

AGENDA
CITY COUNCIL REGULAR MEETING AND WORK SESSION
G.L. Gilleland Council Chambers on 2nd Floor
Monday, April 18, 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 March 21, 2022
 - Executive Session held March 21, 2022
 - b. Approve 2022 Georgia Municipal Association (GMA) Annual Convention and Training
 - c. Approve Annual Preventive Maintenance Contract for Lift Stations
 - d. Approve Updated 2022 Lease for Dawsonville History Museum
8. Employee Recognition
9. Proclamation: Administrative Professionals Day, April 27, 2022

BUSINESS

10. ZA-C2200130: City of Dawsonville and Shiloh and Shiloh, LLC has petitioned a zoning amendment for TMP D02 005 and D02 006, Located at 41 and 68 Dan Roper Lane from PCS (Planned Conservation Subdivision) to R6 (Multiple-Family Residential). Public Hearing Dates: Planning Commission on March 14, 2022, and City Council on March 21, 2022. City Council for a decision on April 18, 2022.
11. 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 March 21, 2022**
12. ZA-C2200119: SDH Atlanta, LLC has petitioned a zoning amendment for TMP 084 004 and 084 005; Located at 1694 and 1768 Highway 9 South from R1 (Restricted Single-Family Residential District) to R3 (Single-Family Residential). Public Hearing Dates: Planning Commission on February 14, 2022, and City Council on March 7, 2022. City Council for a decision on March 21, 2022. – **Tabled from March 21, 2022**
13. Letter of Commitment to Appalachian Regional Commission
14. Storm Water Infrastructure Maintenance and Expenses Agreement
15. Main Street Park Pavilion Rental Increase
16. American Rescue Plan Act (ARPA) Grant Funds Designation

WORK SESSION

17. Impact Fee Study Discussion
18. Consideration of Resolution: Temporary Moratorium on Issuance of Development and Building Permits

STAFF REPORTS

19. Bob Bolz, City Manager
20. Robin Gazaway, Finance Administrator

EXECUTIVE SESSION, IF NEEDED

ADJOURNMENT

The next scheduled City Council meeting is Monday, May 2, 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: 04/18/2022

PURPOSE FOR REQUEST:

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

- a. **Approve Minutes**
 - **Regular Meeting and Work Session held March 21, 2022**
 - **Executive Session held March 21, 2022**
 - b. **Approve 2022 Georgia Municipal Association (GMA) Annual Convention and Training**
 - c. **Approve Annual Preventive Maintenance Contract for Lift Stations**
 - d. **Approve Updated 2022 Lease for Dawsonville History Museum**
-



DAWSONVILLE CITY COUNCIL
EXECUTIVE SUMMARY FOR
AGENDA ITEM # 7a

SUBJECT: APPROVE MINUTES

CITY COUNCIL MEETING DATE: 04/18/2022

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 MARCH 21, 2022**
 - **EXECUTIVE SESSION HELD MARCH 21, 2022**
-

HISTORY/ FACTS / ISSUES:

OPTIONS:

AMEND OR APPROVE AS PRESENTED

RECOMMENDED SAMPLE MOTION:

REQUESTED BY: Beverly Banister, City Clerk

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CITY COUNCIL REGULAR MEETING AND WORK SESSION
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5:00 P.M.

1. **CALL TO ORDER:** Mayor Mike Eason called the meeting to order at 5:00 pm.
2. **ROLL CALL:** Present were Councilmember John Walden, Councilmember Mark French, Councilmember Caleb Phillips, Councilmember William Illg, City Attorney Kevin Tallant, City Manager Bob Bolz, City Clerk Beverly Banister, Public Works Director Trampas Hansard, Utilities Operation Manager Jacob Barr, Planning Director David Picklesimer and Finance Administrator Robin Gazaway.
3. **INVOCATION AND PLEDGE:** Invocation and pledge were led by Councilmember French.
4. **ANNOUNCEMENTS:** Mayor Eason reported the Farmer's Market season will open on Saturday, April 30th and the first Food Truck Friday will be on May 6th. He also stated there are quite a few City initiated zoning requests on the agenda that are being done to correct some zoning map errors.
5. **APPROVAL OF THE AGENDA:** Motion to approve the agenda as presented made by J. Walden; second by M. French. Vote carried unanimously in favor.
6. **PUBLIC INPUT:** None
7. **CONSENT AGENDA:** Motion to approve the consent agenda for the following items (a and b) made by J. Walden; second by C. Phillips. Vote carried unanimously in favor.
 - a. Approve Minutes
 - Regular Meeting held March 7, 2022
 - Executive Session held March 7, 2022
 - b. Approve Appointments of Dawsonville History Museum Board of Directors
 - Cheryl Capwell – 3 Year Term: 01/01/2022 – 12/31/2024
 - James Bearden – 3 Year Term: 01/01/2022 – 12/31/2024
 - Calvin Byrd – 3 Year Term: 01/01/2022 – 12/31/2024
 - Faye Abercrombie – 3 Year Term: 01/01/2022 – 12/31/2024
 - Scott Adams – 3 Year Term: 01/01/2022 – 12/31/2024
 - Cody Dinsmore – 1 Year Term: 01/01/2022 – 12/31/2022
 - Gordon Pirkle – 1 Year Term: 01/01/2022 – 12/31/2022
 - David Sosebee – 1 Year Term: 01/01/2022 – 12/31/2022
8. **EMPLOYEE RECOGNITION:** The Mayor and Council presented awards to David Schuette for the February 2022 Employee of the Month and a one-year service award to Tony Seabolt.

PUBLIC HEARING

9. **ZA-C2200130:** Shiloh and Shiloh, LLC has petitioned a zoning amendment for TMP D02 005 and D02 006, Located at 41 and 68 Dan Roper Lane from PCS (Planned Conservation Subdivision) to R6 (Multiple-Family Residential). Public Hearing Dates: Planning Commission on March 14, 2022, and City Council on March 21, 2022. City Council for a decision on April 18, 2022.

Planning Director Picklesimer read the zoning amendment request.

Motion to open the public hearing made by M. French; second by W. Illg. Vote carried unanimously in favor. Mayor Eason conducted the public hearing; no one spoke in favor of or in opposition to the zoning amendment. Motion to close the public hearing made by M. French; second by J. Walden. Vote carried unanimously in favor.

BUSINESS

10. **MODIFICATION REQUEST FOR IMPROVEMENT TO WINNER'S CIRCLE:** Cindy Elliott reported she is trying to reach Duane Roof who has the blueprints for the museum but has not received a response; she asked the Council if they had any information on how to reach him. The engineers she spoke with would need to review the blueprints prior to determining the integrity of the Winner's Circle area in front of the museum.

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Motion to table the item to the May 2, 2022 City Council meeting made by W. Illg; second by M. French. Vote carried unanimously in favor.

- 11. EVENT PERMIT FEE WAIVER REQUEST FROM DAWSONVILLE HISTORY MUSEUM:** Motion to approve waiving the \$50.00 event permit fee for the Greater Atlanta Auto Auction made by M. French; second by C. Phillips. Councilmember Illg stated his concern about setting a precedent with other non-profits asking for fee waivers; clarification was made that fee waiver is appropriate since the City is co-sponsoring the event. Vote carried unanimously in favor.
- 12. SPECIAL EVENT ALCOHOL PERMIT REQUEST – GREATER ATLANTA AUTO AUCTION, APRIL 23, 2022:** Motion to approve the Special Event Alcohol Permit for the April 23, 2022 Greater Atlanta Auto Auction as long as the area to purchase and carry the alcohol will be contained with fencing and deputies are present made by M. French; second by C. Phillips. Vote carried unanimously in favor.
- 13. PERMIT FEES WAIVER REQUEST FROM DAWSON COUNTY GOVERNMENT:** Motion to approve waiving the \$300 permit fees for Dawson County related to the security system upgrade to the Law Enforcement Center, Detention Center and the Government center made by W. Illg; second by C. Phillips. Vote carried unanimously in favor.
- 14. MAPLE HILL DRIVE DETENTION POND:** Attorney Tallant reported on the meeting held with residents on Maple Hill Drive; those who attended understand the issue and the costs involved and are asking the City for assistance to resolve it. Attorney Tallant provided some options to the Council. He reminded the Council the residents on Maple Hill Drive do not have an HOA managing the detention pond which was allowed to happen under a prior administration.

Motion made by M. French for the City to repair and cleanout the detention pond this time with the property owner's knowledge of their responsibility to maintain it in the future or have to face a lien placed on their property by the City for the cost; motion died for lack of a second.

Motion to enter into an agreement with property owners on Maple Hill Drive to assess a pro rata based cost estimate and an administrative fee for the ongoing and future maintenance of the detention pond in which the City would collect and maintain the funding and property owners who refuse to enter into the agreement will have a lien placed on their property for their pro rata based cost of the ongoing and future maintenance of the detention pond made by J. Walden; second by C. Phillips. Vote carried two in favor (Walden, Phillips) with one recused (Illg) and one opposed (French).

- 15. GEORGIA STATE PATOL RECRUITING DAY, MAY 11, 2022:** Motion to approve the event and to allow use of the Farmer's Market at no charge made by W. Illg; second by M. French. Vote carried unanimously in favor.
- 16. ZA-C2200058:** Everett Management, LLC has petitioned a zoning amendment for TMP D03 010, Located at 239 Hwy 9 North from HB (Highway Business) to CBD (Central Business District). Public Hearing Dates: Planning Commission on December 13, 2021 and City Council on March 7, 2022. City Council for a decision on March 21, 2022.

Motion to approve the zoning amendment request as presented made by W. Illg; second by C. Phillips. Vote carried unanimously in favor.
- 17. VAR-C2200060:** Everett Management. LLC has petitioned to eliminate the 30' foot buffer along the rear and east property lines and reduce the 40' foot setback to 17 feet along the East property line and 20' feet along the rear property line for TMP D03 010, Located at 239 Hwy 9 North. Public Hearing: Planning Commission on December 13, 2021 and City Council on March 7, 2022. City Council for a decision on March 21, 2022. (Postponed by Planning Commission until February 14, 2022.)

Motion to approve the variance request as presented made by W. Illg; second by M. French. Vote carried unanimously in favor.

- 18. ZA-C2200111:** City of Dawsonville and Mike Eason has petitioned a zoning amendment for TMP 092 020 002, Located at 374 Burt Creek Rd from R1 (Restricted Single-Family Residential District)

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to R3 (Single-Family Residential). Public Hearing Dates: Planning Commission on February 14, 2022, and City Council on March 7, 2022. City Council for a decision on March 21, 2022.

Mayor Eason recused himself. Motion to approve the zoning amendment request as presented made by C. Phillips; second by W. Illg. Vote carried unanimously in favor.

19. **ZA-C2200112**: City of Dawsonville and Farmington Woods, LP has petitioned a zoning amendment for TMP 093 041, Located at 34 Farmington Circle from R3 (Single-Family Residential) to R6 (Multiple-Family Residential District). Public Hearing Dates: Planning Commission on February 14, 2022, and City Council on March 7, 2022. City Council for a decision on March 21, 2022.

Motion to approve the zoning amendment request as presented made by C. Phillips; second by J. Walden. Vote carried unanimously in favor.

20. **ZA-C2200119**: SDH Atlanta, LLC has petitioned a zoning amendment for TMP 084 004 and 084 005; Located at 1694 and 1768 Highway 9 South from R1 (Restricted Single-Family Residential District) to R3 (Single-Family Residential). Public Hearing Dates: Planning Commission on February 14, 2022, and City Council on March 7, 2022. City Council for a decision on March 21, 2022.

Planning Director Picklesimer read the request and told the City Council the applicant has agreed to reduce the number of lots to 220, increase the buffer along the Apple Ridge Subdivision property (South side) to a total of 100 feet and increase the stream buffers to a total of 75 feet and will build the subdivision in Phases. Picklesimer clarified the stream buffer will be a 50 foot undisturbed buffer with a 25 foot impervious setback and the south side buffer alongside Apple Ridge will be a 75 foot undisturbed buffer with a 25 foot planted buffer.

Mayor Eason stated the Council only recently received the updated concept plan and they would need time to review it and discuss as needed with staff.

Motion to table the item until the April 18, 2022 City Council meeting made by M. French; second by W. Illg. Vote carried unanimously in favor.

21. **HPMA-C2200124**: Allen Street Properties, LLC has petitioned a Historic Preservation Map Amendment for a portion of TMP 092B 021, Located at Land Lot 378, 439 and 440 4th District; within the Historic District of Dawsonville. Public Hearing Dates: Historic Preservation Commission on Monday, February 28, 2022, and City Council on March 7, 2022. City Council for a decision on March 21, 2022.

Motion to approve the Historic Preservation Map Amendment to remove the Historic District overlay for a portion of the property as recommended by the Historic Preservation Commission made by C. Phillips; second by M. French. Vote carried unanimously in favor.

22. **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 January 20, 2022

Motion to postpone the item until the May 16, 2022 City Council meeting in order to further examine access points and resolve the water and sewer issues made by J. Walden; second by M. French. Councilmember Phillips stated he is not against the project but would like to have the water and sewer issues resolved first and he would also like to see the road line up with Allen Street so its not offset.

Michael Turner spoke with the Council regarding the road lining up with Allen Street and stated it would have to be a County road in the City and was not a viable option. He would like to see the Council vote on the matter this evening with the conditions the Council desires to have so he could start the development. Attorney Tallant stated the annexation and zoning could be approved with

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conditions. Councilmember Phillips stated he would rather have the issues worked out first; Attorney Tallant agreed that would be his preference as well. Michael Turner then asked if the Council would consider moving the decision to the meeting in April instead of waiting until May. Attorney Tallant stated it was possible to have the issues resolved but no guarantee could be made.

Motion by J. Walden to amend his motion to table the item until the April 18, 2022 City Council meeting; second by M. French. Vote carried unanimously in favor to approve the amendment and to approve the motion.

WORK SESSION

STAFF REPORTS

23. BOB BOLZ, CITY MANAGER: He reported the leak adjustment for last month totaled \$218.20 and can answer any questions on his report provided in the packet.

24. ROBIN GAZAWAY, FINANCE ADMINISTRATOR: Financial reports representing fund balances and activity through February 28, 2022 were provided in the agenda packet; no questions or comments from City Council.

EXECUTIVE SESSION:

At 5:46 p.m. a motion to close regular session and go into executive session for pending and/or potential litigation and land acquisition was made by W. Illg; second by J. Walden. Vote carried unanimously in favor.

At 6:22 p.m. a motion to close executive session and resume regular session was made by J. Walden; second by W. Illg. Vote carried unanimously in favor.

ADJOURNMENT:

At 6:24 p.m. a motion to adjourn the meeting was made by J. Walden; second by W. Illg. Vote carried unanimously.

Approved this 18th day of April 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

Attest: _____
Beverly A. Banister, City Clerk

STATE OF GEORGIA
COUNTY OF DAWSON

AFFIDAVIT OF THE CITY OF DAWSONVILLE MAYOR AND COUNCIL

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

1. The City of Dawsonville Council met in a duly advertised meeting on March 21, 2022.
2. During such meeting, the Board voted to go into closed session.
3. The executive session was called to order at 546 p.m.
4. The subject matter of the closed portion of the meeting was devoted to the following matter(s) within the exceptions provided in the open meetings law: (check all that apply)

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

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

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

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

Other _____ as provided in: _____.

