien, but due and payable), (b) water or sewage bills institute a lien against property whether due payable or not yet due and which may of record, (c) the right of any taxing authority, (d) any matters might be disclosed accurate survey and of the property, (e) any assessments, encumbrances, zoning restrictions, and matters ord superior to the y Deed first set out

ile will be conducted t to (1) confirmation the sale is not ited under the U.S. ipty Code; and (2) onfirmation and audit status of the loan with lder of the Security Pursuant to O.C.G.A. n 9-13-172.1, which for certain procedures ing the rescission of land non-judicial sales State of Georgia, the nder Power and other sure documents may e provided until final nation and audit of the of the loan as provided iately above.

NGTON SAVINGS FUND TY, FSB, AS TRUSTEE TANWICH MORTGAGE TRUST C as agent and ey in Fact for Melissa

ge Pite, LLP, 15 iont Center, 3575 iont Road, N.E., Suite atlanta, Georgia 30305, 994-7637.

2280A
LAW FIRM MAY CTING AS A DEBT CTOR ATTEMPTING OLLECT A DEBT. ANY MATION OBTAINED BE USED FOR THAT SE. 2191-2280A
343 10/6,13,20,27

Whetstone)
e of Sale Under Power on County, Georgia r and by virtue of the r of Sale contained hat certain Georgia ity Deed and Security ment given by Janice /hetstone and William 'hetstone (collectively, 'tor") to LSC18, LLC, as ee of Truist Bank, f/k/a h Banking and Trust any ("Lender"), dated 25, 2008 and recorded 7, 2008 in Deed Book age 76, Dawson County, ia official records, fected by that certain fication Agreement to ia Security Deed and

esales, hereditaments, rights, members, and appurtenances located thereon and described in the Security Deed (collectively, the "Property"):
All that tract or parcel of land lying and being in Land Lot 506 of the South Half of the 13th District, First Section of Dawson County, Georgia and being known as part of Lot 7 of the Mrs. Shelton Pugh Estate as shown on a plat prepared by Owen Patton dated November 12, 1981 and entitled "Survey for Joseph C. Conawal" and being more particularly described according to said plat as follows:

TO FIND THE TRUE POINT OF BEGINNING begin at the intersection of the easterly edge of the pavement of State Route No. 53 and the centerline of Highway No. 318; thence along the easterly edge of the pavement of Route No. 53 in a southerly direction 655.00 feet to a point; thence North 87 degrees 49 minutes 16 seconds East 51.60 feet to an iron pin on the easterly right-of-way of State Route No. 53 which iron pin is the TRUE POINT OF BEGINNING; thence from said beginning iron pin corner North 87 degrees 49 minutes 16 seconds East 264.76 feet to an iron pin on the land lot line dividing Land Lots 506 and 507 of the South Half, First Section, 13th Land District, Dawson County, Georgia; thence along said land lot line South 00 degrees 36 minutes 20 seconds East 100.00 feet to an iron pin; thence South 88 degrees 15 minutes 20 seconds West 242.73 feet to an iron pin on the easterly right-of-way of State Route No. 53; thence along said right-of-way North 13 degrees 18 minutes West 100.00 feet to the beginning iron pin corner.

This is the same property described in a deed from Eugene Hyatt and Setsuko Hyatt dated August 25, 1986 to Dan H. Charles and Connie M. Charles recorded in Deed Book 91, Page 625, Dawson County, Georgia Deed Records which deed erroneously describes the subject property being known as Lot 7 of the Mrs. Shelton Pugh Estate. In fact said property is a portion of Lot 7 of the Mrs. Shelton Pugh Estate.

This property is also described in that certain plat of survey denominated as "Survey for William Whetstone" dated 8/21/97 prepared by Frederick C. Youngman, Georgia Registered Surveyor No. 2160 and recorded at Plat Book 43, Page 33, Dawson County Plat

following described property, to wit:
0 Regan Circle, Dawsonville, GA 30534 according to the present system of numbering properties in Dawson County Georgia, having Tax Parcel ID 054076001 and being further described as follows:
All that tract or parcel of land lying and being in Parcel One: All that tract or parcel of land lying and being in land Lots 59 & 60, of the 4th District, 1st Section of Dawson County, Georgia and being described as Tract "K3", containing 0.225 acres, according to plat for Robert Harding, Janice Fleming & Douglas Hardin by Michael Stewart Kelly dated May 3, 1991 and recorded in Plat Book 25, Page 275, Dawson County, Georgia Plat Records. Said Plat is incorporated herein and made are hereof by reference.

Parcel Two: All that tract of land or parcel of land lying and being in land Lot 60, of the 4th District, 1st Section of Dawson County, Georgia and being described as Tract "K4", containing 1.59 acres, according to plat for Robert Harding, Janice Fleming & Douglas Hardin by Michael Stewart Kelly dated May 3, 1991 and recorded in Plat Book 25, Page 275, Dawson County, Georgia Plat Records. Said Plat is incorporated herein and made are hereof by reference.

will expire and be forever foreclosed and barred on and after the 4th day of November 2021, or Thirty days after legal service of this notice, whichever is later.

The tax deed to which this notice relates is dated the day of 14, August 2009

, and is recorded in the office of the Clerk of the Superior Court of Dawson County, Georgia, in Deed Book 923 at page 364 -365.

The property may be redeemed at any time before the day of the November 4th 2021, or thirty days after legal service of this notice, whichever is later, by payment of the redemption price as fixed and provided by law to the undersigned at the following address: Cecil L. Pearce, Jr., 30 Miller Dr., Dawsonville, Georgia 30534. Please be governed accordingly.

Sincerely, Cecil L Pearce Jr.
56423 10/6,13,20,27

Local Government

Development Authority of Dawson County will hold its regular meeting on:
October 26, 2021
Time: 8:00 am
Place: 44 Commerce Drive.

Who: Dawson County Board of Education
What: Fall Board Retreat and Training
Where: Dawson County Schools Technology Center at 175 Tiger Circle, Dawsonville, GA 30534.
When: 11/8/2021 from 11AM-1PM, followed by a tour of facilities
Why: Charter Board Training & tour of Technology Center and Transportation Facility.
56540 10/20

Public Hearings

Notice of Public Hearing

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

ZA-C2200053: Robert Howard has petitioned a zoning amendment for TMP 093 058 Land Lot 429 13th District, Located at 1732 Perimeter Road from OD (Office District) to R-1 (Restricted Single Family Residential). Public Hearing Dates: Planning Commission on November 8, 2021 and City Council on December 6, 2021. City Council for a decision on December 20, 2021.

ZSP-C2200055: Cook Communities has petitioned site plan approval as required for single-family attached dwelling (townhouses) in the R-6, Multiple-Family Residential District for TMP D02 002 Land Lot 507 and 446 4th District, Located at 362 Maple Street. Public Hearing Dates: Planning Commission on November 8, 2021 and City Council on December 6, 2021. City Council for a decision on December 20, 2021.

VAR-C2200057: William Elliott has petitioned side and rear property setback and zoning buffers be reduced to 0' for TMP 068 063 001 and 068 063 002, Land Lot 86 4th District, Located at 2367 Elliott Family Parkway. Public Hearing: Planning Commission on November 8, 2021.

56570 10/20

Probate Notices

IN THE PROBATE COURT OF DAWSON COUNTY STATE OF GEORGIA

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
56530 10/20,27,11/3,10

IN THE PROBATE COURT OF DAWSON COUNTY STATE OF GEORGIA

IN RE: BARBARA ANN BEARDEN DECEASED
ESTATE NO. 2021-ES-148
PETITION FOR LETTERS OF ADMINISTRATION
NOTICE

To whom it may concern:
Mark A Johnson has petitioned to be appointed administrator(s) of the estate of Barbara Ann Bearden, 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. ss 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 November 15th, 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
56595 10/20, 27,11/3,10

IN THE PROBATE COURT OF DAWSON COUNTY STATE OF GEORGIA

Government Center, 25 Justice Way, Dawsonville, GA 30534. The public is invited to attend.

56828 11/3,10

Notice of Public Hearing

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

ZA-C2200053: Robert Howard has petitioned a zoning amendment for TMP 093 058 Land Lot 429 13th District, Located at 1732 Perimeter Road from OD (Office District) to R-1 (Restricted Single Family Residential). Public Hearing Dates: Planning Commission on November 8, 2021 and City Council on December 6, 2021. City Council for a decision on December 20, 2021.

ZSP-C2200055: Cook Communities has petitioned site plan approval as required for single-family attached dwelling (townhouses) in the R-6, Multiple-Family Residential District for TMP D02 002 Land Lot 507 and 446 4th District, Located at 362 Maple Street. Public Hearing Dates: Planning Commission on November 8, 2021 and City Council on December 6, 2021. City Council for a decision on December 20, 2021.

56781 11/3

Public Notice

The Dawson County Planning Commission will hear the following requests on November 16, 2021 at 6:00 p.m. in the DAWSON COUNTY GOVERNMENT CENTER, ASSEMBLY ROOM 2303 located at 25 JUSTICE WAY, Dawsonville, Georgia: Application for Rezoning: ZA 21-22 Redo Properties, LLC is requesting to rezone TMP 094-044 from RSR to RMF for the purpose of bringing a non-conforming use into zoning compliance. Reeves Road The Dawson County Board of Commissioners will hear

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.

56835 11/3,10

Public Notice

The Dawson County Planning Commission will hear the following requests on November 16, 2021 at 6:00 p.m. in the DAWSON COUNTY GOVERNMENT CENTER, ASSEMBLY ROOM 2303 located at 25 JUSTICE WAY, Dawsonville, Georgia: Application for Special Use and Variance:

SU 21-07 Greg Spence obo Verizon Wireless is requesting a Special Use of TMP 049 001 for the purpose of placing a telecommunications tower. Hwy 52 E

VR 21-19 Greg Spence obo Verizon Wireless is requesting a variance to the Dawson County Land Use Resolution Article IV Section 410 F.4

The Dawson County Board of Commissioners will hear SU 21-07 & VR 21-19 at their regularly scheduled meeting on December 16, 2021 Dawson County Board of Commissioners? regular voting session 6 p.m.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 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

SECURITY STORAGE - 184 Carlisle Rd Dawsonville, GA 30534

Jason McWilliams: Halloween and Christmas decorations, frames, electronics, and kitchen utensils.

Kelly Roberts: Boxes, mattress, clothes, bean bag, chair, toys, totes, and VCR/DVD player.

56838 11/3,10

Probate Notices

IN THE PROBATE COURT OF DAWSON COUNTY STATE OF GEORGIA

IN RE: Harmon Arthur Williams II DECEASED ESTATE NO. 2021-ES-141 NOTICE OF PETITION TO FILE FOR YEAR'S SUPPORT The petition of Diana L. Williams for a year's support from the estate of Harmon Arthur Williams II deceased, for decedent's (surviving spouse)(and) (minor child(ren)), having been duly filed, all interested persons are hereby notified to show cause, if any they have, on or before November 8th, 2021, 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 on or before the time stated in the preceding sentence. 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

56433 10/13,20,27,11/3

IN THE PROBATE COURT OF DAWSON COUNTY STATE OF GEORGIA IN RE: JOE EDWIN TOUNZEN SR.

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 November 15th, 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

IN THE PROBATE COURT OF DAWSON COUNTY STATE OF GEORGIA

IN RE: BRIAN THOMAS RAS T DECEASED ESTATE NO. 2021-ES-150 PETITION FOR LETTERS OF ADMINISTRATION NOTICE

To whom it may concern: Lisa Wise has petitioned

in O.C.G.A. § 53-1 All interested persons 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 November 25, 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

56816 11/3,10,17,

IN THE PROBATE COURT OF DAWSON COUNTY STATE OF GEORGIA

IN RE: KINSER WILLIAM M GALLOWAY DECEASED ESTATE NO. 2021-ES- PETITION FOR LETTERS OF ADMINISTRATION NOTICE

To whom it may concern

Place your ad today! Call 706-265-



DAWSONVILLE CITY COUNCIL EXECUTIVE SUMMARY FOR AGENDA ITEM # 11

SUBJECT: ZSP-C2200055

CITY COUNCIL MEETING DATE: 12/20/2021

BUDGET INFORMATION: GL ACCOUNT # _____

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

PURPOSE FOR REQUEST:

ZSP-C2200055: Cook Communities has petitioned site plan approval as required for single-family attached dwelling (townhouses) in the R-6, Multiple-Family Residential District for TMP D02 002 Land Lot 507 and 446 4th District, Located at 362 Maple Street. Public Hearing Dates: Planning Commission on November 8, 2021 and City Council on December 6, 2021.

City Council for a decision on December 20, 2021.

HISTORY/ FACTS / ISSUES:

- The R6 zoning was approved 10.01.2007.
- The R6 zoning was approved with the following conditions: dedicate additional right of way, covenants shall identify the project as active adult, widen Maple Street South asphalt travel lane two feet, twenty percent of the dwellings shall meet handicap accessibility requirements.
- Traffic study was submitted and reviewed by the city. The study recommended right turn decel lane and widen Maple Street South.
- The original number of units for both combined parcels was approved for 92 units.
- Both parcels combined will now have a total 74 units. That's a reduction of 18 units from the original approved units.
- The revised site plan meets the current R6 city ordinance requirements.
- Planning Commission approved the site plan 11.08.2021.

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: 11/9/2021

To: Mayor and City Council

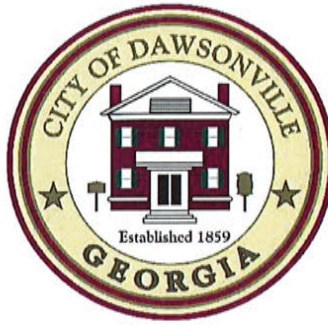
Reference: ZSP C2200055 Planning and Zoning Department summary for a site plan approval.

