

AGENDA
CITY COUNCIL REGULAR MEETING AND WORK SESSION
G.L. Gilleland Council Chambers on 2nd Floor
Thursday, January 20, 2022
5:00 P.M.

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

BUSINESS

9. Administer Oath of Office to Elected Officials
10. 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 to January 20, 2022**
11. Maple Hill Drive Detention Pond
12. Ordinance No. 01-2022: 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 20, 2022)
13. Ordinance No. 02-2022: An Ordinance By The City Of Dawsonville To Amend Its Zoning Ordinance; To Amend Provisions On Conditional Uses And Variances; To Amend Provisions Related To City Initiated Rezoning; To Address Buffers; To Provide For An Effective Date; To Provide For Severability; And For Other Purposes (First Reading: January 20, 2022; Public Hearing, Second Reading and Consideration to Adopt: February 7, 2022)
14. Award Bid – Construction of an Administrative Building for Public Works and Utilities Department

WORK SESSION

15. Discuss Amending Personnel Policy to Include a Floating Holiday for Employees

STAFF REPORTS

16. Bob Bolz, City Manager
17. Robin Gazaway, Finance Administrator

EXECUTIVE SESSION, IF NEEDED

ADJOURNMENT

The next scheduled City Council meeting is Monday, February 7, 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: 01/20/2022

PURPOSE FOR REQUEST:

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

- a. **Approve Minutes**
- **Regular Meeting and Work Session held December 20, 2021**
-



DAWSONVILLE CITY COUNCIL
EXECUTIVE SUMMARY FOR
AGENDA ITEM # 7a

SUBJECT: APPROVE MINUTES

CITY COUNCIL MEETING DATE: 01/20/2022

BUDGET INFORMATION: GL ACCOUNT # NA

Funds Available from: Annual Budget Capital Budget Other

Budget Amendment Request from Reserve: Enterprise Fund General Fund

PURPOSE FOR REQUEST:

TO APPROVE THE MINUTES FROM:

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

HISTORY/ FACTS / ISSUES:

OPTIONS:

AMEND OR APPROVE AS PRESENTED

RECOMMENDED SAMPLE MOTION:

REQUESTED BY: Beverly Banister, City Clerk

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

1. **CALL TO ORDER:** Mayor Eason called the meeting to order at 5:00 pm.
2. **ROLL CALL:** Present were Councilmember John Walden, Councilmember Mark French, Councilmember Caleb Phillips, Councilmember William Illg, City Attorney Kevin Tallant, City Manager Bob Bolz, City Clerk Beverly Banister, Public Works Operations Foreman Steven McNeal, 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 Illg.
4. **ANNOUNCEMENTS:** Mayor Eason wished everyone a Merry Christmas and a Happy New Year. He also announced the meetings in January will be held on the 1st and 3rd Thursdays due to the observance of New Year's Day and Martin Luther King holidays occurring on the 1st and 3rd Mondays of January.
5. **APPROVAL OF THE AGENDA:** Motion to approve the agenda with the removal of item #9 and to move it to the January 6, 2022 meeting made by made by C. Phillips; second by M. French. Vote carried unanimously in favor.
6. **PUBLIC INPUT:** Robert Howard, 1732 Perimeter Road, Dawsonville – He complimented the City on how easy the process was for him to rezone his property. He stated this was his first interaction with local government and expressed his gratefulness for the help he received.
7. **CONSENT AGENDA:** Motion to approve the consent agenda for the following items (a, b, c, d, e) made by M. French; second by J. Walden. Vote carried unanimously in favor.
 - a. Approve Minutes
 - Regular Meeting held December 6, 2021
 - Executive Session held December 6, 2021
 - b. Approve Staff Appointments
 - City Manager – Bob Bolz
 - City Clerk and Municipal Court Clerk – Beverly Banister
 - Deputy City Clerk – Tracy Smith
 - c. Approve 2022 Mayor and Council Board Designations and Compensation
Compensation of one meeting per month as designated below when attended:
 - 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
 - d. Approve 2022 Appointment of Municipal Court Judge Ronald Reemsnyder and Agreement
 - e. Approve Reappointment for Downtown Development Authority Members
 - 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
8. **EMPLOYEE RECOGNITION:** City Manager Bob Bolz introduced John Tatum as the newest Public Works employee. The Mayor and Council recognized Stacy Harris for four years of service. Kyle Richardson received the November Employee of the Month award, Sara Beacham received the December Employee of the Month award, the Employee of the Fourth Quarter and the 2021 Employee of the Year Award.

MINUTES
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BUSINESS

9. Removed from the agenda
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.

Planning Director Picklesimer read the zoning amendment request.

Motion to approve the zoning amendment request as presented made by C. Phillips; second by M. French. Councilmember Illg expressed his slight hesitation to support the rezoning of the property to residential because he sits on the Downtown Development Authority board and recognizes the need for commercial properties. He is in favor of this request but may not consider future requests. Councilmember Walden agreed. Vote carried unanimously in favor.
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.

Planning Picklesimer read the request.

Motion to approve as presented made by C. Phillips; second by M. French. Mayor Eason expressed the desire for Council to consider a rental cap be placed in the covenants for 15% of the properties to be rentals and a hardship exemption with a maximum of twenty-four months. He would also like it to be defined as an active adult community. Attorney Tallant stated an active adult community is defined as 80% of the homes having at least one person who is 55 years of age or older. Councilmember Phillips stated his motion remains as is without the restrictions. Vote carried three in favor (Phillips, French, Walden) with one opposed (Illg).
12. **MAPLE HILL DRIVE DETENTION POND**: Planning Director Picklesimer read the request from two citizens residing on 80 and 91 Maple Hill Drive who petitioned the Council to perform permanent maintenance on the detention pond located on their properties; all the residents on Maple Hill Drive benefit from said detention pond. Attorney Tallant expressed concern about the City agreeing to perform maintenance on property it does not own. First, the precedent it will set and second, violating the gratuities clause which states if the City is going to provide services or goods of any kind it is expected to receive something of like kind in exchange.

Motion to table the request to the January 6, 2022 City Council meeting made by M. French; second by C. Phillips. Attorney Tallant reiterated his concern on the matter restating the City would essentially be providing a service on property it does not own and is not getting anything in return. Mayor Eason stated the lowest estimate to clean the detention pond came in at approximately \$10,000. He further explained there are thirteen properties who contribute to the detention pond but the pond itself is located on only two of the properties and there is no HOA. Councilmember Phillips asked if there was any case law relevant to this situation and asked what the repercussion of the property owners would be if they filled in the detention pond. Attorney Tallant replied there could be concern of liability of the property owners since they would be changing the flow of water causing it to go on someone's property. Vote carried unanimously in favor.
13. **RENEWAL OF 2022 VAPE LICENSES**: Motion to approve the 2022 vape licenses as presented made by C. Phillips; second by J. Walden. Vote carried unanimously in favor.
14. **2022 PROFESSIONAL SERVICES**: Motion to approve the 2022 Professional Services as presented and to authorize the City Manager to pursue a bid for an Airport Consultant which needs to be issued every five years made by W. Illg; second by J. Walden. Vote carried unanimously in favor. (Exhibit 'A')

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5:00 P.M.

- 15. 2022 MAYOR PRO TEMPORE APPOINTMENT:** Motion to approve Councilmember Walden as the 2022 Mayor Pro Tempore made by C. Phillips; second by W. Illg. Vote carried three in favor (Phillips, Illg, French) with one abstained (Walden)
- 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)
- Utilities Operations Manager Jacob Barr read the first reading of the ordinance amendment and explained the changes to the ordinance.

WORK SESSION

- 17. REDISTRICTING PRESENTATION BY FAITH BRYAN:** Faith Bryan from the Georgia Mountain Regional Commission explained the City of Dawsonville has increased in population according to the State by 1,084 making the population of the City 3,838. Using the 2020 Census blocks she updated each post accordingly with the population increase and there was a deviation of higher than ten percent in some areas which is not permitted. Therefore, she had to redistrict some of the areas by census blocks to balance the population increase to alleviate the ten percent deviation. She utilized the 94-171 2020 Census Date Redistricting File to prepare the proposed map.
- Attorney Tallant stated the City can proceed with adopting the new redistricting map through a Charter Amendment. It will not require legislative approval from the State.
- 18. ZONING ORDINANCE ARTICLE VIII, SECTION 802 – BUFFER REQUIREMENTS:** Planning Director Picklesimer explained the request to move forward with an ordinance amendment regarding buffer requirements.
- Motion to approve moving forward with the ordinance amendment made by W. Illg; second by J. Walden. Vote carried unanimously in favor.
- 19. ZONING ORDINANCE ARTICLE IX, SECTION 917 – EXPIRATION OF CONDITIONAL USE, VARIANCE AND ZONING APPROVAL:** Planning Director Picklesimer explained the request to move forward with an ordinance amendment regarding sunset laws.
- Motion to approve moving forward with the ordinance amendment made by J. Walden; second by W. Illg. Vote carried unanimously in favor.
- 20. OPEN ANNEXATION DISCUSSION:** Mayor Eason explained the City has offered an open annexation period twice in the past in order to attempt to clean up the islands in the City. This will enable citizens to annex their property at no cost; he is requesting Council to consider another period of time for open annexation. Short discussion occurred.
- Motion to approve an open annexation period from now through April 30, 2022 made by W. Illg; second by M. French. Vote carried unanimously in favor.

STAFF REPORTS

- 21. BOB BOLZ, CITY MANAGER:** City Manager Bolz provided his report in the agenda packet and reported the leak adjustment for the month was \$1913.19; the DCHS took in 300 cans for our food barrel, and he also stated COVID numbers are on the rise. Mayor Eason commented on the amount of the leak adjustment; Bolz stated it was for three separate properties.
- 22. ROBIN GAZAWAY, FINANCE ADMINISTRATOR:** Financial reports representing fund balances and activity through November 30, 2021 were provided in the agenda packet. No questions from Council.

ADJOURNMENT:

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5:00 P.M.

At 5:45 p.m. a motion to adjourn the meeting was made by J. Walden; second by W. Illg. Vote carried unanimously in favor.

Approved this 6th day of January 2022

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



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 2022

- 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 # 8

SUBJECT: EMPLOYEE RECOGNITION

CITY COUNCIL MEETING DATE: 01/20/2022

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:

- JANUARY 2022 EMPLOYEE OF THE MONTH
 - SERVICE AWARDS FOR THE MONTH OF JANUARY
-

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: 01/20/2022

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: ANX-C2100043 AND ZA-C2100043

CITY COUNCIL MEETING DATE: 01/20/2022

PURPOSE FOR REQUEST: **VOTE TABLED FROM DECEMBER 6, 2021**

ANX-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.

HISTORY/ FACTS / ISSUES:

- Planning Commission denied the request on 9/13/21. Concept plan did not meet city ordinances.
- Amended application to annex and zone tract 2 with 32.937 acre only.
- Amended concept plan reflects proposed 65 units.
- Amended letter of intent request to approve 75 units yielding a density of 2.28 units per acre.
- Applicant is requesting a variance to the Land Development Regulations Chapter 109 Sec 109-53-Sidewalks to eliminate the required sidewalk along Perimeter Road lots 58 thru 65.
- Planning department has provided a revised timeline.
- Planning department has provided a department summary with recommended conditions if approved.

OPTIONS: Approve, Amend, Deny

RECOMMENDED SAMPLE MOTION:

If annexation and zoning is approved motion recommended to be as follows: Motion to approve annexation and zoning application C2100043 tract # 2 known as a portion of TMP 093 004 001 with 32.937 acres. Density shall not exceed 75 units or 2.28 units per acre. Approval shall be conditioned per Planning and Zoning Department summary letter dated 1/11/22.

If the variance is approved motion recommended to be as follows: Motion to approve the variance request to the Land Development Regulations Chapter 109 Sec 109-53-Sidewalks to eliminate the required sidewalk along Perimeter Rd lots 58-65.

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: 1/11/2022

To: Mayor Mike Eason and City Council

Reference: ANX/ZA C2100043 Planning and Zoning Department Summary

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

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

David Picklesimer
Planning Director

415 Highway 53 E. Suite 100
Dawsonville, Georgia 30534



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

Date: 12/7/21

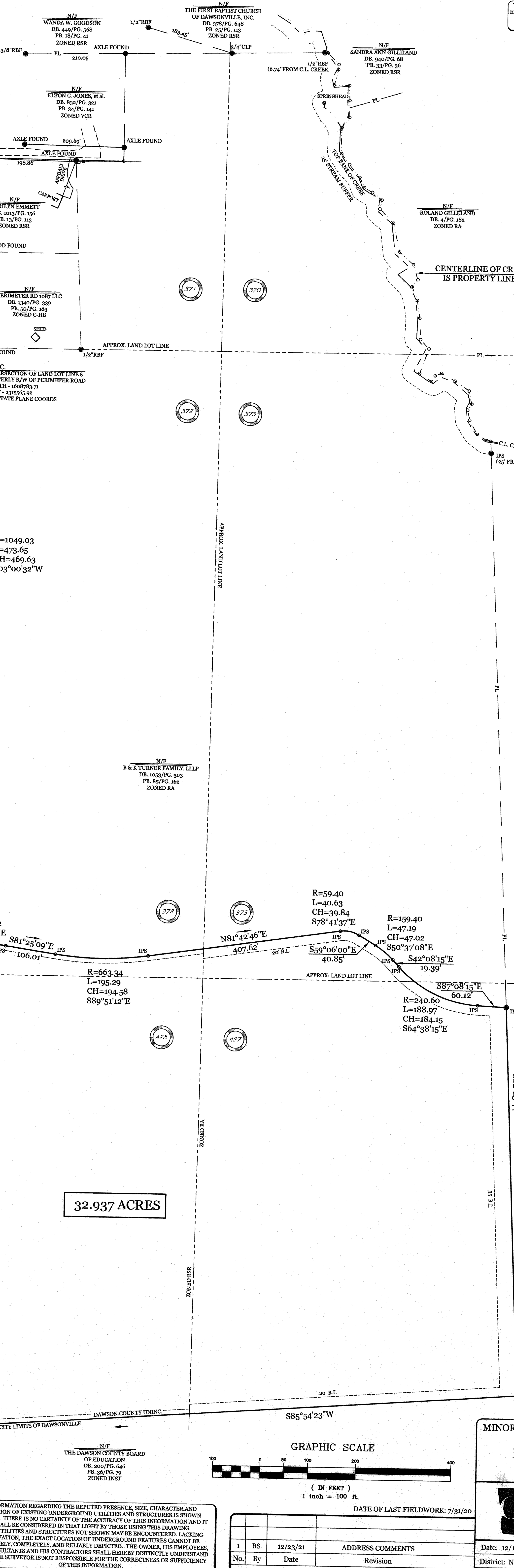
From: David Picklesimer, Planning Director

Reference: ANX/ZA C2100043 Timeline

- Original application submitted to the city: 8/14/20.
- Original application submitted to Dawson County BOC: 8/21/20.
- Planning Department advertised original application: 8/26/20.
- Original application response received from Dawson County BOC: 9/11/20.
- Planning Commission public hearing on original application: 9/14/20. Applicant requested postponement.
- Planning Commission public hearing on original application: 11/9/20. PC voted to deny.
- Council held public hearing on original application: 11/16/20. Council postponed until 1/19/21.
- Applicant amended application: 12/9/20.
- Amended application submitted to Dawson County BOC: 12/9/20
- Dawson County BOC response to amended application received: 1/7/21.
- Council held public hearing 1/19/21. Council tabled until arbitration complete.
- Dawson County BOC withdrew objection 5/11/21.
- Planning Department advertised Council public hearing meeting on 5/26/21 for amended application.
- Council public hearing date 6/21/21 for amended application.
- Council final decision date 7/19/21 for amended application.
- Applicant requested to postpone 7/19/21 until 10/18/21 to allow adjoining property owner time to request annexation.
- Planning Department advertised amended application 8/18/21 due to wrong TMP advertised.
- Planning Commission public hearing date 9/13/21 due to wrong TMP advertised.
- Planning Commission denied request 9/13/21.
- City Council public hearing date 10/4/21 due to wrong TMP advertised.
- City Council decision date 10/18/21.
- City Council postponed until 12/6/21.
- City Council postponed until 1/20/22.

Filed 01/05/2022 12:37PM
BK 00087 Pg 0018
Plat Doc: PLAT

Penalty: \$0.00 Interest: \$0.00
Participants: 3153517043
JUSTIN POWER, Clerk of Superior
Court
DAWSON County, Georgia



THIS PLAT WAS PREPARED FOR THE EXCLUSIVE USE OF THE PERSON, PERSONS, OR ENTITY NAMED IN THE CERTIFICATE HEREON. SAID CERTIFICATE DOES NOT EXTEND TO ANY UNNAMED PERSON WITHOUT AN EXPRESS RE-CERTIFICATION BY THE SURVEYOR NAMING SAID PERSON.

THE CERTIFICATION, AS SHOWN HEREON, IS PURELY A STATEMENT OF PROFESSIONAL OPINION BASED ON KNOWLEDGE, INFORMATION AND BELIEF, AND BASED ON EXISTING FIELD EVIDENCE AND DOCUMENTARY EVIDENCE AVAILABLE. THE CERTIFICATION IS NOT AN EXPRESSED OR IMPLIED WARRANTY OR GUARANTEE.

THIS SURVEY WAS PREPARED WITHOUT THE BENEFIT OF AN ABSTRACT OF TITLE, SUBJECT AND ADJACENT PROPERTY OWNER'S DEED REFERENCES WERE PROVIDED BY GEORGIA PREMIER LAND SERVICES, INC. AND ARE NOT GUARANTEED AS TO ACCURACY OR COMPLETENESS.

NO PORTION OF SUBJECT PROPERTY LIES WITHIN A DESIGNATED 100 YEAR FLOOD HAZARD AREA AS DEPICTED BY SCALED MAP LOCATION AND GRAPHIC PLOTTING ONLY PER F.L.R.M. PANEL NO. 13085011C, DATED APRIL 4, 2018

A TOPCON ES-105 TOTAL STATION WAS USED TO OBTAIN THE LINEAR AND ANGULAR MEASUREMENTS USED IN THE PREPARATION OF THIS PLAT.
THE FIELD DATA UPON WHICH THIS MAP OR PLAT IS BASED HAS A CLOSURE PRECISION OF ONE FOOT IN 22,493 FEET AND AN ANGULAR ERROR OF 02" PER ANGLE POINT, AND WAS ADJUSTED USING THE LEAST SQUARES METHOD.

THIS MAP OR PLAT HAS BEEN CALCULATED FOR CLOSURE AND IS FOUND TO BE ACCURATE WITHIN ONE FOOT IN 337,465 FEET AND CONTAINS 32.937 ACRES.

REFERENCES:
1) LIMITED WARRANTY DEED RECORDED IN DEED BOOK 1053/P.G. 303, DAWSON COUNTY RECORDS.
2) MINOR PLAT FOR B & K TURNER FAMILY, LLLP RECORDED IN PLAT BOOK 85, PAGE 162, AFORESAID RECORDS.