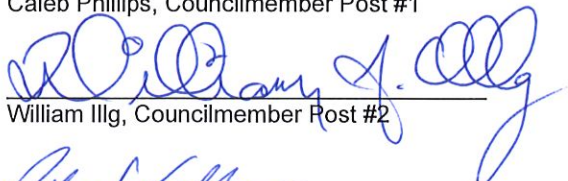
This 21st day of March; By the City of Dawsonville, Mayor and Council:



Mike Eason, Mayor



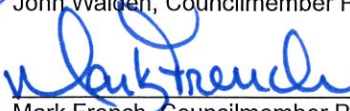
Caleb Phillips, Councilmember Post #1



William Illg, Councilmember Post #2

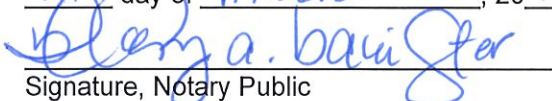


John Walden, Councilmember Post #3



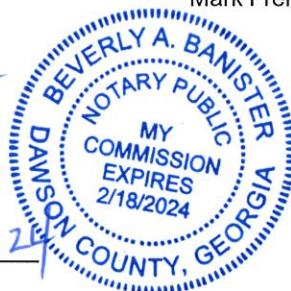
Mark French, Councilmember Post #4

Sworn to and subscribed before me this
21 day of March, 2022.



Signature, Notary Public

My Commission expires: February 18, 2024





DAWSONVILLE CITY COUNCIL
EXECUTIVE SUMMARY FOR
AGENDA ITEM # 7b

SUBJECT: APPROVE 2022 GEORGIA MUNICIPAL ASSOCIATION (GMA) ANNUAL CONVENTION AND TRAINING

CITY COUNCIL MEETING DATE: 04/18/2022

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 APPROVE GMA CONVENTION EXPENSES FROM 06/23 – 06/28/2022 FOR COUNCILMEMBER ILLG AND COUNCILMEMBER WALDEN TO INCLUDE REGISTRATION, TRAINING, LODGING, PER DIEM AND MILEAGE.

APPROXIMATE TOTAL IS \$7,095

\$2,035.00 (REGISTRATION AND TRAINING) TO BE PAID OUT OF FY2022 BUDGET; CHARGED ON CREDIT CARD TO RESERVE

BALANCE WILL BE PAID OUT OF FY2023 BUDGET WHEN RECEIVED AFTER CONVENTION; WILL NOT BE ACCRUED FOR FY 2022

HISTORY/ FACTS / ISSUES:

APPROXIMATE BREAKDOWN

CONVENTION/TRAINING	\$2,035
LODGING	\$2,900
PER DIEM	\$1,440 (MEAL AND DAILY PER DIEM)
MILEAGE	<u>\$ 720</u>
	\$7,095

OPTIONS:

APPROVE, AMEND, DENY OR TABLE

RECOMMENDED SAMPLE MOTION:

REQUESTED BY: Beverly Banister, City Clerk



DAWSONVILLE CITY COUNCIL
EXECUTIVE SUMMARY FOR
AGENDA ITEM # 7c

SUBJECT: APPROVE ANNUAL PREVENTIVE MAINTENANCE CONTRACT FOR LIFT STATIONS

CITY COUNCIL MEETING DATE: 04/18/2022

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 REQUEST APPROVAL OF THE ANNUAL PREVENTIVE MAINTENANCE CONTRACT FOR THE LIFT STATIONS TO PRO PUMP SOLUTIONS, INC IN THE AMOUNT OF \$5,690.00

HISTORY/ FACTS / ISSUES:

- **PRO PUMP HAS BEEN SERVICING OUR LIFT STATIONS SINCE 2017**
 - **A SMALL INCREASE DUE TO FUEL COSTS HAS BEEN ADDED**
-

OPTIONS:

RECOMMENDED SAMPLE MOTION:

REQUESTED BY: Jacob Barr, Utilities Operation Manager

Pro Pump Solutions, Inc.

Mr. Jacob Barr
 Utilities Department
 City of Dawsonville
 Dawsonville, GA 30534
maintenance@dawsonville-ga.gov

March 15, 2022

RE: Proposal for PM Services
 City of Dawsonville Lift Stations

Dear Jacob:

Pro Pump Solutions, Inc. (Pro Pump) is pleased to provide you with this proposal for PM services at the nine (9) lift stations managed by the City of Dawsonville, as described below.

SCOPE OF SERVICES

Pro Pump will supply all vehicles, tools, personnel and labor to provide PM services at the following lift stations:

• Farmington Wood	Flygt Duplex 3085	3 HP	230v 3 phase
• Flat Creek Station	Hydromatic Duplex HPG 200-m2-2		1 phase
• Crown Point	Flygt Duplex 3127	7.5 HP	485imp
• Gold Creek	Flygt Duplex 3152	23 HP	268imp 460v 3 phase
• Creek Stone	Flygt Duplex 3152	15 HP	487imp 230v 3 phase
• Shoal Creek	Flygt Duplex 3201	47 HP	480v 3 phase
• Burt's Crossing	Flygt Duplex 3127	41 HP	230v 3 phase
• Downtown Lift Station	Flygt Duplex 3085	3 HP	230v 3 phase
• Burt's Creek	Flygt Duplex 3201	47 HP	480v 3 phase

TERM AND CONDITIONS

Pro Pump will perform all work during regular business hours and will coordinate the timing of services with the City of Dawsonville. Pro Pump will perform a comprehensive 24-point PM inspection at the lift stations listed above and furnish a report detailing our findings. Should any additional repairs be required of the pumps or control systems, Pro Pump will provide to the City of Dawsonville a cost estimate for such items prior to undertaking any repairs.

For a 1 Year PM Services Agreement	\$5,690.00
For a 2 Year PM Services Agreement	\$11,380.00 (\$5,690.00/yr)
For a 3 Year PM Services Agreement	\$15,363 (\$5120.00/yr)*

(*) A 10% Discount will be applied to the total contract price for a signed 3 Year Agreement.

Pro Pump Solutions, Inc.

Pro Pump Solutions offers manufacturer's warranty. All PM service and repair work is backed by Pro Pump's 1-year labor warranty. This agreement may be terminated by either party with or without cause upon 60 days' written notice.

Terms are Net: 30 Days

PROPOSED:
PRO PUMP SOLUTIONS, INC.

Danny Bender
Danny Bender
Field Service Supervisor

ACCEPTED:
CITY OF DAWSONVILLE

By: _____

Print Name and Title

Date: _____

Please indicate the length of service:

1 yr. 2yrs 3yrs



DAWSONVILLE CITY COUNCIL
EXECUTIVE SUMMARY FOR
AGENDA ITEM # 7d

SUBJECT: APPROVE UPDATED 2022 LEASE FOR DAWSONVILLE HISTORY MUSUEM

CITY COUNCIL MEETING DATE: 04/18/2022

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 REQUEST APPROVAL FOR THE UPDATED 2022 DAWSONVILLE HISTORY MUSEUM LEASE

HISTORY/ FACTS / ISSUES:

- **LEASE ORIGINALLY APPROVED AT THE 12/06/2021 CITY COUNCIL MEETING**
- **MUSUEM DIRECTOR AND BOARD OF DIRECTORS HAD SOME QUESTIONS ABOUT THE LEASE BEFORE SIGNING; CONCERNS WERE PRESENTED TO CITY ATTORNEY AND CHANGES TO THE LEASE WERE MADE**
- **NOTED CHANGES INCLUDE THE DEFAULT SECTION OF THE LEASE, CLARIFICATION OF IMPROVEMENTS AT THE MUSUEM AND RESPONSIBLE PARTY, STREAMLINING THE PERCENTAGE RENT CALCULATION AND USE OF CITY PROPERTY**

OPTIONS:

APPROVE AS PRESENTED

RECOMMENDED SAMPLE MOTION:

REQUESTED BY: Bob Bolz, City Manager

LEASE AGREEMENT

This Lease agreement (“Lease”) is entered into effective the **1st day of January, 2022** by and between **THE CITY OF DAWSONVILLE**, a Georgia municipal corporation, whose address is 415 Hwy. 53 East, Suite 100, Dawsonville, Georgia 30534 (“Lessor”) and **DAWSONVILLE HISTORY MUSEUM, INC.**, a Georgia non-profit corporation d/b/a Georgia Racing Hall of Fame, (“Lessee”), whose address is 415 Hwy. 53 East, Suite 110, Dawsonville, Georgia 30534.

WITNESSETH:

WHEREAS, the Lessor owns and operates certain property and facilities (“Premises”) located at 415 Hwy. 53 East, Dawsonville, Georgia 30534, which is known as the City Hall/Dawsonville Municipal Complex; and

WHEREAS, the Premises includes several tenant spaces, including a museum and a retail/manufacturing space, of which the museum space is available for lease and suitable for Lessee’s use; and

WHEREAS, the Lessor desires to lease the museum space, as fully depicted in Exhibit “A” attached hereto and fully incorporated herein (“Museum Space”), to Lessee for the operation by Lessee of the Georgia Racing Hall of Fame, which will be in general open to the public, pursuant to the terms and conditions of the City Lease.

NOW THEREFORE, for and in consideration of the mutual covenants and obligations set forth herein and in consideration of One Dollar (\$1.00) and other good and valuable consideration mutually exchanged this date between parties hereto, the receipt and adequacy of which is hereby acknowledged, the parties hereby agree as follows:

- 1. Premises and Use.** Lessee shall be permitted to occupy and utilize the areas of

the Premises depicted in Exhibit A, otherwise known as the Museum Space, for the purpose of operating the Georgia Racing Hall of Fame Museum, which shall be open to the public and maintain business hours as deemed appropriate by Lessee, so long as, such operations do not materially interfere with the business and operations of the City of Dawsonville. Notwithstanding anything to the contrary herein, the Lessor shall be permitted at no cost to Lessor to use the Alleyway, Men's and Women's Bathrooms and the Conference Room depicted upon Exhibit A for City sponsored events so long as said use does not materially interfere with the Lessee's reasonable use of these areas. If grant funding becomes available, the parties agree to negotiate in good faith to (a) increase the leased space to the Lessee, and (b) account for any loss in income occasioned by the City as a result of the necessary modifications of other leases.

2. Lease Term. This Lease shall commence on January 1, 2022, for the period of twelve months ("Lease Term") terminating on December 31, 2022. The Lease Term is NOT subject to an automatic renewal.

3. Rent. Lessee covenants and agrees to pay Lessor a rent amount as rent for the Museum Space during the Lease Term which will be as follows:

A. Lessee will pay to Lessor Base Rent in the amount of \$250.00 (two hundred and fifty and no/100 dollars) per month for the Museum Space. Rent will be due and payable by the 5th day of every month, and if not actually received by the City by the 10th of the month the rental payment shall be late. For any late payment received after the 10th of the month Lessee shall pay to the City a 5% penalty. Penalty payment shall be due immediately and must be included with payment of past due rent.

B. Lessee will pay to Lessor Percentage Rent in such amount as is determined by subtracting the cost of retail purchases and donations from gross receipts from museum operations and multiplying that difference by 15% (fifteen percent). Percentage rent is capped each year at the amount that is paid by the City to an independent contractor for the purpose of providing management to the Dawsonville History Museum, plus the cost of any liability insurance coverage for such person. Percentage rent may be summarized by the following formula:

$$(Gross\ Receipts - (Cost\ of\ Retail\ Purchases + Donations)) * 15\% = Percentage\ Rent$$

Cost of retail purchases shall mean the funds expended by Lessee for products which Lessee resells in order to generate revenue including memorabilia, souvenirs, clothing, hats, and similar such items.

C. The payments referred to in Paragraph 4, Subparagraphs A and B shall be collectively referred to as "Rent." Rent will be due and payable by the 5th day of every month, and if not actually received by the City by the 10th of the month the rental payment shall be late. For any late payment received after the 10th of the month Lessee shall pay to the City a 5% penalty. Penalty payment shall be due immediately and must be included with payment of past due rent.

4. Parking. Lessee and its employees shall have the right to use the public parking spaces or parking areas near or adjacent to the City Hall/Dawsonville Municipal Complex. All such parking shall be on a nonexclusive, non-assigned basis. Lessee shall not use or permit its employees or invitees to use any spaces which have been specifically reserved by Lessor to other tenants or for such other uses as have been designated as being

restricted to certain uses. Lessee shall at all times comply and cause its employees and invitees to comply with any parking rules and regulations as Lessor may from time to time reasonably adopt. At no time will Lessee or its employees use any parking spaces for storage or containers of any type or description. At no time will Lessee, its employees, or its customers use areas not specifically designated for parking as parking spots or areas, or for storage. Lessor assumes no liability or risk for any damage that may occur to the vehicles or other property of Lessee, its employees, customers or others in any parking area or common area.

5. Storage, Store Fronts, and Unpermitted Uses/Activities. Lessee agrees to maintain the Museum Space in a clean condition. Lessee agrees to not use the Museum Space as a long-term storage facility for items, except in areas specifically designated for the purpose of storage, such as closets. Notwithstanding the foregoing, Lessee shall have the right to store items necessary for the proper operation of the Museum for a period of time not to exceed three (3) business days. However, such storage shall not impede, obstruct, or in any way interfere with the normal operations of the City and/or any other tenants or visitors to the Premises. At no time will Lessee store any item that is unnecessary for the proper operation of its business within the Museum Space or the parking area.

6. Insurance and other charges. Lessee agrees to and shall pay for general liability insurance and shall name the Lessor as certificate holder or additional insured under the policy of insurance. Lessee shall keep the general liability policy in full force and affect for the full Lease Term with coverage in the amount of at least \$1 million per person / \$2 million per occurrence. Lessee is responsible for all other forms of insurance

(i.e. workers comp, etc.) as may be required by law, except as may be expressly assumed by Lessor in writing. Before holding any events where alcohol is sold or otherwise provided to attendees, whether or not it is an event of Lessee or some third party, Lessee shall provide or cause a third party to provide a “liquor liability policy” which policy shall likewise name the City as an additional insured, and which shall have coverage limits commensurate with this paragraph.

7. **Improvements.** To the extent Lessee desires to modify, change or improve the Museum Space for Lessee’s intended use, all such costs shall be borne by Lessee, and no such costs shall be the responsibility of Lessor. Any plans for modifications or improvements must be presented to and approved in writing by Lessor prior to initiation of any change, modification or construction.

City Manager or his designee must preapprove any expense by the Lessee that is believed to be incurred by the Lessor. Lessee will be responsible for any expense they initiated without pre-approval from the City.

8. **Utilization of City Employees and/or City Funds.** Lessee is responsible for the charge of utilizing City employees to perform work inside or outside of the museum not related to the maintenance of the museum that is the responsibility of the Lessor. The charge for the utilization of City employees will be billed monthly at the rate of \$20 per hour, per employee during regular business hours and \$30 per hour, per employee for work performed outside of regular business hours. Regular business hours are defined as Monday through Friday, 8:00 am to 4:30 pm.

Lessee will be required to request and receive approval for the utilization of City Employees from the City Manager or his designee forty-eight hours in advance. A

request for utilization of City Employees does not guarantee they will be available.

9. Utilities. Lessee is responsible for all utilities associated with its occupation and use of the Museum Space including, but not limited to, water, sewer, natural gas, and electricity. Lessee shall install and maintain any necessary utility meters or sub-meters at Lessee's expense.

10. Office Supplies/Printer. Lessee is responsible for providing their own copier/printer, ink, toner, paper and other related office supplies for their operations.