The Planning Department has provided the following pertinent information to help you decide on this request:

1. Property is in Caleb Phillips Post 1 district.
2. The revised site plan meets the current R6 city ordinance requirements.
3. The R6 zoning was approved 10/1/07.
4. The R6 zoning was approved with the following conditions: dedicate additional right of way, covenants shall identify the project as active adult, widen Maple Street South asphalt travel lane two feet, twenty percent of the dwellings shall meet handicap accessibility requirements.
5. Traffic study was submitted and reviewed by the city. The study recommended right turn decel lane and widen Maple Street South.
6. The original number of units for both combined parcels was approved for 92 units.
7. Both parcels combined will now have a total 74 units. That's a reduction of 18 units from the original approved units.
8. Planning Commission approved the site plan November 8, 2021.


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: 10/8/2021

To: City of Dawsonville Planning Commission

Reference: ZSP C2200055 Planning and Zoning Department summary for a site plan approval.

The Planning Department has provided the following pertinent information to help you decide on this request:

1. Property is in Randy Davis Post 1 district.
2. The revised site plan meets the current R6 city ordinance requirements.
3. The R6 zoning was approved 10/1/07.
4. The R6 zoning was approved with the following conditions: dedicate additional right of way, covenants shall identify the project as active adult, widen Maple Street South asphalt travel lane two feet, twenty percent of the dwellings shall meet handicap accessibility requirements.
5. Traffic study was submitted and reviewed by the city. The study recommended right turn decel lane and widen Maple Street South.
6. The original number of units for both combined parcels was approved for 92 units.
7. Both parcels combined will now have a total 74 units. That's a reduction of 18 units from the original approved units.


David Picklesimer
Planning Director



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

**Zoning Amendment
 Application**

Application#: ZA (Existing R-6 Zoning - Requesting Site Plan Approval) C2200055

Applicant Name(s): Cook Communities

Address: 3120 Frontage Road City: Gainesville Zip: 30504

Phone: [REDACTED] Email: [REDACTED]

Signature(s) _____ Date 10-6-21

Property Address: 362 Maple Street S - Dawsonville, GA 30534

Directions to Property from City Hall: Highway 53W (0.3 Miles) / Left on Academy Ave (0.4 Miles) / Left on Maple Street (0.3 Miles)

Tax Map # D02 002 Parcel # D02 002 Current Zoning: R-6

Land Lot(s): 446 & 507 District: 4th Section: 1st

Subdivision Name: N/A Lot # N/A

Acres: 6.16 Acres Current use of property: Single-Residence with Outbuildings

Has a past request of Rezone of this property been made before? Yes If yes, provide ZA# 6-07-1556 file 595

The applicant request:

Rezoning to zoning category: (Site Plan Approval) Conditional Use permit for: _____

Proposed use of property if rezoned: Single-Family Attached Neighborhood

Residential # of lots proposed: 31 Minimum lot size proposed 2,800 S.F. (Include Conceptual Plan)

Amenity area proposed N/A (50% openspace), if yes, what _____

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

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

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

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

Road name: Maple Street Type of Surface: Ashalt

- ◆ 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

10-6-21
 Date

Office Use Only	
Date Completed Application Rec'd: <u>10.06.2021</u>	Amount Paid: \$ <u>567.28</u> ^{CC} CK Cash
Date of Planning Commission Meeting: <u>11.08.2021</u>	Dates Advertised:
Date of City Council Meeting:	Rescheduled for next Meeting:
Date of City Council Meeting:	Approved by City Council: YES NO
Approved by Planning Commission: YES NO	Postponed: YES NO Date:





City of Dawsonville

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

**Zoning Amendment
Campaign Disclosure**

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

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

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

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

N/A

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

Amount \$ _____ Date: _____

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

Signature of Applicant / Representative of Applicant

10-6-21

Date

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



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

**Zoning Amendment
 Authorization**

Property Owner Authorization

I / We William S. Looper hereby swear that I / we own the property located at (fill in address and/or tax map & parcel #) 362 maple st S 002 002 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.

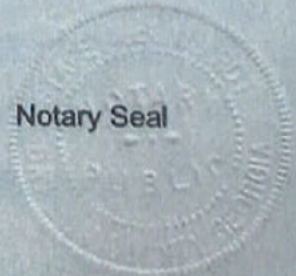
Printed Name of Applicant or Agent KEITH COOK (COOK COMMUNITIES)
 Signature of Applicant or Agent [Signature] Date _____
 Mailing Address 3120 FRONTAGE ROAD
 City GAINESVILLE State GA Zip 30504
 Telephone Number [Redacted]

SUBSCRIBED AND SWORN BEFORE ME ON THIS

4 DAY OF October 2021

[Signature]
 Notary Public, State of Georgia

My Commission Expires: 7/13/2024





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

**Zoning Amendment
 Campaign Disclosure**

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

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

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

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

N/A

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

Amount \$ _____ Date: _____

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

William B. Looper
 Signature of Applicant / Representative of Applicant

10-11-21
 Date

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

(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 notarized also.)

	<p style="text-align: center;">City of Dawsonville 415 Highway 53 East, Suite 100 Dawsonville, GA 30534 (706) 265-3256</p>	<p style="text-align: center;">Zoning Amendment Adjacent Property Owners</p>
---	---	---

Application # ZA - **C2200055** TMP# D02 002

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.

TMP # 083 038 076 1. Name(s): Josiah M. Buwalda
Address: 148 Angela Lane
Dawsonville, GA 30534

TMP # 083 038 075 2. Name(s): David Christopher Gallagher
Address: 136 Angela Lane
Dawsonville, GA 30534

TMP # 083 038 074 3. Name(s): Xiqing Yang & Chunqin Yu
Address: 130 Angela Lane
Dawsonville, GA 30534

TMP # 083 038 4. Name(s): Angela B Fowler c/o Hubert Tinsley
Address: 76 Tinsley Chapel Rd.
Dawsonville, GA 30534

TMP # 083 038 008 5. Name(s): Susan Denise Hughes
Address: 7240 Highbrook Cir. E
Cumming, GA 30041

TMP # 083 038 006 6. Name(s): Kevin Meyers
Address: 408 Maple Street S
Dawsonville, GA 30534

TMP # D02 003 083 7. Name(s): Galina & Angelina Belistova
Address: 50 Pearls Way
Dawsonville, GA 30534

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

(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 notarized also.)

	<p style="text-align: center;">City of Dawsonville 415 Highway 53 East, Suite 100 Dawsonville, GA 30534 (706) 265-3256</p>	<p style="text-align: center;">Zoning Amendment Adjacent Property Owners</p>
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Application # ZA - C2200055 TMP# D02 002

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.

TMP # D02 001 1. Name(s): Livic Properties LLC
Address: 3575 Bonnerville Drive
Cumming, GA 30041

TMP # 083 038 082 2. Name(s): Livic Properties LLC
Address: 3575 Bonnerville Drive
Cumming, GA 30041

TMP # 083 038 062 3. Name(s): Melissa King
Address: 61 Driftwood Trail
Dawsonville, GA 30534

TMP # 083 038 061 4. Name(s): Blake Evan Kimbrell
Address: 64 Driftwood Trail
Dawsonville, GA 30534

TMP # 083 038 060 5. Name(s): James J. Thomas and Joanna Thomas Chesley
Address: P.O. Box 3438
Cumming, GA 30028

TMP # 083 038 004 6. Name(s): Wen Shi
Address: 184 Angela Lane
Dawsonville, GA 30534

TMP # 083 038 003 7. Name(s): Anita Seay
Address: 168 Angela Lane
Dawsonville, GA 30534

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

(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 notarized also.)

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

Application # ZA - 2200055 TMP# D02 003

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.

TMP # D02 003 1. Name(s): Timothy R Chatham
 Address: 10 Pearl Chambers Drive
Dawsonville, GA 30534

TMP # D02 003 001 2. Name(s): Gwendolyn M Young
 Address: 11 Pearl Chambers Drive
Dawsonville, GA 30534

TMP # D02 025 001 3. Name(s): Harley Bruce & Elizabeth Dianne Long
 Address: 1106 Red Bud Circle
Villa Rica, GA 30180-5329

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

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

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

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

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



October 6th, 2021

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

LETTER OF INTENT

Site Plan Approval for 362 Maple Street – Dawsonville, GA
Tax Parcel No. D02 002
L.L. 446 & 507 / 4th District / 1st Section

Cook Communities submits this Letter of Intent and attached Application for the purpose of receiving Site Plan Approval as required for Single-Family Attached Dwellings (townhouses) in the R-6, Multiple-Family Residential Zoning District. The property is located at 362 Maple Street in Dawsonville, Georgia.

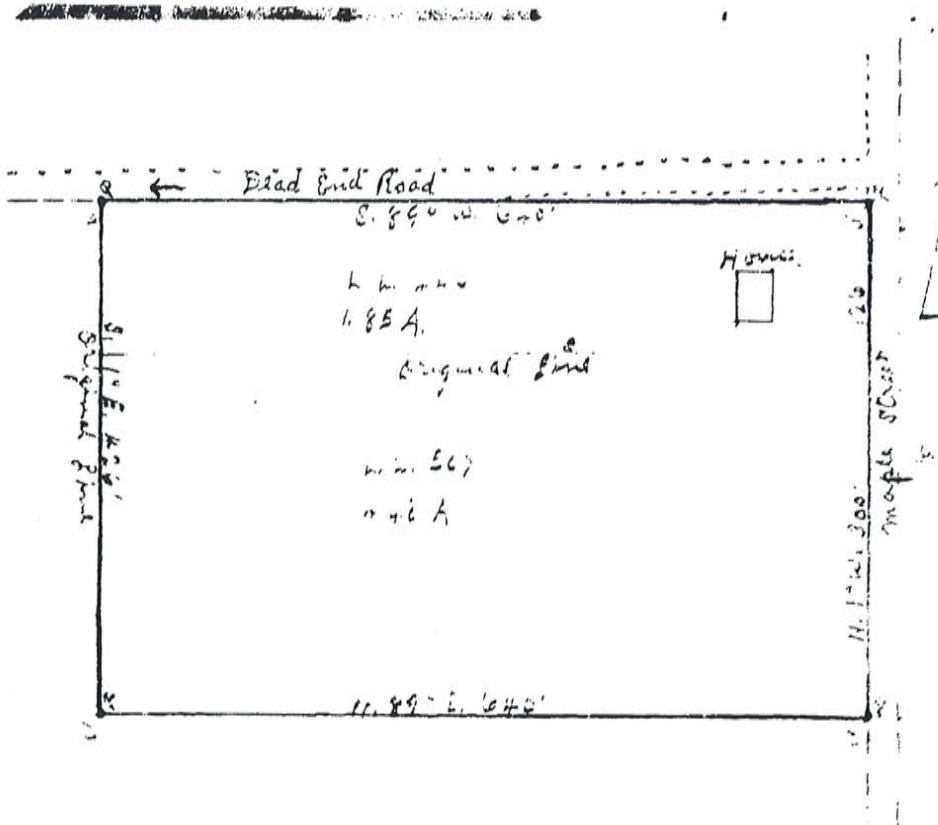
Cook Communities proposes to develop a distinctive and attractive single-family attached neighborhood consisting of 31 townhomes. Each townhome will have 1,600 S.F.+ of heated floor space and will include 3 bedrooms, 2.5 bathrooms and a two-car garage. The proposed units will include attractive architectural elements, which consist of brick/stone water tables and hardiplank siding and will meet or exceed the same quality and price point of homes in the surrounding area. Access for the development will be provided along Maple Street, directly across from the Maple Street Townhome Development located on Pearl Chambers Drive. The entrance will have an attractive monument-type sign with landscaping. The provisions for water and sanitary sewer for the development will be provided by the City of Dawsonville.

The applicant and its representatives welcome the opportunity to meet with the City of Dawsonville staff to answer any questions or concerns you may have. Cook Communities respectfully requests your approval of this Site Plan application.

Respectfully,
Cook Communities

A handwritten signature in black ink, appearing to read "Keith Cook".

Keith Cook



PROPERTY OF Filly IN THE 1 DISTRICT
 AND 1 SECTION OF WILKINSON COUNTY, GEORGIA
 SURVEYED AND PLAT DRAWN 7-22-43
 TOTAL ACRES 4.42 MORE OR LESS
 SCALE 1 IN. = 40 FT.

RTE. 1
 CUMMING, GA.

THAD P. THOMAS
 SURVEYOR

Thad P. Thomas



Filed & Recorded
 7-22-43
Ralph M. Jones

Plat Book 1
 Page 120

CLYDE CASTLEBERRY CO., COVINGTON, GA. 30201

Exhibit "A"

All that tract or parcel of land lying and being in Land Lot 507 and 446 of the 4th District and 1st Section of Dawson County, Georgia and more particularly described as follows: Beginning at a point on the West side of Maple Street in the Town of Dawsonville, Georgia, which point is located North 89 degrees East 640 feet from the North and South line of the West side of said Land Lot 507, which beginning point is designated by an iron stake, thence North 1 degree West 300 feet to the East and West original line dividing Land Lots 507 and 446, thence continuing 126 feet along the West side of Maple Street to a stake on the West side of Maple Street thence along a dead end road South 89 degrees West 640 feet to an iron stake which is located on the North and South original line, thence along the North and South original line on the West side of Land Lot 446 and 507 South 1 degree East 426 feet to an iron stake thence North 89 degrees East 640 feet to an iron stake, the beginning point which lands contain 6.25 acres and which is shown by a plat made by Thad P. Thomas as is recorded in the office of the Clerk of the Superior Court of said County in Plat Book 1, Page 120 and to which reference is herein made.

William S. Looper

SITE INFORMATION

PROPERTY ADDRESS: 30441 COUNTY ROAD 16, MAPLE STREET RESIDENCE, DAWSONVILLE, GA 30017

CLIENT PHONE: 818-445-7444

TOTAL SITE AREA: 6.16 ACRES

PROPOSED LOTS: 31 LOTS

PROPOSED DWELLING UNITS: 31 DWELLING UNITS (TOWNHOMES)

PROPOSED DRIVEWAY: 31 DWELLING UNITS

ANNUAL LANDSCAPING AREA: 1.58 ACRES

25 PERCENT OF TOTAL LAND AREA

OPEN SPACE LANDSCAPING AREA: 1.58 ACRES

ANNUAL LOT TOTAL: 277.8 SQ. FT. x 31 LOTS = 8,611.8 SQ. FT.