- LEGEND
RFB - RAIL FINDER
N - NORTH
S - SOUTH
E - EAST
W - WEST
... (extensive list of symbols and their meanings)

SURVEYOR CERTIFICATION:
AS REQUIRED BY SUBSECTION (D) OF O.C.G.A. SECTION 15-6-67, THIS PLAT HAS BEEN PREPARED BY A LAND SURVEYOR AND APPROVED BY ALL APPLICABLE LOCAL JURISDICTIONS FOR RECORDING AS EVIDENCED BY APPROVAL CERTIFICATES, SIGNATURES, STAMPS, OR STATEMENTS HEREON. SUCH APPROVALS OR AFFIRMATIONS SHOULD BE CONFIRMED WITH THE APPROPRIATE GOVERNMENTAL BODIES BY ANY PURCHASER OR USER OF THIS PLAT AS TO INTENDED USE OF ANY PARCEL. FURTHERMORE, THE UNDERSIGNED LAND SURVEYOR CERTIFIES THAT THIS PLAT COMPLIES WITH THE MINIMUM TECHNICAL STANDARDS FOR PROPERTY SURVEYS IN GEORGIA AS SET FORTH IN THE RULES AND REGULATIONS OF THE GEORGIA BOARD OF REGISTRATION FOR PROFESSIONAL ENGINEERS AND LAND SURVEYORS AND AS SET FORTH IN O.C.G.A. SECTION 15-6-67.

BRIAN L. BUTTERLAND
GEORGIA RLS NO. 2900

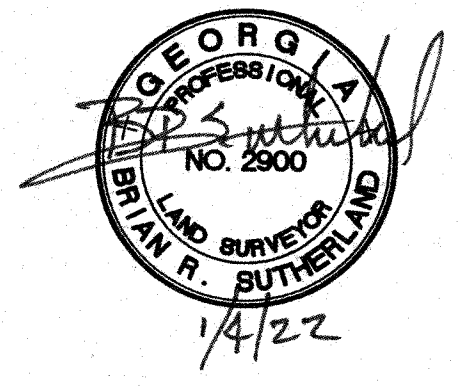
N/E
B & K TURNER FAMILY, LLLP
DB. 1053/P.G. 303
ZONED RA

DAWSON COUNTY SHALL NOT BE RESPONSIBLE FOR MAINTENANCE OF ANY PIPES, DITCHES, DETENTION PONDS OR OTHER STRUCTURES WITHIN ANY DRAINAGE EASEMENT BEYOND THE COUNTY RIGHT-OF-WAY

NO STRUCTURES, FENCES OR OTHER OBSTRUCTIONS MAY BE LOCATED WITHIN A DRAINAGE OR ACCESS EASEMENT WITHOUT PRIOR APPROVAL BY THE DAWSON COUNTY DEPARTMENT OF ENGINEERING

N/E
B & K TURNER FAMILY, LLLP
DB. 1053/P.G. 303
ZONED RA

APPROVED FOR RECORDING
DAWSON COUNTY, GA PLANNING



THIS SURVEY WAS PREPARED IN CONFORMITY WITH THE TECHNICAL STANDARDS FOR PROPERTY SURVEYS IN GEORGIA AS SET FORTH IN CHAPTER 180-7 OF THE RULES OF THE GEORGIA BOARD OF REGISTRATION FOR PROFESSIONAL ENGINEERS AND LAND SURVEYORS.

MINOR PLAT FOR:
B & K TURNER FAMILY, LLLP

GEORGIA PREMIER LAND SERVICES, INC.
PROFESSIONAL LAND SURVEYING
3000 HAMILTON MILL ROAD
BUFORD, GEORGIA 30519
(770) 614-3004 FAX (770) 614-3956
LAND SURVEY FIRM COA #1177

Date:	12/17/2021	Land Lot:	372,373,427 & 428	Sheet No.	
District:	NORTH 1/2 13th	County:	DAWSON, GA	Scale:	1"=30'
Project:	20193	Drawn By:	BS		1 of 1

No.	By	Date	Revision	ADDRESS COMMENTS
1	BS	12/23/21		

Cadd File No: 20/20193 - PERIMETER RD\193\MINOR2.DWG
DATE OF LAST FIELDWORK: 7/31/20

INFORMATION REGARDING THE REPUTED PRESENCE, SIZE, CHARACTER AND LOCATION OF EXISTING UNDERGROUND UTILITIES AND STRUCTURES IS SHOWN HEREON. THERE IS NO CERTAINTY OF THE ACCURACY OF THIS INFORMATION AND IT SHALL BE CONSIDERED IN THAT LIGHT BY THOSE USING THIS DRAWING. ALSO, UTILITIES AND STRUCTURES NOT SHOWN MAY BE ENCOUNTERED. LACKING EXCAVATION, THE EXACT LOCATION OF UNDERGROUND FEATURES CANNOT BE ACCURATELY, COMPLETELY, AND RELIABLY DEPICTED. THE OWNER, HIS EMPLOYEES, HIS CONSULTANTS AND HIS CONTRACTORS SHALL HEREBY DISTINCTLY UNDERSTAND THAT THE SURVEYOR IS NOT RESPONSIBLE FOR THE CORRECTNESS OR SUFFICIENCY OF THIS INFORMATION.

32.937 ACRES

**Perimeter Road
32.937 Acres**

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

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

along a curve to the right having a radius of 1766.51 feet and an arc length of 162.28 feet being subtended by a chord bearing of South 12 Degrees 33 Minutes 28 Seconds East and a chord distance of 162.22 feet to a point; THENCE along a curve to the right having a radius of 1049.03 feet and an arc length of 473.65 feet being subtended by a chord bearing of South 03 Degrees 00 Minutes 32 Seconds West and a chord distance of 469.63 feet to a point; THENCE continuing on said right of way South 15 Degrees 56 Minutes 37 Seconds West for a distance of 651.37 feet to a point, said point marked by a ½ inch rebar pin set, said point being THE TRUE POINT OF BEGINNING.

THENCE from said point as thus established, leaving said easterly right of way of Perimeter Road, North 89 Degrees 17 Minutes 56 Seconds East for a distance of 172.17 feet to a point; THENCE along a curve to the right having a radius of 636.02 feet and an arc length of 103.03 feet being subtended by a chord bearing of South 86 Degrees 03 Minutes 37 Seconds East and a chord distance of 102.92 feet to a point, said point marked by a ½ inch rebar pin set; THENCE South 81 Degrees 25 Minutes 09 Seconds East for a distance of 106.01 feet to a point, said point marked by a ½ inch rebar pin set; THENCE along a curve to the left having a radius of 663.34 feet and an arc length of 195.29 feet being subtended by a chord bearing of South 89 Degrees 51 Minutes 12 Seconds East and a chord distance of 194.58 feet to a point, said point marked by a ½ inch rebar pin set; THENCE North 81 Degrees 42 Minutes 46 Seconds East for a distance of 407.62 feet to a point, said point marked by a ½ inch rebar pin set; THENCE along a curve to the right having a radius of 59.40 feet and an arc length of 40.63 feet being subtended by a chord bearing of South 78 Degrees 41 Minutes 37 Seconds East and a chord distance of 39.84 feet to a point, said point marked by a ½ inch rebar pin set; THENCE South 59 Degrees 06 Minutes 00 Seconds East for a distance of 40.85 feet to a point, said point marked by a ½ inch rebar pin set; THENCE along a curve to the right having a radius of 159.40 feet and an arc length of 47.19 feet being subtended by a chord bearing of South 50 Degrees 37 Minutes 08 Seconds East and a chord distance of 47.02 feet to a point, said point marked by a ½ inch rebar pin set; THENCE South 42 Degrees 08 Minutes 15 Seconds East for a distance of 19.39 feet to a point, said point marked by a ½ inch rebar pin set; THENCE along a curve to the left having a radius of 240.60 feet and an arc length of 188.97 feet being subtended by a chord bearing of South 64 Degrees 38 Minutes 15 Seconds East and a chord distance of 184.15 feet to a point, said point marked by a ½ inch rebar pin set; THENCE South 87 Degrees 08 Minutes 15 Seconds East for a distance of 60.12 feet to a point, said point marked by a ½ inch rebar pin set; THENCE traveling South 02 Degrees 23 Minutes

44 Seconds East for a distance of 817.75 feet to a point, said point marked by a ½ inch rebar pin found; THENCE South 85 Degrees 54 Minutes 23 Seconds West for a distance of 1589.65 feet to a point on the easterly right of way of Perimeter Road (80' right of way), said point marked by a ½ inch rebar pin found;

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

along a curve to the right having a radius of 4750.52 feet and an arc length of 180.80 feet being subtended by a chord bearing of North 05 Degrees 58 Minutes 08 Seconds East and a chord distance of 180.79 feet to a point; THENCE along a curve to the right having a radius of 3438.13 feet and an arc length of 387.33 feet being subtended by a chord bearing of North 10 Degrees 17 Minutes 12 Seconds East and a chord distance of 387.13 feet to a point; THENCE along a curve to the right having a radius of 3438.13 feet and an arc length of 145.79 feet being subtended by a chord bearing of North 14 Degrees 43 Minutes 43 Seconds East and a chord distance of 145.78 feet to a point; THENCE North 15 Degrees 56 Minutes 37 Seconds East for a distance of 360.06 feet to a point, said point being THE TRUE POINT OF BEGINNING.

Said property contains 32.937 Acres

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

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

MICHAEL R. SLEISTER
(Of Counsel)

L. LEE DAILEY
(1939-2013)

September 24, 2021



VIA HAND DELIVERY

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

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

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

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

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

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

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

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

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

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

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

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

**Perimeter Road
Tract 2
32.937 Acres**



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

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

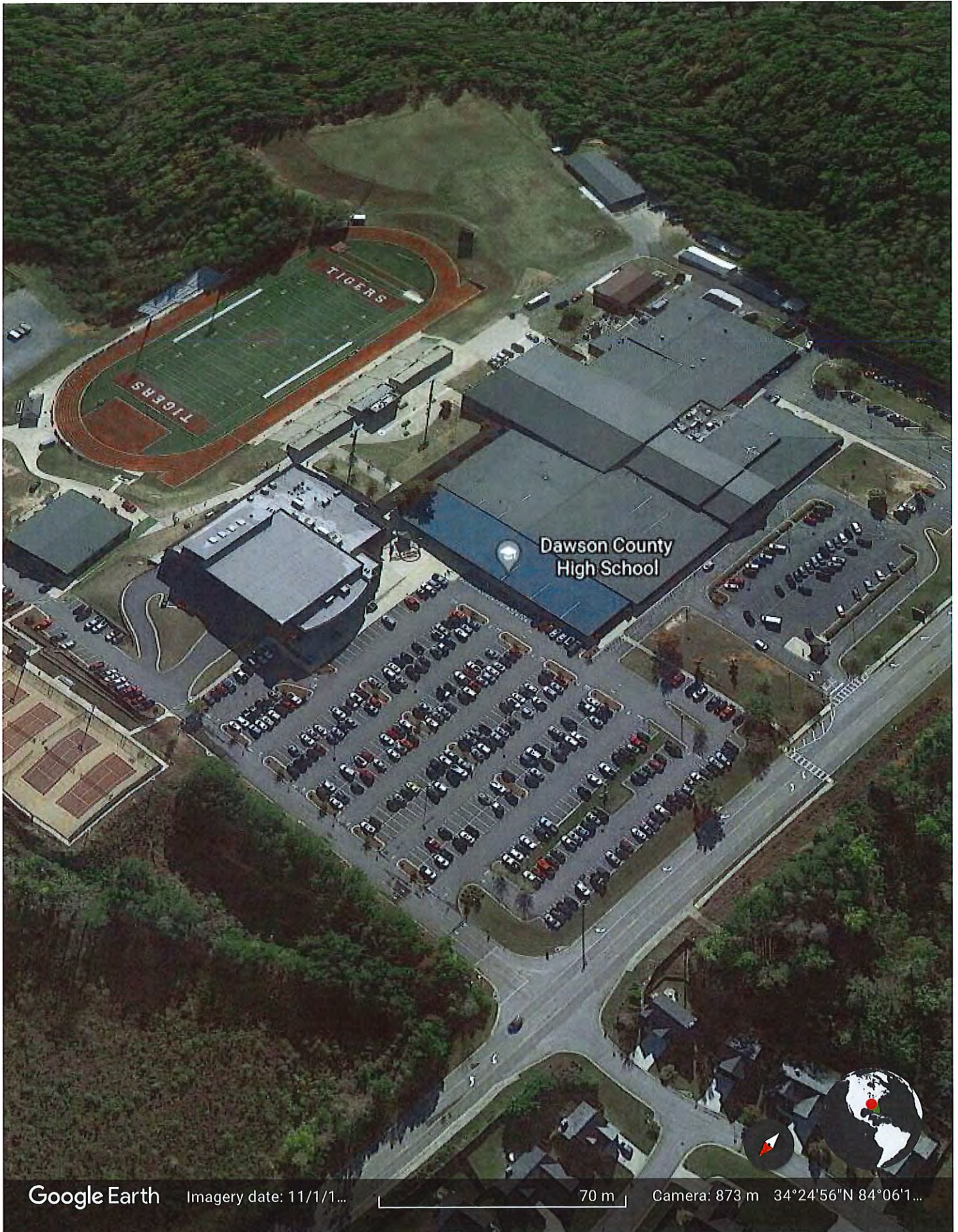
along a curve to the right having a radius of 1766.51 feet and an arc length of 162.28 feet being subtended by a chord bearing of South 12 Degrees 33 Minutes 28 Seconds East and a chord distance of 162.22 feet to a point; THENCE along a curve to the right having a radius of 1049.03 feet and an arc length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

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

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

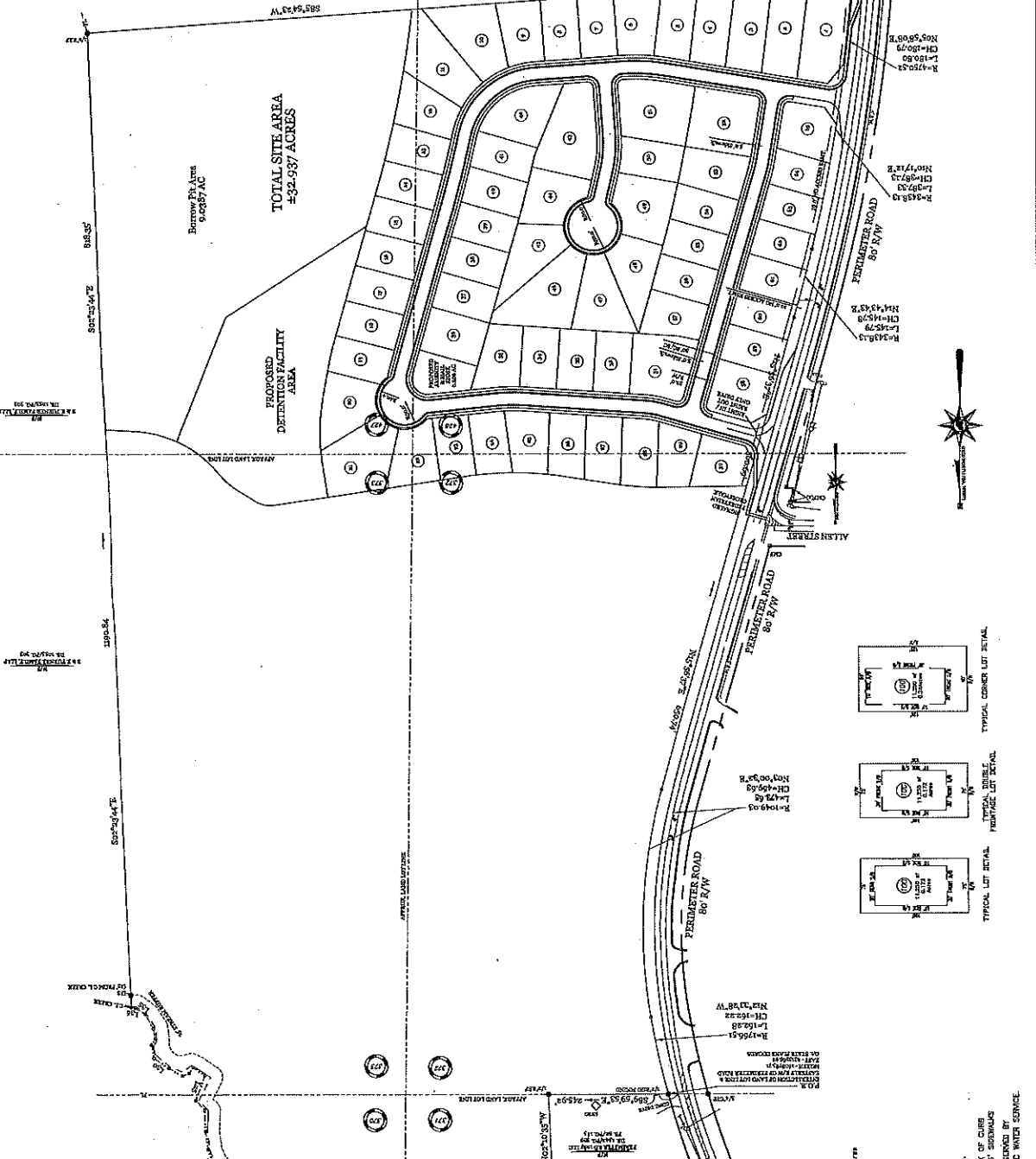
along a curve to the right having a radius of 4750.52 feet and an arc length of 180.80 feet being subtended by a chord bearing of North 05 Degrees 58 Minutes 08 Seconds East and a chord distance of 180.79 feet to a point; THENCE along a curve to the right having a radius of 3438.13 feet and an arc length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

Said property contains 32.937 Acres



Dawson County High School

RECEIVED
 SEP 23 2021
 BY: [Signature]



Know what's below.
 Call before you dig.

- GENERAL NOTES:**
1. EXISTING COUNTY ZONING: RER & RA
 2. NUMBER OF LOTS: 95 CONCEPTUALLY
 3. SUIT A MAXIMUM OF 75 LOTS
 4. TOTAL AREA: 32.937 ACRES
 5. PREPARED R-3 SUBDIVISION = 23,644 ACRES
 6. AREA TO BE ANNEXED: 32.937 ACRES
 7. MIN LOT SIZE: 7,500 SF (75' x 100')
 8. SETBACKS: FRONT: 10' SIDE: 10' REAR: 20'
 9. RIGHT-OF-WAY SUBDIVISION RIGNS 50'
 10. ROWWAY: 30' BACK OF CURB TO BACK OF CURB
 11. W/ 2' BUMP STRIPS AND 9" SIDEWAYS
 12. THIS PHASE OF DEVELOPMENT TO BE SERVED BY CHURCH SANITARY SEWER AND DOMESTIC WATER SERVICE.