11. Garbage/Dumpster Removal Services. Lessor shall provide access to Lessee to the Lessor's dumpster located on the property adjacent to the Premises for Lessee's normal weekly garbage usage. Lessee shall not deposit any hazardous substances in the dumpster or place any garbage or trash outside of the dumpster at any time. All garbage and trash from Lessee's use of the Premises shall be hauled to and deposited in the dumpster by Lessee on at least a weekly basis.

12. Pest Control. Lessee, at its cost, shall at all times keep the Premises free of pests. Lessor may elect to implement a program of pest control and, in such event, Lessee hereby grants Lessor the right to enter the Premises and perform such spraying and/or inspections that Lessor deems appropriate, and Lessee shall reimburse Lessor for Lessee's share of the cost of such program. If Lessor does not elect to implement a pest control program, Lessee shall implement a program of pest control satisfactory to Lessor which may include, without limitation, (a) moving any furniture, fixtures, equipment, displays or inventory during inspections and spraying by Lessee's exterminator; and (b) maintaining the Premises in a clean, trash-free and sanitary condition. Lessee further acknowledges that Lessee's exterminator shall, in an environmentally safe way, perform

inspections and/or spraying at least every month. If Lessee fails to promptly and fully comply with this Section, Lessor shall have the right, but not the obligation, to enter the Premises to perform such spraying or inspections at Lessee's expense. Performance of such work by Lessor shall not constitute a waiver of Lessee's default in failing to do the same and neither shall it entitle Lessee to any damages for any injury or inconvenience occasioned thereby nor to any abatement of rent. Lessee shall reimburse Lessor for any cost incurred by Lessor pursuant to this Section upon demand therefor.

13. Security Deposit. Because of the relationship between Lessor and Lessee and Lessee's status as a non-profit corporation operating a museum for the benefit of the general public, no Security Deposit shall be required from Lessee for this Lease.

14. Binding Effect and Severability. The provisions of this Lease shall be binding upon and inure to the benefit of both parties and their respective successors and assigns. If any provision of this Lease or any application thereof shall be invalid or unenforceable, the remainder of this Lease and any other application of such provision shall not be affected thereby.

15. Quiet Enjoyment. Upon due performance by Lessee of its covenants and agreements under this Lease, Lessor covenants that Lessee shall and may at all times peaceably and quietly have, hold, and enjoy the Museum Space during the Lease Term.

16. Headings. The Section headings are for convenience and reference only and shall not be used to limit or otherwise affect the meaning of any provision of this Lease.

17. Counterparts. This Lease may be simultaneously executed in two or more counterparts, each of which shall be deemed a fully enforceable original but all of which together shall constitute one and the same instrument.

18. Governing law, Venue and Jurisdiction. This Lease shall be construed in accordance with and governed by the laws of the State of Georgia. Both parties hereby consent to jurisdiction and venue in Dawson County, Georgia in any action brought to enforce any provision of this Lease.

19. Relationship of parties. Lessor and Lessee shall not be considered or deemed to be joint venturers or partners and neither shall have the power to bind or obligate the other except as set forth herein. In the event that Lessor engages a person or entity for the purpose of providing management related to Lessee and Lessee's use of the Museum Space, such shall not change the relationship of the parties or anything in this Paragraph 19. The foregoing notwithstanding, the continued cooperation between Lessor, Lessee and any such individual or entity as determined in Lessor's discretion is a material term of this lease, and the lack of such cooperation may be grounds for termination of this Lease Agreement.

20. Default. Lessee shall be in default if it fails to pay any rent or any other obligation when due to Lessor or fails to comply with any of the requirements of this Lease applicable to Lessee, including but not limited to the requirement to work in conjunction with any person or entity engaged by Lessor for management of the Museum Space, compliance with which is determined in Lessor's discretion. In the event Lessee defaults, Lessor may terminate this Lease and pursue such remedies as are allowed by law. Included among these remedies shall be the right of Lessor to recover all rents owed under the Lease for the unexpired portion of the Lease Term. Upon a default and prior to exercising any remedy hereunder or allowed by law, Lessor shall provide Lessee written notice of the default and of Lessor's intent to exercise remedies. Lessee shall communicate within ten

(10) days following receipt of the notice of default whether or not it intends to cure the default. If Lessee communicates that it intends to cure the default, Lessee shall have thirty (30) days from its notice to Lessor to complete its cure, however, so long as Lessee is diligently pursuing a cure to its default, Lessor in its discretion may extend the time for cure an additional thirty (30) days. If the default is not cured within the cure period, or if Lessee fails to give notice that it intends to cure the default, then Lessor will be immediately entitled to take possession of the Museum Space. Lessee waives any further right to notice prior to Lessor pursuing remedies other than those contained herein. Lessor shall be in default if it fails to comply with any of the requirements of this Lease applicable to Lessor. The foregoing notwithstanding, in the event a default of the Lessee poses or creates an imminent threat to life, health, or poses an immediate risk of substantial property damage or destruction, Lessor shall have the ability to immediately enter the premises in order to cure any such default.

21. Construction. All terms used in this Lease, regardless of the number or gender in which they are used, shall be deemed and construed to include any other number, singular or plural, and by other gender, masculine, feminine, or neuter, as the context or sense of this Lease or any section, subsection, or clause herein may require as if such terms had been fully and properly written in such number or gender.

22. Modification. No changes, additions, or interlineations made to this Lease shall be binding unless initialed by both parties.

23. Non-waiver. No delay or failure by either party to exercise any right under this Lease, and no partial or single exercise of that right, shall constitute a waiver of that or any other right, unless otherwise expressly provided herein.

24. Time of essence. Time is expressly declared to be of the essence of this Lease.

25. Entire Agreement. This Lease supersedes all agreements previously made between the parties relating to its subject matter. There are no other understandings or agreements between them.

In witness whereof the parties have executed this Lease effective as of the date first above written.

(Signatures on following page)

LESSOR:
CITY OF DAWSONVILLE

LESSEE:
DAWSONVILLE HISTORY MUSEUM,
INC.

By: Mike Eason, Mayor

By: Calvin Byrd, CEO



DAWSONVILLE CITY COUNCIL
EXECUTIVE SUMMARY FOR
AGENDA ITEM # 8

SUBJECT: EMPLOYEE RECOGNITION

CITY COUNCIL MEETING DATE: 04/18/2022

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:

- MARCH 2022 EMPLOYEE OF THE MONTH
 - EMPLOYEE OF THE SECOND QUARTER
 - SERVICE AWARDS FOR THE MONTH OF APRIL
-

HISTORY/ FACTS / ISSUES:

OPTIONS:

RECOMMENDED SAMPLE MOTION:

REQUESTED BY: Bob Bolz, City Manager



DAWSONVILLE CITY COUNCIL
EXECUTIVE SUMMARY FOR
AGENDA ITEM # 9

SUBJECT: **PROCLAMATION: ADMINISTRATIVE PROFESSIONALS DAY, APRIL 27, 2022**

CITY COUNCIL MEETING DATE: 04/18/2022

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 ADMINISTRATIVE PROFESSIONALS' DAY AND READ PROCLAMATION

HISTORY/ FACTS / ISSUES:

ADMINISTRATIVE PROFESSIONALS' DAY IS WEDNESDAY, APRIL 27, 2022

OPTIONS:

RECOMMENDED SAMPLE MOTION:

REQUESTED BY: Bob Bolz, City Manager



Proclamation

Administrative Professionals Day April 27, 2022



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

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

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

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

NOW, THEREFORE, I, Mike Eason, Mayor of the City of Dawsonville, do hereby proclaim April 27, 2022 as Administrative Professionals Day.

In Witness Whereof, I have set my hand and seal this 18th day of April, 2022.

Mike Eason, Mayor

ATTEST:

Beverly Banister, City Clerk





City of Dawsonville

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

Zoning Amendment
Application

Application#: ZA C2200130
Applicant Name(s): Shiloh and Shiloh LLC
Address: 1870 Washington Street City: Jefferson GA Zip: 30549
Cell Phone: [redacted] Email: [redacted]
Date 2.8.2022

Property Address: 41 + 68 Dan Roper Lane
Directions to Property from City Hall: Hwy 9 South

Tax Map Parcel #: D02 006, D02 005 Current Zoning: PCS
Land Lot(s): 508 District: 4th Section: 1
Subdivision Name: Lot#
Acres: 1.00 Current use of property: Apartments
Has a past request of Rezone of this property been made before? yes If yes, provide ZA# 02-25 file 630 B3
99-32 file 633 A1

The applicant request:
Rezoning to zoning category: R6 Conditional Use permit for:
Proposed use of property if rezoned: Remain the same
Residential #of lots proposed: Minimum lot size proposed (Include Conceptual Plan)
Amenity area proposed, if yes, what
If Commercial: total building area proposed: (Include Conceptual Plan)
Utilities:(utilities readily available at the road frontage): Water Sewer Electric Natural Gas
Proposed Utilities:(utilities developer intends to provide) Water Sewer Electric Natural Gas
Road Access/Proposed Access: (Access to the development/area will be provided from)
Road name: Type of Surface:

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

Signature of Applicant [Signature] Date 2/8/22

Table with 2 columns: Office Use Only and Nonconforming Note. Rows include Date Completed Application Rec'd, Date of Planning Commission Meeting, Date of City Council Meeting, Date of City Council Meeting, and Approved by Planning Commission.

FEB 08 2022
BY: SH



City of Dawsonville

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

**Zoning Amendment
Authorization**

Property Owner Authorization

I / We Shiloh and Shiloh, LLC hereby swear that I / we own the property located at (fill in address and/or tax map & parcel #) DO2 006 DO2 005 H1 + 68 Dan Roper Lane 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.

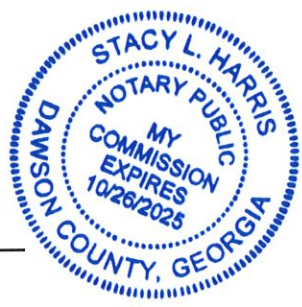
Printed Name of Applicant or Agent Michael Carr
Signature of Applicant or Agent [Signature] Date 2/8/22
Mailing Address 1870 Washington Street
City Jefferson State GA Zip 30549

Sworn and subscribed before me on this

8th day of February 20 22

[Signature]
Notary Public, State of Georgia

My Commission Expires: 10/26/2025



Notary Seal



City of Dawsonville

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

**Zoning Amendment
Adjacent Property Owners**

Application # ZA C2200130 TMP#: D02 006 , D02 005

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

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

TMP # D04 010 1. Name(s): Raymond Gilleland
Address: P.O. Box 157
Dawsonville GA 30534

TMP # D02 027 2. Name(s): ABBA House
Address: P.O. Box 1480
Dawsonville GA 30534

TMP # D02 004 3. Name(s): Raymond Gilleland
Address: P.O. Box 157
Dawsonville, GA 30534

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

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

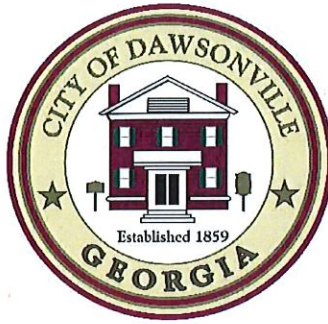
TMP # _____ 6. Name(s): _____
Address: _____

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

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

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

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



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

Date: 3/16/2022

To: Mayor and Council

Reference: ZA C2200130 Planning and Zoning Department Summary

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

1. Property is in Post 2 William Illg Council district.
2. The city is requesting to rezone property from PCS district (Planned Conservation Subdivision District) to R6 district (Multiple Family Residential District).
3. Rezoning is for 1 acre.
4. The subject property adjoins city R3 zoning district to the south, city R3 zoning district to the west, city R3 zoning district to the east and city HB zoning district to the north.
5. 2018 comprehensive plan character area proposes commercial use.
6. Planning Department is reviewing the status of each parcel in the City verses the 2018 zoning map and found the 2018 zoning map incorrect. The City is recommending the property owner rezone to R6 (Multiple Family Residential District) to avoid future non-conforming zoning.
7. Planning Commission approved the request on 3/14/22 without conditions.

David Picklesimer
Planning Director

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



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

Date: 2/9/2022

To: Planning Commission

Reference: ZA C2200130 Planning and Zoning Department Summary

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

1. Property is in vacant Post 2 commission district.
2. The city is requesting to rezone property from PCS district (Planned Conservation Subdivision District) to R6 district (Multiple Family Residential District).
3. Rezoning is for 1 acre.
4. The subject property adjoins city R3 zoning district to the south, city R3 zoning district to the west, city R3 zoning district to the east and city HB zoning district to the north.
5. 2018 comprehensive plan character area proposes commercial use.
6. Planning Department is reviewing the status of each parcel in the City verses the 2018 zoning map and found the 2018 zoning map incorrect. The City is recommending the property owner rezone to R6 (Multiple Family Residential District) to avoid future non-conforming zoning.



David Picklesimer
Planning Director

Filed in Office: 02/08/2016 11:30AM
Deed Doc: QCD
Bk 01183 Pg 0431-0432
Georgia Transfer Tax Paid : \$0.00
Justin Power Clerk of Court
Dawson County
0422016000173

RETURN TO: Robert T. Prior, Prior, Daniel & Wiltshire, 288 South Main Street, Madison, Georgia 30650

STATE OF GEORGIA §
COUNTY OF OCONEE §

Title not searched or
certified by Prior, Daniel &
Wiltshire, LLC

QUITCLAIM DEED

THIS INDENTURE, made this 2nd day of February, 2016, between

MICHAEL CARR & ASSOCIATES, INC.,
A GEORGIA CORPORATION

with its principal place of business at 821 Jett Roberts Road, Jefferson, Georgia 30549
(hereinafter called "Grantor") and

SHILOH AND SHILOH, LLC,
A GEORGIA LIMITED LIABILITY COMPANY

with its principal place of business 1870 Washington Street, Jefferson, Georgia 30549
(hereinafter called "Grantee").

WITNESSETH: That Grantor, for and in consideration of the sum of One Dollar (\$1.00) and other good and valuable consideration, in hand paid at and before the sealing and delivery of these presents, the receipt whereof is hereby acknowledged, has bargained, sold, and by these presents does bargain, sell, remise, release and forever QUITCLAIM unto the said Grantee, all the right, title, interest, claim, or demand, whatever the same may be, which the Grantor has or may have in and to that certain property described as follows:

All that tract and parcel of land lying and being in the City of Dawsonville, Dawson County, Georgia, and being in the 4th District, 1st Section of Dawson County, Georgia, containing 0.5 acres, more or less, as shown on a plat prepared by Henry Grady Jarard, Surveyor, dated May 17, 1978, as recorded in Plat Book

7, Page 177, Dawson County, Georgia Records. Which Plat is incorporated herein and made a part hereof by reference.

Also, all that tract or parcel of land lying and being in the City of Dawsonville, Dawson County, Georgia and being in the 4th District, 1st section of Dawson County, Georgia, and containing 0.50 acres, more or less, as shown on a plat prepared by Henry Grady Jarrard, dated May 17, 1978, as recorded in Plat Book 9, Page 8, Dawson County, Georgia Records. Which Plat is incorporated herein and made a part hereof by reference.

Also, included in this conveyance is the non-exclusive easement for ingress and egress, which is fully described in the Deed from Jimmy Jenkins to Lillian Sheriff, dated July 3, 1978 and recorded in Deed Book 44, Page 119-120, Dawson County, Georgia Records.