STREET: 31' WIDE

SEWER: 36" DIA.

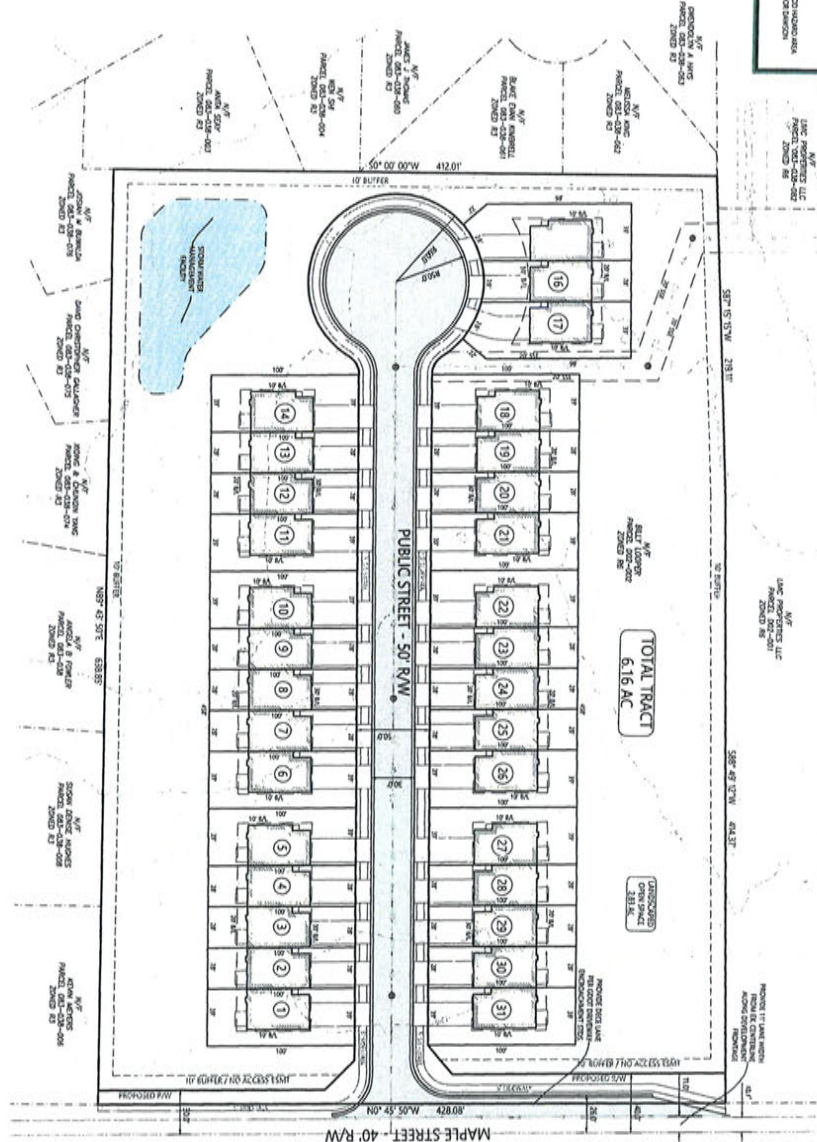
WATER: 18" DIA.

ANNUAL FLOOD AREA: 500 SQ. FT. x 31 LOTS = 15,500 SQ. FT.

ANNUAL FLOOD DEPTH: 1.5 FEET

THE PROPERTY IS NOT LOCATED WITHIN A REGULATED FLOOD HAZARD AREA AS SHOWN ON THE FEMA FLOOD MAPS. NO DRAINAGE DITCHES ARE SHOWN ON THE MAPS. CHECK FOR DRAINAGE AND FLOODING HAZARD.

RECEIVED
 OCT - 6 2021
 BY: *[Signature]*



GENERAL NOTES

1. THE PROPERTY IS NOT LOCATED WITHIN A REGULATED FLOOD HAZARD AREA AS SHOWN ON THE FEMA FLOOD MAPS. NO DRAINAGE DITCHES ARE SHOWN ON THE MAPS. CHECK FOR DRAINAGE AND FLOODING HAZARD.

2. THE PROPERTY IS NOT LOCATED WITHIN A REGULATED FLOOD HAZARD AREA AS SHOWN ON THE FEMA FLOOD MAPS. NO DRAINAGE DITCHES ARE SHOWN ON THE MAPS. CHECK FOR DRAINAGE AND FLOODING HAZARD.

3. THE PROPERTY IS NOT LOCATED WITHIN A REGULATED FLOOD HAZARD AREA AS SHOWN ON THE FEMA FLOOD MAPS. NO DRAINAGE DITCHES ARE SHOWN ON THE MAPS. CHECK FOR DRAINAGE AND FLOODING HAZARD.



DESIGNER / ENGINEER
 ACUMINIS CONSULTING GROUP, LLC
 CONTACT:
 ALAN MUMFORD
 ALAN@ACUMINISCONSULTING.COM

OWNER / DEVELOPER
 COOK COMMUNITIES
 3120 FRONTAGE ROAD
 GAINESVILLE, GA 30504
 24-HR CONTACT:
 LUKE PRESSLEY
 LUKE@COOKCOMMUNITIES.COM

TASK	PROJECT NAME:	PREPARED FOR:	No.	REVISION	DATE

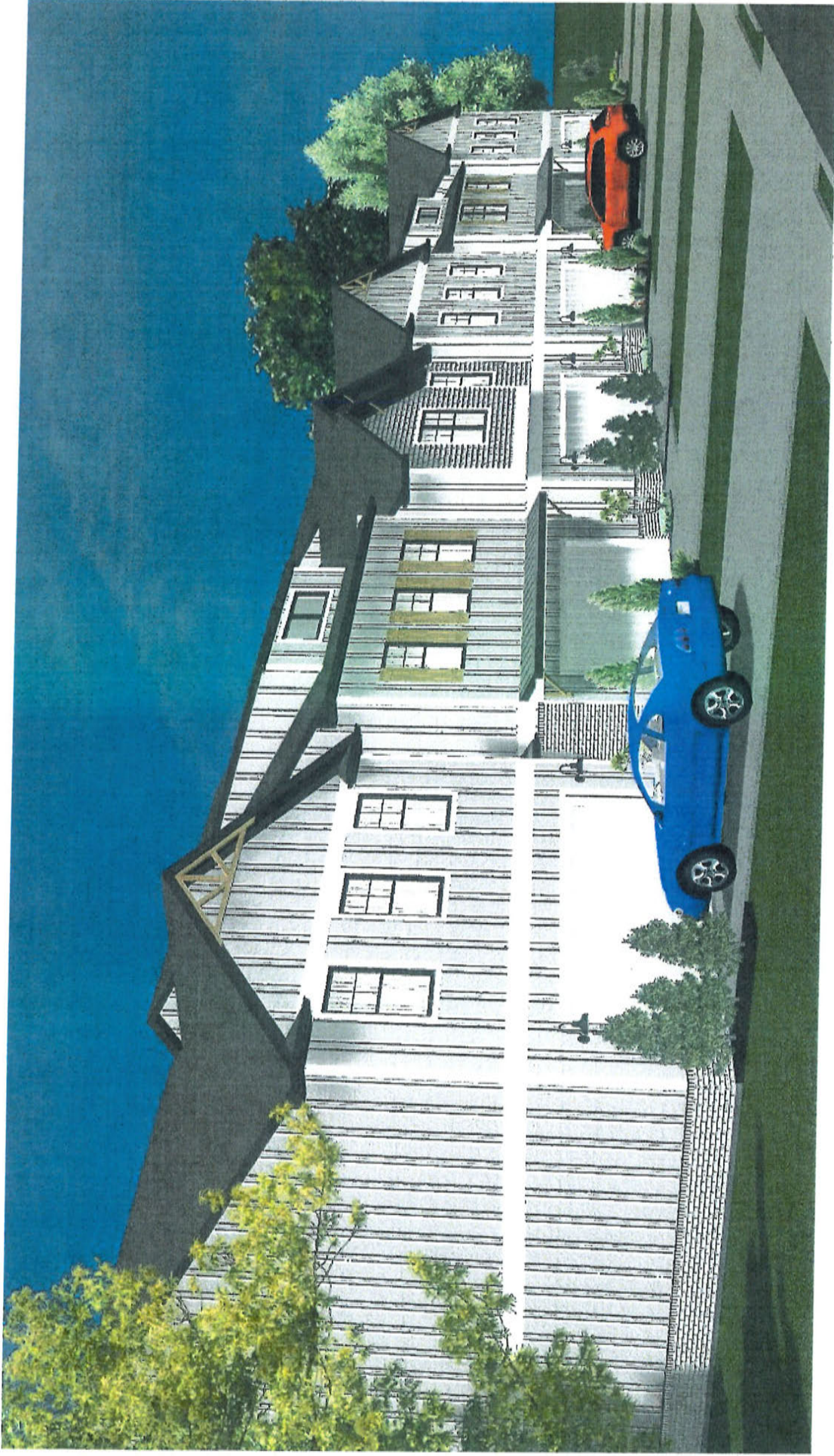
SITE PLAN

CAN: AS SHOWN
 SHEET: 1 of 1

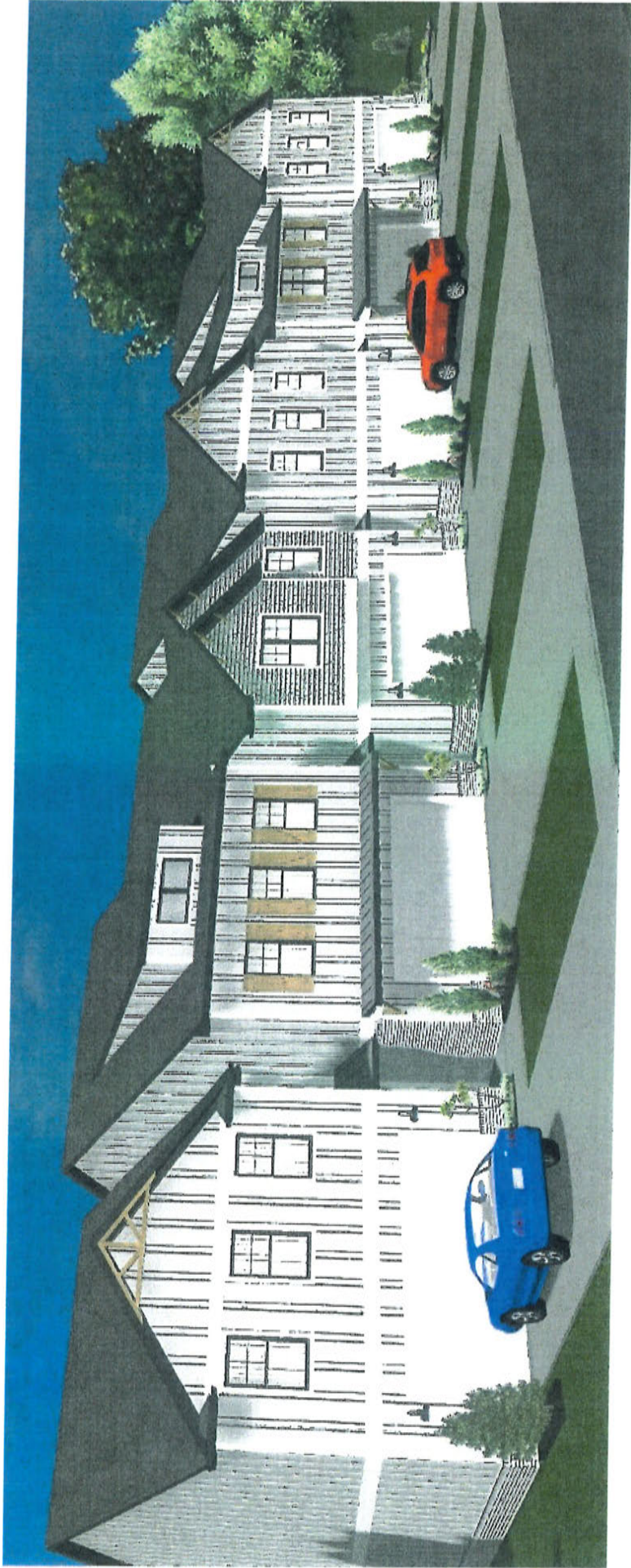


PO Box 1074
 Gainesville, Georgia 30017
 770.527.3450
 www.acuminisconsulting.com



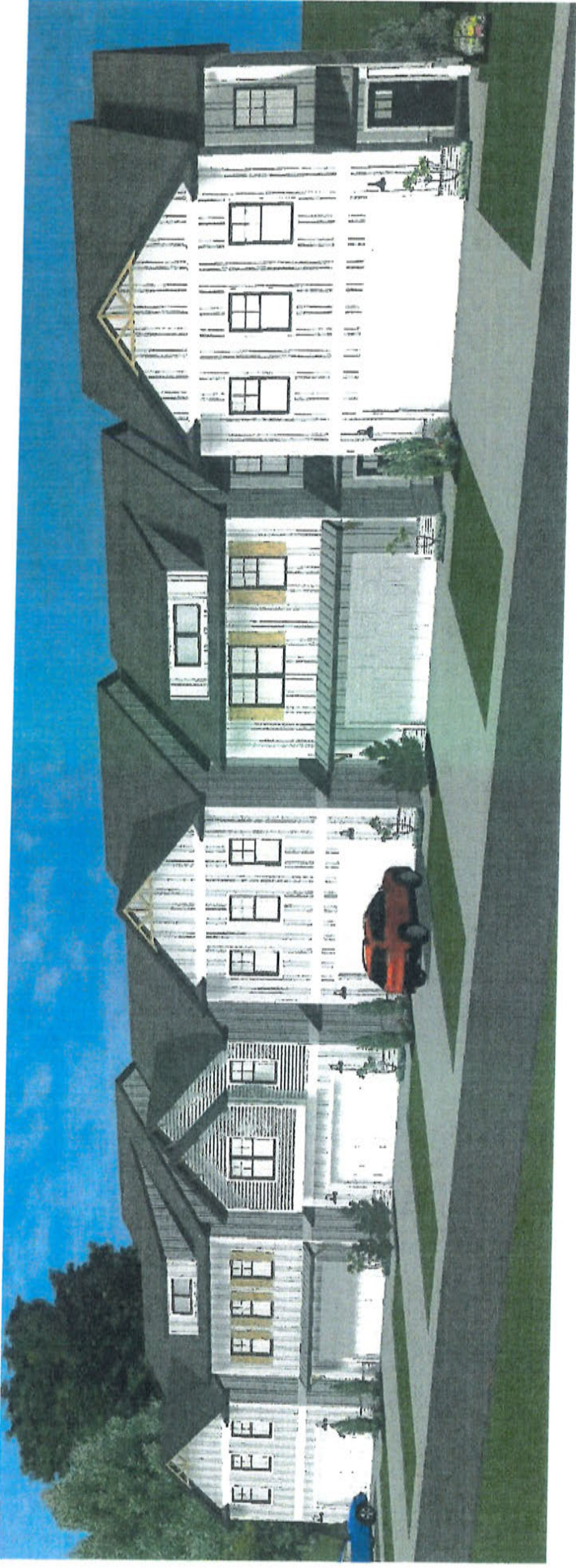






11/8/21, 4:35 PM

Mail - Keith Cook - Outlook



City Council:
John Walden
Caleb Phillips
William Ilg
Mark French



Mike 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.