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



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

Annexation Petition
into the
City of Dawsonville, GA

Annexation # C2100043

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

COPY

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

Applicant Name(s): Allen Street Properties LLC

Mailing Address 1090 Oakhaven Drive city Roswell State GA Zip 30075

E-Mail _____

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

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

Mailing Address 1090 Oakhaven Dr city Roswell State GA Zip 30075

E-Mail _____

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

Address of Property to be Annexed: Perimeter Road VACANT LOT

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

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

Current Use of Property: vacant

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

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

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

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

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

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

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

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

Amended

12/9/20 - 9/24/21

COPY



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

Annexation Petition
into the
City of Dawsonville, GA

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

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

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

ARC Population Estimate Information

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

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



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

Annexation Petition
into the
City of Dawsonville, GA

Property Owner(s) Authorization

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

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

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

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

(1) _____ Applicant Signature _____ Applicant Printed Name

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

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



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

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

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

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

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

FOR

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



NATURE OF REQUEST

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

PURPOSE OF REQUEST

To allow for development of a 124 Lot Residential Subdivision

NARRATIVE

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

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

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

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

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

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

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

LEGEND

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

2. ALL BEARINGS ARE TRUE BEARINGS UNLESS OTHERWISE NOTED.

3. ALL CURVES ARE CIRCULAR UNLESS OTHERWISE NOTED.

4. ALL DISTANCES ARE MEASURED ALONG THE CENTERLINE OF THE ROAD OR CREEK UNLESS OTHERWISE NOTED.

5. ALL DISTANCES ARE MEASURED ALONG THE CENTERLINE OF THE ROAD OR CREEK UNLESS OTHERWISE NOTED.

6. ALL DISTANCES ARE MEASURED ALONG THE CENTERLINE OF THE ROAD OR CREEK UNLESS OTHERWISE NOTED.

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8. ALL DISTANCES ARE MEASURED ALONG THE CENTERLINE OF THE ROAD OR CREEK UNLESS OTHERWISE NOTED.

9. ALL DISTANCES ARE MEASURED ALONG THE CENTERLINE OF THE ROAD OR CREEK UNLESS OTHERWISE NOTED.

10. ALL DISTANCES ARE MEASURED ALONG THE CENTERLINE OF THE ROAD OR CREEK UNLESS OTHERWISE NOTED.



THIS PLAN HAS BEEN PREPARED FOR THE EXCLUSIVE USE OF THE PERSON, PERSONS OR ENTITY NAMED IN THE CERTIFICATE OF TITLE AND THE CERTIFICATE OF TITLE IS TO ANY UNRECORDED INSTRUMENT WITHOUT AN EXPRESS RECITATION BY THE SURVEYOR'S NAME AND TITLE.

THE SURVEYOR'S RESPONSIBILITY IS TO OBTAIN A TRUE AND CORRECT COPY OF THE ORIGINAL RECORDS OF THE PUBLIC RECORDS OF THE COUNTY AND TO VERIFY THE ACCURACY OF THE INFORMATION CONTAINED THEREIN.

THE SURVEYOR HAS BEEN ADVISED BY THE CLIENT THAT THE PROPERTY IS SUBJECT TO AN EASEMENT FOR THE CONVEYANCE OF WATER TO THE PROPERTY OF THE CLIENT AND THAT THE EASEMENT IS NOT TO BE SUBJECT TO ANY UNRECORDED INSTRUMENT WITHOUT AN EXPRESS RECITATION BY THE SURVEYOR'S NAME AND TITLE.

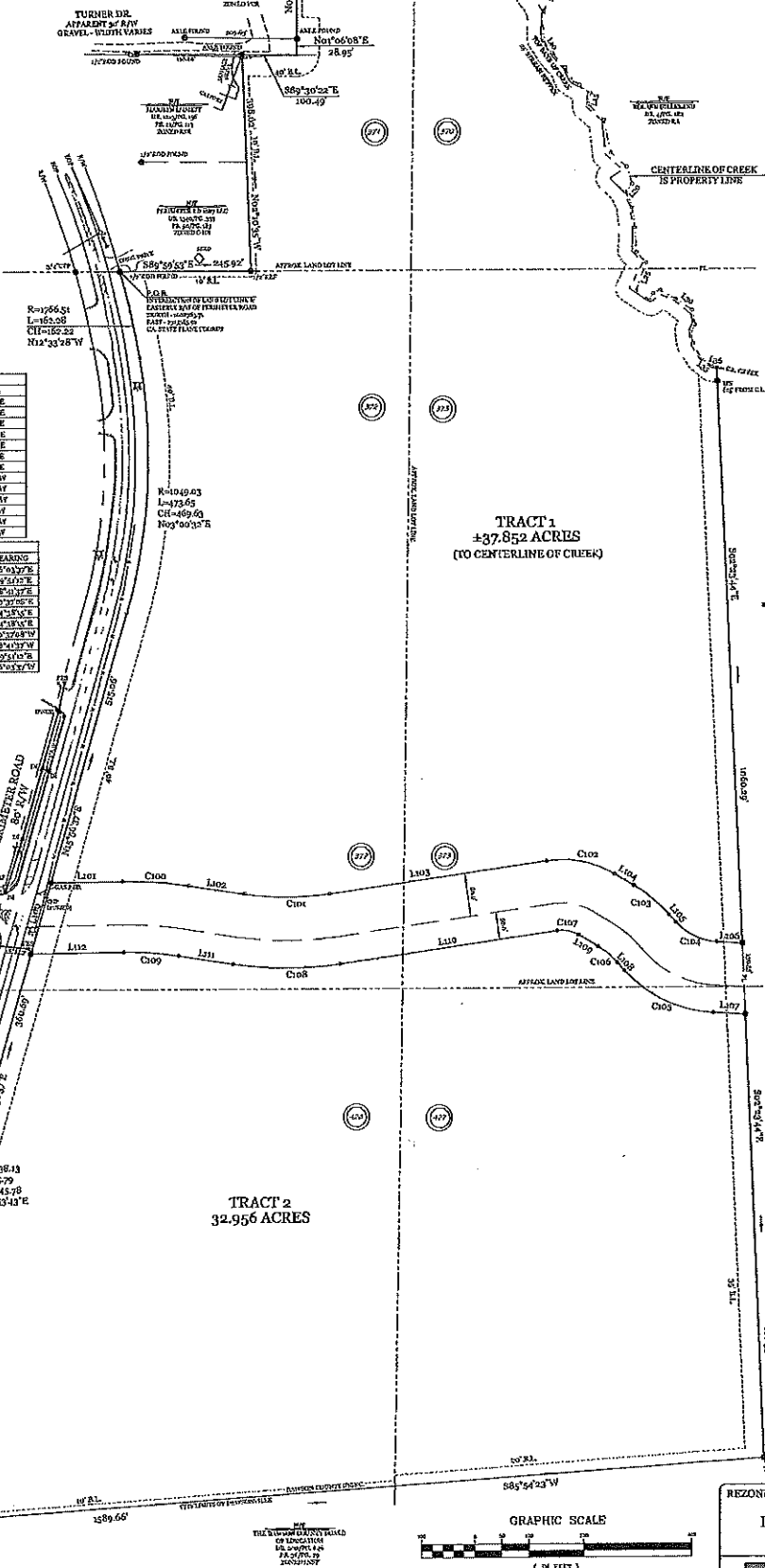
NO PORTION OF SURVEY PROPERTY LIES WITHIN A DESIGNATED 100 YEAR FLOOD HAZARD AREA AS INDICATED BY FEMA FLOOD HAZARD DATA OR ANY OTHER FLOOD HAZARD DATA.

A TOPCON LE-500 TOTAL STATION WAS USED TO OBTAIN THE DATA AND ANGULAR MEASUREMENTS USED IN THE PREPARATION OF THIS PLAN.

THE FIELD DATA UPON WHICH THIS MAP OR PLAN IS BASED HAS A CLOSURE ERROR OF ONE FOOT IN 10,000 FEET AND AN ANGULAR ERROR OF 60 SECONDS OF AN ARC.

THIS MAP OR PLAN HAS BEEN CALCULATED FOR CLOSURE AND IS FOUND TO BE ACCURATE WITHIN ONE FOOT IN 411,999 FEET AND CONTAINS 2.968 DECIMALS.

REFERENCE: 1. LISTED WARRANTY DEED RECORDED IN DEED BOOK 1023 PG. 203, DAVENPORT COUNTY RECORDS. 2. JUNIOR PLAN FOR B & K TURNER FAMILY, LLLP RECORDED IN PLAT BOOK 05, PAGE 165, AUSTRIA RECORDS.



LINE TABLE

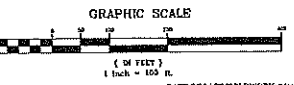
LINE	LENGTH	BEARING
L101	124.01	S89°50'03"E
L102	102.04	S89°50'03"E
L103	102.04	S89°50'03"E
L104	49.85	S94°00'00"E
L105	10.30	S14°08'14"E
L106	48.30	S89°50'03"E
L107	60.05	S89°50'03"E
L108	18.30	S14°08'14"E
L109	40.82	S89°50'03"E
L110	40.82	S89°50'03"E
L111	174.01	S89°50'03"E
L112	174.01	S89°50'03"E

CURVE TABLE

CURVE	RADIUS	LENGTH	CHORD	BEARING
C101	262.62	124.19	124.06	S89°50'03"E
C102	439.21	116.84	116.27	S89°50'03"E
C103	193.00	129.85	124.41	S76°11'17"E
C104	229.00	85.18	85.51	S89°50'03"E
C105	116.00	64.59	64.19	S89°50'03"E
C106	310.50	184.50	184.69	S89°50'03"E
C107	150.00	47.07	47.29	S129°27'08"W
C108	60.00	41.04	41.54	S129°27'08"W
C109	66.21	195.11	184.41	S89°50'03"E
C110	616.62	104.13	103.02	N10°17'17"E

LINE TABLE

LINE	LENGTH	BEARING
L1	33.24	S43°26'18"E
L2	10.41	S67°27'49"W
L3	11.50	S14°16'23"W
L4	15.95	S37°16'24"E
L5	35.16	S04°55'32"E
L6	35.16	S04°55'32"E
L7	24.45	S46°09'08"W
L8	4.19	S21°59'05"W
L9	11.33	S01°20'05"E
L10	28.79	S45°16'14"E
L11	26.18	S19°20'18"E
L12	24.29	S28°14'03"E
L13	18.36	S59°25'37"E
L14	53.33	S24°44'47"E
L15	15.07	S12°18'30"W
L16	47.47	S14°33'31"E
L17	84.59	S12°33'18"E
L18	29.07	S17°00'05"E
L19	29.07	S17°00'05"E
L20	19.01	S38°35'45"W
L21	18.79	S11°21'11"E
L22	25.16	S04°16'08"E
L23	45.04	S04°16'08"E
L24	56.14	S19°18'30"E
L25	83.37	S26°09'37"E
L26	50.31	S26°09'37"E
L27	14.83	N71°21'21"E
L28	14.83	N71°21'21"E
L29	29.65	S60°56'10"E
L30	29.65	S60°56'10"E
L31	27.26	S11°17'19"E
L32	19.14	S04°42'17"E
L33	21.44	S14°14'42"E
L34	11.77	S19°24'07"E
L35	24.43	S27°40'21"E
L36	8.17	S72°36'15"E



REZONING PLAN FOR:
B & K TURNER FAMILY, LLLP



Date: 11/01/2020
 Project: B03111/12.cdw
 Client: DAVENPORT COUNTY
 Project: 2013
 Drawn By: MS

INFORMATION REGARDING THE REPUTED SOURCE, ACCURACY AND LOCATION OF BOUNDARIES, DISTANCES AND BEARINGS IS THE RESPONSIBILITY OF THE CLIENT. THE SURVEYOR'S RESPONSIBILITY IS TO OBTAIN A TRUE AND CORRECT COPY OF THE ORIGINAL RECORDS OF THE PUBLIC RECORDS OF THE COUNTY AND TO VERIFY THE ACCURACY OF THE INFORMATION CONTAINED THEREIN.

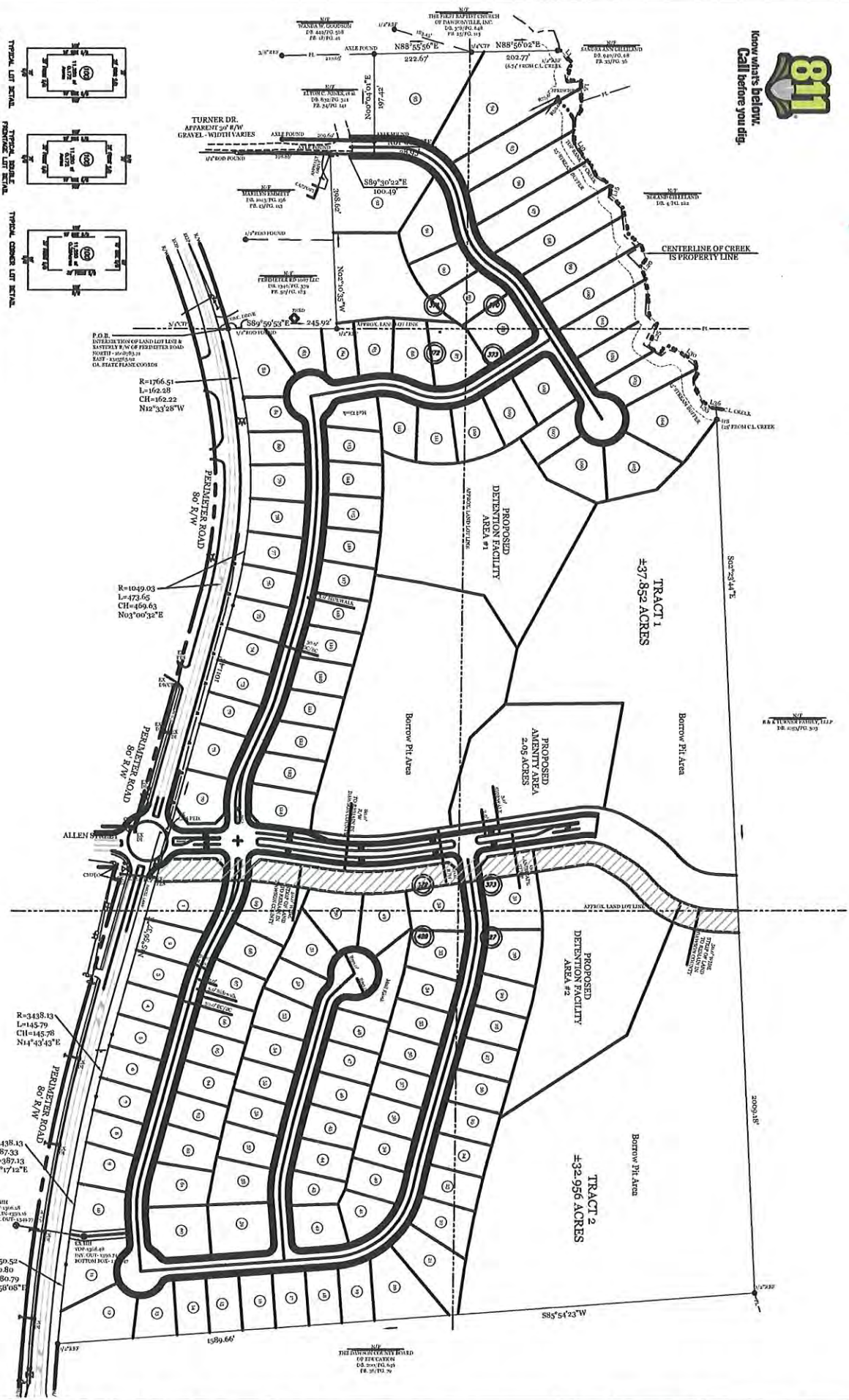
DATE OF LAST FIELDWORK: 7/21/20

No.	By	Date	Revised

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



Know what's below.
Call before you dig.



GENERAL NOTES:

1. EXISTING COUNTY ZONING: R2 & RA
2. NUMBER OF LOTS: 124 w/ Proposed Amenity Area
3. TOTAL AREA: 73.385 Acres
4. TRACT 1: 37.852 Acres
5. TRACT 2: 35.533 Acres
6. SERVICES: WATER, SEWER, GAS, TELEPHONE
7. RIGHT-OF-WAY: SUBDIVISION ROADS 60' / PARKWAY 60' W/ 2' BUILT STRIPS AND 5' SIDEWALKS
8. THIS PHASE OF DEVELOPMENT TO BE SERVED BY DRAINAGE SWANNEY CREEK AND DOMESTIC WATER SERVICE



GRAPHIC SCALE
1" = 50' (AS SHOWN)

NO.	DATE	REVISIONS
1	11/10/20	

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

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



NO.	DATE	REVISIONS

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

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

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

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

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

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

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

Said property contains +/-37.852 Acres.