TOGETHER WITH all the rights, members, and appurtenances to the said described Property in anywise appertaining or belonging.

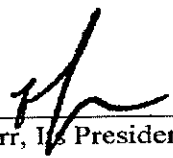
TO HAVE AND TO HOLD the said Property unto the said Grantee, so that neither the Grantor nor its successors or assigns nor any other person or persons claiming under Grantor shall at any time, claim or demand any right, title or interest to the said Property or its appurtenances.

IN WITNESS WHEREOF, Grantor has hereunto set its hand and affixed its seal the day and year first above written.

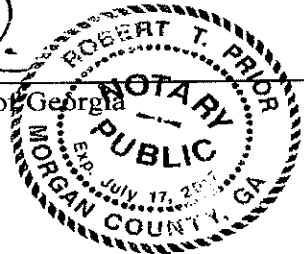
Signed, sealed and delivered in the presence of:

GRANTOR:
MICHAEL CARR & ASSOCIATES, INC.


Unofficial Witness

By:  (SEAL)
Michael Carr, Its President


Notary Public, State of Georgia





Overview



Legend

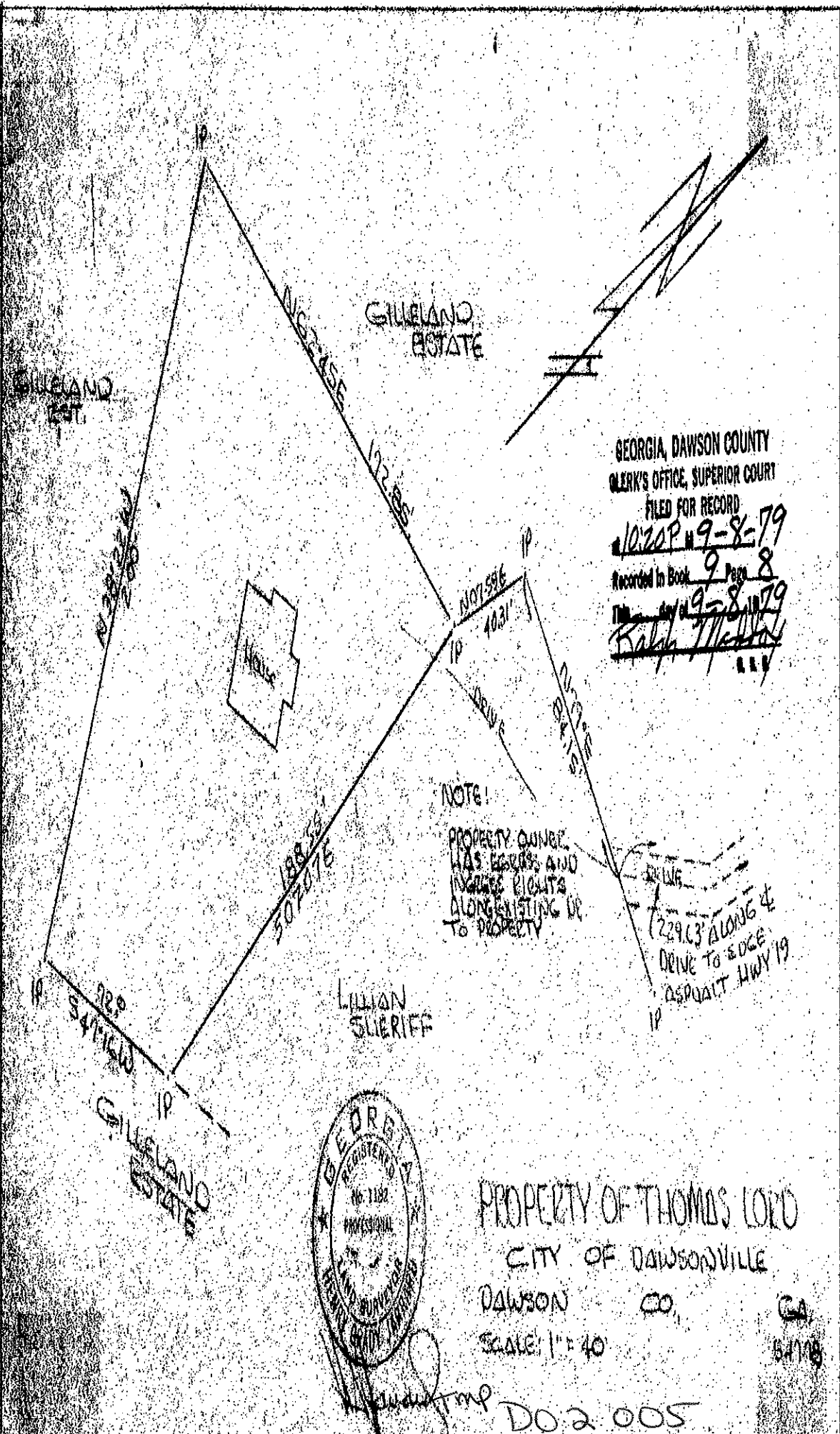
□ Parcels

Parcel ID: D02 005
Alt ID: 61
Owner: SHILOH AND SHILOH LLC
Acres: 0.5
Assessed Value: \$549300

Date created: 2/1/2022
Last Data Uploaded: 1/31/2022 10:54:51 PM

Developed by  Schneider
GEO SPATIAL

8



GEORGIA, DAWSON COUNTY
 CLERK'S OFFICE, SUPERIOR COURT
 FILED FOR RECORD
 10:20 P 9-8-79
 Recorded in Book 9 Page 8
 The day of 9-8-79
 Ralph M. ...
 CLK

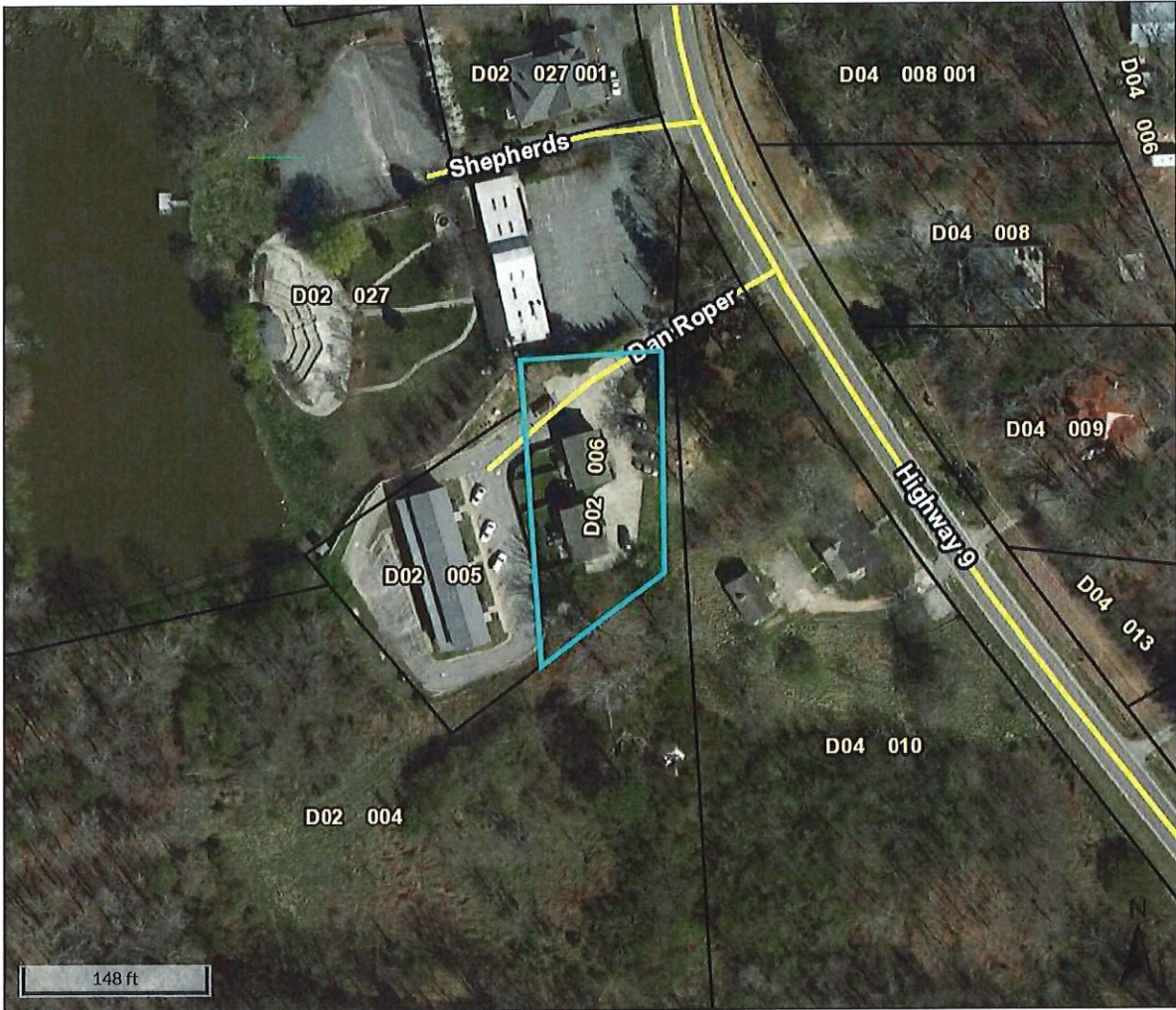
NOTE:
 PROPERTY OWNER
 HAS EGRESS AND
 INGRESS RIGHTS
 ALONG EXISTING DR.
 TO PROPERTY

DRIVE
 229.63' ALONG E
 DRIVE TO EDGE
 OF ASPHALT HWY 19



PROPERTY OF THOMAS LORD
 CITY OF DAWSONVILLE
 DAWSON CO. GA.
 SCALE: 1" = 40'

DO 2 005



Overview



Legend

□ Parcels

Parcel ID: D02 006
Alt ID: 62
Owner: SHILOH AND SHILOH LLC
Acres: 0.5
Assessed Value: \$347000

Date created: 2/1/2022
Last Data Uploaded: 1/31/2022 10:54:51 PM

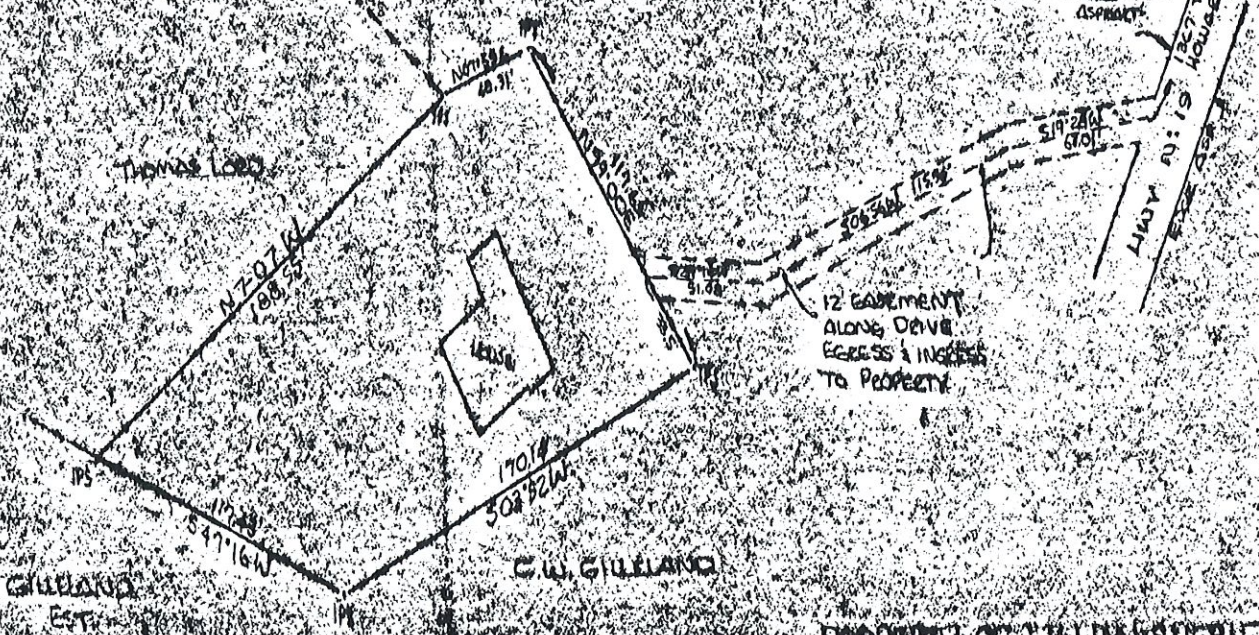
Developed by  Schneider
GEOSPATIAL

Georgia, Dawson County

RECORDED IN PLAT BOOK 7 PAGE 177

GILLELAND EST

THOMAS LOBO



PROPERTY OF LEE ANN SHERIFF
CITY OF RANSONVILLE

GEORGIA, DAWSON COUNTY
CLERK'S OFFICE, SUPERIOR COURT

FILED FOR RECORD
of 9:25 A.M. 6-3-78

Recorded in Book 7 Page 177

this day of 6-3-1978

Ralph Maddox, Clerk

DAWSON
SCALE 1" = 40'

CS

CS

6-17-78



Tmp D02006

City of Dawsonville
July 19, 2004
Called Council Meeting Minutes

Mayor Cox called the meeting to order.

Roll Call: Those present were Council Member Jonathan Cox, Council Member Tim Wimpey, Council Member Mike A. Wilson, Council Member Mike Sosebee, City Clerk, Jessie Layne, Fred Youngman, and Attorney Dana Miles.

Invocation and Pledge: Mayor Cox led the invocation and pledge.

Approval of Minutes: A motion was made by Mike Sosebee to approve the minutes from the July 5, 2004 Council Meeting and the minutes from the called work session held on July 12, 2004. Mike Wilson seconded the motion. Motion carried unanimously.

Old Business: The City Attorney called the public hearing to order for the final reading of the proposed Zoning Ordinance and Zoning Map. The City Attorney stated that this was the third and final hearing on the proposed Zoning Ordinance and Zoning Map. Two public hearings have already been held.

Mayor Cox stated that he had told Dave Smitz, with Marathon Land Company, that the minimum lot size would be 7,200 sq. ft. and that the street pavement width would be 24 feet wide. Fred Youngman, Chairman of the Planning and Zoning Commission, stated that the minimum lot size in the proposed Zoning Ordinance is 7,500 sq. ft. The minimum street pavement width in the Development Regulations is 28 feet wide.

A motion was made by Tim Wimpey to accept the Zoning Ordinance as written and the Zoning Map with two changes. Mike Wilson seconded the motion. Motion carried unanimously. Mayor Cox stated that he wanted the record to show that he was opposed to the adoption of the Zoning Ordinance as is.

Dave Smitz, with Marathon Land Company, asked the Council to approve his amended preliminary plan for the mixed-use development on Highway 53 West. Mr. Smitz stated that type A lots would have 9,000 sq. ft, with 20 feet front setbacks, 7 feet side setbacks, and 20 feet rear setbacks. Type B lots would have 7,200 sq. ft. with 20 feet front setbacks, 5 feet side setbacks, and 20 feet rear setbacks. Type C lots would be town homes.

Mr. Smitz stated that the density might change but not to exceed 3 houses per acre. Mr. Smitz stated that he was under the impression that the site plan had been approved at the rezoning of the property. The City Attorney stated that the City Council had approved the rezoning of the property for a mixed-use development. The site plan specifics were not approved.