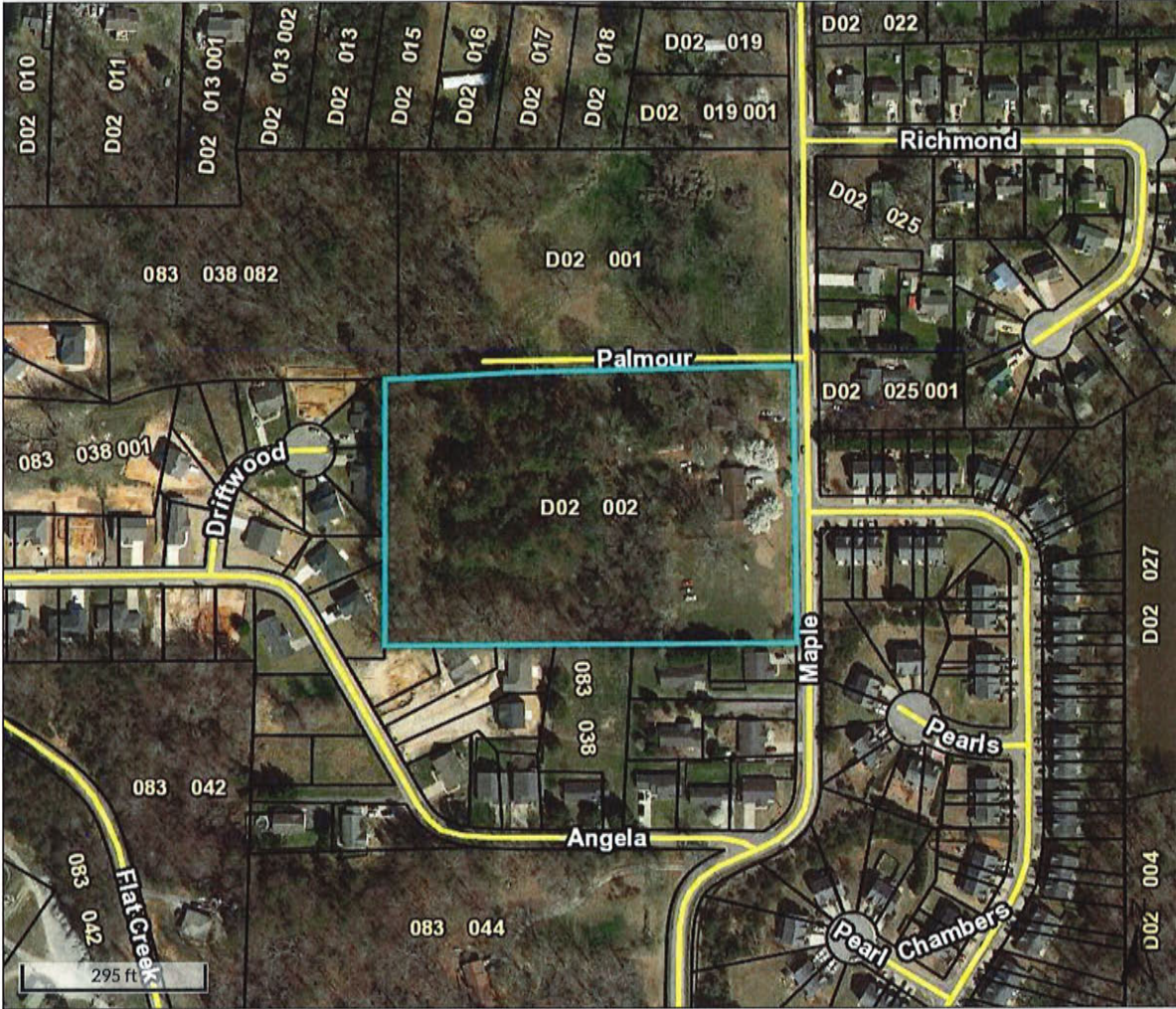
ZA-C2200053: Robert Howard has petitioned a zoning amendment for TMP 093 058 Land Lot 429 13th District, Located at 1732 Perimeter Road from OD (Office District) to R-1 (Restricted Single Family Residential). Public Hearing Dates: Planning Commission on November 8, 2021 and City Council on December 6, 2021. City Council for a decision on December 20, 2021.

ZSP-C2200055: Cook Communities has petitioned site plan approval as required for single-family attached dwelling (townhouses) in the R-6, Multiple-Family Residential District for TMP D02 002 Land Lot 507 and 446 4th District, Located at 362 Maple Street. Public Hearing Dates: Planning Commission on November 8, 2021 and City Council on December 6, 2021. City Council for a decision on December 20, 2021.

VAR-C2200057: William Elliott has petitioned side and rear property setback and zoning buffers be reduced to 0' for TMP 068 063 001 and 068 063 002, Land Lot 86 4th District, Located at 2367 Elliott Family Parkway. Public Hearing: Planning Commission on November 8, 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.



Overview



Legend

 Parcels

Parcel ID: D02 002
Alt ID: 58
Owner: LOOPER BILLY
Acres: 6
Assessed Value: \$294450

Date created: 10/8/2021
Last Data Uploaded: 10/8/2021 12:58:52 AM

Developed by  Schneider
GEOSPATIAL

property will be sold to: (a) any outstanding taxes (including which are a lien, but due and payable), (b) water or sewage bills substitute a lien against property whether due or not yet due and which may be of record, (c) the right of any taxing authority, (d) any matters might be disclosed accurate survey and of the property, (e) any assessments, encumbrances, zoning restrictions, and matters superior to the Deed first set out

will be conducted to (1) confirmation the sale is not under the U.S. Code; and (2) confirmation and audit status of the loan with of the Security Pursuant to O.C.G.A. 9-13-172.1, which for certain procedures the rescission of Land non-judicial sales State of Georgia, the Under Power and other documents may be provided until final nation and audit of the of the loan as provided above.

NGTON SAVINGS FUND TY, FSB, AS TRUSTEE TANWICH MORTGAGE TRUST C as agent and ey in Fact for Melissa

ge Pite, LLP, 15 ont Center, 3575 ont Road, N.E., Suite atlanta, Georgia 30305, 994-7637. 2280A

LAW FIRM MAY CTING AS A DEBT CTOR ATTEMPTING OLLECT A DEBT. ANY MATION OBTAINED BE USED FOR THAT SE. 2191-2280A 343 10/6,13,20,27

Whetstone).
Deed of Sale Under Power on County, Georgia
r and by virtue of the r of Sale contained hat certain Georgia ity Deed and Security ment given by Janice /hetstone and William 'hetstone (collectively, 'tor") to LSC18, LLC, as ee of Truist Bank, f/k/a h Banking and Trust any ("Lender"), dated 25, 2008 and recorded 7, 2008 in Deed Book age 76, Dawson County, ia official records, fected by that certain fication Agreement to ia Security Deed and

es easements, hereditaments, rights, members, and appurtenances located thereon and described in the Security Deed (collectively, the "Property"); All that tract or parcel of land lying and being in Land Lot 506 of the South Half of the 13th District, First Section of Dawson County, Georgia and being known as part of Lot 7 of the Mrs. Shelton Pugh Estate as shown on a plat prepared by Owen Patton dated November 12, 1981 and entitled "Survey for Joseph C. Conawal" and being more particularly described according to said plat as follows:

TO FIND THE TRUE POINT OF BEGINNING begin at the intersection of the easterly edge of the pavement of State Route No. 53 and the centerline of Highway No. 318; thence along the easterly edge of the pavement of Route No. 53 in a southerly direction 655.00 feet to a point; thence North 87 degrees 49 minutes 16 seconds East 51.60 feet to an iron pin on the easterly right-of-way of State Route No. 53 which iron pin is the TRUE POINT OF BEGINNING; thence from said beginning iron pin corner North 87 degrees 49 minutes 16 seconds East 264.76 feet to an iron pin on the land lot line dividing Land Lots 506 and 507 of the South Half, First Section, 13th Land District, Dawson County, Georgia; thence along said land lot line South 00 degrees 36 minutes 20 seconds East 100.00 feet to an iron pin; thence South 88 degrees 15 minutes 20 seconds West 242.73 feet to an iron pin on the easterly right-of-way of State Route No. 53; thence along said right-of-way North 13 degrees 18 minutes West 100.00 feet to the beginning iron pin corner.

This is the same property described in a deed from Eugene Hyatt and Setsuko Hyatt dated August 25, 1986 to Dan H. Charles and Connie M. Charles recorded in Deed Book 91, Page 625, Dawson County, Georgia Deed Records which deed erroneously describes the subject property being known as Lot 7 of the Mrs. Shelton Pugh Estate. In fact said property is a portion of Lot 7 of the Mrs. Shelton Pugh Estate. This property is also described in that certain plat of survey denominated as "Survey for William Whetstone and Jan Whetstone" dated 8/21/97 prepared by Frederick C. Youngman, Georgia Registered Surveyor No. 2160 and recorded at Plat Book 43, Page 33, Dawson County Plat

following described property, to wit:
0 Regan Circle, Dawsonville, GA 30534 according to the present system of numbering properties in Dawson County Georgia, having Tax Parcel ID 054076001 and being further described as follows:
All that tract or parcel of land lying and being in Parcel One: All that tract or parcel of land lying and being in land Lots 59 & 60, of the 4th District, 1st Section of Dawson County, Georgia and being described as Tract "K3", containing 0.225 acres, according to plat for Robert Harding, Janice Fleming & Douglas Hardin by Michael Stewart Kelly dated May 3, 1991 and recorded in Plat Book 25, Page 275, Dawson County, Georgia Plat Records. Said Plat is incorporated herein and made are hereof by reference.
Parcel Two: All that tract of land or parcel of land lying and being in land Lot 60, of the 4th District, 1st Section of Dawson County, Georgia and being described as Tract "K4", containing 1.59 acres, according to plat for Robert Harding, Janice Fleming & Douglas Hardin by Michael Stewart Kelly dated May 3, 1991 and recorded in Plat Book 25, Page 275, Dawson County, Georgia Plat Records. Said Plat is incorporated herein and made are hereof by reference.

will expire and be forever foreclosed and barred on and after the 4th day of November 2021, or Thirty days after legal service of this notice, whichever is later.

The tax deed to which this notice relates is dated the day of 14, August 2009, and is recorded in the office of the Clerk of the Superior Court of Dawson County, Georgia, in Deed Book 923 at page 364-365. The property may be redeemed at any time before the day of the November 4th 2021, or thirty days after legal service of this notice, whichever is later, by payment of the redemption price as fixed and provided by law to the undersigned at the following address: Cecil L. Pearce, Jr., 30 Miller Dr., Dawsonville, Georgia 30534. Please be governed accordingly.
Sincerely, Cecil L Pearce Jr.
56423 10/6,13,20,27

Local Government
Development Authority of Dawson County will hold its regular meeting on: October 26, 2021 Time: 8:00 am Place: 44 Commerce Drive.

Who: Dawson County Board of Education
What: Fall Board Retreat and Training
Where: Dawson County Schools Technology Center at 175 Tiger Circle, Dawsonville, GA 30534.
When: 11/8/2021 from 11AM-1PM, followed by a tour of facilities
Why: Charter Board Training & tour of Technology Center and Transportation Facility.
56540 10/20

Public Hearings

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

ZA-C2200053: Robert Howard has petitioned a zoning amendment for TMP 093 058 Land Lot 429 13th District, Located at 1732 Perimeter Road from OD (Office District) to R-1 (Restricted Single Family Residential). Public Hearing Dates: Planning Commission on November 8, 2021 and City Council on December 6, 2021. City Council for a decision on December 20, 2021.

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**VAR-C2200057: William Elliott has petitioned side and rear property setback and zoning buffers be reduced to 0' for TMP 068 063 001 and 068 063 002, Land Lot 86 4th District, Located at 2367 Elliott Family Parkway. Public Hearing: Planning Commission on November 8, 2021.
56570 10/20**

Probate Notices

IN THE PROBATE COURT OF DAWSON COUNTY STATE OF GEORGIA

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
56530 10/20,27,11/3,10

IN THE PROBATE COURT OF DAWSON COUNTY STATE OF GEORGIA

INRE: BARBARA ANN BEARDEN DECEASED ESTATE NO. 2021-ES-148 PETITION FOR LETTERS OF ADMINISTRATION NOTICE

To whom it may concern: Mark A Johnson has petitioned to be appointed administrator(s) of the estate of Barbara Ann Bearden, 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. ss 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 November 15th, 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
56595 10/20, 27,11/3,10

IN THE PROBATE COURT OF DAWSON COUNTY STATE OF GEORGIA

Government Center, 25 Justice Way, Dawsonville, GA 30534.