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

**Perimeter Road
Tract 2
32.956 Acres**

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

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

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

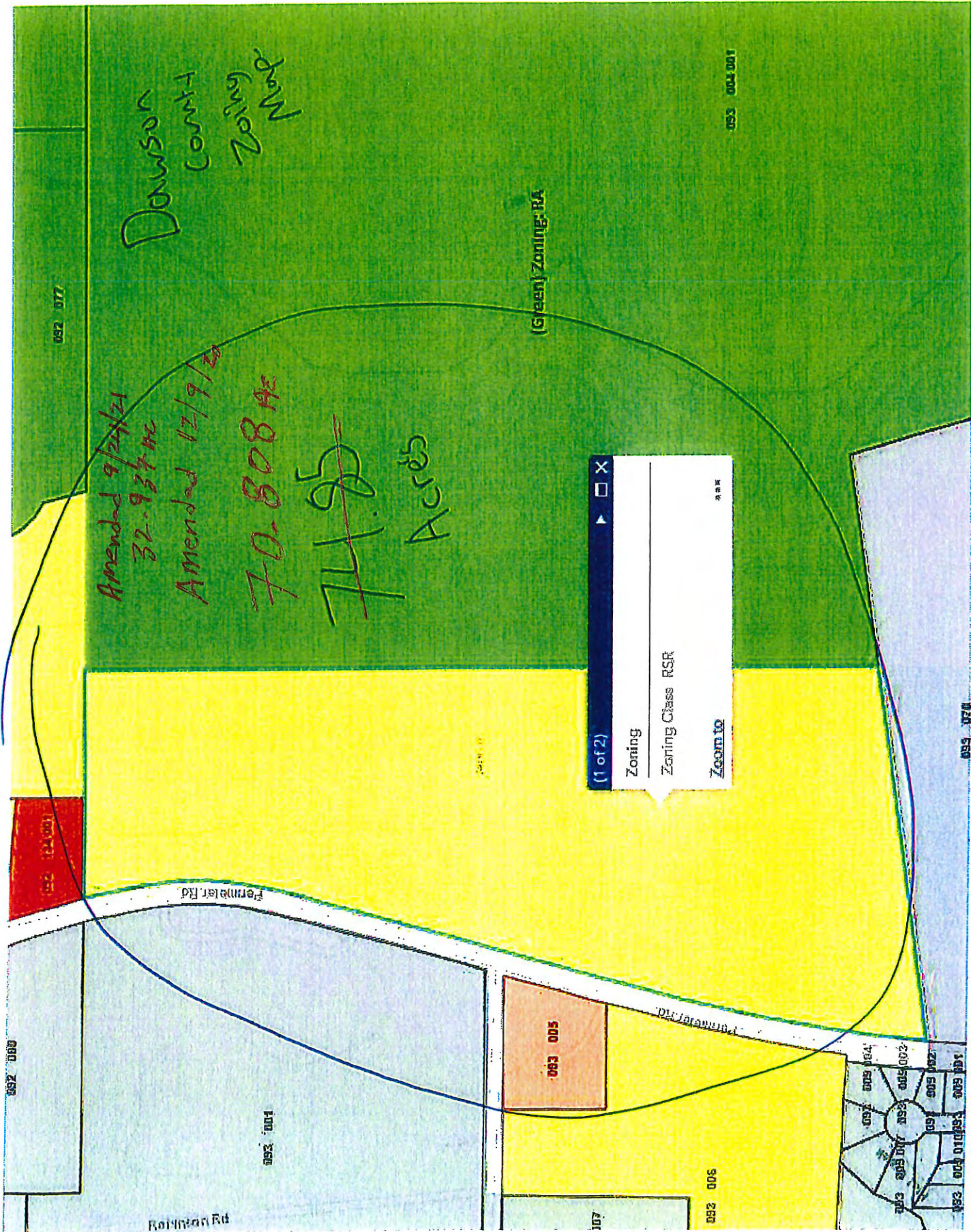
THENCE from said point as thus established, North 89 Degrees 17 Minutes 56 Seconds East for a distance of 171.99 feet to a point; THENCE along a curve to the right having a radius of 636.62 feet and an arc length of 103.13 feet being subtended by a chord bearing of South 86 Degrees 03 Minutes 37 Seconds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

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

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

Said property contains 32.956 Acres

COPY



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



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

Zoning Amendment Application

Request # ZA- C2100043

Condition/Stipulation Change

COPY

Original ZA # _____

Applicant Name(s): Michael K Turner

Address: 1090 Oakhaven Drive City: Roswell Zip: GA

Phone: 678-570-0469 Cell Phone: _____

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

Property Address: Perimeter Road

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

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

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

Subdivision Name: _____ Lot # _____

Acres: 74.865 Current Use of Property: Vacant

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

Withdrawn by applicant, only for 32 Acres

The applicant request:

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

Proposed use of property if rezoned is: Residential

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

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

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

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

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

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

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

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

[Signature]
Signature of Applicant

8/14/2020
Date

Office Use Only:

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

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

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

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

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

32.939 ac
70.808 ac

withdrawn
9-27-18

11/9/20
1/9/21

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



City of Dawsonville

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

Zoning Amendment
Authorization

Property Owner Authorization

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

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

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

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

[Signature]
Notary Public, State of Georgia

My Commission Expires: 11-19-2022



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

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



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

**Zoning Amendment
Campaign Disclosure**

COPY

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

Pursuant to OCGA, Section 36-67 A-3.A, the following disclosure is mandatory when an applicant or any representation of application for rezoning has been made with two (2) years immediately preceding the filing of the applicant's request for rezoning, campaign contributions aggregating \$250.00 or more to a local government official who will consider the application for rezoning.


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

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

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

Amount \$ _____ Date: _____

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



Signature of Applicant / Representative of Applicant

8/14/2020

Date

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

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



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

Zoning Amendment
Adjacent Property Owners

ZA# C2100043

TMP# 093-004-001

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

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

COPY

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

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

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

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

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

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

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

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

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

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

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

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

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

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

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

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

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

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

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

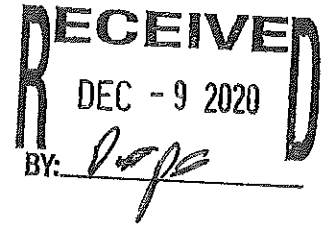
ANX/ZA C2100043
Roland Gilleland
15 Joan Lane
Dawsonville, GA 30534

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

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

FOR

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



NATURE OF REQUEST

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

PURPOSE OF REQUEST

To allow for development of a 124 Lot Residential Subdivision

NARRATIVE

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

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

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

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

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

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

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

LEGEND

- 1. ALL DIMENSIONS ARE IN FEET AND DECIMALS THEREOF UNLESS OTHERWISE INDICATED.
- 2. ALL ANGLES ARE IN DEGREES, MINUTES AND SECONDS UNLESS OTHERWISE INDICATED.
- 3. THIS PLAN WAS PREPARED FOR THE EXCLUSIVE USE OF THE PERSON OR PERSONS NAMED HEREON AND IS NOT TO BE REPRODUCED OR COPIED FOR ANY OTHER PURPOSE WITHOUT THE WRITTEN CONSENT OF THE PROFESSIONAL ENGINEER.
- 4. THE CERTIFICATION AS REQUIRED BY LAW IS FULLY A TESTAMENT OF THE ENGINEER'S PROFESSIONAL OPINION AS TO THE ACCURACY OF THE DATA AND FIELD SURVEYING PROVIDED AND DOES NOT EXTEND TO ANY OTHER DATA OR INFORMATION NOT SO PROVIDED.
- 5. THE SURVEY WAS MADE WITHOUT THE BENEFIT OF AN ADJUSTMENT OF THE SURVEY DATA AND IS THEREFORE SUBJECT TO THE ACCURACY OF THE DATA AND FIELD SURVEYING PROVIDED AND DOES NOT EXTEND TO ANY OTHER DATA OR INFORMATION NOT SO PROVIDED.
- 6. NO PORTION OF SURVEY PROPERTY LINES, WHICH IS A REQUIREMENT OF THIS STATE'S PROFESSIONAL ENGINEERING AND SURVEYING ACT, HAS BEEN LOCATED AND GRAPHICALLY IDENTIFIED FOR THE PAST YEAR, PER THE REQUIREMENTS OF THE PROFESSIONAL ENGINEERING AND SURVEYING ACT.
- 7. A TOPGRAPH LS-86 TOTAL STATION WAS USED TO OBTAIN THE HORIZONTAL AND VERTICAL MEASUREMENTS IN THIS SURVEY.
- 8. THE FIELD DATA UPON WHICH THIS MAP OR PLAN IS BASED IS A COMBINATION OF POINTS OF ONE TO TWO IN CLASS.
- 9. THE FIELD DATA WAS CORRECTED FOR CURVATURE AND REFRACTION AND WAS ADJUSTED USING THE LEAST SQUARES METHOD.
- 10. THIS MAP OR PLAN HAS BEEN CALCULATED FOR CURVATURE AND IS FOUND TO BE ACCURATE WITHIN ONE FOURTH OF AN INCH PER 100 FEET OR 1:40,000 ACCURACY.
- 11. REFERENCES: (1) LIMITED WARRANTY DEED RECORDED IN DEED BOOK 5657, PAGE 293, INADVISORY COUNTY RECORDS, (2) SURVEY PLAN FOR B & K TURNER FAMILY, LLLP RECORDED IN PLAT BOOK 25, PAGE 165, ADDRESS RECORDS.



TRACT 1
*37.852 ACRES
(TO CENTERLINE OF CREEK)

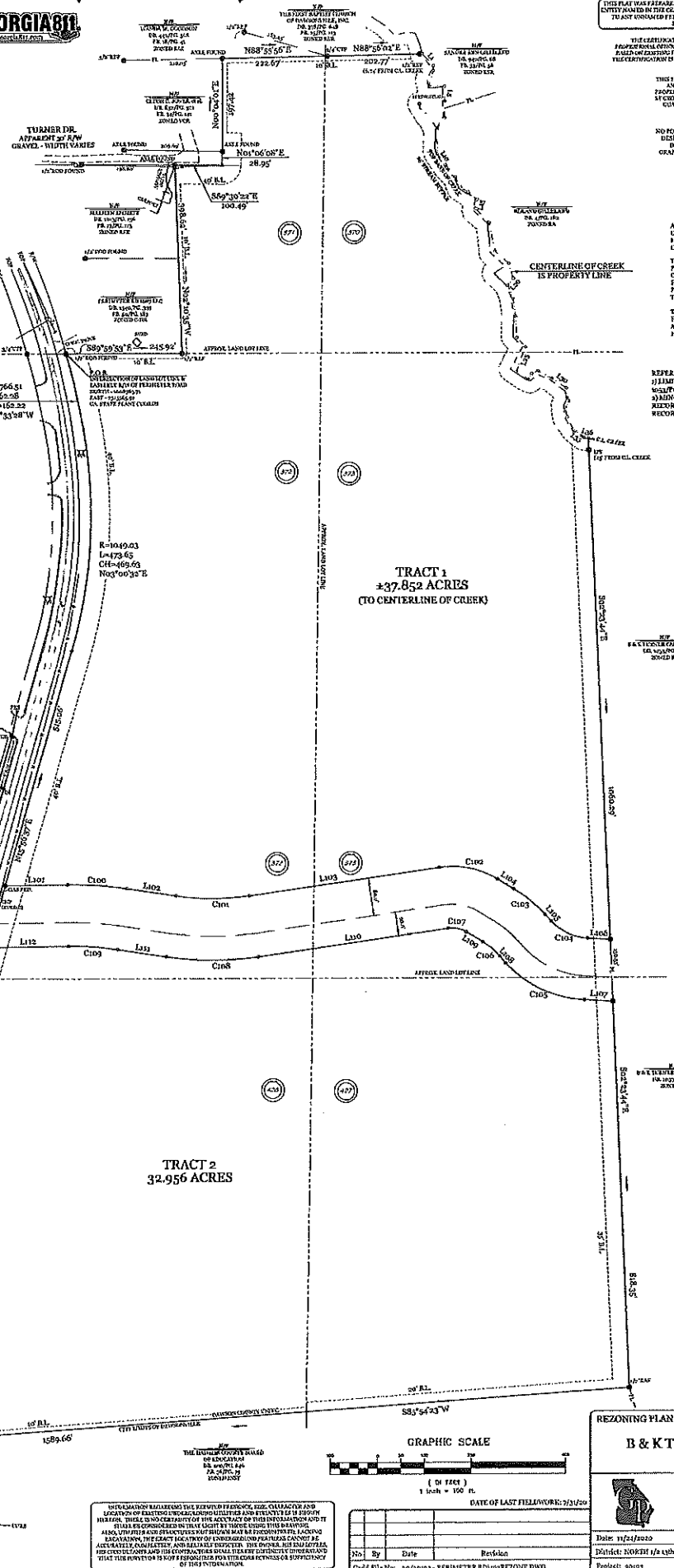
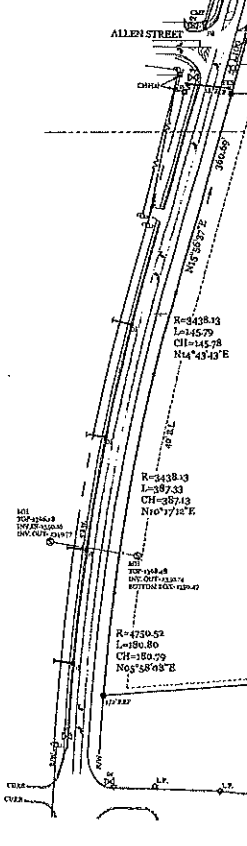
TRACT 2
32.956 ACRES

LINE TABLE

LINE	LENGTH	BEARING
L100	131.59	N89°59'51"E
L101	133.33	N84°17'06"E
L102	105.01	S81°28'03"E
L103	497.85	S88°47'40"E
L104	45.25	S59°08'02"E
L105	18.30	S42°08'18"E
L106	48.10	S87°08'15"E
L107	62.55	N83°08'14"E
L108	38.92	N42°08'51"E
L109	45.15	N39°08'30"E
L110	49.82	S31°04'44"W
L111	106.01	S28°14'08"W
L112	37.09	S83°17'50"W

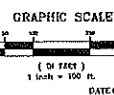
CURVE TABLE

CURVE	RADIUS	LENGTH	CHORD	BEARING
Curve 1	208.83	122.19	134.97	S59°29'51"E
Curve 2	323.74	155.81	158.27	S57°37'17"E
Curve 3	100.60	129.85	132.43	S72°41'17"E
Curve 4	220.00	85.26	85.24	S52°07'08"E
Curve 5	110.00	86.35	81.19	S64°08'52"E
Curve 6	240.00	188.10	181.50	S61°18'18"E
Curve 7	160.00	47.37	47.39	N00°17'08"W
Curve 8	80.00	41.81	41.83	N03°43'07"W
Curve 9	450.71	195.11	194.41	S89°54'35"E
Curve 10	616.62	103.33	103.32	S88°00'37"W



LINE TABLE

LINE	LENGTH	BEARING
L1	33.74	S47°10'02"E
L2	10.11	S04°17'43"W
L3	33.50	S14°18'27"W
L4	31.92	S57°18'31"E
L5	21.45	S01°55'52"E
L6	33.36	S00°07'18"W
L7	84.45	S33°29'57"W
L8	4.89	S14°08'10"E
L9	51.39	S01°10'12"E
L10	28.79	S15°11'04"E
L11	34.38	S89°37'03"E
L12	82.49	S55°31'05"E
L13	19.38	S59°43'31"E
L14	25.33	S11°14'47"E
L15	19.07	S13°58'02"E
L16	11.27	S14°08'37"E
L17	84.63	S17°18'10"E
L18	32.37	S47°30'05"E
L19	32.07	S79°07'02"E
L20	19.01	S45°14'45"W
L21	30.71	S63°08'34"E
L22	28.16	S08°30'42"E
L23	43.04	S02°49'31"E
L24	15.12	N43°08'28"E
L25	35.37	S10°08'32"W
L26	30.22	S82°10'07"E
L27	44.89	N41°51'31"E
L28	14.13	N52°40'49"E
L29	20.46	S08°30'42"E
L30	35.09	S55°54'34"E
L31	77.05	S11°17'10"E
L32	32.14	S37°47'21"W
L33	24.43	S15°14'07"E
L34	33.77	S48°14'27"E
L35	24.43	S87°40'41"E
L36	8.47	S99°40'45"E



REZONING PLAN FOR:
B & K TURNER FAMILY, LLLP

GEORGIA PREMIER LAND SERVICES, INC.
 PROFESSIONAL LAND SURVEYOR
 NO. 3990

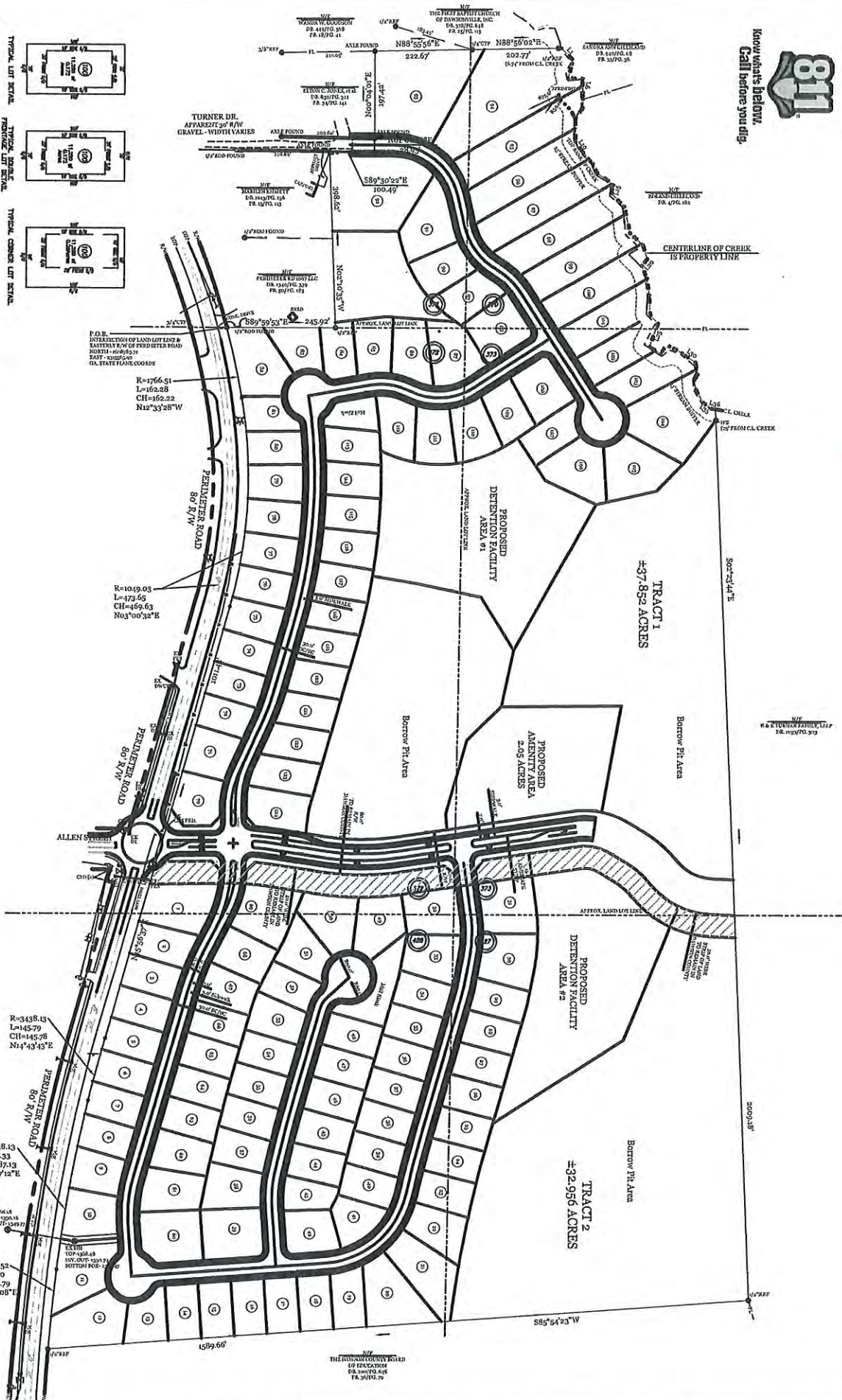
Date: 12/23/2020 Land ID: 205.275.275.442.8.498 Sheet 1 of 1
 District: NORTH / 14th County: FAYETTE, GA. Scale: 1"=50'
 Project: 20193 Drawn By: BS

INFORMATION RELYING ON THE REPUTATION, PRACTICE, CARE, CONFIDENCE AND SKILL OF AN ENGINEER OR SURVEYOR IS LIMITED TO THE INFORMATION AND DATA PROVIDED BY THE CLIENT. THE ENGINEER OR SURVEYOR DOES NOT ASSUME RESPONSIBILITY FOR THE ACCURACY OF THE INFORMATION AND DATA PROVIDED BY THE CLIENT. THE ENGINEER OR SURVEYOR DOES NOT ASSUME RESPONSIBILITY FOR THE ACCURACY OF THE INFORMATION AND DATA PROVIDED BY THE CLIENT.



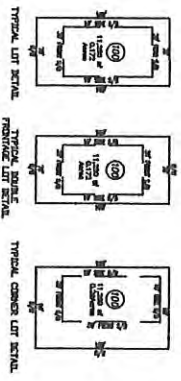
Know what's below. Call before you dig.