Fred Youngman gave each Council Member a write up of what Mr. Smitz needed to do to bring his development into compliance with the new Zoning Ordinance and Development Regulations.

Tim Wimpey made a motion to deny the variance. Seconded by Mike Wilson.

Mike Sosebee asked the Mayor for his opinion. Mayor Cox stated that Mr. Smitz had done everything that he had asked him to do. The Mayor stated that nothing is written in stone and that was the reason for granting variances.

Jonathan Cox stated that the 7,500 sq. ft. lots would stand and that 5 feet side setbacks between homes are just to close.

Dave Smitz asked that his request be tabled until a topo can be done. When the topo is finished, the exact density can be calculated.

Mike Sosebee made a motion to table the variance request until the August 2, 2004 meeting. Jonathan Cox seconded the motion. Motion carried unanimously.

Jonathan Cox made a motion to lift the moratorium on all annexations and rezoning. Tim Wimpey seconded the motion. The motion carried unanimously.

New Business: Hubert Tinsley asked for a variance from a thirty-foot driveway to a fifteen-foot driveway for lots 1A, 2A, 3A, 4A, 4B, 5B, 33B, 34B, 35B, and 6B at Maple Heights Subdivision.

Tim Wimpey made a motion to approve the driveway variances with the stipulation that Mr. Tinsley filled out all of the necessary paperwork. Jonathan Cox seconded the motion. Motion carried unanimously.

Mike Wilson made a motion to approve a Safety Policy. Mike Sosebee seconded the motion. Motion carried unanimously.

Jonathan Cox made a motion to accept the bid from Middle Georgia Water Systems to drill the existing Maple street well 200 feet and replace the 6 inch PVC casing with 8 inch steel casing. Mike Sosebee seconded the motion. Motion carried unanimously.

Mayor's Report: None

Public Comment: None

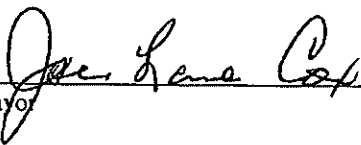
Executive Session: Tim Wimpey made a motion to go into executive session to discuss personnel issues. Jonathan Cox seconded the motion. Motion carried unanimously. The City Clerk was asked to leave the room.

Tim Wimpey made a motion to come out of executive session. Mike Sosebee seconded the motion. Motion carried unanimously.


Jonathan Cox made a motion to go back into regular session. Mike Sosebee seconded the motion. Motion carried unanimously.

Tim Wimpey made a motion to approve the action that was discussed during the work session pertaining to personnel issues. Mike Wilson seconded the motion. Motion carried unanimously.

Tim Wimpey made a motion to adjourn the July 19, 2004 Called Council Meeting. Mike Sosebee seconded the motion. Motion carried unanimously. The meeting adjourned at 9:00 p.m.



Mayor



Attest
Minutes taken by: Betty Clark

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



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

VIA CERTIFIED MAIL 9590940251699122347333

December 9, 2021

Shiloh and Shiloh LLC
1870 Washington Street
Jefferson, GA 30549

Dear Property Owner(s):

During a recent audit conducted in the Planning and Zoning Department, there were some discrepancies discovered on the 2018 Zoning Map in comparison to the official recorded minutes of the City Council. Unfortunately, your property is included in this discrepancy and is nonconforming. What does this mean? Nonconforming is when your property/structure is not in accordance with the zoning ordinance.

Your property located at TMP D02 005 and D02 006; 41 and 68 Dan Roper Lane is currently zoned PCS (Planned Conservation Subdivision) per City Council recorded minutes (*enclosed*) and the 2018 zoning map shows R-6 (Multiple Family Residential). In an attempt to correct this issue, the City is initiating a zoning amendment at no cost to the property owner. Please sign the enclosed zoning application form and return it no later than January 14, 2022.

Should you feel that this is an error and have official documentation stating otherwise, please contact Stacy Harris at 706.203.4923 or stacy.harris@dawsonville-ga.gov.

Kindest regards,

Stacy Harris, Zoning Administrative Assistant

Emailed 1.11.2022.

City Council:

John Walden
Caleb Phillips
William Illg
Mark French



Mike Eason
Mayor

Robert Bolz
City Manager

Beverly Banister
City Clerk

Planning Commission:

Matt Fallstrom
Randy Davis
Anna Tobolski
Sandy Sawyer

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

David Picklesimer
Planning Director

Stacy Harris
Zoning Admin Assistant

PUBLIC NOTICE

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

.....

ZA-C2200130: Shiloh and Shiloh, LLC has petitioned a zoning amendment for TMP D02 005 and D02 006, Located at 41 and 68 Dan Roper Lane from PCS (Planned Conservation Subdivision) to R6 (Multiple-Family Residential). Public Hearing Dates: Planning Commission on March 14, 2022, and City Council on March 21, 2022. City Council for a decision on April 18, 2022.

VAR-C2200128: Destiny Mortgage Lending has petitioned front setback be reduced from 20 feet to 2 feet for TMP D03 049; Located at 436 Academy Avenue. Property is located in the City of Dawsonville Historic District. Public Hearing Date: Planning Commission on March 14, 2022.

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.

PER PLAT RECORDED IN PLAT BOOK 48, PAGE 41, DAWSON COUNTY, GEORGIA RECORDS.

The debt secured by said Security Deed has been and is hereby declared due because of, among other possible events of default, failure to pay the indebtedness as and when due and in the manner provided in the Note and Security Deed. The debt remaining in default, this sale will be made for the purpose of paying the same and all expenses of this sale, as provided in the Security Deed and by law, including attorney's fees (notice of intent to collect attorney's fees having been given).

Said property is commonly known as **5792 Elliott Family Pkwy, Dawsonville, GA 30534** together with all fixtures and personal property attached to and constituting a part of said property, if any. To the best knowledge and belief of the undersigned, the party (or parties) in possession of the subject property is (are): Gregory D. Young or tenant or tenants.

PennyMac Loan Services, LLC is the entity or individual designated who shall have full authority to negotiate, amend and modify all terms of the mortgage. PennyMac Loan Services, LLC Loss Mitigation 3043 Townsgate Road #200, Westlake Village, CA 91361 1-866-549-3583

Note, however, that such entity or individual is not required by law to negotiate, amend or modify the terms of the loan.

Said property will be sold subject to: (a) any outstanding ad valorem taxes (including taxes which are a lien, but not yet due and payable), (b) unpaid water or sewage bills that constitute a lien against the property whether due and payable or not yet due and payable and which may not be of record, (c) the right of redemption of any taxing authority, (d) any matters which might be disclosed by an accurate survey and inspection of the property, and (e) any assessments, liens, encumbrances, zoning ordinances, restrictions, covenants, and matters of record superior to the Security Deed first set out above.

The sale will be conducted subject to (1) confirmation that the sale is not prohibited under the U.S. Bankruptcy Code; and (2) final confirmation and audit of the status of the loan with the holder of the Security Deed. Pursuant to O.C.G.A. Section 9-13-172.1, which allows for certain procedures regarding the rescission of judicial and non-judicial sales in the State of Georgia, the Deed Under Power and other foreclosure documents may not be provided until final confirmation and audit of the status of the loan as provided immediately above.

PennyMac Loan Services, LLC as agent and Attorney in Fact for Gregory Young

Gregory Young & Pite, LLP, 15 Piedmont Center, 3575 Piedmont Road, N.E., Suite 1000, Atlanta, Georgia 30305, (404) 994-7637.

1-800-23224A

THIS LAW FIRM MAY BE ACTING AS A DEBT COLLECTOR ATTEMPTING TO COLLECT A DEBT. ANY INFORMATION OBTAINED WILL BE

104960 2/23,3/2,9,16

Public Hearings

Notice of Public Hearing

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

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VAR-C2200128: Destiny Mortgage Lending has petitioned front setback be reduced from 20 feet to 2 feet for TMP D03 049; Located at 436 Academy Avenue. Property is located in the City of Dawsonville Historic District. Public Hearing Date: Planning Commission on March 14, 2022. 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.

104988 2/23

Public Notice:

The Dawson County Planning Commission will hear public input in regards to the Dawson County 400 Corridor Guidelines Alternate Architectural Designs at 6:00 p.m. March 15th 2022 and the Dawson County Board of Commissioners will hear public input on March 17th 2022 following the 4 p.m. Work Session at the regularly scheduled Voting Session meeting in 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 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.

...at this court on or before MARCH 7, 2022.

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.

Jennifer Burt
Judge of the Probate Court
By Tammy Chester
Clerk of the Probate Court
25 Justice Way, Suite 4332
Dawsonville, GA 30534
706-344-3580

104431 2/9,16,23,3/2

IN THE PROBATE COURT OF DAWSON COUNTY STATE OF GEORGIA

IN RE: ESTATE OF ROBERT C. FULLER DECEASED

ESTATE NO. 2022-ES-32 PETITION FOR LETTERS OF ADMINISTRATION NOTICE LORRAINE A. FULLER

has petitioned to be appointed administrator(s) of the estate of ROBERT C. FULLER 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 March 21, 2022.

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.

Jennifer Burt
Judge of the Probate Court
By Tammy Chester
Clerk of the Probate Court
25 Justice Way, Suite 4332
Dawsonville, GA 30534
706-344-3580

104915 2/23,3/2,9,16

IN THE PROBATE COURT OF DAWSON COUNTY STATE OF GEORGIA

IN RE: DONNA ELAINE JONES DECEASED

ESTATE NO. 2022-ES-12 PETITION FOR LETTERS OF ADMINISTRATION NOTICE

To whom it may concern: GINA MARTIN has petitioned to be appointed administrator(s) of the estate of DONNA ELAINE JONES, deceased, of said county. (The petitioner has also applied for waiver of bond, waiver of

**3-DAY
2-NIGHT
TRIPS**

**NOW RUN
• MAR
• APR
• APR**

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PRIVATE
PARKING

**PUBLIC NOTICE
ON ZONING**

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

THE APPLICATION IS FOR:
ZA-C2200130

HEARINGS WILL BE HELD BY:

PLANNING COMMISSION	CITY COUNCIL
DATE 03.14.2022	DATE 03.21.2022
TIME 5:30pm	TIME 5:00pm

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

FOR ADDITIONAL INFORMATION CALL
CITY PLANNING & ZONING DEPT AT 706-265-3258

THIS SIGN NOT TO BE REMOVED WITHOUT AUTHORIZATION

qPublic.net™ Dawson County, GA

Summary

Parcel Number D02 005
 Location Address 68 DAN ROPER LANE
 Legal Description LL 508 LD 4-1
 (Note: Not to be used on legal documents)
 Class C3-Commercial
 (Note: This is for tax purposes only. Not to be used for zoning.)
 Tax District DAWSONVILLE (District 02)
 Millage Rate 23.663
 Acres 0.5
 Neighborhood City (00004)
 Homestead Exemption No (S0)
 Landlot/District 508 /

[View Map](#)



Owner

[SHILOH AND SHILOH LLC](#)
 1870 WASHINGTON STREET
 JEFFERSON, GA 30549

Rural Land

Type	Description	Calculation Method	Soil Productivity	Acres
RUR	Small Parcels	Rural	4	0.5

Commercial Improvement Information

Description Multi Residence-D-Avg
 Value \$297,800
 Actual Year Built 2008
 Effective Year Built 2008
 Square Feet 3120
 Wall Height 10
 Wall Frames Wood
 Exterior Wall Other
 Roof Cover Galvanized Metal
 Interior Walls Sheetrock
 Floor Construction Wood Joists & Subfloor
 Floor Finish Carpet/Vinyl Tile
 Ceiling Finish Sheetrock
 Lighting Incandescent Fix.
 Heating Cent. Htg. & A.C.
 Number of Buildings 1

Description Multi Residence-C-Avg
 Value \$194,800
 Actual Year Built 2008
 Effective Year Built 2008
 Square Feet 3120
 Wall Height 10
 Wall Frames Wood
 Exterior Wall Other
 Roof Cover Galvanized Metal
 Interior Walls Sheetrock
 Floor Construction Wood Joists & Subfloor
 Floor Finish Carpet/Vinyl Tile
 Ceiling Finish Sheetrock
 Lighting Standard F.F.
 Heating Cent. Htg. & A.C.
 Number of Buildings 1

Accessory Information

Description	Year Built	Dimensions/Units	Identical Units	Value
COMMERCIAL SITE VALE(10000)	2008	1x1 / 1	0	\$10,000
Paving: Asphalt	2008	20x300 / 11000	0	\$15,400

Sales

Sale Date	Deed Book / Page	Plat Book / Page	Sale Price	Reason	Grantor	Grantee
2/2/2016	1183 431	7 177	\$0	Gift	MICHAEL CARR & ASSOCIATES INC	SHILOH AND SHILOH LLC
7/26/2013	1088 515	7 177	\$625,000	Multi-Improved (ALT)	FIRST CITIZENS BANK OF GEORGIA	MICHAEL CARR & ASSOCIATES INC
4/3/2012	1022 409	7 177	\$0	Foreclosure (non ALT)	DURHAM BARBARA A	FIRST CITIZENS BANK OF GEORGIA
3/12/2008	864 121	7 177	\$0	Quitclaim (non ALT)	DURHAM BARBARA A	CIRCLE D CONTRACTORS INC
3/12/2008	864 120	7 177	\$0	Quitclaim (non ALT)	RIBBA INVESTMENTS LLC	DURHAM BARBARA A
2/29/2008	864 119	7 177	\$0	Quitclaim (non ALT)	DURHAM BARBARA A	RIBBA INVESTMENTS LLC
6/22/2007	817 525	7 177	\$402,500	Part	MCNALLY DAVID	DURHAM BARBARA A
8/26/2002	459 1	9 8	\$36,000	Fair Market Sale (Improved)	ROPER DAN	MCNALLY DAVID
11/2/1999	325 524	9 5	\$0	Quitclaim (non ALT)	ROPER DAN & EDNA STE	ROPER DAN
10/7/1999	323 235	9 8	\$0	Kin/Related	ROPER DAN	ROPER DAN & EDNA STE
9/8/1979	48 738	9 8	\$10,000	Fair Market Sale (Improved)	JENKINS JIMMY	ROPER DAN
4/1/1978	43 478	9 8	\$15,000	Fair Market Sale (Improved)		JENKINS JIMMY

Valuation

	2021	2020	2019	2018	2017
Previous Value	\$544,400	\$439,840	\$439,840	\$439,840	\$407,050
Land Value	\$31,300	\$26,400	\$10,490	\$10,490	\$10,490
+ Improvement Value	\$492,600	\$492,600	\$410,970	\$410,970	\$410,970
+ Accessory Value	\$25,400	\$25,400	\$18,380	\$18,380	\$18,380
= Current Value	\$549,300	\$544,400	\$439,840	\$439,840	\$439,840

Photos



Sketches

qPublic.net™ Dawson County, GA

Summary

Parcel Number D02 006
 Location Address 41 DAN ROPER LANE
 Legal Description LL 508 LD 4-1
 (Note: Not to be used on legal documents)
 Class R4-Residential
 (Note: This is for tax purposes only. Not to be used for zoning.)
 Tax District DAWSONVILLE (District 02)
 Millage Rate 23.663
 Acres 0.5
 Neighborhood RL-ST - Dawsonville (311000)
 Homestead Exemption No (S0)
 Landlot/District N/A