The public is invited to attend.

56828 11/3,10

Notice of Public Hearing

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

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56781 11/3

Public Notice

The Dawson County Planning Commission will hear the following requests on November 16, 2021 at 6:00 p.m. in the DAWSON COUNTY GOVERNMENT CENTER, ASSEMBLY ROOM 2303 located at 25 JUSTICE WAY, Dawsonville, Georgia: Application for Rezoning: ZA 21-22 Redo Properties, LLC is requesting to rezone TMP 094-044 from RSR to RMF for the purpose of bringing a non-conforming use into zoning compliance. Reeves Road The Dawson County Board of Commissioners will hear

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.

56835 11/3,10

Public Notice

The Dawson County Planning Commission will hear the following requests on November 16, 2021 at 6:00 p.m. in the DAWSON COUNTY GOVERNMENT CENTER, ASSEMBLY ROOM 2303 located at 25 JUSTICE WAY, Dawsonville, Georgia: Application for Special Use and Variance:

SU 21-07 Greg Spence obo Verizon Wireless is requesting a Special Use of TMP 049 001 for the purpose of placing a telecommunications tower. Hwy 52 E

VR 21-19 Greg Spence obo Verizon Wireless is requesting a variance to the Dawson County Land Use Resolution Article IV Section 410 F.4

The Dawson County Board of Commissioners will hear SU 21-07 & VR 21-19 at their regularly scheduled meeting on December 16, 2021 Dawson County Board of Commissioners? regular voting session 6 p.m.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 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

Security Storage - 184 Carlisle Rd Dawsonville, GA 30534

Jason McWilliams: Halloween and Christmas decorations, frames, electronics, and kitchen utensils.

Kelly Roberts: Boxes, mattress, clothes, bean bag, chair, toys, totes, and VCR/DVD player.

56838 11/3,10

Probate Notices

IN THE PROBATE COURT OF DAWSON COUNTY

STATE OF GEORGIA

IN RE:

Harmon Arthur Williams II DECEASED

ESTATE NO. 2021-ES-141

NOTICE OF PETITION TO FILE FOR YEAR'S SUPPORT

The petition of Diana L. Williams for a year's support from the estate of Harmon Arthur Williams II deceased, for decedent's (surviving spouse)(and (minor child(ren)), having been duly filed, all interested persons are hereby notified to show cause, if any they have, on or before November 8th,2021, 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 on or before the time stated in the preceding sentence. 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

56433 10/13,20,27,11/3

IN THE PROBATE COURT OF DAWSON COUNTY STATE OF GEORGIA

IN RE:

JOE EDWIN TOUNZEN SR.

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 November 15th, 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

56595 10/20, 27,11/3,10

IN THE PROBATE COURT OF DAWSON COUNTY STATE OF GEORGIA

IN RE:

BRIAN THOMAS RAS T DECEASED

ESTATE NO. 2021-ES-150

PETITION FOR LETTERS OF ADMINISTRATION

NOTICE

To whom it may concern:

Lisa Wise has petitioned

in O.C.G.A. § 53-1 All interested persons 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 objections, and must be filed with the Court before November 25th, 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

56816 11/3,10,17,

IN THE PROBATE COURT OF DAWSON COUNTY STATE OF GEORGIA

IN RE:

KINSER WILLIAM M GALLOWAY DECEASED

ESTATE NO. 2021-ES-

PETITION FOR LETTERS OF ADMINISTRATION

NOTICE

To whom it may concern:

Place your ad today! Call 706-265-

**MINUTES
CITY COUNCIL REGULAR MEETING
OCTOBER 1, 2007
7:00 P.M.**

CALL THE MEETING TO ORDER: Mayor Cox called the meeting to order at 7:00 p.m.

ROLL CALL: Those present included Mayor Joe Lane Cox, Council Members Linda Grant, Mike Sosebee, and Jonathan Cox; Mike Wilson was absent; staff present were Kim Cornelison, Steve Holder, Gary Barr, and Dana Miles, City Attorney.

INVOCATION AND PLEDGE: Invocation was led by Steve Holder; Mayor Cox led the pledge of allegiance.

APPROVAL OF MINUTES:

Council unanimously approved the minutes from the regular meeting held September 10, 2007; motion by Sosebee, second by Grant.

NEW BUSINESS:

Proclamation Recognizing October as National Downs Syndrome Awareness Month: The Shelf family came forward to receive the proclamation recognizing the month of October as National Down Syndrome Awareness Month. It was presented by Mayor Cox after it was read by Kim Cornelison.

Parade/Public Assembly Application: Kare for Kids Annual Mountain Moonshine Festival, October 26, 27, and 28, 2007. Kim Cornelison presented the application stating authorization had been received from the Sheriff's office, the Fire Marshal, and the Dept. of Transportation. Council unanimously approved the application; motion by Linda Grant, second by Jonathan Cox.

OLD BUSINESS:

Zoning Amendment: ZA-6-07-1556: Avery Homes Inc. has made application to amend the zoning on property consisting of 15.402 acres off of Maple Street. The applicant seeks to change the zoning on the following tracts of land: TMP D02-01 from R-3R to R-6; TMP D002-02 from R2 to R-6; TMP 083-38-082 from R-3 to R-6. Public hearing held: September 10, 2007. Tabled to review traffic study.

Dana Miles read the zoning amendment reminding council that the public hearing was held at the September 10, 2007 meeting and the item was tabled in order for the council to have time to review the traffic study. The zoning amendment is now available for discussion. Mr. Miles also stated that the Planning Director has proposed conditions on the subject property. Steve Holder read the recommended condition which are attached and incorporated in to these minutes. Council unanimously approved the zoning amendment with the attached conditions. Motion by Grant, second by Jonathan Cox.

PUBLIC HEARINGS:

To hear Annexation Petition: ANX-07-004: Gilbert B. Meredith has made application to annexion 0.587 acres of TMP 090-067, Lot 15, Block E, Unit 2, Gold Creek Subdivision, in to the City of Dawsonville. The subject property is currently zoned PCD in the County and would be PUD in the City. Annexations are subject to two public hearings. (Second hearing).

Steve Holder read the annexation and rezoning petition. Dana Miles opened the public hearing. There were approximately 28 people in attendance. Nobody spoke in favor or in opposition of the annexation and rezoning. Mr. Miles closed the public hearing and Mayor Cox called for a vote. Council unanimously approved Annexation Petition ANX-07-004. Sosebee made the motion; Grant seconded.

Enacting Code Ordinance: An ordinance adopting and enacting a code for the City of Dawsonville, Georgia; providing for the repeal of certain ordinances not included therein; providing a penalty for the

Recommended Stipulations

- Dedicate five feet of property along Maple Street for additional R/W
- Provide restrictive covenants identifying project as "active adult" community
- Extend pavement along Maple Street from southern property line to Stegall street intersection a width of two feet.
- Design/build a minimum of twenty percent of livable dwellings to meet standards as described in the Universal Design Standards Manual.
 - i. Dwelling units shall be provided with a step-free or accessible entrance on an accessible route that complies with ANSI A117.1-1998 section 4.8 and that has a maximum slope not to exceed 1/12. The step-free entrance may be located on the front, side, or rear of the dwelling unit, or may be located through the garage. Apartments must have an accessible route to the entry.
 - ii. The building entrance doors shall have a minimum net clear opening of 32 inches when the door is open 90 degrees as measured between the face of the door and the opposite stop.
 - iii. All interior doors on the accessible floor level of such dwelling units except those serving closets, or serving pantries less than 15 sq.ft. in area, within the unit intended for use passage must provide a minimum net clear opening of 32 inches when the door is open 90 degrees, as measured between the face of the door and the opposite stop. All interior sliding or pocket doors on the accessible floor level of such dwelling units must provide a minimum net clear opening of 32 inches as measured when in the fully open position.
 - iv. All interior doors on the accessible floor level of such dwelling units must be equipped with levered hardware.
 - v. Interior hallways on the accessible floor level of such dwelling units shall have a minimum width of 36 inches, be level and provide ramped or beveled changes at door thresholds.
 - vi. A minimum of one bathroom must be provided on the accessible floor level of such dwelling units, which bathroom shall, at a minimum, contain a toilet and sink, and be designed and constructed so those with assistive devices can enter and close the door behind them.
 - vii. Walls of the accessible bathroom on the accessible floor level of such dwelling units shall be provided with wood blocking installed flush within

wall framing to support grab bars as set forth herein. The wood blocking shall be located between 33 inches and 36 inches above the finish floor. Height shall be determined by measuring from the finish floor to the center of the wood blocking. The wood blocking shall be located in all walls adjacent to a toilet, shower stall or bathtub.



DAWSONVILLE CITY COUNCIL EXECUTIVE SUMMARY FOR AGENDA ITEM # 12

SUBJECT: **MAPLE HILL DRIVE DETENTION POND**

CITY COUNCIL MEETING DATE: **12/20/2021**

BUDGET INFORMATION: GL ACCOUNT # **100-4200-22200**

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

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

PURPOSE FOR REQUEST:

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

HISTORY/ FACTS / ISSUES:

- **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.**
- **Presented 9/20/21 Council work session.**
- **Council meeting 10/04/21 decision tabled until 11/01/21.**
- **Council meeting 11/01/21 decision tabled until 12/20/21.**

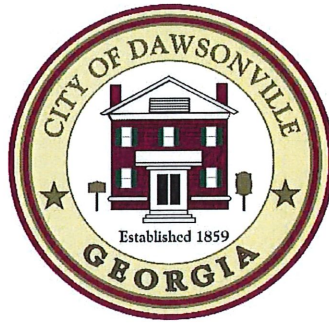
OPTIONS: Approve, Deny or Postpone

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.

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

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

DAWSONVILLE, GA 30534

OFFICIAL USE

Certified Mail Fee \$3.60

Extra Services & Fees (check box, add fee as appropriate)

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. **80 Maple Hill Dr**

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

Postmark Here **MAY 17 2021**

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

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
 80 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 **R6 Rt. 15C-19** Agent Addressee

B. Received by (Printed Name) **R6 Rt. 15C-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
 Dentention**

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

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

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

DAWSONVILLE, GA 30534

OFFICIAL USE

Certified Mail Fee \$3.60

Extra Services & Fees (check box, add fee as appropriate)

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**

Postmark Here **MAY 17 2021**

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

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 **R6 Rt. 15C-19** Agent Addressee

B. Received by (Printed Name) **R6 Rt. 15C-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

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 .
VERFY SPLASH PAD.
PER INSPECTION LIST DATED 4/13/21 BY CLAY MOSS.

David Picklesimer

From: Israel McKinney <mckinneysisrael@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

City Of Dawsonville

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

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

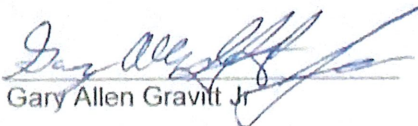
Subtotal \$10,050.00
Total **\$10,050.00**

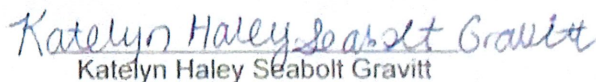
September 8, 2021

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

Reply Forward

September 8, 2021

Mr. Bolz,

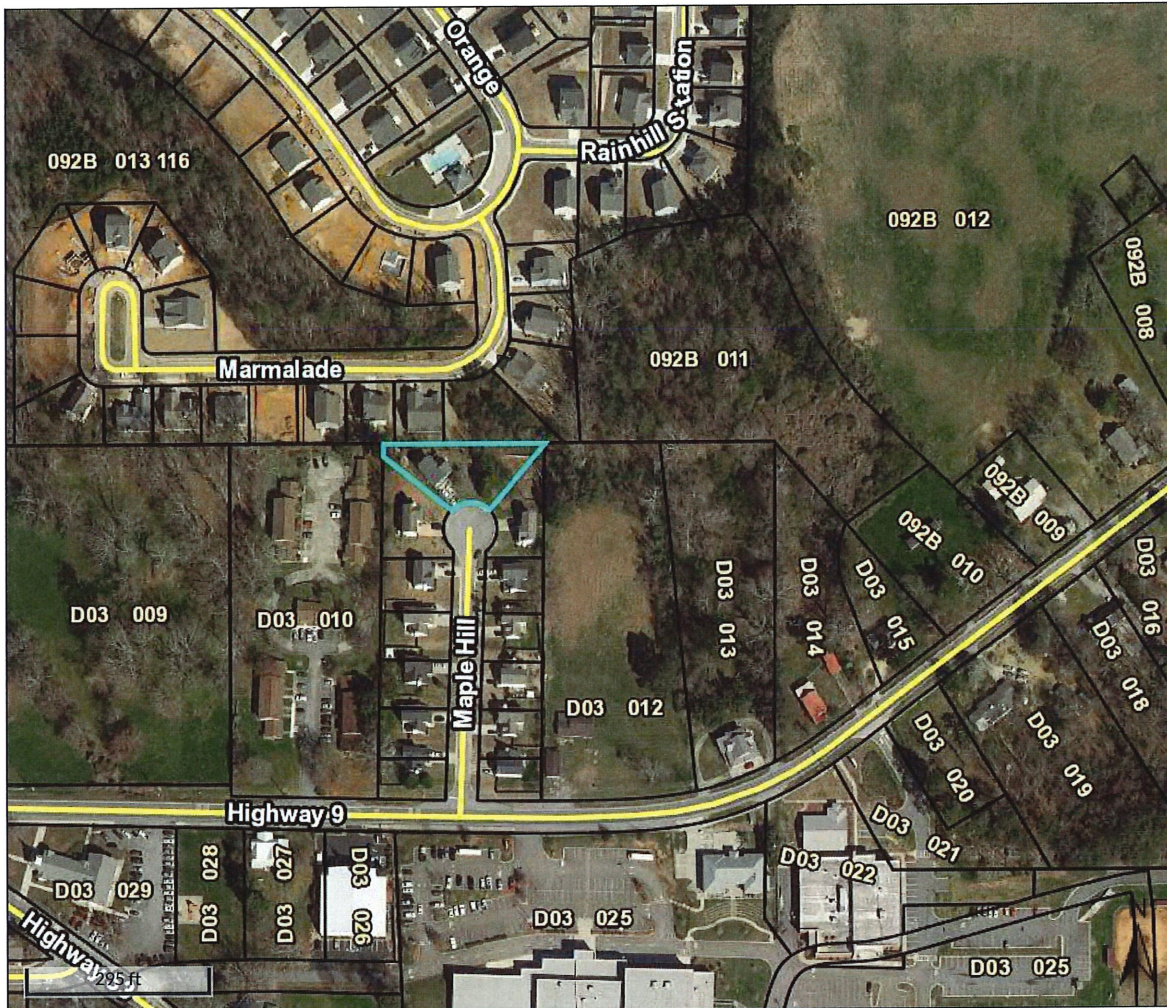
I have been made aware that the city is saying my neighbor Mr. Gravitt and my husband and I are responsible for the upkeep of the retention pond located between our two properties. My husband and I live at 91 Maple Hill Drive and my neighbor at 80 Maple Hill Drive. We are two of thirteen houses on a 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