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



GENERAL NOTES:

1. PROPOSED CITY ZONING: R-3
2. EXISTING COUNTY ZONING: R-3 & R-4
3. PROPOSED LOT SIZE: 12' x 12' / Proposed Amenity Area
4. PROPOSED LOT SIZE: 12' x 12' / R-3 & R-4
5. LOT AREA: 72.00 Sq. Feet
6. TOTAL AREA: 2277 Acres
7. ROAD-CROSSING: SUBSTANDARD ROADS 50' / PROPOSED 80'
8. ROADWAY: 50' BACK OF CURB TO BACK OF CURB
9. 1/2' EASEMENT STRIPS AND 5' STRIP WIDTHS



GENERAL NOTES:

1. THE PHASE OF DEVELOPMENT TO BE SERVED BY DRAINAGE SYSTEMS SHALL BE DETERMINED BY THE ENGINEER.



GRAPHIC SCALE



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

Civilscapes, Inc.
 CIVIL DESIGN & LANDSCAPE ARCHITECTURE
 7185 SHADY GROVE ROAD CUMMING, GEORGIA 30041
 OFFICE: 678-613-6838



REVISIONS		
NO.	DATE	REMARKS

1

11/10/20

20-065

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

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

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

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

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

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

Said property contains +/-37.852 Acres.

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

**Perimeter Road
Tract 2
32.956 Acres**

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

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

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

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

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

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

Said property contains 32.956 Acres

City Council:
John Walden
Caleb Phillips
William Ilg
Mark French



Michael Eason
Mayor

Robert Bolz
City Manager

Beverly Banister
City Clerk

David Picklesimer
Planning Director

Stacy Harris
Zoning Admin Assistant

Planning Commission:

Matt Fallstrom
Randy Davis
Anna Tobolski
Sandy Sawyer

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

PUBLIC NOTICE

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

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

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

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

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

PUBLIC NOTICE ON ZONING

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

THE APPLICATION IS FOR:

ANX/ZA C2100043

HEARINGS WILL BE HELD BY:

PLANNING COMMISSION:

CITY COUNCIL:

DATE: **9-13-21**

DATE: **10-04-21**

TIME: **5:30 PM**

TIME: **5 PM**

HEARING LOCATION: **5 PM**

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

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

THIS SIGN NOT TO BE REMOVED

**PUBLIC NOTICE
ON ZONING**

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

THE APPLICATION IS FOR:
ANX/ZA-C2100043

HEARINGS WILL BE HELD BY:

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

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

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

THIS SIGN NOT TO BE REMOVED WITHOUT PERMISSION

**PUBLIC NOTICE
ON ZONING**

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

THE APPLICATION IS FOR:
ANX/ZA C2100043

HEARINGS WILL BE HELD BY:

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

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

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

THIS SIGN NOT TO BE REMOVED WITHOUT AUTHORIZATION

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

55784 9/1

PUBLIC NOTICE

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

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

55554 8/25,9/1

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

55790 9/1,8

Public Sales Auctions

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

Probate Notices

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

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

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

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

Clerk of
25 Justice
Dawson
(706)344-
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25 Justi
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557



DAWSONVILLE CITY COUNCIL EXECUTIVE SUMMARY FOR AGENDA ITEM # 11

SUBJECT: MAPLE HILL DRIVE DETENTION POND

CITY COUNCIL MEETING DATE: 01/20/2022

BUDGET INFORMATION: GL ACCOUNT # 100-4200-22200

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

X 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.
- Council meeting 12/20/21 decision tabled until 1/6/22.
- Council meeting canceled 1/6/22 and decision 1/20/22.

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.

7019 1640 0001 9716 6431

**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 \$0.00 min)

Return Receipt (hardcopy) \$2.85

Return Receipt (electronic) \$0.00

Certified Mail Restricted Delivery \$0.00

Adult Signature Required \$0.00

Adult Signature Restricted Delivery \$0.00

Postage \$0.75

Total Postage and Fees \$7.20

Sent To **Gary Gravit & Katelyn Seabolt**

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

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

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

Postmark Here
MAY 17 2021
05/17/2021

SENDER: COMPLETE THIS SECTION

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

1. Article Addressed to:

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

9590 9402 5490 9249 9974 94

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

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

COMPLETE THIS SECTION ON DELIVERY

A. Signature
X RG R. 15C-19 Agent Addressee

B. Received by (Printed Name) **RG R. 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
Dedention**

3. Service Type

Adult Signature Priority Mail Express®

Adult Signature Restricted Delivery Registered Mail™

Certified Mail® Registered Mail Restricted Delivery

Certified Mail Restricted Delivery Return Receipt for Merchandise

Collect on Delivery Signature Confirmation™

Collect on Delivery Restricted Delivery Signature Confirmation Restricted Delivery

Domestic Return Receipt

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Dawsonville, GA 30534

OFFICIAL USE

Certified Mail Fee \$3.60

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

Return Receipt (hardcopy) \$2.85

Return Receipt (electronic) \$0.00

Certified Mail Restricted Delivery \$0.00

Adult Signature Required \$0.00

Adult Signature Restricted Delivery \$0.00

Postage \$0.75

Total Postage and Fees \$7.20

Sent To **James Douglas**

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

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

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

Postmark Here
MAY 17 2021
05/17/2021

SENDER: COMPLETE THIS SECTION

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

1. Article Addressed to:

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

9590 9402 5491 9249 0000 18

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

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

COMPLETE THIS SECTION ON DELIVERY

A. Signature
X RG R. 15C-19 Agent Addressee

B. Received by (Printed Name) **RG R. 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

TOWNLEY CONSTRUCTION COMPANY INC

1061 WARHILL PARK ROAD
DAWSONVILLE, GA 30534

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

QUOTATION

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

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

Job Name:
Maple Hill Dr Detention Pond

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

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

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

Signature Line

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

If you have any questions please contact:

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

Subtotal	22,000.00
Sales Tax	
TOTAL	22,000.00

Larry Clay @ 770-990-0393

6625 Bennett Road
Cumming, GA 30041



678-410-7451
404-803-0083

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

3-Jun-21

ESTIMATE: MAPLE HILL DRIVE DETENTION POND CLEAN UP AND REPAIR

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

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

David Picklesimer

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

Ground Up Construction

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

City Of Dawsonville

Estimate # 000197
Date 05/25/2021

Description

Total

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

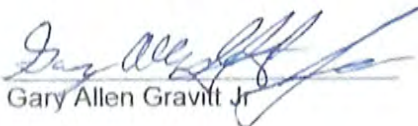
Subtotal	\$10,050.00
Total	\$10,050.00

September 8, 2021

To the City of Dawsonville

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

Allen and Katelyn Gravitt


Gary Allen Gravitt Jr


Katelyn Haley Seabolt Gravitt

September 8, 2021

Mr. Bolz,

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

Thank you for your consideration.

Sincerely,



Julie and James Morgan

N/F NEWTON
ZONED RA

LL 376
LL 441

LOT AREAS

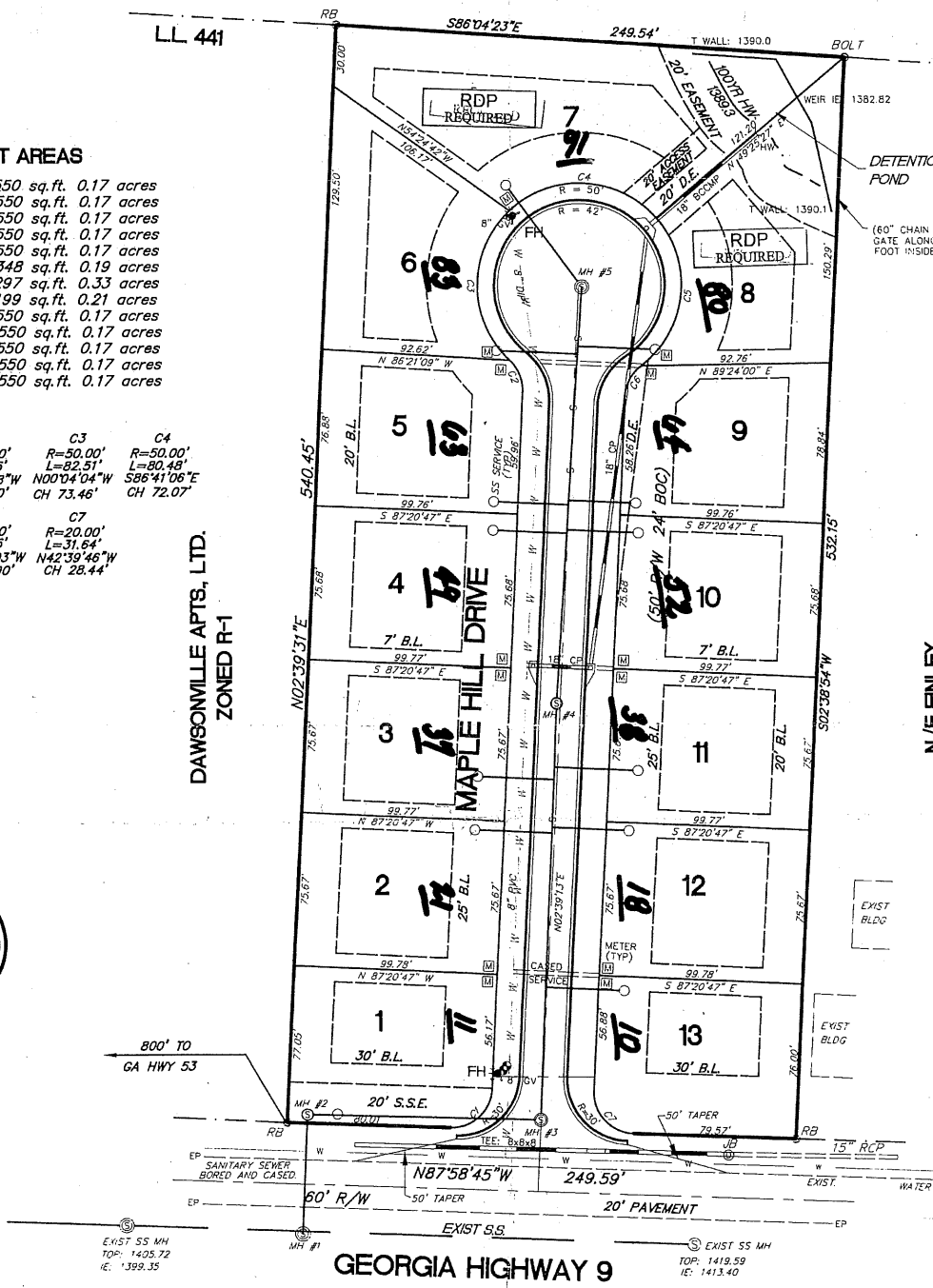
- LOT 1.....Area: 7,550 sq.ft. 0.17 acres
- LOT 2.....Area: 7,550 sq.ft. 0.17 acres
- LOT 3.....Area: 7,550 sq.ft. 0.17 acres
- LOT 4.....Area: 7,550 sq.ft. 0.17 acres
- LOT 5.....Area: 7,550 sq.ft. 0.17 acres
- LOT 6.....Area: 8,348 sq.ft. 0.19 acres
- LOT 7.....Area: 14,297 sq.ft. 0.33 acres
- LOT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

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

DAWSONVILLE APTS., LTD.
ZONED R-1

N/F FINLEY
ZONED CHB

MAGNETIC

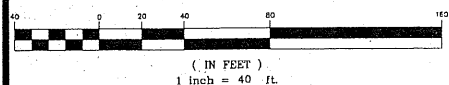


Prepared by
J.A. Page
CLERK

APPROVED
CITY OF DAWSONVILLE
FEB 05 2003
FOR RECORDING

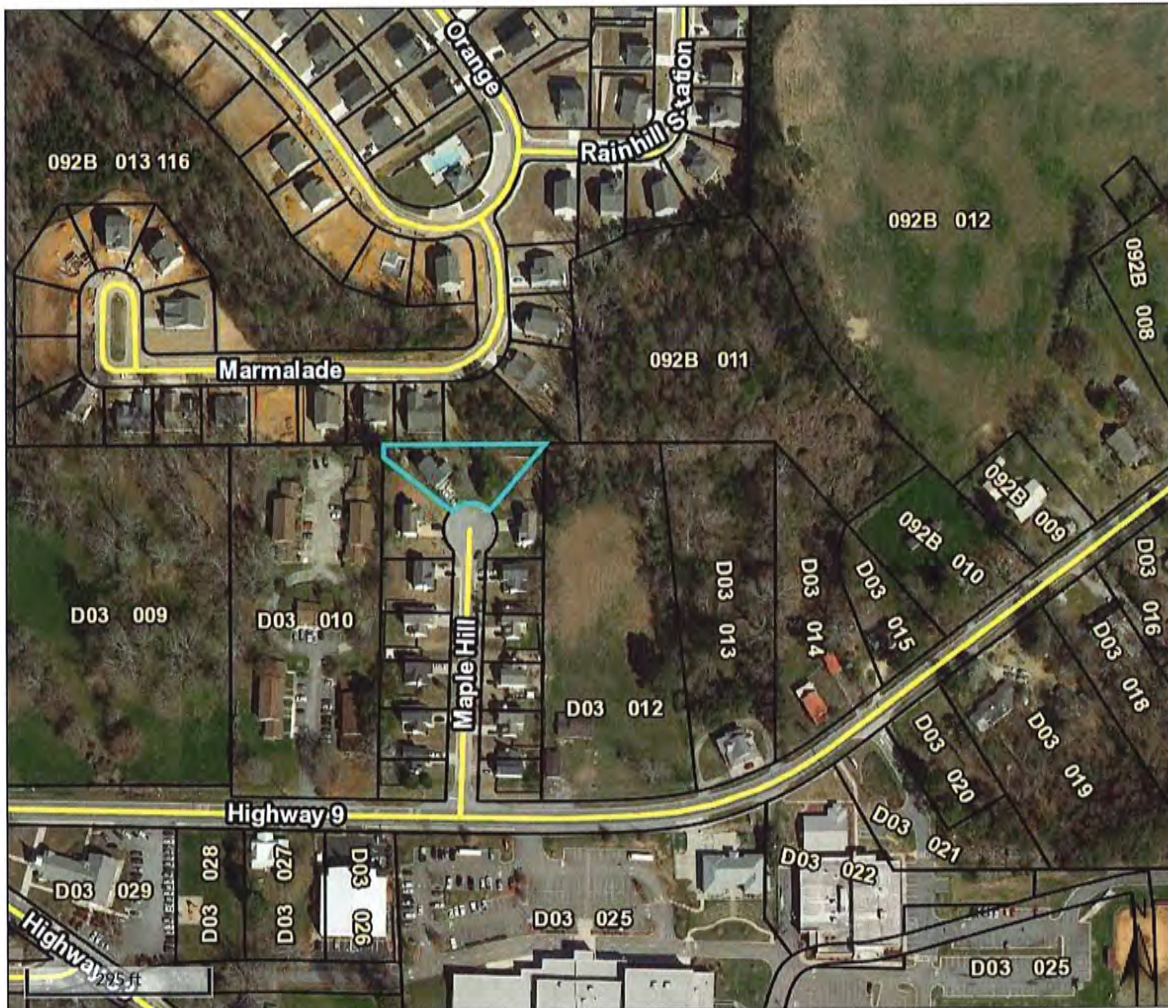
PLAT DATE: JANUARY 13, 2003

GRAPHIC SCALE



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


SHEET 2 OF 2
J.A. PAGE and ASSOCIATES
5610 CROW ROAD
CUMMING, GEORGIA 30041
PH: (770) 889-0281
PROJ 68201 / 68201P2



Overview



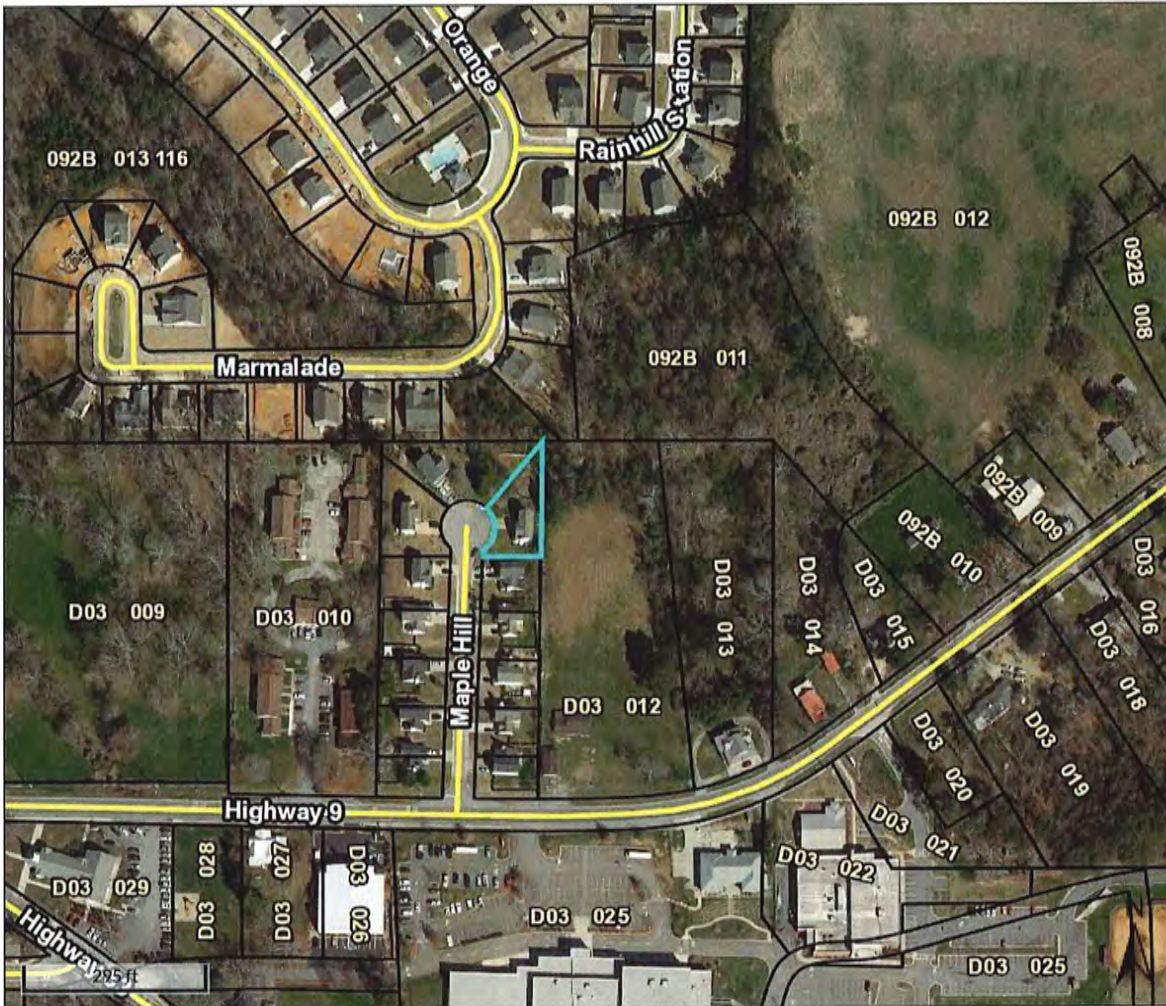
Legend

 Parcels

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

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


Developed by  Schneider
GEOSPATIAL



Overview



Legend

 Parcels

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

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

Developed by  Schneider
GEOSPATIAL



DAWSONVILLE CITY COUNCIL
EXECUTIVE SUMMARY FOR
AGENDA ITEM # 12

SUBJECT: ORDINANCE NO. 01-2022 – HIGH STRENGTH WASTEWATER

CITY COUNCIL MEETING DATE(S): 01/20/2022

BUDGET INFORMATION: GL ACCOUNT # _____

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

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

PURPOSE FOR REQUEST: **SECOND READING AND CONSIDERATION TO ADOPT**

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 20, 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 01-2022