[View Map](#)



Owner

[SHILOH AND SHILOH LLC](#)
 1870 WASHINGTON STREET
 JEFFERSON, GA 30549

Rural Land

Type	Description	Calculation Method	Soil Productivity	Acres
RUR	Small Parcels	Rural	4	0.5

Residential Improvement Information

Style Multi Family (Triplex/Quads)
 Heated Square Feet 2080
 Interior Walls Sheetrock
 Exterior Walls Cement Fiber Siding
 Foundation Slab
 Attic Square Feet 0
 Basement Square Feet 0
 Year Built 2002
 Roof Type Architectural Shingles
 Flooring Type Carpet/Vinyl/Linolm
 Heating Type Central Heat/AC
 Number Of Rooms 12
 Number Of Bedrooms 4
 Number Of Full Bathrooms 2
 Number Of Half Bathrooms 2
 Number Of Plumbing Extras 4
 Value \$151,600
 Condition Average

Style Multi Family (Triplex/Quads)
 Heated Square Feet 2080
 Interior Walls Sheetrock
 Exterior Walls Vinyl Siding
 Foundation Slab
 Attic Square Feet 0
 Basement Square Feet 0
 Year Built 2003
 Roof Type Asphalt Shingles
 Flooring Type Carpet/Vinyl/Linolm
 Heating Type Central Heat/AC
 Number Of Rooms 12
 Number Of Bedrooms 4
 Number Of Full Bathrooms 2
 Number Of Half Bathrooms 2
 Number Of Plumbing Extras 4
 Value \$155,700
 Condition Average

Accessory Information

Description	Year Built	Dimensions/Units	Identical Units	Value
Paving: Concrete	2003	0x0 / 6300	0	\$12,000
Homesite Imp: 3 Avg	2003	0x0 / 1	0	\$5,000
Homesite Imp: 3 Avg	1999	0x0 / 1	1	\$5,000

Sales

Sale Date	Deed Book / Page	Plat Book / Page	Sale Price	Reason	Grantor	Grantee
2/2/2016	1183 431	7 177	\$0	Gift	MICHAEL CARR & ASSOCIATES INC	SHILOH AND SHILOH LLC
7/26/2013	1088 515	98	\$625,000	Multi-Improved (ALT)	FIRST CITIZENS BANK OF GEORGIA	MICHAEL CARR & ASSOCIATES INC
3/12/2008	864 121	98	\$0	Quitclaim (non ALT)	DURHAM BARBARA A	CIRCLE D CONTRACTORS INC
3/12/2008	864 120	98	\$0	Quitclaim (non ALT)	RIBBA INVESTMENTS LLC	DURHAM BARBARA A
2/29/2008	864 119	98	\$0	Quitclaim (non ALT)	DURHAM BARBARA A	RIBBA INVESTMENTS LLC
6/22/2007	817 525	98	\$402,500	Part	MCNALLY DAVID D/B/A	DURHAM BARBARA A
3/31/1999	303 617	7 177	\$21,500	Improved After Sale	TANNER TIMBER COMPAN	MCNALLY DAVID D/B/A
4/14/1997	239 12	7 177	\$16,100	Bank Sale (non ALT)	SEWELL TONY ALBERT	TANNER TIMBER COMPAN
12/20/1984	77 406	7 177	\$21,000	Fair Market Sale (Improved)	SHERIFF LILLIAN	SEWELL TONY ALBERT
6/3/1978	44 119	7 177	\$11,000	Fair Market Sale (Improved)	SHERIFF LILLIAN	SHERIFF LILLIAN

Valuation

	2021	2020	2019	2018	2017
Previous Value	\$331,500	\$300,500	\$300,500	\$262,728	\$250,236
Land Value	\$17,700	\$12,900	\$12,900	\$12,900	\$10,490
+ Improvement Value	\$307,300	\$296,600	\$266,100	\$266,100	\$229,752
+ Accessory Value	\$22,000	\$22,000	\$21,500	\$21,500	\$22,486
= Current Value	\$347,000	\$331,500	\$300,500	\$300,500	\$262,728

Photos



Sketches



DAWSONVILLE CITY COUNCIL EXECUTIVE SUMMARY FOR AGENDA ITEM # 11

SUBJECT: ANX-ZA-C2100043

CITY COUNCIL MEETING DATE: 04/18/2022

PURPOSE FOR REQUEST: **VOTE TABLED FROM MARCH 21, 2022**

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:

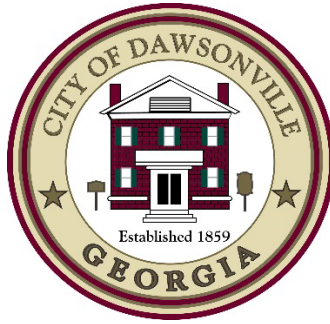
If annexation and zoning is approved motion recommended to be as follows: Motion to approve annexation and zoning application C2100043 tract # 2 known as a portion of TMP 093 004 001 with 32.937 acres. Density shall not exceed 75 units or 2.28 units per acre. Approval shall be conditioned per Planning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

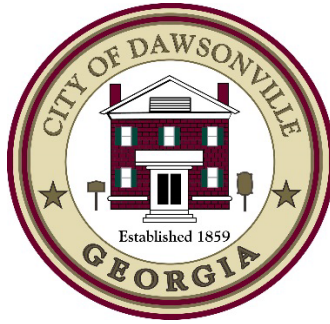
Reference: ANX/ZA C2100043 Planning and Zoning Department Summary

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.
- City Council postponed until 03/21/22.

**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

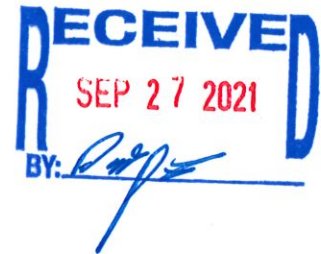
concerns and vibrancy for the area. Approval of the Applicant's Application would not cause a safety hazard or noxious condition, would not reduce property values in the surrounding area, and therefore would promote the health, safety, morals and general welfare of the public.

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:

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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;

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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

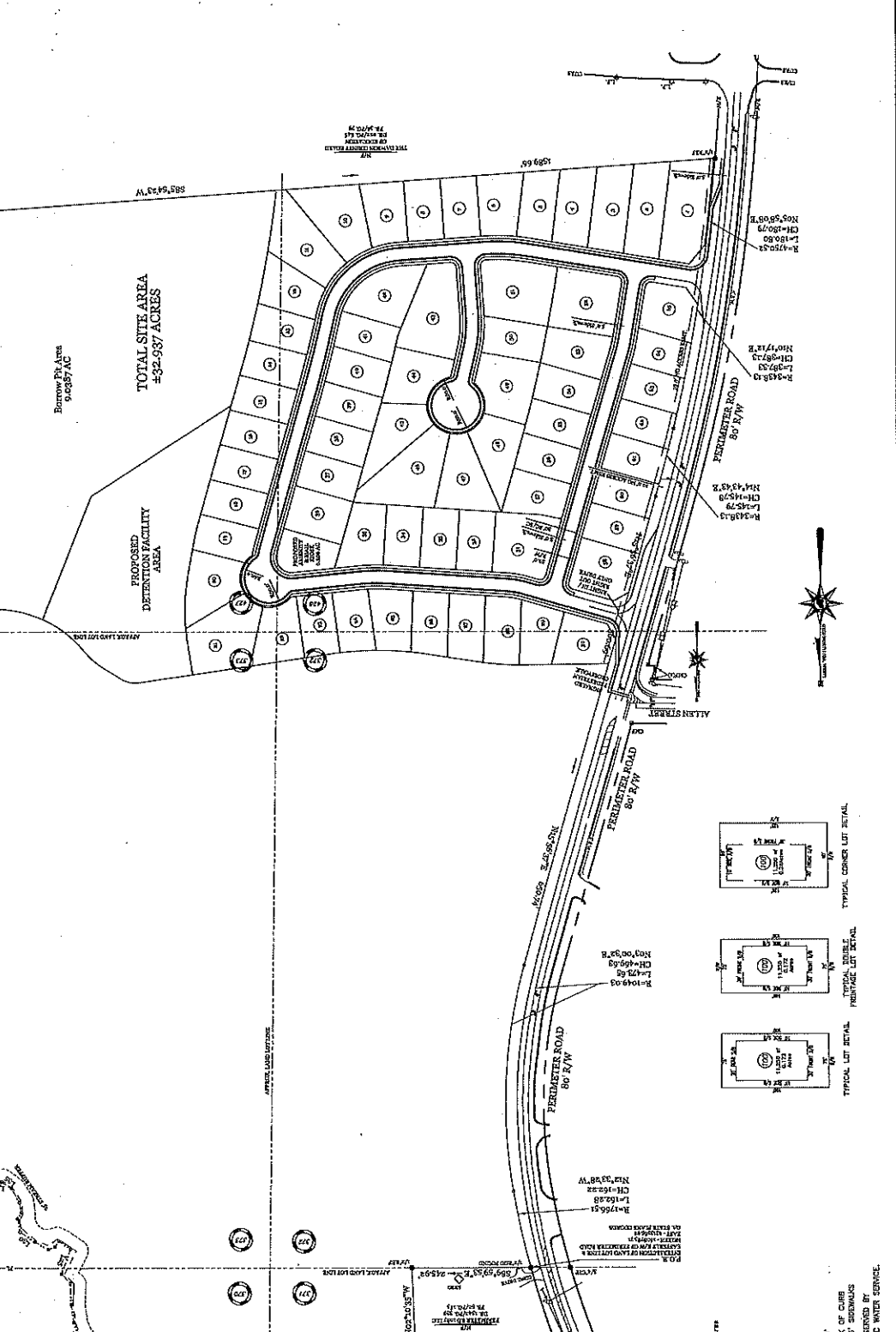
Google Earth

Imagery date: 11/1/1...

70 m

Camera: 873 m 34°24'56"N 84°06'1...

RECEIVED
 SEP 23 2021
 BY: [Signature]



- GENERAL NOTES:**
- EXISTING COUNTY ZONING: R2 & RA
 - NUMBER OF LOTS: 95 CONCEPTUALLY
 BUT A MAXIMUM OF 75 LOTS
 (BASED ON 2007 SUBDIVISION ACT)
 - TOTAL ACRES: 32.937 Acres
 Proposed R-3 Subdivision = 23.644 Acres
 Proposed R-3 Subdivision = 2.007 Acres
 Borrow PL = 2.007 Acres
 - AREA TO BE ANNEXED:
 32.937 Acres
 - MIN LOT SIZE: 7,500 SF (75' x 100')
 - REMARKS:
 SIDE 15'
 REAR: 20'
 - RIGHT-OF-WAY SUBDIVISION ROADS 50'
 - ROWWAY: 30' BACK OF CURB TO BACK OF CURB
 w/ 2' BEAUTY STRIPS AND 9" SIDEWAYS
 - THIS PHASE OF DEVELOPMENT TO BE SERVED BY
 GRANTY SANITARY SEWER AND DOMESTIC WATER SERVICE.



REVISIONS

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 # 32A37A 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.

- Intended Use of Land: Residential Commercial
 Existing Structure(s) Vacant
 Other (specify) _____
- Number of persons currently residing on the property: _____; VACANT
Number of persons 18 years or older: _____; Number of persons registered to vote: _____
- 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

- Number of existing housing units: _____
- List of Addresses for each housing unit in the annexed area at the time of the annexation:

- Disposition of existing structures (e.g. to stay the same, be demolished, moved or converted):

- Names of affected Subdivision: _____
- Name of affected Multi-Family Complex: _____
- Names of Group Quarters (dormitories, nursing homes, jails, etc.):

- Names of affected Duplexes: _____
- 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 " " " "

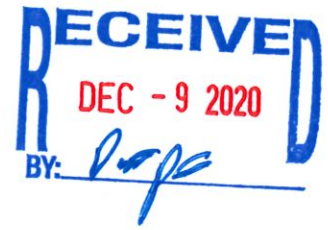
letter received from Dawson, county Date: 1-7-2021

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

Legend table listing symbols for various survey features such as centerline of creek, easement, and right-of-way.



THE PLAT HAS BEEN FILED FOR THE EXCLUSIVE USE OF THE PERSON, PERSONS OR ENTITY NAMED IN THE CERTIFICATE OF RECORD FOR EACH PLAT AND DOES NOT INTEND TO ANY OBLIGATE ANY OTHER PARTY WITHOUT AN EXPRESS RECITAL TO THAT EFFECT IN THE CERTIFICATE OF RECORD.

THE CREATATION OF THIS MAP OR PLAN IS THE RESULT OF A PROFESSIONAL SURVEYING SERVICE PROVIDED BY THE SURVEYOR AND IS NOT A REPRESENTATION OF THE ACCURACY OF THE DATA PROVIDED TO THE SURVEYOR.

NO PORTION OF SURVEY PROPERTY LINES WITHIN A DESIGNATED 400 YEAR FLOOD HAZARD AREA AS SHOWN ON FEMA FLOOD INSURANCE RATE MAPS AND ALL INFORMATION THEREON SHOULD BE OBTAINED FROM THE FEDERAL EMERGENCY MANAGEMENT AGENCY (FEMA) AT WASHINGTON, D.C. (20548).

A TOPCON ES-102 TOTAL STATION WAS USED TO OBTAIN THE DATA AND ANGLE. MEASUREMENTS USED IN THE PREPARATION OF THIS PLAT.