Overview



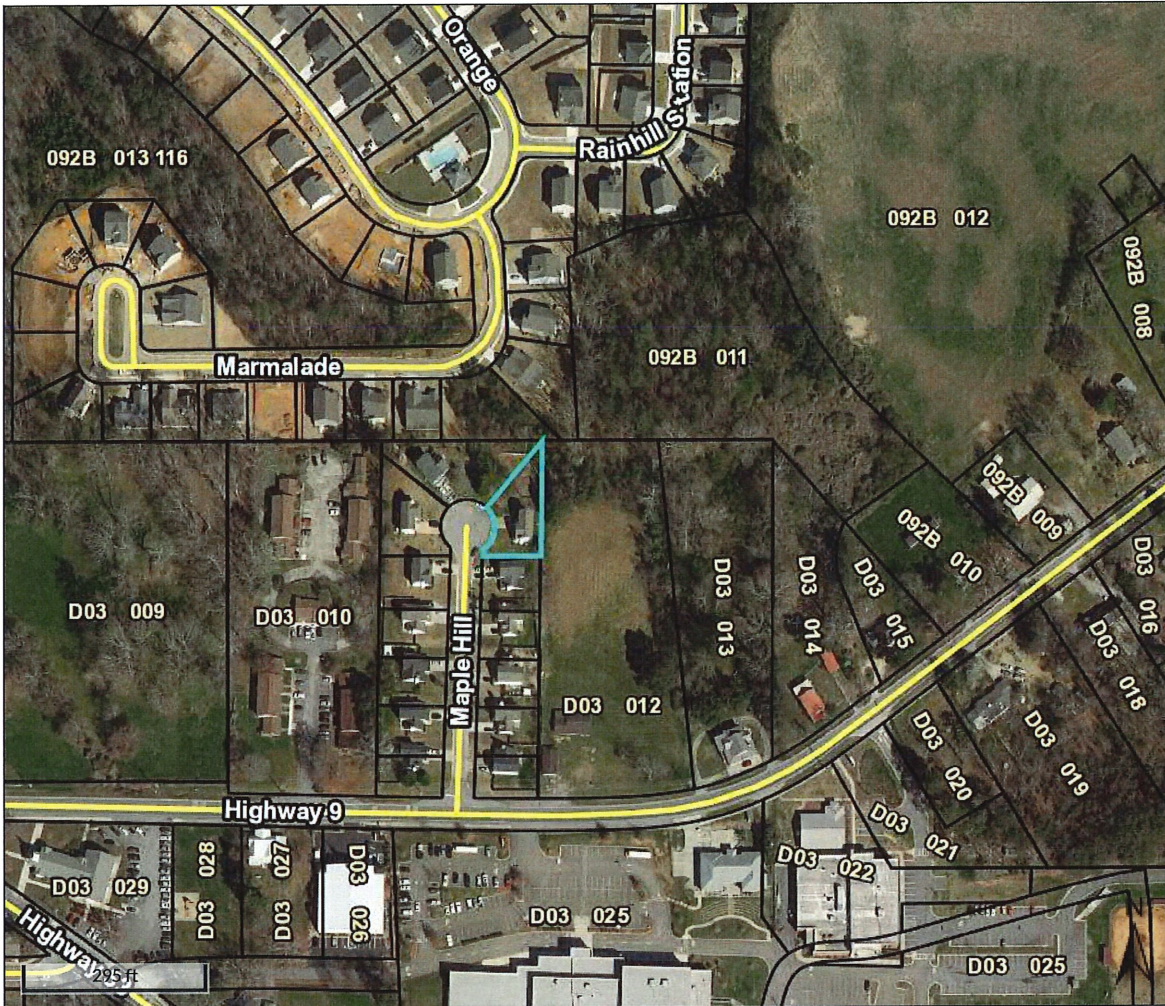
Legend

 Parcels

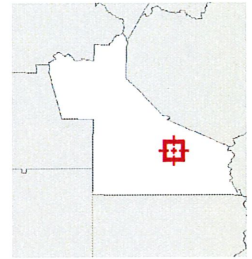
Parcel ID: D03 011 007
Alt ID: 11889
Owner: MORGAN JULIE MOOREHOUSE & JAMES DOUGLAS
Acres: 0.33
Assessed Value: \$206600

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 # 13

SUBJECT: RENEWAL OF 2022 VAPE LICENSES

CITY COUNCIL MEETING DATE: 12/20/2021

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 approve the renewal of the 2022 Vape Licenses.

HISTORY/ FACTS / ISSUES:

Current licenses expire 12/31/2021, All fee's paid, No changes from previous year.

Vape Licenses to be renewed. (Same as last year)

1. SHREE GAJKARNA CORPORATION dba GOLD CREEK MARKET - annual license
2. MAMMA BUSINESS INC dba NEIGHBORHOOD CONVENIENCE STORE - annual license and 3 devices.
3. BIG H INTERNATIONAL INC dba EXPRESS FOOD MART - annual license
4. CIRCLE K STORES INC dba CIRCLE K #2723318 - annual license
5. FOOD LION, LLC dba FOOD LION# 2132 - annual license

OPTIONS:

Approve, Deny or Postpone

RECOMMENDED SAMPLE MOTION:

Approve, Deny or Postpone

DEPARTMENT: Planning and Zoning

REQUESTED BY: David Picklesimer

CITY OF DAWSONVILLE

CITY OF DAWSONVILLE
415 HWY 53 EAST, SUITE 100
DAWSONVILLE, GA 30534

Phone: (706)265-3256
Fax: (706)265-4214

License Id: L2200099
Effective Date: 01/01/22
License Type: VAPE LICENSE
Business Name: FOOD LION # 2132
Legal Name: FOOD LION, LLC
Business Location: 59 MAIN STREET, STE 100



FOOD LION, LLC
JOSEPH TODD PROCTOR
PO BOX 1330
SALISBURY, NC 28145

Expiration Date: 12/31/22

Summary of Services:

Description
VAPE LICENSE

Authorized Signature

NON-TRANSFERABLE

TO BE PLACED IN A CONSPICUOUS PLACE

Conditions:

CITY OF DAWSONVILLE

CITY OF DAWSONVILLE
415 HWY 53 EAST, SUITE 100
DAWSONVILLE, GA 30534

Phone: (706)265-3256
Fax: (706)265-4214

License Id: L2200090
Effective Date: 01/01/22
License Type: VAPE LICENSE
Business Name: CIRCLE K #2723318
Legal Name: CIRCLE K STORES INC
Business Location: 74 HIGHWAY 9 NORTH



CIRCLE K STORES INC
MARK OSTOITS
2550 W TYVOLA ROAD STE 200
CHARLOTTE, NC 28217

Expiration Date: 12/31/22

Summary of Services:

Description
VAPE LICENSE

Authorized Signature

NON-TRANSFERABLE

TO BE PLACED IN A CONSPICUOUS PLACE

Conditions:

CITY OF DAWSONVILLE

CITY OF DAWSONVILLE
415 HWY 53 EAST, SUITE 100
DAWSONVILLE, GA 30534

Phone: (706)265-3256
Fax: (706)265-4214

License Id: L2200093
Effective Date: 01/01/22
License Type: VAPE LICENSE
Business Name: EXPRESS FOOD MART
Legal Name: BIG H INTERNATIONAL INC
Business Location: 236 HIGHWAY 53 WEST, STE 110



BIG H INTERNATIONAL INC
EDDIE AKBARSHAHI
236 HIGHWAY 53 WEST, STE 110
DAWSONVILLE, GA 30534

Expiration Date: 12/31/22

Summary of Services:

Description
VAPE LICENSE

Authorized Signature

NON-TRANSFERABLE

TO BE PLACED IN A CONSPICUOUS PLACE

Conditions:

CITY OF DAWSONVILLE

CITY OF DAWSONVILLE
415 HWY 53 EAST, SUITE 100
DAWSONVILLE, GA 30534

Phone: (706)265-3256
Fax: (706)265-4214

License Id: L2200084
Effective Date: 01/01/22
License Type: VAPE LICENSE
Business Name: NEIGHBORHOOD CONVENIENCE STORE
Legal Name: MAMMA BUSINESS INC
Business Location: 75 HIGHWAY 9 NORTH



MAMMA BUSINESS INC
MOIZ PONJWANI
PO BOX 2037
DAWSONVILLE, GA 30534

Expiration Date: 12/31/22

Summary of Services:

Description
VAPE LICENSE
VAPE DEVICE-GRINDER
VAPE DEVICE-WEIGH
VAPE DEVICE-TORCH

Authorized Signature

NON-TRANSFERABLE

TO BE PLACED IN A CONSPICUOUS PLACE

Conditions:

CITY OF DAWSONVILLE

Phone: (706)265-3256

Fax: (706)265-4214

CITY OF DAWSONVILLE
415 HWY 53 EAST, SUITE 100
DAWSONVILLE, GA 30534

License Id: L2200094

Effective Date: 01/01/22

License Type: VAPE LICENSE

Business Name: GOLD CREEK MARKET

Legal Name: SHREE GAJKARNA CORPORATION

Business Location: 2131 HIGHWAY 9 NORTH SUITE 100

SHREE GAJKARNA CORPORATION
SACHINKUMAR PATEL
2131 HIGHWAY 9 NORTH SUITE 100
DAWSONVILLE, GA 30534



Expiration Date: 12/31/22

Summary of Services:

Description
VAPE LICENSE

Authorized Signature

NON-TRANSFERABLE

TO BE PLACED IN A CONSPICUOUS PLACE

Conditions:



DAWSONVILLE CITY COUNCIL
EXECUTIVE SUMMARY FOR
AGENDA ITEM # 14

SUBJECT: 2022 PROFESSIONAL SERVICES

CITY COUNCIL MEETING DATE: 12/20/2021

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 APPROVE RENEWAL OF PROFESSIONAL SERVICES FOR 2022

HISTORY/ FACTS / ISSUES:

SEE ATTACHED LIST

OPTIONS:

RECOMMENDED SAMPLE MOTION:

REQUESTED BY: Mike Eason, Mayor



City of Dawsonville City Council

Mike Eason, Mayor
Caleb Phillips, Councilmember Post #1
William Illg, Councilmember Post #2
John Walden, Councilmember Post #3
Mark French, Councilmember Post #4

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

Robert Bolz
City Manager
Beverly Banister
City Clerk

City of Dawsonville Professional Services for 2021

- City Attorney – Miles Hansford & Tallant, LLC
- Auditor – Alexander, Almand and Bangs, LLP
- Engineer – G. Ben Turnipseed Engineers, Inc.
- Secondary Engineer – Civil Engineering Consultants, Inc.
- City Solicitor – Jonah Howell
- Testing of Wastewater – Environmental Management Services
- Geologist – A& S Environmental Services
- Repair/Installation of Water and Sewer Infrastructure – Townley Construction
- Airport Consultant Engineering Services – Lead Edge Design Group
- Long Term Water Quality Monitoring – Vanasse Hangen Brustlin, Inc. (acquired CCR Environmental, Inc.)



DAWSONVILLE CITY COUNCIL
EXECUTIVE SUMMARY FOR
AGENDA ITEM # 15

SUBJECT: 2022 MAYOR PRO TEMPORE APPOINTMENT

CITY COUNCIL MEETING DATE: 12/20/2021

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 APPOINT THE 2021 MAYOR PRO TEMPORE AS PER SECTION 2.20 OF THE CHARTER

HISTORY/ FACTS / ISSUES:

OPTIONS:

RECOMMENDED SAMPLE MOTION:

REQUESTED BY: Mike Eason, Mayor



DAWSONVILLE CITY COUNCIL
EXECUTIVE SUMMARY FOR
AGENDA ITEM # 16

SUBJECT: ORDINANCE NO. 07-2021 – HIGH STRENGTH WASTEWATER

CITY COUNCIL MEETING DATE(S): 12/20/2021

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 READING** – ORDINANCE NUMBER 07-2021

AN ORDINANCE TO AMEND THE WATER AND SEWER ORDINANCE OF THE CITY OF DAWSONVILLE; TO PROVIDE FOR FURTHER REGULATION OF WASTEWATER SUSPENDED SOLIDS, TO PROVIDE AN EFFECTIVE DATE; AND FOR OTHER PURPOSES. (FIRST READING: DECEMBER 20, 2021; SECOND READING AND CONSIDERATION TO ADOPT: JANUARY 6, 2022)

HISTORY/ FACTS / ISSUES:

REQUEST TO AMEND THE CITY'S HIGH STRENGTH WASTEWATER ORDINANCE

OPTIONS:

RECOMMENDED SAMPLE MOTION:

REQUESTED BY: Jacob Barr, Utilities Operations Manager

ORDINANCE NUMBER 07-2021

AN ORDINANCE TO AMEND THE WATER AND SEWER ORDINANCE OF THE CITY OF DAWSONVILLE; TO PROVIDE FOR FURTHER REGULATION OF WASTEWATER SUSPENDED SOLIDS, TO PROVIDE AN EFFECTIVE DATE; AND FOR OTHER PURPOSES.