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

John 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 # 13

SUBJECT: ORDINANCE NO. 02-2022 – ZONING ORDINANCE AMENDMENT

CITY COUNCIL MEETING DATE(S): 01/20/2022

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 NO. 02-2022: AN ORDINANCE BY THE CITY OF DAWSONVILLE TO AMEND ITS ZONING ORDINANCE; TO AMEND PROVISIONS ON CONDITIONAL USES AND VARIANCES; TO AMEND PROVISIONS RELATED TO CITY INITIATED REZONINGS; TO ADDRESS BUFFERS; TO PROVIDE FOR AN EFFECTIVE DATE; TO PROVIDE FOR SEVERABILITY; AND FOR OTHER PURPOSES (FIRST READING: JANUARY 20, 2022; PUBLIC HEARING, SECOND READING AND CONSIDERATION TO ADOPT: FEBRUARY 7, 2022)

HISTORY/ FACTS / ISSUES:

REQUEST TO AMEND THE CITY'S ZONING ORDINANCE CONCERNING EXPIRATION OF DEVELOPMENT ZONING STATUS AND ADDITIONAL UNDISTURBED BUFFER REQUIREMENTS

COUNCIL APPROVED TO MOVE FORWARD WITH ZONING AMENDMENT AT THE 12/20/2021 CITY COUNCIL MEETING

OPTIONS:

RECOMMENDED SAMPLE MOTION:

REQUESTED BY: David Picklesimer, Planning Director

Subject Matter: Zoning Amendment-Expirations and Buffers
Date of First Reading: January 20, 2022
Date of Second Reading and Public Hearing: February 7, 2022
Date of Adoption:

ORDINANCE NUMBER 02-2022

AN ORDINANCE BY THE CITY OF DAWSONVILLE TO AMEND ITS ZONING ORDINANCE; TO AMEND PROVISIONS ON CONDITIONAL USES AND VARIANCES; TO AMEND PROVISIONS RELATED TO CITY INITIATED REZONINGS; TO ADDRESS BUFFERS; TO PROVIDE FOR AN EFFECTIVE DATE; TO PROVIDE FOR SEVERABILITY; AND FOR OTHER PURPOSES

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

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

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

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

WHEREAS, this Ordinance is necessary for the purpose of promoting the health, safety, morals, convenience, order, prosperity, and general welfare of the City of Dawsonville (the “City”);

AND WHEREAS, the Mayor and City Council of the City desire to exercise their authority to adopt this ordinance.

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

SECTION 1.

Appendix A, Article VIII, of Subpart B of the Code of Dawsonville, Georgia, **Section 802: Buffer Required** is hereby amended by repealing the existing Section 802, and replacing it with the following which shall be a new Section 802:

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 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 as approved to achieve the desired screening. Installation of vegetation or fencing may be phased in accordance with approved building plans.

SECTION 2.

Appendix A, Article IX of Subpart B of the Code of Dawsonville, Georgia, **Section 917: Expiration of Conditional Use, Variance and Zoning Approval**, is hereby amended by repealing the existing Section 917 and replacing it with the following which shall be a new Section 917:

Sec. 917. Expiration of conditional use, variance 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.
- 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.

SECTION 3.

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 4.

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

SECTION 5.

This ordinance shall become effective upon adoption, the public good demanding the same.

SO ADOPTED AND ORDAINED by the City Council of Dawsonville, Georgia, this ____ day of _____, 2022.

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



DAWSONVILLE CITY COUNCIL EXECUTIVE SUMMARY FOR AGENDA ITEM # 14

SUBJECT: **AWARD BID – CONSTRUCTION OF AN ADMINISTRATIVE BUILDING FOR
PUBLIC WORKS AND UTILITIES DEPARTMENT**

DATE(s): _____ WORK SESSION 01/20/2022 CITY COUNCIL MEETING

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 award bids for construction of office space for the Utility Operations Manager and Public Works Director, together these two managers supervise 10+ employees and manage substantial budgets. Structure will be constructed on old home site adjacent to the maintenance barn. Construction will provide climate-controlled offices, meeting space, bathroom, varmint proof file/map storage/future office, kitchen and breakroom. Contingency funding includes computers, and furniture as well as updated SCADA equipment.

HISTORY/ FACTS / ISSUES

Current offices are housed in 16' x 20' break room space in existing maintenance barn. Because of this:

- Supervisors have no privacy for meeting with employees, scheduling, planning, or other critical functions of their position. Staff in these departments number 10 people.
- Current location allows dirt, dust and other debris to accumulate on essential computer equipment used in daily operations.
- Temperature control is expensive and sometimes to the extreme that computers are impacted negatively.
- Bays are needed for equipment storage, repair and maintenance. Winter road equipment must remain in space heated above freezing. Utilization of bays for office will hamstring operational efficiency.
- Currently due to COVID, staff cannot even work in this space at the same time due to lack of adequate social distancing space. Employees must take lunch breaks outside of this space or take separate lunch breaks to ensure social distancing.
- Currently there is no storage space for maps, critical EPD paperwork or required record keeping.
- Construction will allow for future growth.

RECOMMENDED SAMPLE MOTION:

Award total low bid amount of \$367,373.00 to Bayne Development Group, LLC for construction of administrative space for Utility and Public Works Directors to be funded out of reserves to be reimbursed out of ARPA funds (if allowed), SPLOST VI and VII, Capital Water and Sewer.

DEPARTMENT: _____

REQUESTED BY: Jacob Barr, Utility Op. Managers & Trampas Hansard, Public Works Director

CEC
CIVIL ENGINEERING CONSULTANTS, INC.
Civil & Environmental Engineering

December 17, 2021

Mr. Bob Bolz
City Manager
City of Dawsonville
415 Highway 53 East, Suite 100
Dawsonville, GA 30534



RE: City of Dawsonville – Public Works Office Building

Dear Mr. Bolz:

Two Bids were received and opened at City Hall at 11:30 am on Thursday, December 16, 2021, for the Public Works Office Building. The Bids received were as follows:

- | | |
|--|---------------|
| 1. Bayne Development Group, LLC | \$ 367,373.00 |
| 2. Scroggs & Grizzel Contracting, Inc. | \$ 433,900.00 |

A copy of the Bid Tabulation is provided for reference. The low bidder, Bayne Development Group, LLC, submitted a proper 5% Bid Bond, prepared by Arch Insurance Company which is listed as an approved surety on the U.S. Treasury Circular 570. CEC and the City followed protocol during the bid phase from advertisement through the bid opening.

CEC has never worked with Bayne Development Group, LLC. However, after reviewing their previous projects and checking their references. We believe that, given the project's size and complexity, they will successfully complete this project. Therefore, we recommend the Public Works Office Building project be awarded to Bayne Development Group, LLC for the sum of \$317,373.00. The recommendation includes the elimination the office equipment, SCADA allowances and contingency funds from the project. The recommend sum represents a reduction of \$50,000 off the total amount bid listed above.

Please feel free to call if you have any questions.

Very truly yours,
CIVIL ENGINEERING CONSULTANTS, Inc.

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

Attachment: Bid Tabulation



**BID TABULATION - CITY OF DAWSONVILLE
PUBLIC WORKS OFFICE BUILDING**

BID DATE: DECEMBER 16, 2021

PROPOSAL TABULATED BY: CIVIL ENGINEERING CONSULTANTS, INC.
TIFFANY BARRY
TABULATION DATE: DECEMBER 16, 2021

ITEM	DESCRIPTION	UNIT	QUANTITY	BAYNE DEVELOPMENT GROUP WATKINSVILLE, GA		SCROGGS & GRIZZEL CONTRACTING, INC. GAINESVILLE, GA	
				UNIT PRICE	AMOUNT	UNIT PRICE	AMOUNT
1	Dawsonville Public Works Office	LS	1	\$ 315,873.00	\$ 315,873.00	\$ 383,000.00	\$ 383,000.00
2	Stone Stabilization	TN	15	\$ 100.00	\$ 1,500.00	\$ 60.00	\$ 900.00
3	Furniture & Appliance Allowance	LS	1	\$ 15,000.00	\$ 15,000.00	\$ 15,000.00	\$ 15,000.00
4	SCADA Allowance	LS	1	\$ 5,000.00	\$ 5,000.00	\$ 5,000.00	\$ 5,000.00
5	Owner Contingency Allowance	LS	1	\$ 30,000.00	\$ 30,000.00	\$ 30,000.00	\$ 30,000.00
TOTAL AMOUNT PROPOSED (ITEMS 1-5)				\$367,373.00		\$433,900.00	

This is a true and correct tabulation of all proposals received.

Other Proposals received:

None

C.K. Butterfield, P.E.

Senior Design Engineer

KEYNOTES

1 ENTRY STOOP:

1. 5'-2"x8'-0" CONC. SLAB W/ SLIP RESISTANT FINISH/SEE STRUCTURAL DETAIL "B")
2. SLOPE SLAB TO PERIMETER.
3. CLG. TO BE PAINT ON HARD PANEL W/ 1X3 TRIM AT PANEL EDGES.
4. PROVIDE EXTERIOR LIGHT AS INDICATED. REF. ELEC.
5. PROVIDE (2) 8x8 P.T. POST ON SIMPSON ABLUM GALVY BASE ON 240X12" THK. 3000PSI CONC. PAD W/ (2) #4 BARS BOTH WAYS. PROVIDE COL. WRAP AND JOINT SO ADJACENT SLAB CAN BE POURED AFTER FOOTINGS

2 ENTRY DOOR:

1. 3070 INSULATED STEEL DOOR W/ 1/2 VISION PANEL PER ELEVATION
2. PROVIDE WELDED HOLLOW METAL FRAME FILLED SOLID W/ GROUT AT JAMB/STRIKE AND WEATHERSTRIPING GASKET AND BRUSHES AT BOT OF DOOR AND THRESHOLD.
3. PROVIDE ADA COMPLIANT NON LOCKING HEAVY DUTY LEVER HARDWARE SET IN CLEAR ALUMN. OR SATIN STAINLESS STEEL FINISH. PROVIDE HEAVY DUTY KEVED HEADBOLT LOCK TO MATCH FINISH. PROVIDE (4) HEAVY DUTY 4 BALL BEARING STAINLESS STEEL HINGES W/ CLOSER.

3 ILLUMINATED EXIT DIRECTIONAL SIGNAGE W/ FROG EYE TYPE EMERGENCY LIGHTS ABOVE ARROW IN PLAN INDICATES DIRECTION

4 OFFICE COMMON BREAK ROOM/CORRIDOR:

1. PROVIDE AND INSTALL GLUE-DOWN 5" WIDE LUXURY VINYL TILE W/ FINAL COLOR/ SELECTION BY OWNER. CONFIRM SLAB MEETS MOISTURE TESTING PER MFG.
2. PROVIDE AND INSTALL EPOXY PAINT IN ALABASTER COLOR (SHERWIN WILLIAMS) ON 1/2" GYP AT WALLS.
3. PROVIDE AND INSTALL 4" BLACK RUBBER COVERED BASE.
4. PROVIDE PURE WHITE SATIN FINISH LATEX PAINT ON 1/2" GYP. AT CLG.

5 OFFICE FILE AREAS:

1. PROVIDE AND INSTALL GLUE-DOWN 5" WIDE LUXURY VINYL TILE W/ FINAL COLOR/ SELECTION BY OWNER. CONFIRM SLAB MEETS MOISTURE TESTING PER MFG.
2. PROVIDE AND INSTALL LATEX EGGSHELL PAINT IN ALABASTER COLOR (SHERWIN WILLIAMS) ON 1/2" GYP AT WALLS.
3. PROVIDE AND INSTALL 4" BLACK RUBBER COVERED BASE.
4. PROVIDE PURE WHITE SATIN FINISH LATEX PAINT ON 1/2" GYP. AT CLG.

6 CONFERENCE ROOM:

1. PROVIDE AND INSTALL GLUE-DOWN 5" WIDE LUXURY VINYL TILE W/ FINAL COLOR/ SELECTION BY OWNER. CONFIRM SLAB MEETS MOISTURE TESTING PER MFG.
2. PROVIDE AND INSTALL LATEX EGGSHELL PAINT IN ALABASTER COLOR (SHERWIN WILLIAMS) ON 1/2" GYP AT WALLS.
3. PROVIDE RB8803 1"x4 1/2" HARDWOOD CHAIR-RAIL TRIM @ 36"
4. PROVIDE AND INSTALL 4" BLACK RUBBER COVERED BASE.
5. PROVIDE PURE WHITE SATIN FINISH LATEX PAINT ON 1/2" GYP. AT CLG.

7 BREAKROOM CABINETS AND EQUIPMENT:

1. PROVIDE AND INSTALL WHITE SPARKER STYLE WALL AND BASE CABINETS AS SHOWN W/ ALL PLYWOOD BODY HAMPTON BAY OR EQUIV.
2. PROVIDE ALL UTILITIES FOR NEW 220V ELECTRIC RESIDENTIAL STYLE 30" RANGE W/ WALL MOUNTED COMBINATION MICROWAVE/VENTED EXHAUST TO EXTERIOR.
3. PROVIDE 4" ABSOLUTE BLACK 3CM GRANITE COUNTERTOPS AS SHOWN W/ 4" SPLASH.
4. PROVIDE STANDARD 32" 2 COMPARTMENT STAINLESS STEEL SINK 9" DEEP.
5. PROVIDE ABSOLUTE BLACK 3CM GRANITE COUNTERTOPS AS SHOWN W/ 4" SPLASH.
6. PROVIDE 2" WATER THROUGH ADJ. CABINET AND POWER FOR 36" REFRIGERATOR.
7. NO PLUMBING IN EXTERIOR WALLS/ ROUGH UP TROUGH FLOOR, EXCEPT FOR 2" VENT.

8 ADA UNISEX BATH:

1. DEPRESS SLAB 1" FOR MUDDED TILE PITCH TO ROLL-IN SHOWER DRAIN. PROVIDE 4X4 SLIP RESISTANT FLOOR TILE SELECTED BY OWNER.
2. PROVIDE 4" TILE BASE W/ HYGIENIC COVE.
3. WALLS AND CLG. TO BE MOLD AND MOISTURE RESISTANT EPOXY PAINT AND 1/2" GYP.
4. SLOPE FLOOR TO DRAIN.
5. PROVIDE ADA COMPLIANT COUNTER W/ SINK @ +34" AFF. PROVIDE ADA COMPLIANT FAUCETS REF. PLUMBING.
6. PROVIDE ADA COMPLIANT FLOOR MOUNT WATER CLOSET FIXTURE REF. PLUMBING.
7. PROVIDE ADA COMPLIANT GRAB BARS AS INDICATED W/ BLKG IN WALLS.
8. PROVIDE ADA COMPLIANT ROLL-IN SHOWER UNIT W/ GRAB BARS, SEAT, AND FIXTURES. REF. PLUMBING. PITCH SLAB TO DRAIN COOR. W/ STRUCT. AND FLUSH ROLL-IN TRANSITION TO ADJ. TILE

9 INTERIOR DOOR:

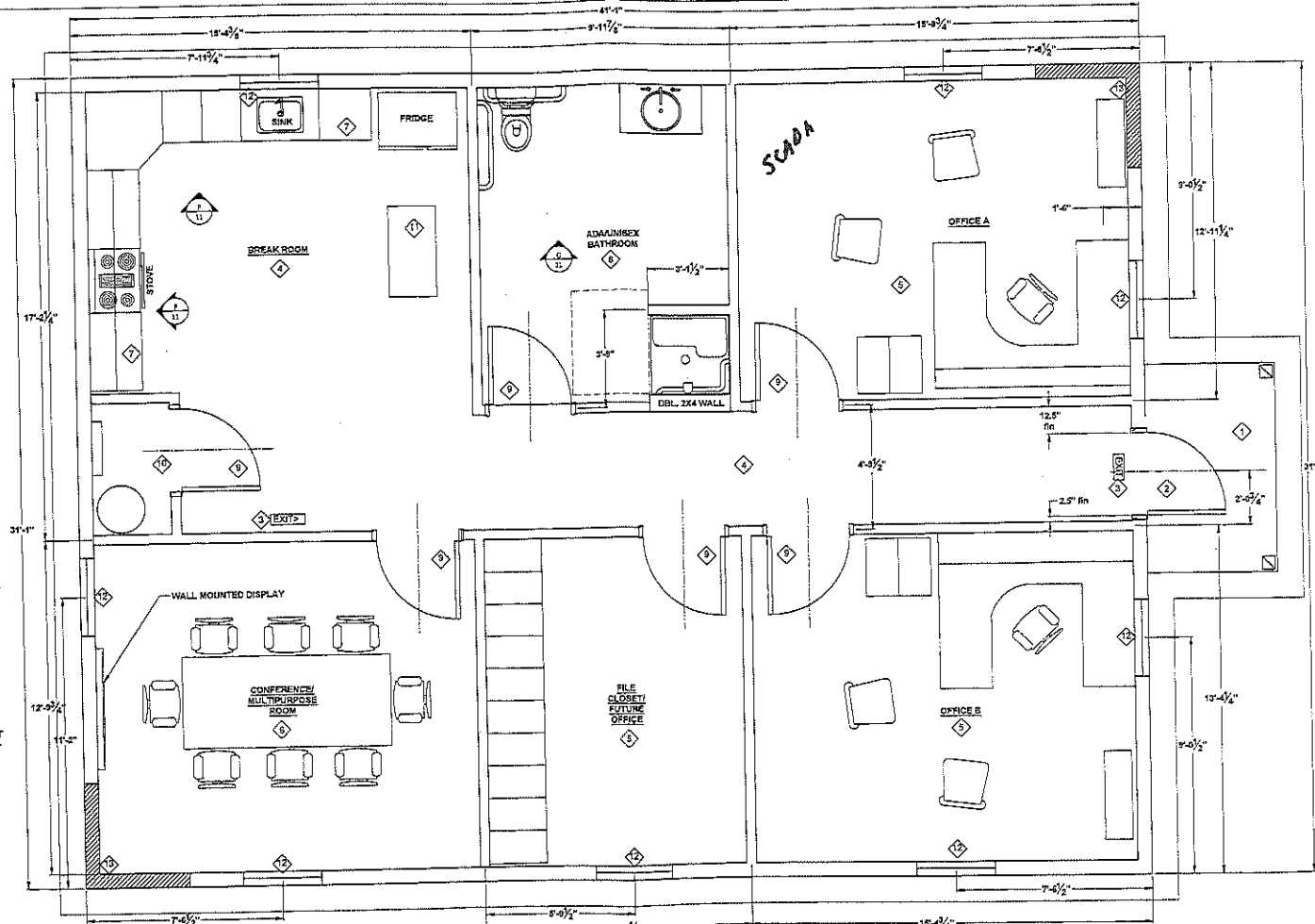
1. 3070 SOLID CORE WOOD DOOR.
2. PROVIDE HOLLOW METAL FRAME W/ ADA COMPLIANT THRESHOLD AT BATHROOM.
3. PROVIDE ADA COMPLIANT LOCKING HEAVY DUTY LEVER HARDWARE SET IN CLEAR ALUMN. OR SATIN STAINLESS STEEL FINISH. PROVIDE (4) HEAVY DUTY 4 BALL BEARING STAINLESS STEEL HINGES.