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

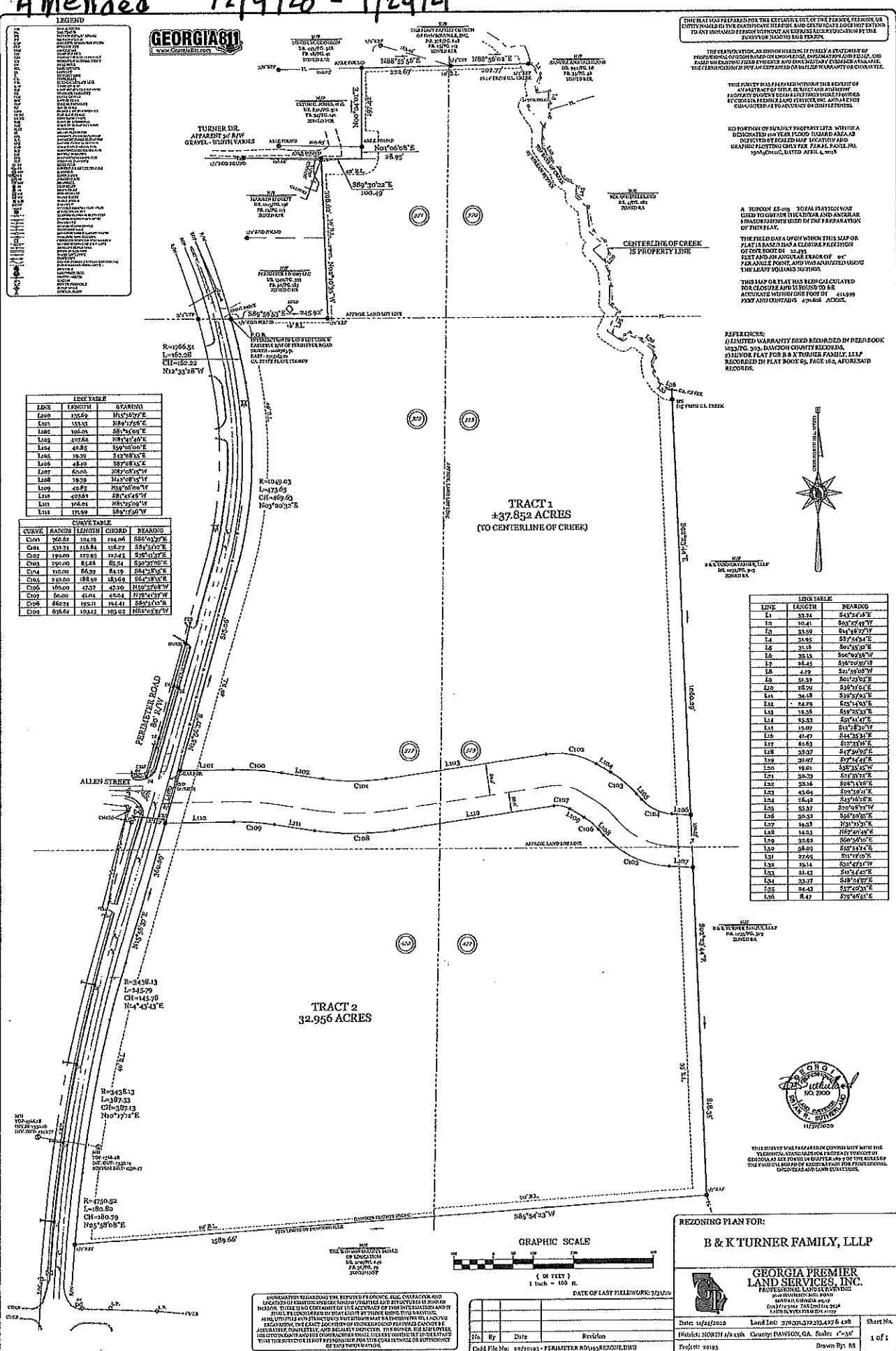
THIS MAP OR PLAN HAS BEEN CALCULATED FOR CLOSURE AND IS FOUND TO BE ACCURATE WITHIN ONE FOOT IN 411,999 FEET AND CONTAINS 6 FIGURE DECIMALS.

REFERENCES: 1) LISTED SURVEY DATA PROVIDED BY B & K TURNER FAMILY, LLLP 2) JOURNOR PLAT FOR B & K TURNER FAMILY, LLLP RECORDED IN PLAT BOOK 95, PAGE 164, APPLANT RECORDS.

LINE TABLE with columns: LINE, LENGTH, BEARING. Lists lines L1 through L113.

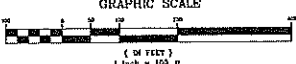
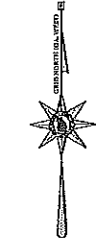
CURVE TABLE with columns: CURVE, RADIUS, LENGTH, CHORD, BEARING. Lists curves C1 through C109.

LINE TABLE with columns: LINE, LENGTH, BEARING. Lists lines L1 through L135.



TRACT 1 47.852 ACRES (TO CENTERLINE OF CREEK)

TRACT 2 32.956 ACRES



INFORMATION REGARDING THE REVISED PROVISIONS OF THE GEORGIA SURVEYING ACT AND THE EFFECTS OF THESE PROVISIONS IS AVAILABLE TO THE PUBLIC BY REQUESTING A COPY FROM THE SURVEYOR. THE SURVEYOR'S LIABILITY IS LIMITED TO THE ACCURACY OF THE DATA AND THE METHOD OF SURVEYING AND IS NOT A GUARANTEE OF THE ACCURACY OF THE DATA AND THE METHOD OF SURVEYING.



THIS DRAWING WAS MADE IN ACCORDANCE WITH THE PROFESSIONAL STANDARDS FOR SURVEYING IN GEORGIA AS SET FORTH IN CHAPTER 46 OF THE RULES OF THE BOARD OF SURVEYING REGISTERED PROFESSIONAL SURVEYORS AND LAND SURVEYORS.

REZONING PLAN FOR: B & K TURNER FAMILY, LLLP

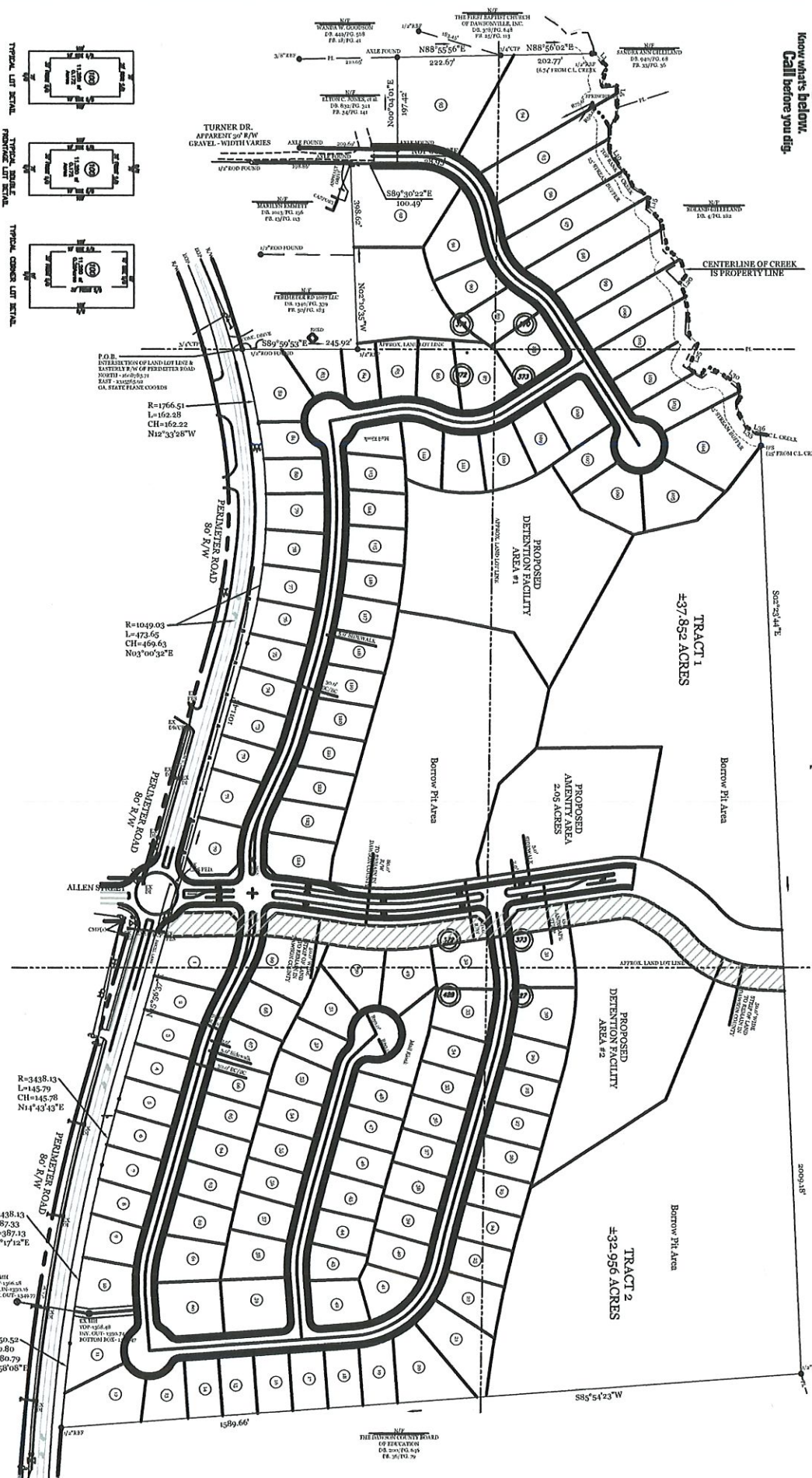
GEORGIA PREMIER LAND SERVICES, INC. PROFESSIONAL LAND SURVEYORS

Date: 11/11/2020, Scale: 1"=100', Sheet No. 1 of 1. Project: 2020 - PERIMETER RD W/ 105 REZONING DWG

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



Know what's below.
Call before you dig.



GENERAL NOTES:

1. EXISTING COUNTY ZONING: R-2
2. PROPOSED ZONING: R-2
3. NUMBER OF LOTS: 124 w/ Proposed Amenity Area
4. PROPOSED DESIGN: 1,751 UNITS / ACRE
5. TOTAL ACRES: 73.385
6. AREA OF PERIMETER R/W AND 80' STRIP TO BE IN DAWSON COUNTY = 2,377 ACRES
7. AREA TO BE ANNEXED TO DAWSON COUNTY = 73.385 ACRES
8. TRACT 1: 37,852 ACRES
9. TRACT 2: 35,533 ACRES

TYPICAL LOT SIZES: 7,500 SF (75' x 100')

1. LOTS: 124
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THIS PHASE OF DEVELOPMENT TO BE SERVED BY DRAINAGE SANITARY SEWER AND DOMESTIC WATER SERVICE.



GRAPHIC SCALE
1" = 50' (AS SHOWN)
1" = 100'

DATE	11/10/20
PROJECT NO.	20-085

NO.	DATE	REVISIONS
1		

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: 678-513-8836



NO.	DATE	REVISIONS

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

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

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

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

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

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

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

Said property contains +/-37.852 Acres.

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

**Perimeter Road
Tract 2
32.956 Acres**

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

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

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

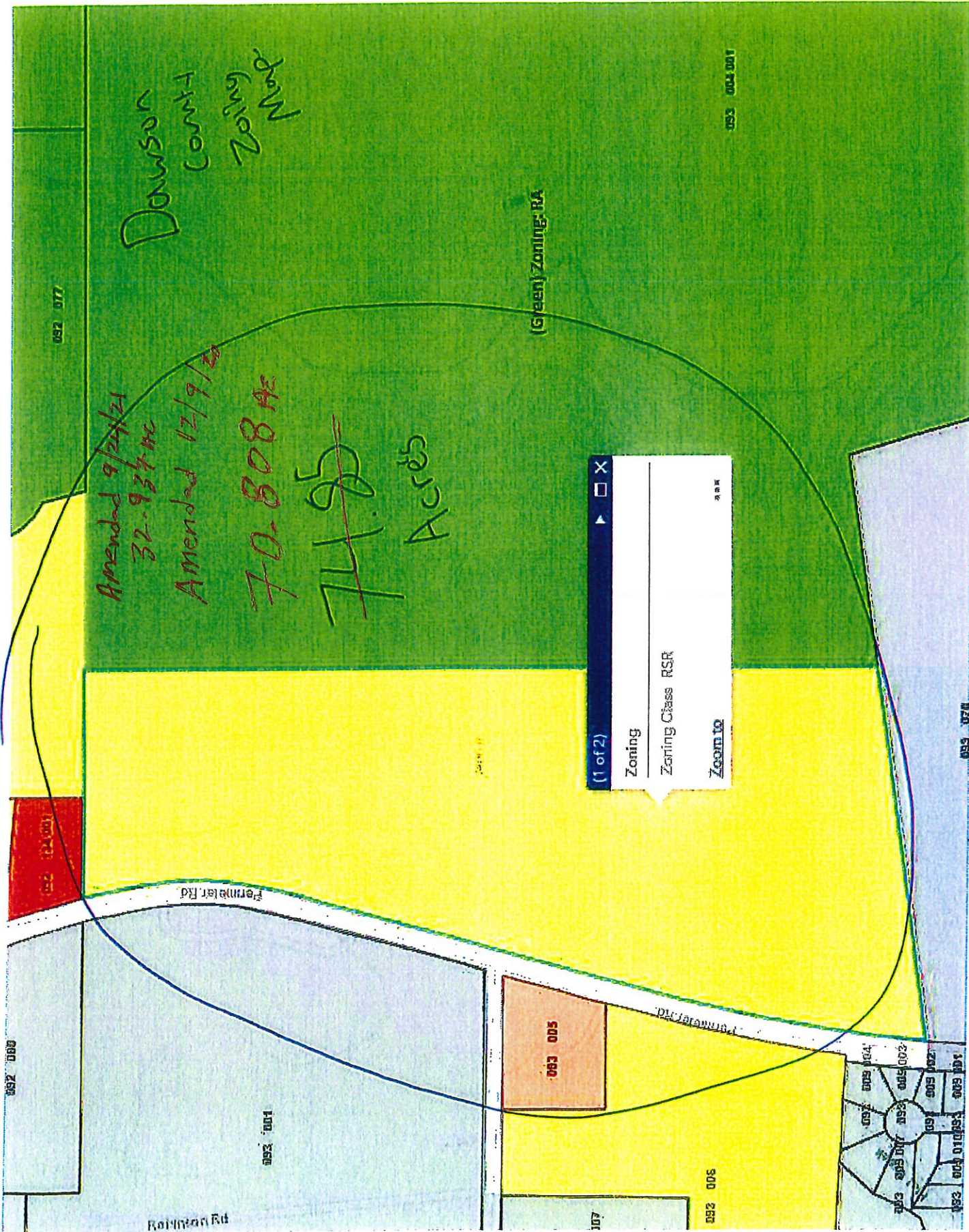
THENCE from said point as thus established, North 89 Degrees 17 Minutes 56 Seconds East for a distance of 171.99 feet to a point; THENCE along a curve to the right having a radius of 636.62 feet and an arc length of 103.13 feet being subtended by a chord bearing of South 86 Degrees 03 Minutes 37 Seconds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

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

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

Said property contains 32.956 Acres

COPY



Dawson
County
Zoning
Map

Amended 9/24/21
32.937 AC
Amended 12/9/21

70.808 AC

~~711.95~~
Acres

(Green) Zoning: RA

(1 of 2) [Close] [Maximize] [Refresh]

Zoning

Zoning Class RSR

Zoom to ***

082 077

083 003 001

082 (2,000)

082 080

Perimeter Rd

083 001

083 005

082 006

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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: 11/16/2020 Rescheduled for next Meeting: 1/9/21

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

32.959 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.

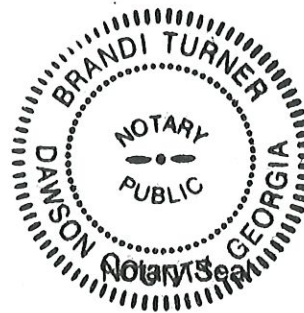
Printed Name of Applicant or Agent Michael K. Turner
Signature of Applicant or Agent [Signature] Date 70
Mailing Address 1090 Oakhaven Drive
City Roswell State GA Zip 30075
Telephone Number 678-570-0469

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

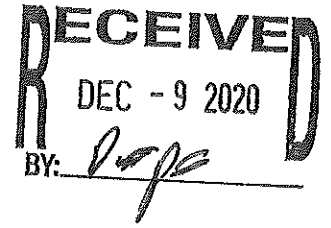
ANX/ZA C2100043
Roland Gilleland
15 Joan Lane
Dawsonville, GA 30534

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.