WHEREAS, the City Council of the City of Dawsonville, Georgia, is authorized by Article IX, Section II, Paragraph III of the Constitution of the State of Georgia of 1983, and O.C.G.A. § 36-35-3 to provide water and sewer utilities; and

WHEREAS, pursuant to the City Charter, Mayor and Members of City Council are authorized to establish rights, rules, regulations, and ordinances as may be necessary for the operation of its utilities and as they deem proper for the general welfare of the inhabitants of the City of Dawsonville; and

WHEREAS, pursuant to Section 1.12(9) of the City Charter, the City is empowered to acquire, lease, construct, operate, maintain, sell and dispose of public utilities, including sewer and drains, sewage disposal; and

WHEREAS, high suspended solids in high strength wastewater can adversely affect the treatment process, clog sewers and equipment, and increase sludge costs. Multiple violations have an adverse effect on plant operation, even if the monthly average of several tests is below the City's current surcharge level.

NOW THEREFORE, THE CITY COUNCIL OF THE CITY OF DAWSONVILLE HEREBY ORDAINS AS FOLLOWS:

SECTION 1. Amendments to Section 14-84

(a) Section 14-84 High strength wastewater surcharge is hereby amended by adding the following language to Section (a):

(7) Total suspended solids above 300 milligrams per liter (mg/L), not to exceed a maximum of 600 mg/L.

(b) Section 14-84 (c) shall be amended by repealing the current sub-section (1) and replacing it with the following:

(1) Monitoring to determine surcharge shall be conducted by the user as required in either the pretreatment permit or a minimum of two tests per month. The average of all test results will be used to calculate the surcharge. If multiple tests are taken and at least two tests exceed the allowable limit, then the surcharge and penalty will be prorated.

SECTION 2. Amendment to Section 14-30

Section 14-30 Penalties for violation, is hereby amended as follows: The current sub-section (d) shall become sub-section (e) and a new sub-section (d) will now read as follows:

(d) For the second offense in any twelve (12) month period, a repeat offender fee equal to 25% of the penalty shall be added, with a fee equal to 50% of the penalty for the third offense, 75% of the penalty for the fourth and the fee shall be doubled (100%) for the fifth and any subsequent offense during any twelve (12) month period. The foregoing notwithstanding, no fees shall be assessed in excess of that allowed by State Law to the extent addressed by State Law.

SECTION 3. Repeal of conflicting ordinances

All parts of Ordinances in conflict with the terms of this Ordinance are hereby repealed; but, it is hereby provided that any ordinance or law which may be applicable hereto and aid in carrying out and making effective the intent, purpose and provisions hereof, is hereby adopted as a part hereof and shall be legally construed to be in favor of upholding this ordinance on behalf of the City of Dawsonville.

SECTION 4. Severability

If any paragraph, subparagraph, sentence, clause, phrase or any portion of this Ordinance shall be declared invalid or unconstitutional by any court of competent jurisdiction or if the provisions of any part of this Ordinance as applied to any particular situation or set of circumstances shall be invalid or unconstitutional, such invalidity shall not be construed to affect the provisions of this Ordinance not so held to be invalid, or the application of this Ordinance to other circumstances not so held to be invalid. IT IS HEREBY DECLARED to be the intent of the City Council of the City of Dawsonville to provide for separate indivisible parts, and it does hereby adopt any and all parts hereof as may not be held invalid for any reason.

SECTION 5. Effective date

This Ordinance shall take effect upon passage by the City Council of the City of Dawsonville.

BE IT ORDAINED by the Mayor and Members of Dawsonville, Georgia City Council this _____ day of _____, 20____.

DAWSONVILLE CITY COUNCIL

By:

Mike Eason, Mayor

Caleb Phillips, Council Member Post 1

William Illg, Council Member Post 2

Jason Walden, Council Member Post 3

Mark French, Council Member Post 4

ATTESTED TO BY:

Beverly A. Banister, City Clerk



DAWSONVILLE CITY COUNCIL
EXECUTIVE SUMMARY FOR
AGENDA ITEM # 17

SUBJECT: REDISTRICTING PRESENTATION BY FAITH BRYAN

CITY COUNCIL MEETING DATE: 12/20/2021

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 REVIEW PROPOSED REVISED VOTING DISTRICT POSTS

PRESENTED BY FAITH BRYAN FROM GMRC

HISTORY/ FACTS / ISSUES:

- **CHANGES REFLECT THE MOST RECENT DATA FROM THE 2020 CENSUS**
 - **PROPOSED MAP AND CURRENT MAP ARE ATTACHED**
-

OPTIONS:

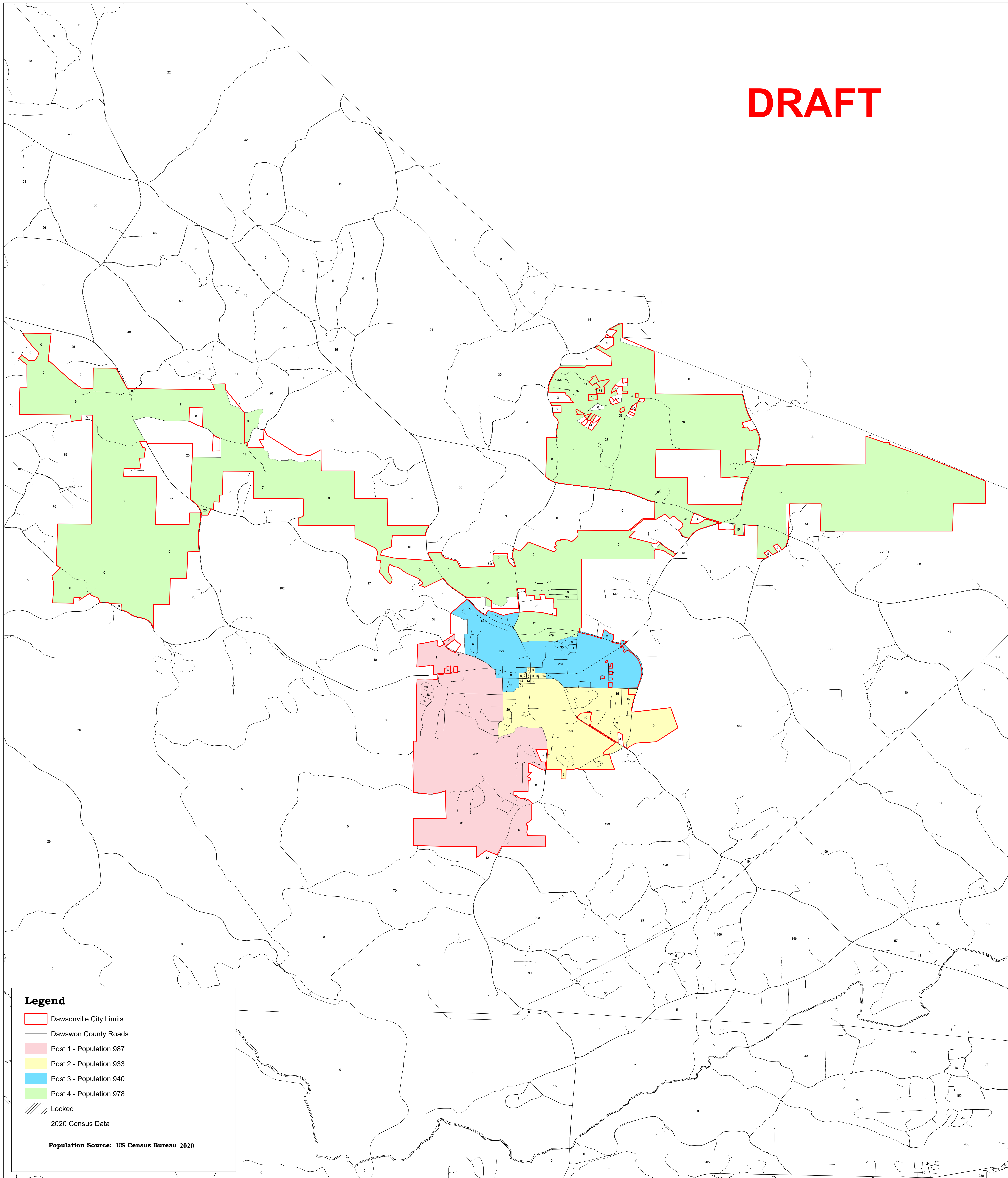
RECOMMENDED SAMPLE MOTION:

REQUESTED BY: Mike Eason, Mayor

City of Dawsonville

Proposed Revised Voting District Posts

DRAFT



Legend

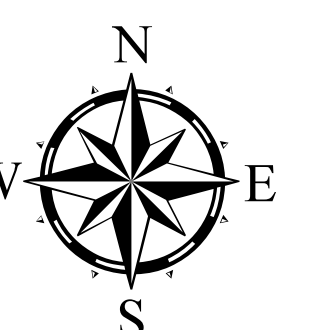
- Dawsonville City Limits
- Dawson County Roads
- Post 1 - Population 987
- Post 2 - Population 933
- Post 3 - Population 940
- Post 4 - Population 978
- Locked
- 2020 Census Data

Population Source: US Census Bureau 2020

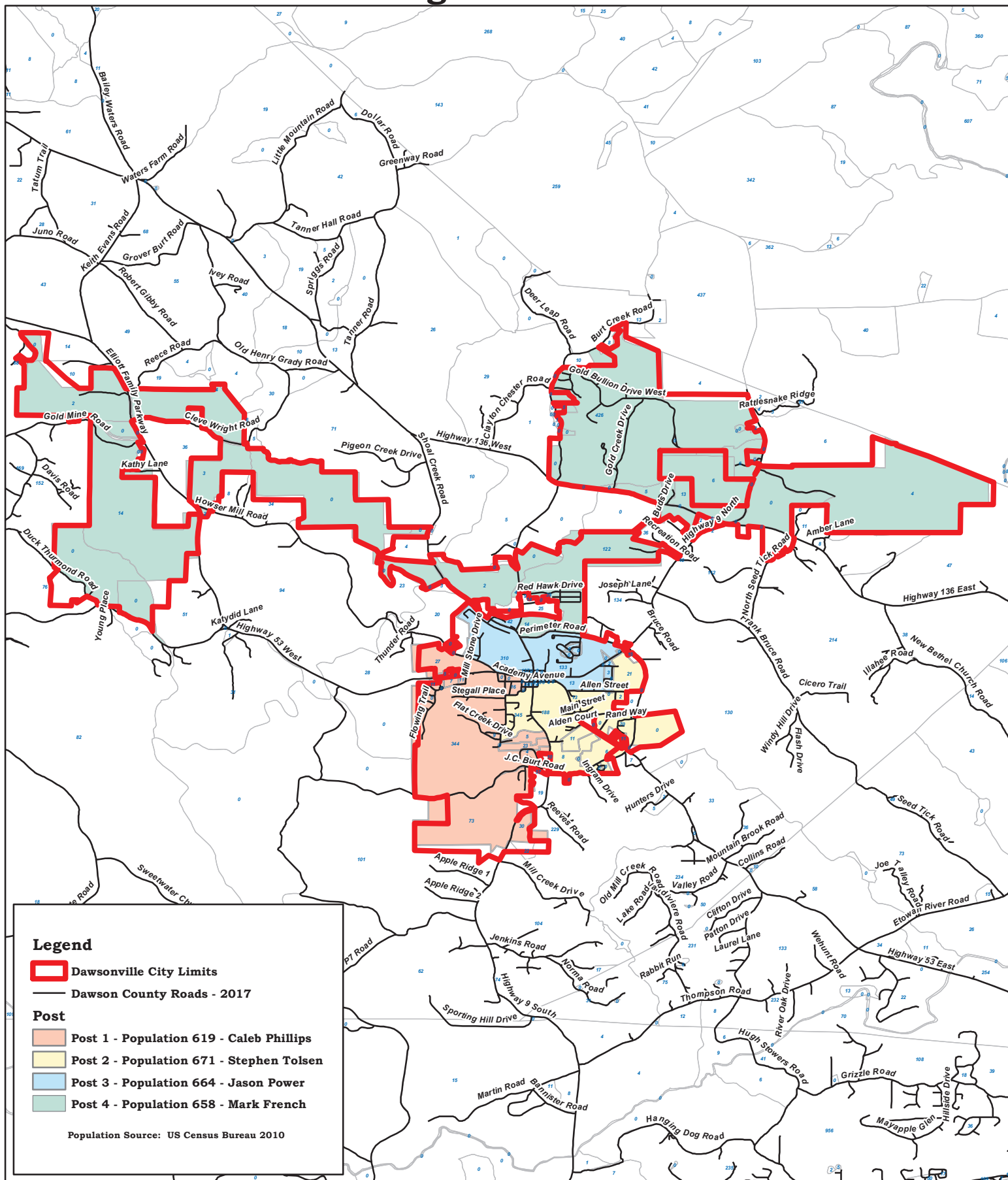
DIST_ID	District	POP10001	2000
0	Unassigned		22060
1	DI	987	987
2	DI	933	933
3	DI	940	940
4	DI	978	978

DRAFT

0 0.5 1 2 3 Miles



City of Dawsonville Voting District Posts





DAWSONVILLE CITY COUNCIL EXECUTIVE SUMMARY FOR AGENDA ITEM # 18

SUBJECT: **ZONING ORDINANCE ARTICLE VIII, SECTION 802 – BUFFER REQUIREMENTS**

CITY COUNCIL MEETING DATE: 12/20/2021

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 Council approval to conduct required public hearings for Zoning Article VIII Sec 802 additional undisturbed buffer requirements.

HISTORY/ FACTS / ISSUES:

- Amendment will require all residential subdivision developments to provide 20-foot undisturbed buffer along adjoining property lines.
 - Amendment clarifies privacy fence, drainage infrastructure, water and sewer placements within buffers.
 - The 20-foot residential subdivision buffer amendment will also provide extra tree root protection along the property line boundaries.
-

OPTIONS:

Approve, deny or postpone

RECOMMENDED SAMPLE MOTION:

DEPARTMENT: Planning and Zoning

REQUESTED BY: David Picklesimer

Sec. 802. Buffer required.