10 UTILITY CLOSET:

1. PROVIDE AND INSTALL 40 GAL. ELECTRIC WATER HEATER REF. PLUMBING.
2. PROVIDE AND INSTALL LATEX EGGSHELLS PAINT IN ALABASTER COLOR (SHERWIN WILLIAMS) ON 1/2" GYP AT WALLS.
3. PROVIDE AND INSTALL 4" BLACK RUBBER COVERED BASE.
4. PROVIDE PURE WHITE SATIN FINISH LATEX PAINT ON 1/2" GYP. AT CLG.
5. SURFACE MOUNTED ELECTRICAL PANEL (SEE ELECTRICAL)

11 ATTIC ACCESS:

1. PROVIDE AND INSTALL CODE COMPLIANT INSULATED 22X42 ATTIC PULL-DOWN STAIR W/ ACCESS PANEL. COORDINATE W/ MECH. AND PROVIDE TRUSS DESIGN TO ALLOW RECD WALK SURFACE FOR MAINTENANCE ONLY.
2. WINDOW: 1. 30X39 - SIZE CMW3 400 SERIES CASEMENT WINDOW BY ANDERSEN OR EQUIV. W/ (2) 2X10 HEADER W/ HEAD AT 7'-0" A.F.F.
3. EXTERIOR SHEAR WALL (HATCHED): SEE STRUCTURAL DETAIL "D" 18" LONG BOTH DIRECTIONS FROM CORNER WITH 1" OSB W/ #4 WALLS @ 9" O.C. EDGES @ 9" O.C. INTERIOR. ALL EDGES BLOCKED ON STUDS 16" O.C. MAX.



1 PLAN VIEW
Scale: 1/8" = 1'-0"

MAYSONVILLE OFFICE, CHARTER, 1/13/2018, 8:54 AM

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**ADVERTISEMENT FOR BIDS FOR CONSTRUCTION OF
A PUBLIC WORKS OFFICE BUILDING
FOR THE CITY OF DAWSONVILLE, GEORGIA**

The City of Dawsonville hereby requests BIDS for furnishing all materials, labor, tools, equipment, and appurtenances necessary for the construction of the following: **THE CITY OF DAWSONVILLE - PUBLIC WORKS OFFICE BUILDING**

BIDS will be accepted until 11:30 a.m. local time on Thursday, December 16, 2021, at City Hall, 415 Highway 53 East, Dawsonville, GA 30534, then publicly opened and read aloud.

THE CITY OF DAWSONVILLE – PUBLIC WORKS OFFICE BUILDING includes the following:

The project shall include the construction of a 40' x 30' (1,200sf) Dawsonville Public Works Office Building, as well as the furnishing of all materials, labor, equipment, and appurtenances necessary to complete the work.

All BID DOCUMENTS may be downloaded at <https://cecincga.com> under the 'Bid Information' tab. Upon payment of \$50.00 (non-refundable), the Contractor shall be placed on the Plan Holderslist and be eligible to bid the project. **Hard copies of the Contract Documents will not be available.** Any questions should be directed to Tiffany Barry in writing to tiffany@cecincga.com. The deadline for submission of questions will be **December 8, 2021**. Checks should be mailed to Civil Engineering Consultants at 4994 Lower Roswell Road, Suite 18, Marietta, Georgia 30068. Please reference the project and provide the contact's name, phone number, and an email address.

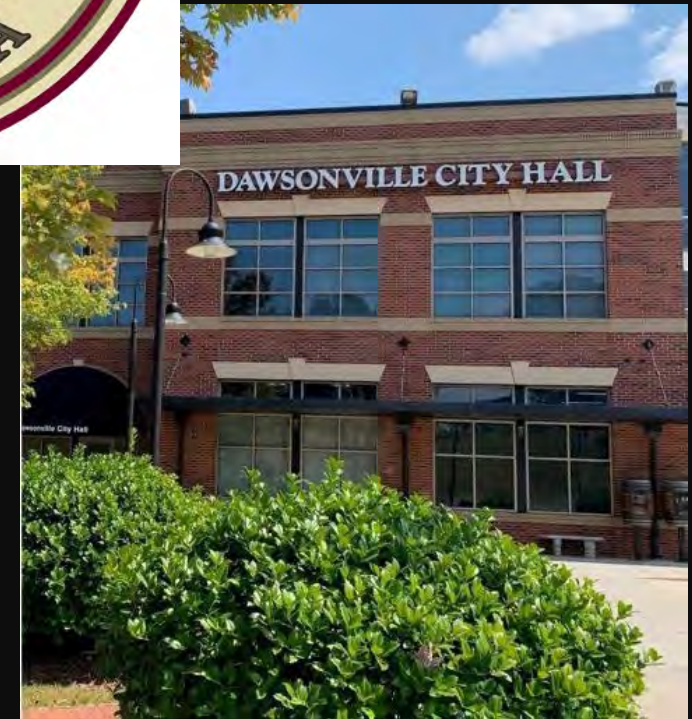
A satisfactory Bid Bond (in the amount of 5% of the Bid), executed by the Bidder, and an acceptable surety company listed in the latest issue of U.S. Treasury Circular 570, will accompany each BID. In lieu of a Bid Bond, the City will accept a cashier's check, certified check, or cash deposit in an amount equal to at least 5% of the total contract amount. The Owner reserves the right to reject any or all Bids or to waive any informality in the bidding, to evaluate Bids, and to accept any Bid, which in his opinion, may be for his best interest.

The successful Bidder for this Contract will be required to furnish a satisfactory Performance Bond and a Labor and Material Payment Bond, with a corporate surety approved by the OWNER and listed in the latest issue of U.S. Treasury Circular 570, each in the amount of 100% of the Bid. An Irrevocable Letter of Credit from a local, Dawson County bank is acceptable in lieu of Performance Bond and Labor and Material Payment Bond.

City of Dawsonville Administrative Facility for Utilities & Public Works Depts.



*“Protecting our history and
providing for the future.”*



ADMINISTRATIVE OFFICE FOR UTILITIES & PUBLIC WORK DIRECTORS



UTILITIES & PUBLIC WORKS DEPARTMENTS

JUST WHAT DO THEY DO FOR THE CITY OF DAWSONVILLE, OUR CITIZENS, AND OUR VISITORS

Not Just Potholes & Poo

IT'S ABOUT DELIVERING PUBLIC SERVICES

UTILITIES = Quality of Life, Health & Public Safety



TESTING ISO RATING TO ENSURE PROPER FLOW FROM FIRE HYDRANTS

TESTING WATER QUALITY

TESTING WASTEWATER

WATERSHED PROTECTION

STAFF MUST ATTAIN & MAINTAIN VARIOUS CERTIFICATION LEVELS



1095 WORK ORDERS COMPLETED

241 COMMERCIAL BACKFLOWS



WATER TOWER REFRESH

FIRE FLOW CAPITAL IMPROVEMENT

WELLS #110, 111, 112

WATER METER UPGRADE



5 PRODUCTION WELLS

1 PRODUCTION SPRING

WASTEWATER PLANT

12 LAS Sprayfields

9 LIFT STATIONS



1,483 WATER SERVICE CONNECTIONS

1,335 SEWER CONNECTIONS

1,083 GARBAGE CUSTOMERS

282 FIRE HYDRANTS



Public Works = Public Service



**NEW SKATE PARK
DOG PARK
PLAYGROUNDS
14 FITNESS
STATIONS**

**3 COVERED
PAVILIONS**

FARMERS MARKET



**15 MILES
OF STREETS**

**21.25 MILES
OF SIDEWALKS**

**3.56 MILES OF
STATE HIGHWAY
ROW**



**LENDING LIBRARY
COMMUNITY INVOLVEMENT
LENDING FOOD BANK
HONORARY FLAG DISPLAYS
CITY HALL BUILDINGS
RENTAL RESIDENCE
GRHOF/DAWSONVILLE HISTORY MUSEUM
SPECIAL EVENTS
HOLIDAY DECORATIONS**



**2 CEMETERIES
OPERATED &
PERPETUALLY
MAINTAINED**

**15 ACRES
OF PARKS**

**ANIMAL
CONTROL**



KEEPERS OF THE PHYSICAL INFRASTRUCTURE

- **Departments accept challenge of planning, maintaining, & operating the city's infrastructure.**
- **Public's expectation is that our infrastructure will be ready & resilient**
- **Due to the impact on the public, for infrastructure to be resilient, these departments must develop & implement long-range plans, manage people, manage \$\$\$, maximize equipment & infrastructure life expectancy, develop maintenance & operation strategies, plan for emergencies, minimize risk, develop capital improvement & financial strategies**
- **Roles continue to grow in sophistication (SCADA, computerized equipment, GIS, Panda Asset Management Program, EV Fleet, etc.)**

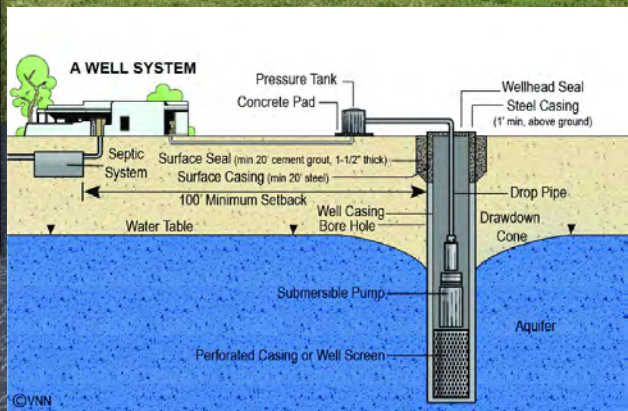


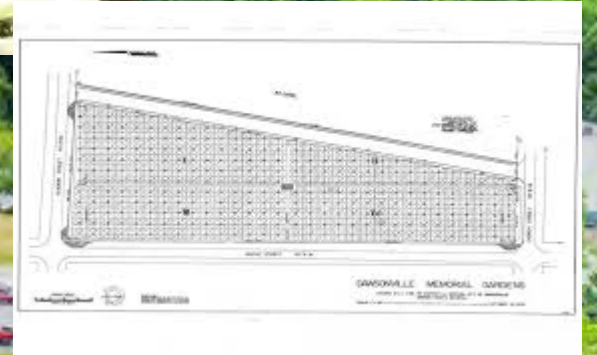
Public Works

*Road Paving
2 Grand Openings
6 Food Truck Fridays
Christmas Tree Lighting
Mountain Moonshine
Festival*

Utilities

*New Wells
WWTP
Water Meter Upgrade
Improve Fire Flows*





PROPOSAL – TO BUILD OFFICE & ADMINISTRATIVE SPACE FOR DIRECTORS & STAFF

Construct approximately 40' x 31' facility on old homesite adjacent to Maintenance Facility to provide administrative space for the Utilities & Public Works Departments, to include:

- **Alarm System & Security Camera System expanded/installed to include this building.**
- **Offices for Utilities & Public Work Directors that will provide privacy for one-on-one meetings, planning, scheduling, etc.**
- **Proper storage space for EPD files, testing files, maps, blueprints, etc. This space could also be used for future growth if additional management position added.**
- **Provide Rest Room, Break Room/Kitchen, and small Meeting Space for Department Meetings, Training, etc.**
- **Space graded will be large enough to add additional building should it be needed in the future.**
- **More efficient heating & cooling, prevention of dust debris accumulating on computer equipment and upgraded SCADA system.**

Existing Office Space is Located in Aging Break Room at Maintenance Facility

Problems with Utilization of Existing Space, includes:

- **No space for supervisory one-on-one confidential meetings, no quiet for planning, space is shared with two Directors & 10 employees**
- **Space is not properly or adequately heated/cooled, creating problems for computer systems.**
- **Dust from maintenance space settles on desks, computer equipment, etc.**
- **Existing space insufficient for existing employees from both departments for lunch, other breaks, meetings, and training. This is even more critical during the pandemic.**



EXISTING OFFICE SPACE LOCATED WITHIN MAINTENANCE BARN



EXISTING OFFICE SPACE LOCATED WITHIN
MAINTENANCE BARN

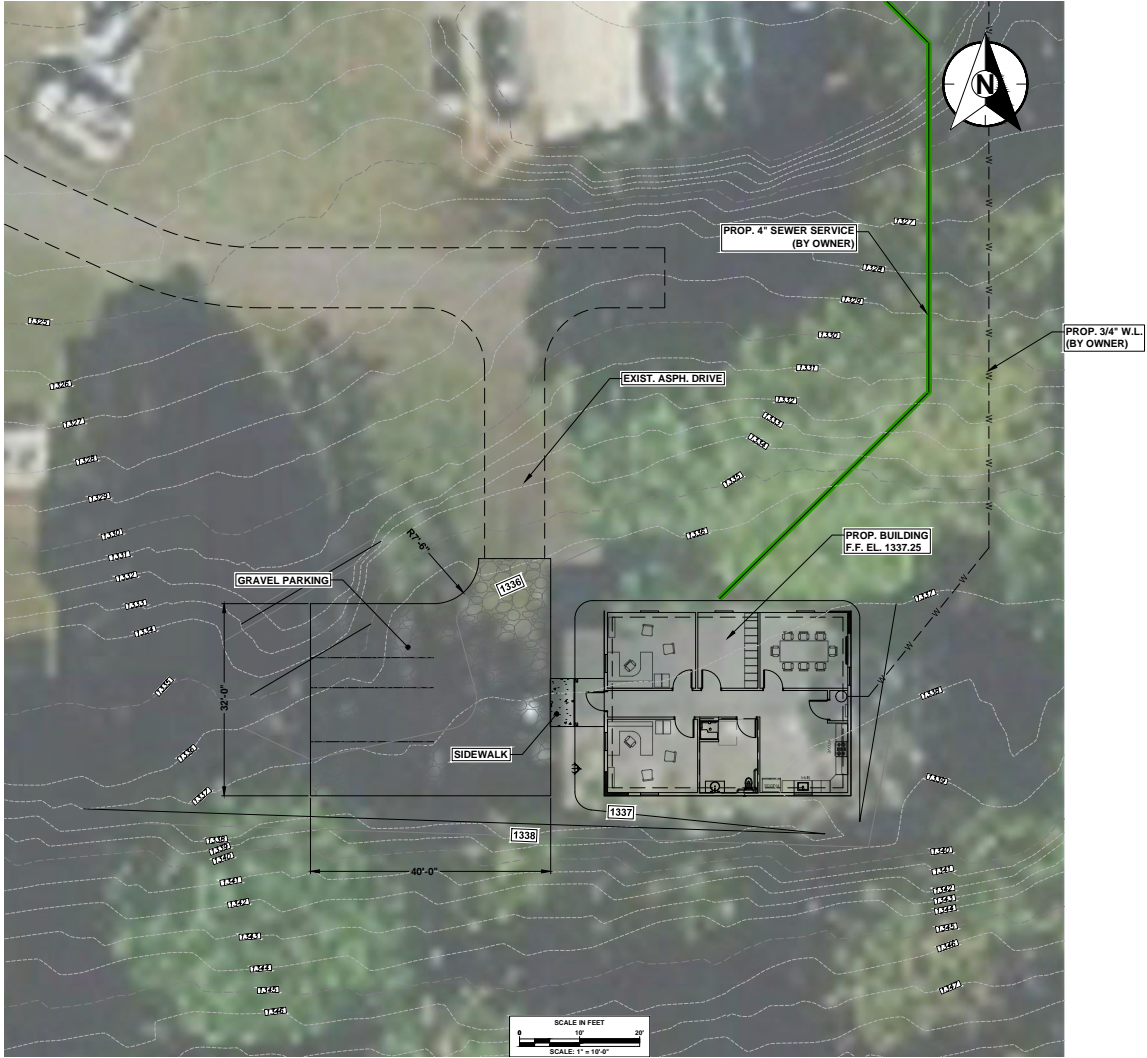


WHY NOT EXPAND WITHIN BARN SPACE – NO ROOM

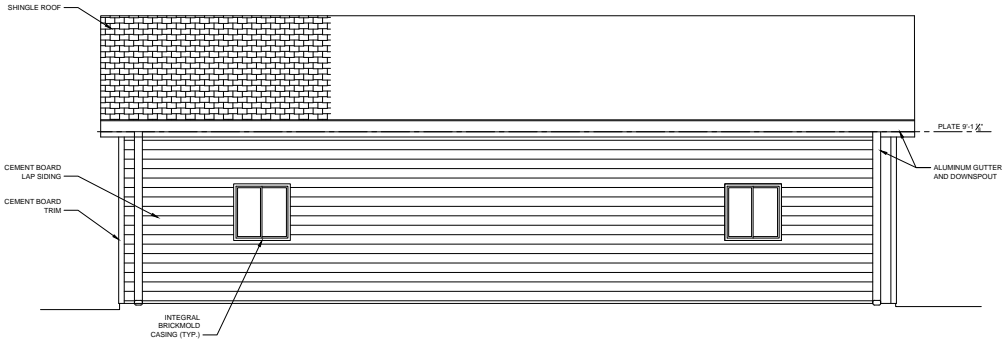


JOB SITE

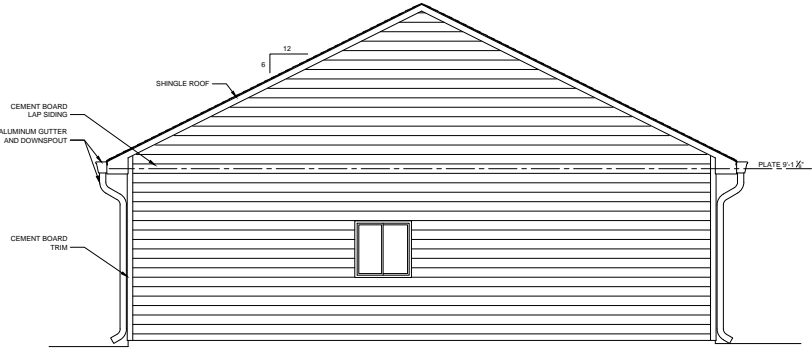
PROPOSED LOCATION OF NEW OFFICE SPACE



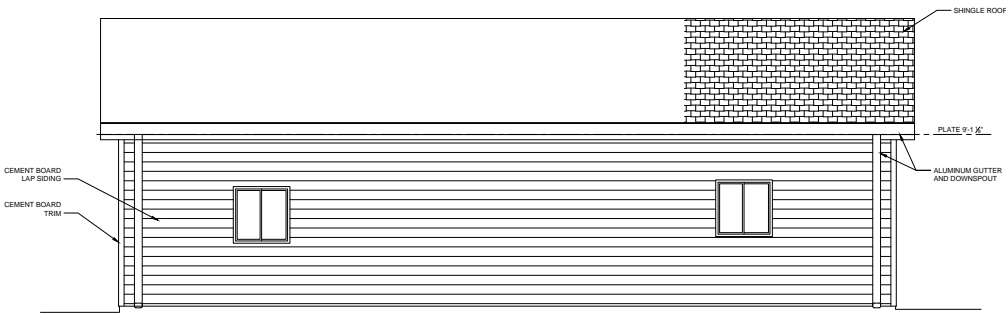
View of Proposed New Facility



A ELEVATION
Scale: 1/4" = 1'-0"