Property zoned for commercial and industrial uses shall provide a buffer, as defined by these regulations, along any rear or side property lines abutting a residential district or abutting an alley across from a specified residential district, provided that no buffer shall extend within 15 feet of a public right-of-way line. Minimum buffer widths shall be established in accordance with the following stipulations.

1. When an HB, CBD, or NB district abuts a residential district, a setback of 40 feet shall be provided, including a 30-foot buffer.
2. When an LI or CIR district abuts a residential district, a setback of 60 feet shall be provided, including a 50-foot buffer.
3. When any district abuts a TB district, a ten-foot planted landscape buffer shall be provided on property which abuts the TB district.
4. Properties zoned residential in common subdivision developments shall provide a 20-foot undisturbed buffer along any of the development adjoining property lines.

It shall be the responsibility of the developer, ~~upon installation of utilities, streets, etc.,~~ to designate required buffers on construction plans and provide tree save to delineate buffer areas to ensure that existing vegetation within required buffers is maintained unless disturbance of the buffer is approved by the planning director or designee as specifically provided herein. Wherever a buffer, in the determination of the Planning Director or his designee, is so sparsely vegetated that it does not achieve the buffer purpose of visually screening and separating properties. It shall be the duty of the developer to provide for additional plantings to achieve that purpose.

Prohibited buffer encroachments include, but are not limited to, buildings, pavement, parking, service areas, detention ponds, roads, septic tanks, septic drain fields, walls.

A buffer may be disturbed for approved access and utility crossings including, but not limited to, water and sewer lines, drainage pipes, drainage swells, privacy fence and gas lines if it does so via perpendicular crossing. Privacy fence installed parallel shall be installed along adjoining property line and or along the 20-foot buffer line. In addition, the removal of non-native, invasive species is allowed within the buffer zone at the discretion of the planning director. Any approved buffer disturbance must be accompanied by buffer replanting in order to achieve the buffer purpose of visual screening and separation.

It shall be the responsibility of the property owner of the lot to be used or built upon to maintain existing vegetation within required buffers and to replant where sparsely vegetated or install fencing, ~~walls, etc.,~~ as approved to achieve the desired screening. Installation of vegetation, fencing, ~~walls, etc.,~~ may be phased in accordance with approved building plans.

(Ord. of 12-3-2018)



DAWSONVILLE CITY COUNCIL EXECUTIVE SUMMARY FOR AGENDA ITEM # 19

SUBJECT: ZONING ORDINANCE ARTICLE IX, SECTION 917 – EXPIRATION OF CONDITIONAL USE,
VARIANCE AND ZONING APPROVAL

CITY COUNCIL MEETING DATE: 12/20/2021

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 Council approval to conduct required public hearings for zoning Article IX Sec 917 zoning expiration requirement.

HISTORY/ FACTS / ISSUES:

Amendment will allow Council to reconsider development zoning status after twenty-four months if the property owner has not obtained a land development permit.

OPTIONS:

Approve, deny or postpone

RECOMMENDED SAMPLE MOTION:

DEPARTMENT: Planning and Zoning

REQUESTED BY: David Picklesimer

Sec. 917. Expiration of conditional use ~~or~~ variance ~~approval~~ and zoning approval.

- a. If, after one year from the date the governing body approves a conditional use permit or the planning commission approves a variance, action has not been taken with the city to utilize the property in accordance therewith (such as securing a development permit, business license, or taking other actions involving obtaining a city permit, certificate or license showing a reliance thereon) the approval of the conditional use permit or variance as the case may be shall expire. At such point, the conditional use permit or variance shall be null, void and of no further force or effect. Prior to any expiration of approval, the owner of the property in question may petition the governing body for a modification or extension of variance or conditional use approval. Any such extension shall be valid for one year from the date of approval. Only one such extension shall be permitted. ~~All variances and conditional use permits in effect as of September 1, 2019 shall be subject to the terms of this ordinance and shall have until September 1, 2020 to comply or they will expire. All variances and conditional use permits granted after September 1, 2020 shall have expiration deadlines one year from the date of approval as set forth in this section.~~
- b. If a landowner takes action with the city to utilize the property in accordance with a conditional use permit and then ceases or abandons that conditional use for a continuous period of one year or more, the conditional use shall lapse, expire and be of no further validity.
- c. Any approved zoning of property where there has been no application for land disturbance permit submitted within twenty four months from the date of zoning approval shall result in a notice being delivered to the owner and the zoning applicant, if different, advising that a city initiated rezoning to a constitutional zoning designation for the subject property may occur if no land disturbance permit application is tendered within thirty days and approved ninety days of said notice. Upon no land disturbance permit application being tendered and approved within the timelines set forth in this paragraph, the property shall be placed upon a city council agenda for consideration of a city-initiated rezoning.

(Ord. of 12-3-2018; Ord. of 8-19-2019, § 9)



DAWSONVILLE CITY COUNCIL
EXECUTIVE SUMMARY FOR
AGENDA ITEM # 20

SUBJECT: OPEN ANNEXATION DISCUSSION

CITY COUNCIL MEETING DATE: 12/20/2021

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 DISCUSS CONSIDERATION OF ALLOWING ISLAND PROPERTIES TO ANNEX INTO THE CITY AT NO CHARGE FOR A DESIGNATED PERIOD OF TIME

HISTORY/ FACTS / ISSUES:

- **COUNCIL PREVIOUSLY APPROVED AN OPEN ANNEXATION PERIOD ON 01/08/2018 FOR 60 DAYS AND ON 12/17/2018 FOR 120 DAYS**
-

OPTIONS:

RECOMMENDED SAMPLE MOTION:

REQUESTED BY: Mike Eason, Mayor



DAWSONVILLE CITY COUNCIL
EXECUTIVE SUMMARY FOR
AGENDA ITEM # 21

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

CITY COUNCIL MEETING DATE: 12/20/2021

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 PROVIDE PROJECT UPDATES

HISTORY/ FACTS / ISSUES:

SEE ATTACHED OUTLINE

OPTIONS:

RECOMMENDED SAMPLE MOTION:

REQUESTED BY: Bob Bolz, City Manager

CITY MANAGER REPORT

DECEMBER 14 FOR DECEMBER 20, 2021, MEETING

Christmas Special Event: The big news this month is the outstanding Christmas Tree lighting and Special Event. The December 4th event began with a parade and this year's was the largest ever with over 30 entries. The City of Dawsonville float took second place overall. Kudos to everyone involved with the float. This year's crowds were the largest ever, much thanks to the beautiful weather. There were over 40 Jingle Market entries, seven food trucks, musical and dancing entertainment, a Christmas window painting contest with DCHS students competing, and a gingerbread house contest participated in by the advanced math and language arts students from Robinson Elementary School. The DDA sponsored cash prizes and other monetary support for the two art-related contests. Santa saw more people this year than years past. Everyone involved from the City, the Chamber of Commerce, and many others are to be congratulated on an outstanding event.

Dawsonville History Museum: The renovation of the Pirkle Room is almost complete as is the creation of the warming kitchen and these were reopened for rental to the public this month. Plans are in place for an April 23, 2022, Greater Atlanta Classic Car Auction.

Paving Projects: The joint city-county paving project of Howser Mill Road continues (SPLOST VII). The city project of paving (SPLOST VI) Main Street, Memory Lane, and Jack Heard is complete except for striping.

Deputy Program: Both deputies have begun their service and we are reaping great benefits from their work.

Thermo-striping of Pedestrian Crosswalks: The project is complete and was paid for out of a GDOT grant with a 30% match from the city.

Allen Street Sidewalk Extension Project: This project is complete. It was paid out of SPLOST VI.

Food Donation Barrel: Students and teachers from Robinson Elementary School had a month-long food drive during November that resulted in the city receiving a pick-up truck and three trailer loads of food. The last load alone consisted of over 3,300 food items. This food is used in our donation barrels in front of City Hall. In December, the high school is sponsoring a food drive, and in January, the junior high is sponsoring a drive.

ARPA SLFRF Grants: No word on whether or not we made the cut on any of our projects, including the airport, wastewater treatment plant, and well #112.

Wastewater Treatment Plant: Turnipseed Engineering is developing the final design as well as the USDA funding package for this priority project.

Water System Upgrades: EPD has approved our well location and Turnipseed Engineering has begun preparing the design and bid package for what will become well #112. With the approval of the City Council/Mayor, we have requested EPD and GDOT approval for a project that will involve looping the waterline main from Farmington Woods to the high school, almost doubling fire flow rates. This project is underway. Fire flow model development is underway for other parts of the city as well.

Main Street Park: Progress continues as we work to increase the amenities and operation of this wonderful addition to the city, including:

- The dog park project continues as we work with our Eagle Scout candidate. Trees have been planted, benches installed and some of the signage erected.

- The trail IGA with the county has been approved and this project will be included in the Public Works winter work plan.
- The Eagle Scout candidate continues his work designing and constructing a lending library that will be installed in the vicinity of the Main Street Park Playground. We anticipate installation later this month.
- The shelters are complete except for installation of power. We are awaiting GA Power for installation. We have started renting the two new shelters, the pavilion at the Main Street Park Rest Room, and the Farmer's Market. Rentals have been very popular.

Administrative Offices for Utility and Public Works: A simple floor plan including two offices, a large map/blueprint/file room, a rest room, small kitchen, and small multipurpose meeting room for meetings and training has been drawn and a bid package has been sent out. We have a bid opening on December 16th.

Airport Public Information Session: Our airport consultant, Lead Edge, hosted an excellent public information session with three tables set up so people could learn more about airport, aviation, and this project. Over 20 people came out to this event.

City Christmas Party: City personnel, elected officials, and their families came out for some good food and fellowship at this year's Christmas party. We were one of the first groups to get to use the renovated Pirkle Room.

COVID: Numbers continue to improve and currently we have no personnel out due to the virus.

Leak Adjustments:

Water \$1,004.44 Sewer \$908.75 **Total \$1,913.19**

Calendar YTD \$5,939.16

CITY OF DAWSONVILLE, GEORGIA
GENERAL FUND
July 1, 2021 - November 30, 2021

42%

	<u>Budget</u>	<u>Actual</u>	<u>Percentage</u>
REVENUES			
Taxes	\$ 1,744,550	\$ 935,282	53.61%
Licenses and permits	102,525	56,423	55.03%
Intergovernmental revenues	35,000	42,207	120.59%
Fees	249,000	62,964	25.29%
Other	<u>70,057</u>	<u>46,455</u>	<u>66.31%</u>
 Total revenues	 <u>2,201,132</u>	 <u>1,143,331</u>	 <u>51.94%</u>
EXPENDITURES			
Department:			
Council	99,215	38,316	38.62%
Mayor	21,480	10,758	50.08%
Elections	8,000	-	0.00%
Administration	947,570	404,758	42.72%
City Hall building	131,135	43,440	33.13%
Animal control	1,523	113	7.42%
Roads	520,996	241,755	46.40%
Parks	53,913	118,970	220.67%
Planning and zoning	380,300	156,382	41.12%
Economic development	<u>37,000</u>	<u>5,000</u>	<u>13.51%</u>
 Total expenditures	 <u>2,201,132</u>	 <u>1,019,492</u>	 <u>46.32%</u>
 TOTAL REVENUES OVER EXPENDITURES		 123,839	
 Transfer in From Reserves		 <u>(123,839)</u>	
 NET CHANGE IN FUND BALANCE		 <u><u>(0)</u></u>	

CITY OF DAWSONVILLE, GEORGIA
WATER, SEWER, AND GARBAGE FUND
July 1, 2021 - November 30, 2021

	<u>Budget</u>	<u>Actual</u>	<u>Percentage</u>
REVENUES			
Water fees	\$ 710,000	\$ 363,446	51.19%
Sewer fees	810,000	424,810	52.45%
Garbage fees	203,500	103,049	50.64%
Miscellaneous	<u>371,525</u>	<u>70,341</u>	<u>18.93%</u>
 Total revenues	 <u>2,095,025</u>	 <u>961,646</u>	 <u>45.90%</u>
EXPENDITURES			
Depreciation	574,000	221,035	38.51%
Garbage service	175,000	68,502	39.14%
Group insurance	124,000	42,178	34.01%
Insurance		-	#DIV/0!
Interest	87,450	33,970	38.85%
Payroll taxes	27,778	10,114	36.41%
Professional	115,891	64,897	56.00%
Miscellaneous	248,865	37,007	14.87%
Repairs/supplies	145,423	102,549	70.52%
Retirement	22,000	14,558	66.17%
Salaries	347,402	134,104	38.60%
Technical services	72,037	28,884	40.10%
Utilities	<u>155,179</u>	<u>60,499</u>	<u>38.99%</u>
 Total expenditures	 <u>2,095,025</u>	 <u>818,297</u>	 <u>39.06%</u>
 INCOME (LOSS)		 <u><u>143,349</u></u>	

CITY OF DAWSONVILLE, GEORGIA

SPLOST

July 1, 2021 - November 30, 2021

SPLOST VI

	<u>Budget</u>	<u>Actual</u>	<u>Percentage</u>
REVENUES			
Taxes	-	-	#DIV/0!
Interest	300	314	104.76%
Other	<u>555,700</u>	<u>-</u>	<u>0.00%</u>
Total revenues	<u>556,000</u>	<u>314</u>	<u>0.06%</u>
EXPENDITURES (Capital Outlays)			
City hall acquisition	-	-	#DIV/0!
Roads and sidewalks	494,000	12,968	2.63%
Public works equipment - roads	-	6,325	0.00%
Sewer projects	-	-	0.00%
Public works equipment - sewer	-	-	0.00%
Water projects	-	-	0.00%
Public works equipment - water	-	-	0.00%
Farmers market	62,000	3,750	6.05%
Parks and recreation	<u>-</u>	<u>-</u>	<u>0.00%</u>
Total expenditures	<u>556,000</u>	<u>23,043</u>	<u>4.14%</u>
TOTAL REVENUES OVER EXPENDITURES		(22,729)	
Transfer in From Reserves		<u>22,729</u>	
NET CHANGE IN FUND BALANCE		<u><u>0</u></u>	