C ELEVATION
Scale: 1/4" = 1'-0"

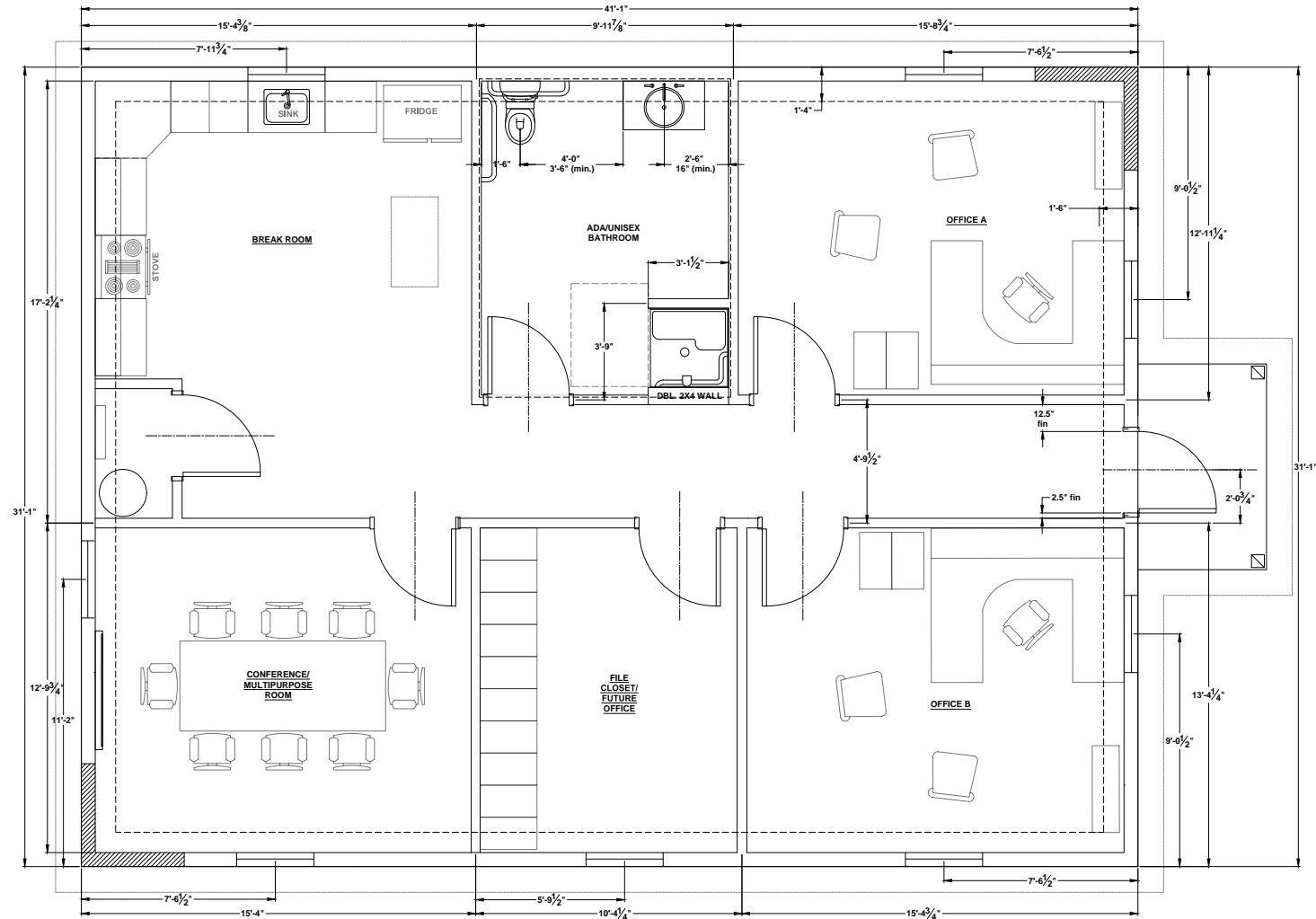


B ELEVATION
Scale: 1/4" = 1'-0"



D ELEVATION
Scale: 1/4" = 1'-0"

Floor Plan of Proposed New Facility



STAFF RECOMMENDATION

- AWARD BID OF \$367,373.00 TO BAYNE DEVELOPMENT GROUP, LLC INCLUDE & NOT ELIMINATE CONTINGENCY FUNDS OF \$50,000.00 FOR COMPUTER EQUIPMENT, FURNITURE, ETC. 2nd Bid \$433,900.00
- PROJECT WILL BE FUNDED OUT OF ARPA FUNDS (IF ALLOWED), REMAINING SPLOST VI, SPLOST VII, CAPITAL WATER AND SEWER FUNDS
- BDG WAS THE LOW BIDDER AFTER PROJECT WAS ADVERTISED FOR 30-DAYS
- BID PACKAGE, CONSTRUCTION DOCUMENTS, ETC. ALL PREPARED BY CEC (CIVIL ENGINEERING CONSULTANTS)
- THESE TWO DEPARTMENTS SERVE THE CUSTOMER “WHERE THE RUBBER MEETS THE ROAD” SO TO SPEAK. THEY NEED THIS ADMINISTRATIVE SPACE WHICH SHOULD HAVE BEEN PROVIDED YEARS AGO. TAKE CARE OF OUR STAFF AS THEY TAKE CARE OF OUR PEOPLE.

LIVING HERE

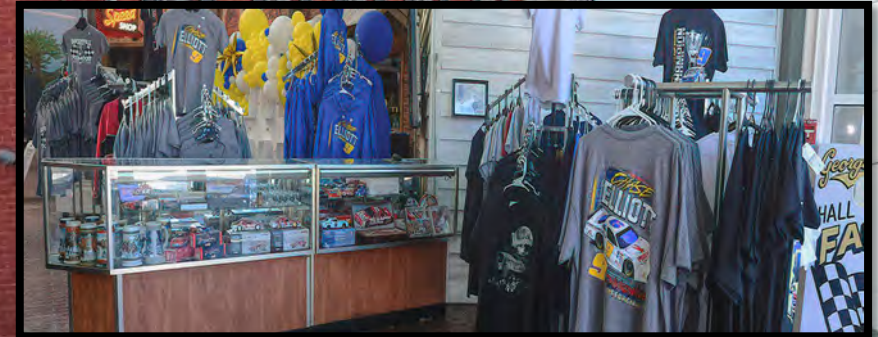
Commitment to Community
Health & Quality of Life



HOMETOWN PRIDE

Updated Displays

Georgia Racing Hall of Fame



Gordon Pirkle Room

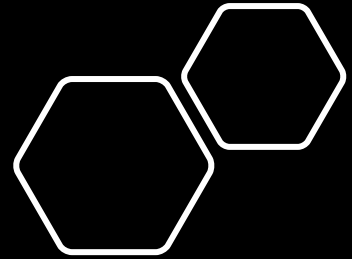


Special Events



Hometown, homegrown, homemade...







DAWSONVILLE CITY COUNCIL
EXECUTIVE SUMMARY FOR
AGENDA ITEM # 15

SUBJECT: DISCUSS AMENDING PERSONNEL POLICY TO INCLUDE A FLOATING HOLIDAY FOR EMPLOYEES

CITY COUNCIL MEETING DATE: 01/20/2022

BUDGET INFORMATION: GL ACCOUNT # SALARIES

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

Budget Amendment Request from Reserve: _____ Enterprise Fund General Fund

PURPOSE FOR REQUEST:

TO ADD AN ADDITIONAL HOLIDAY TO THE CITY'S BENEFIT PACKAGE AT THE REQUEST OF COUNCILMEMBER JOHN WALDEN

HISTORY/ FACTS / ISSUES:

SEE ATTACHMENT: PERSONNEL POLICY AMENDMENT

OPTIONS:

APPROVE, AMEND, DENY

RECOMMENDED SAMPLE MOTION:

REQUESTED BY: Robin Gazaway, Finance Administrator

Personnel Policy: Page 36 amendment

ADD: m) Floating Holiday

Purpose: To be used for birthday, Mountain Moonshine Festival or any other event. This holiday is not subject to double time and will have to be used to receive any monetary value.



DAWSONVILLE CITY COUNCIL
EXECUTIVE SUMMARY FOR
AGENDA ITEM # 16

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

CITY COUNCIL MEETING DATE: 01/20/2022

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

JANUARY 18 FOR JANUARY 20, 2022, MEETING

Winter Storm January 15-17: The city experienced snow, ice, and heavy winds during the event. The Public Works Crew pre-treated all the main city roads with brine and GDOT did the same for the state highways. The PW Crew came in at 10 PM Saturday and worked straight through until 4 PM on Sunday with road checks every 30 minutes, plowing and clearing as needed. The brine worked extremely well as did our new snowplow. The Utilities Crew came in Saturday for a broken 1" waterline at Alden Trace. The waterline was in a cluster of other utilities and the vacuum truck from Townley's had to be called in. Shortly thereafter, a 6" line broke. Working through the storm with snow sometimes blowing sideways, they were able to make the repairs. We posted a boil advisory for residences between Allen Street and Jack Heard Street. They finished repairs about the time the power went out and then it was making sure lift stations and well pumps were kept in operation by generators. The generator at Crown Point failed, but they were finally able to get it repaired. Utility personnel worked from Saturday afternoon through after 4 PM Sunday then were back on the job Sunday night and Monday making sure when the power was restored, the generators cut off as programmed. Winds/ice took out power all over the county and at one time, over 3,000 people were without power. In the city, we lost power at Gold Creek, Crown Point, and Farmington Woods. According to GA Power, they had numerous broken power poles and several hundred spans of wire that were torn down because of the storm. They brought in 350 additional crew members. They anticipate that 95% of their customers should have power restored by 10 PM Tuesday night. I cannot say enough about the commitment and service provided by our city crews that worked tirelessly in bitter cold, driving snow/sleet/freezing rain, and gusting wind doing dangerous work to keep our city residents taken care of. This coming Thursday – Saturday forecast is calling for another frozen mix of precipitation.

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 was prepared and bids acquired with the lowest bid at \$367,373.00. It will be brought for your consideration. This project is years behind where we should be and is important to our current operational efficiency as well as future growth.

COVID: We had four staff out or on covid quarantine. One returned to work Monday, and we anticipate three returning on various days next week. Cases seemed to have peaked and are on the decline. We took advantage of EMS offer to test patients at Station # 1 this week, and their help was greatly appreciated.

ARPA Funding: Thus far we have not received any word from the Governor's Office regarding our grant requests. The US Treasury released the final ruling yesterday and permitted use of funds is somewhat clearer. Our Finance Administrator will be taking a webinar for even greater clarity.

LOST Negotiations: These will start sooner than you think. The City Manager, City Clerk, and Finance Administrator will be taking GMA training on the subject in early March.

SPLOST Collections: SPLOST VII collections to continue to be ahead of last year. Thus far the county has received just over \$4 million of the \$8.5 million they must receive before we begin receiving proceeds. These numbers are through November. LOST receipts are up as well.

Moonshine Festival AAR: This week staff met with representatives of Kare for Kids, the Dawson County Sheriff's Office, and the Dawson County EMS for an After-Action Review of the 2021 Moonshine Festival. The AAR went very well with everyone agreeing the event was successful and without incident. We are beginning to plan for next year's event.

Community Mental Health Event: The City Manager met with Rebecca Bliss of Family Connections regarding a community event tied to Stuff the Bus that they want to have next July in the park. It has the potential to be a great event. As we begin planning the event, I will share it with you.

Contractor Error: The contractor that built the new sidewalk extending Allen Street to the park and City Hall had their striping contractor come in this week. Unfortunately, the work they did was not supposed to be done. When we agreed to the change order you approved extending the sidewalk, the original striping was supposed to change. However, Summit Construction and their contracted striping company had some miscommunication. The crew came in and ground down the one-way errors and painted a walkway on the road in the ally next to City Hall. Neither were supposed to be done. At Summit's expense, the company will have to return, repaint the arrows and hash the walkway with thermo paint.

Alternative Energy: The City Manager met with a representative from Indigo Energy, a company based in Gainesville, GA to discuss EV charging stations for the city. I await a proposal, but it looks like the company will install/build the charging station(s) at their expense, reimburse the city for any energy used, and offer a pay as you go charging opportunity for citizens and visitors. As soon as I receive the proposal, I will share it with you.

Recreation Opportunities Jointly with the Library: The City Manager met with the county librarian regarding the location and timeline for the trail and bridge to and from Main Street Park to the library. This project was finally approved by the county, and we hope to complete it before spring. They are planning a community garden behind the library and wanted to make sure the location didn't interfere with the trail. We also discussed for loan recreation equipment they have available to provide to visitors. We also discussed the possibility of using some of their area as part of a disc golf course. We will pursue this over the next few weeks.

Christmas 2022: Staff are researching a Christmas tree walk for the park patterned after the one the city of Chatsworth has done for the last few years. Google Chatsworth Christmas trees in the park and I assure you that you will be impressed. We are researching the feasibility of something similar here. Next year's Christmas tree lighting will be held the Saturday before Thanksgiving on November 19th.

Main Street Park Additions & SPLOST VII: Staff are developing plans and getting cost estimates for a basketball court, an addition to the skate park, pickle ball courts, the addition of shade, and stage opportunities for Main Street Park utilizing SPLOST VII funds.

Copper & Lead Regulations: Of great concern is the potential for tremendous changes in the lead and copper rules impacting water systems nationwide. We are watching the debate closely but with the current administration in the White House, we anticipate the legislation passing. We will provide more, updated information as it is available. Any version will be at considerable expense to the city. We anticipate some possible funding to be made available as well.

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

Leak Adjustments:

Water \$170.71 Sewer \$273.91 Total \$441.91

Calendar YTD \$6,384.07



**DAWSONVILLE CITY COUNCIL
EXECUTIVE SUMMARY FOR
AGENDA ITEM # 17**

SUBJECT: _____ **STAFF REPORT: FINANCE ADMINISTRATOR** _____

CITY COUNCIL MEETING DATE: _____ **01/20/2022** _____

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 PRESENT FUND BALANCE AND ACTIVITY THROUGH DECEMBER 31, 2022

HISTORY/ FACTS / ISSUES:

SEE ATTACHED FINANCIAL REPORTS

OPTIONS:

RECOMMENDED SAMPLE MOTION:

REQUESTED BY: _____ Robin Gazaway, Finance Administrator _____

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

50%

	<u>Budget</u>	<u>Actual</u>	<u>Percentage</u>
REVENUES			
Taxes	\$ 1,744,550	\$ 1,100,535	63.08%
Licenses and permits	102,525	96,712	94.33%
Intergovernmental revenues	35,000	42,207	120.59%
Fees	249,000	46,412	18.64%
Other	<u>70,057</u>	<u>52,954</u>	<u>75.59%</u>
Total revenues	<u>2,201,132</u>	<u>1,338,820</u>	<u>60.82%</u>
EXPENDITURES			
Department:			
Council	99,215	55,159	55.60%
Mayor	21,480	12,527	58.32%
Elections	8,000	12,587	0.00%
Administration	947,570	539,563	56.94%
City Hall building	131,135	55,323	42.19%
Animal control	1,523	113	7.42%
Roads	520,996	316,105	60.67%
Parks	53,913	123,208	228.53%
Planning and zoning	380,300	243,296	63.97%
Economic development	<u>37,000</u>	<u>6,000</u>	<u>16.22%</u>
Total expenditures	<u>2,201,132</u>	<u>1,363,881</u>	<u>61.96%</u>
TOTAL REVENUES OVER EXPENDITURES		(25,061)	
Transfer in From Reserves		<u>25,061</u>	
NET CHANGE IN FUND BALANCE		<u><u>(0)</u></u>	

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

	<u>Budget</u>	<u>Actual</u>	<u>Percentage</u>
REVENUES			
Water fees	\$ 710,000	\$ 431,784	60.81%
Sewer fees	810,000	507,308	62.63%
Garbage fees	203,500	124,044	60.96%
Miscellaneous	<u>371,525</u>	<u>73,673</u>	<u>19.83%</u>
 Total revenues	 <u>2,095,025</u>	 <u>1,136,809</u>	 <u>54.26%</u>
EXPENDITURES			
Depreciation	574,000	271,768	47.35%
Garbage service	175,000	103,213	58.98%
Group insurance	124,000	68,151	54.96%
Insurance	-	-	#DIV/0!
Interest	87,450	40,741	46.59%
Payroll taxes	27,778	13,377	48.16%
Professional	115,891	70,399	60.75%
Miscellaneous	248,865	53,211	21.38%
Repairs/supplies	145,423	119,647	82.28%
Retirement	22,000	17,710	80.50%
Salaries	347,402	177,710	51.15%
Technical services	72,037	37,719	52.36%
Utilities	<u>155,179</u>	<u>72,916</u>	<u>46.99%</u>
 Total expenditures	 <u>2,095,025</u>	 <u>1,046,562</u>	 <u>49.95%</u>
 INCOME (LOSS)		 <u><u>90,247</u></u>	

CITY OF DAWSONVILLE, GEORGIA

SPLOST

July 1, 2021 - December 30, 2021

SPLOST VI

	<u>Budget</u>	<u>Actual</u>	<u>Percentage</u>
REVENUES			
Taxes	-	-	#DIV/0!
Interest	300	345	115.00%
Other	555,700	-	0.00%
	<u>556,000</u>	<u>345</u>	<u>0.06%</u>
Total revenues			
	<u>556,000</u>	<u>345</u>	<u>0.06%</u>
EXPENDITURES (Capital Outlays)			
City hall acquisition	-	-	#DIV/0!
Roads and sidewalks	494,000	302,597	61.25%
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	4,500	7.26%
Parks and recreation	-	-	0.00%
	<u>-</u>	<u>-</u>	<u>0.00%</u>
Total expenditures			
	<u>556,000</u>	<u>313,422</u>	<u>56.37%</u>
TOTAL REVENUES OVER EXPENDITURES		(313,077)	
Transfer in From Reserves		<u>313,077</u>	
NET CHANGE IN FUND BALANCE		<u><u>-</u></u>	