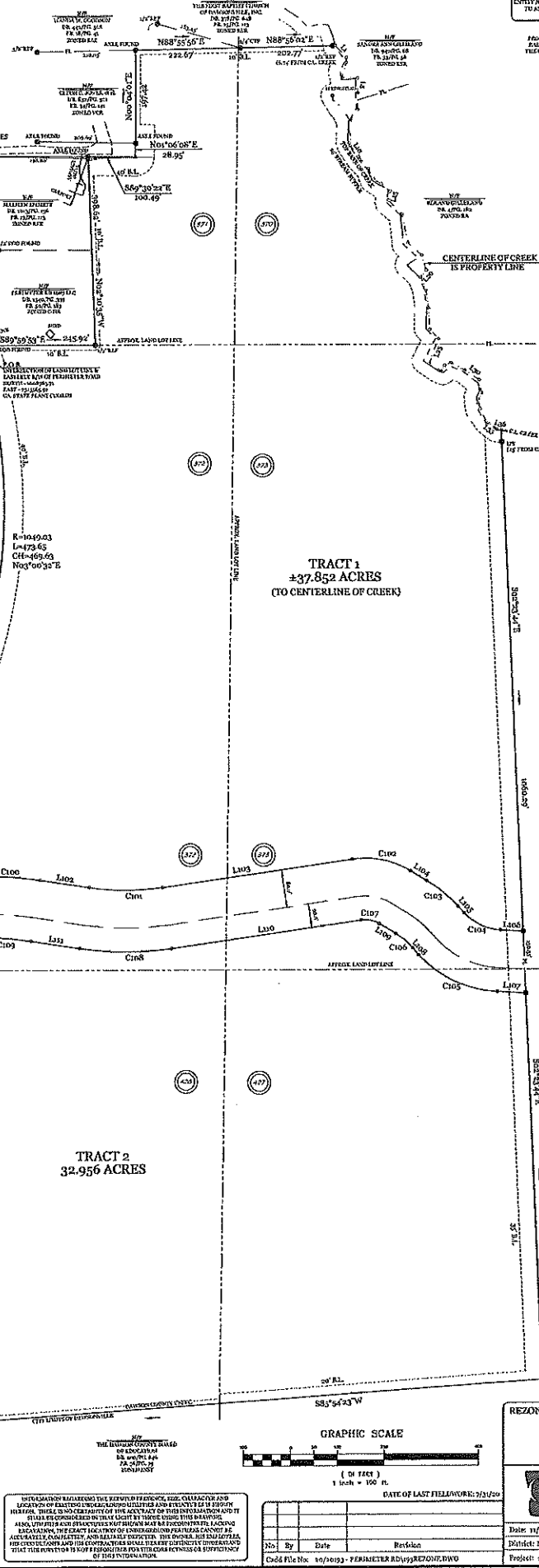
Both potable water and sanitary sewer will serve this tract. Storm water detention will be provided by an onsite pond facilities.

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 NOTED.
- 2. ALL CURVES ARE TO BE CONSTRUCTED ACCORDING TO THE STANDARD PRACTICES OF THE PROFESSION.
- 3. ALL DISTANCES ARE TO BE MEASURED ALONG THE CENTERLINE OF THE ROAD OR CREEK UNLESS OTHERWISE NOTED.
- 4. ALL BEARINGS ARE TO BE MEASURED FROM THE SOUTH OR NORTH UNLESS OTHERWISE NOTED.
- 5. ALL CORNERS ARE TO BE MARKED WITH IRON PIPES OR IRON BOLTS.
- 6. ALL ELEVATIONS ARE TO BE MEASURED FROM THE MEAN SEA LEVEL UNLESS OTHERWISE NOTED.
- 7. ALL DISTANCES ARE TO BE MEASURED ALONG THE CENTERLINE OF THE ROAD OR CREEK UNLESS OTHERWISE NOTED.
- 8. ALL BEARINGS ARE TO BE MEASURED FROM THE SOUTH OR NORTH UNLESS OTHERWISE NOTED.
- 9. ALL CORNERS ARE TO BE MARKED WITH IRON PIPES OR IRON BOLTS.
- 10. ALL ELEVATIONS ARE TO BE MEASURED FROM THE MEAN SEA LEVEL UNLESS OTHERWISE NOTED.



THIS PLAN WAS PREPARED FOR THE EXCLUSIVE USE OF THE PERSONS, FIRMS OR ENTITY NAMED IN THE CERTIFICATE HEREON. SAID CERTIFICATE DOES NOT EXTEND TO ANY OTHER PERSON WITHOUT AN EXPRESS REIFICATION BY THE SURVEYOR NAMED SAID PERSON.

THE CERTIFICATION AS HEREON MADE IS FULLY A STATEMENT OF FACTS AND NOT A GUARANTEE OF ACCURACY. THE SURVEYOR MAKES NO WARRANTY OF FITNESS FOR ANY PARTICULAR PURPOSE AND DOES NOT WARRANT THAT THE INFORMATION CONTAINED HEREIN IS COMPLETELY ACCURATE OR THAT THE INFORMATION IS NOT SUBJECT TO CHANGE.

NO PORTION OF SURVEY PROPERTY LINES, WITHIN A DESIGNATED YEAR FLOOD ZONE, HAS BEEN IDENTIFIED OR LOCATED BY FIELD SURVEY. LOCATION AND GRAPHIC INFORMATION FOR FLOOD ZONE ARE BASED ON FEMA FLOOD MAP NO. 15040C0101, DATED APRIL 4, 2018.

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

THE FIELD DATA UPON WHICH THIS MAP OR PLAN IS BASED IS A COMPLETE RECORD OF ONE POINT IN 3 SECONDS PER ANGLE POINT, AND WAS ADJUSTED USING THE LEAST SQUARES METHOD.

THE MAP OR PLAN HAS BEEN CALCULATED FOR CURVE RADII AS LISTED TO BE ACCURATE WITHIN ONE FOURTH OF AN INCH FOR DISTANCES UP TO 1000 FEET.

LINE	LENGTH	BEARING
L100	115.50	N89°59'51"E
L101	115.53	N88°17'06"E
L102	105.01	S81°25'03"E
L103	107.85	N88°17'40"E
L104	45.25	S89°00'00"E
L105	15.30	S42°08'15"E
L106	48.10	S87°08'15"E
L107	62.55	N87°08'15"E
L108	18.25	N42°08'15"E
L109	45.85	N39°08'15"E
L110	100.82	S31°14'45"W
L111	100.01	S28°15'00"W
L112	171.09	S83°17'56"W

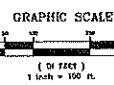
CURVE	RADIUS	LENGTH	CHORD	BEARING
Curve 1	254.84	122.19	131.94	S33°23'27"E
Curve 2	321.74	155.81	154.27	S29°32'15"E
Curve 3	100.00	125.85	132.41	S76°41'17"E
Curve 4	250.00	85.24	85.24	S22°07'08"E
Curve 5	110.00	66.19	66.19	S42°08'15"E
Curve 6	240.00	188.10	183.50	S45°14'15"E
Curve 7	150.00	47.37	47.30	N00°17'08"W
Curve 8	60.00	41.21	40.84	N05°14'37"W
Curve 9	450.71	195.11	191.41	S89°15'10"E
Curve 10	616.62	103.53	103.92	S88°00'37"W

LINE	LENGTH	BEARING
L1	33.74	S47°01'00"E
L2	10.11	S01°07'43"W
L3	33.50	S14°18'27"W
L4	31.92	S57°14'14"E
L5	21.45	S01°55'25"E
L6	33.35	S00°07'18"W
L7	98.45	S33°02'57"W
L8	4.89	S11°00'00"W
L9	51.39	S01°03'12"E
L10	28.70	S15°11'01"E
L11	36.18	S29°27'03"E
L12	82.49	S55°14'05"E
L13	19.35	S59°35'31"E
L14	25.33	S11°14'47"E
L15	19.07	S13°58'15"E
L16	11.27	S14°08'34"E
L17	84.63	S15°18'10"E
L18	32.37	S47°20'45"E
L19	32.07	S27°04'00"E
L20	19.01	S45°14'45"W
L21	30.71	S21°03'12"E
L22	28.16	S08°15'21"E
L23	45.04	S02°10'31"E
L24	15.12	S43°08'25"E
L25	35.37	S10°08'12"W
L26	30.22	S28°02'00"E
L27	44.39	N14°11'31"E
L28	14.13	N57°40'49"E
L29	22.48	S08°15'21"E
L30	35.00	S55°14'05"E
L31	77.05	S11°17'10"E
L32	16.14	S37°47'11"W
L33	84.43	S11°03'12"E
L34	33.77	S48°14'27"E
L35	24.43	S87°40'45"E
L36	8.47	S99°04'45"E



TRACT 1
+37.852 ACRES
(TO CENTERLINE OF CREEK)

TRACT 2
32.956 ACRES



INFORMATION RELAYING THE REVISIONS, THE CHARACTER AND LOCATION OF EXISTING UTILITIES AND STRUCTURES IS FROM PUBLIC RECORDS. THERE IS NO GUARANTEE OF THE ACCURACY OF THIS INFORMATION AND IT SHALL BE CONSIDERED BY THE USER AT HIS OWN RISK. THIS SURVEY ALSO APPLIES TO ANY STRUCTURES OR UTILITIES NOT SHOWN HEREON. THE EXACT LOCATION OF EXISTING UTILITIES CANNOT BE ACCURATELY DETERMINED, AND SHALL BE DETERMINED BY THE USER. THE USER SHALL BE RESPONSIBLE FOR OBTAINING ALL NECESSARY PERMITS AND RECORDS FROM THE APPROPRIATE AGENCIES AND THE USER SHALL BE RESPONSIBLE FOR OBTAINING ALL NECESSARY RECORDS FROM THE APPROPRIATE AGENCIES.

REZONING PLAN FOR:
B & K TURNER FAMILY, LLLP

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

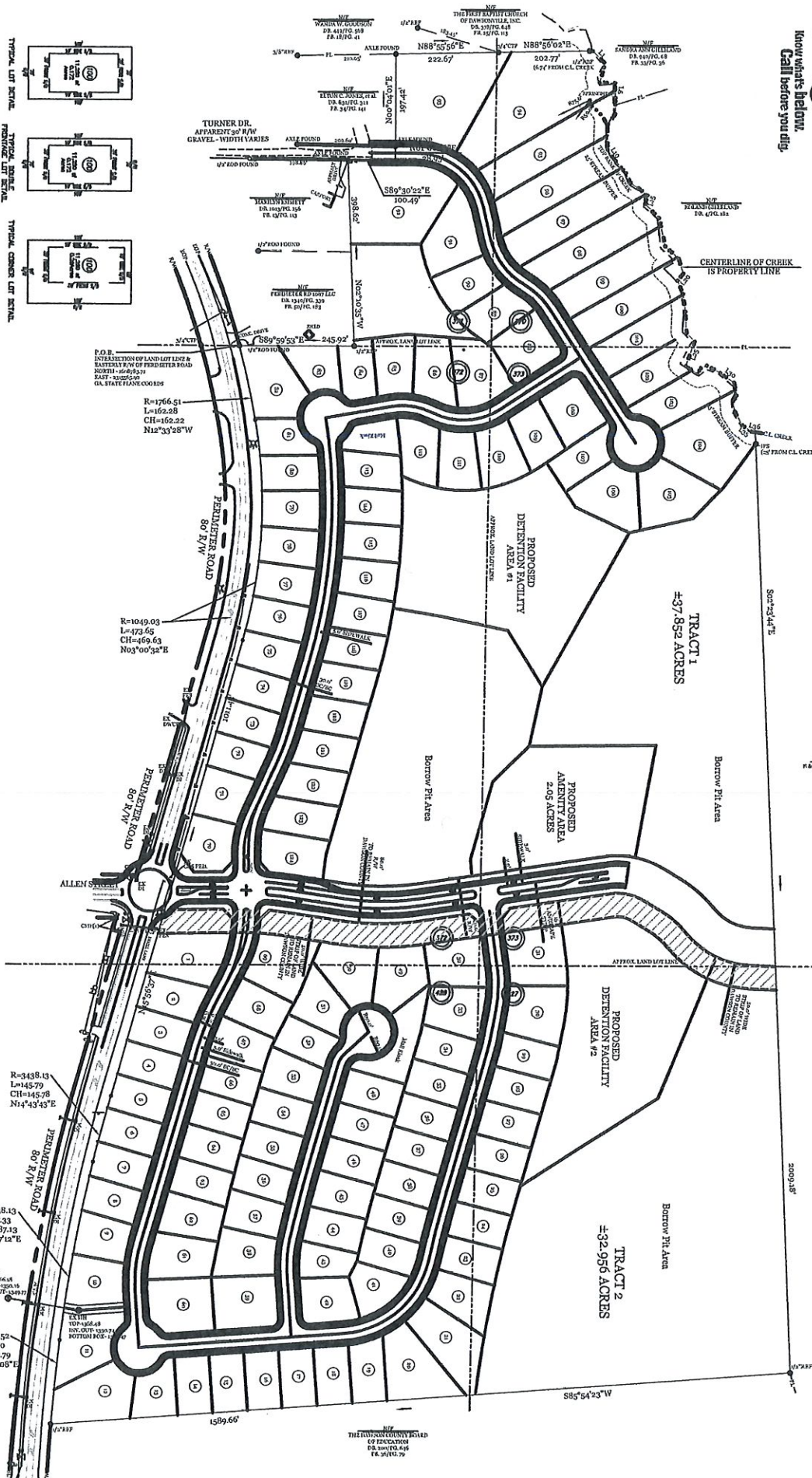
THIS SURVEY WAS PREPARED IN CONFORMANCE WITH THE PROFESSIONAL STANDARDS FOR SURVEYING PRACTICE IN GEORGIA AS SET FORTH IN CHAPTER 147 OF THE RULES OF THE GEORGIA BOARD OF SURVEYING AND MAPPING PROFESSIONALS AND LAND SURVEYORS.

Date: 12/9/2020 Land Use: 205.27, 271.42, 427.84, 428.428
District: NORTH 1/4, 1/4th, County: DAWSON, GA. Scale: 1"=50'
Project: 20193 Drawn By: BS



Know what's below. Call before you dig.

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



GENERAL NOTES:

1. PROPOSED CITY ZONING: R-5
2. EXISTING COUNTY ZONING: R-5 & P-1
3. PROPOSED LOT SIZE: 12' x 12' / Proposed Amenity Area
4. TOTAL AREA: 12.53 ACRES / 1.52 ACRES
5. TOTAL AREA: 73.385 ACRES
6. AREA OF PERIMETER R/W AND 50' STRIP AREA TO BE ANNEXED: 73.385 ACRES
7. TOTAL AREA: 2277 ACRES
8. TOTAL AREA: 2277 ACRES
9. TRACT 1: 37.852 ACRES
10. TRACT 2: 32.956 ACRES



20-085

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: 678-613-6636



REVISIONS		
NO.	DATE	REMARKS

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

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 MOVED

**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 706-233-5271

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 Baumgartner
I01. Tonya Pruitt
55702 9/1,8

Probate Notices

IN THE PROBATE COURT OF DAWSON COUNTY STATE OF GEORGIA
IN RE: ESTATE OF STANLEY NEAL LANGSTON DECEASED
ESTATE NO. 2021-ES-121
PETITION FOR LETTERS OF ADMINISTRATION NOTICE and to whom it may concern:
Gregory Van Langston has petitioned for Gregory Van Langston to be appointed administrator(s) of the estate of STANLEY NEAL LANGSTON

deceased, of said county. (The petitioner has also applied for waiver of bond, waiver of reports, waiver of statements, and/or grant of certain powers contained in O.C.G.A. § 53-12-261.) All interested persons are hereby notified to show cause why said petition should not be granted. All objections to the petition must be in writing, setting forth the grounds of any such objections, and must be filed with the Court on or before September 13th 2021

BE NOTIFIED FURTHER: All objections to the petition must be in writing, setting forth the grounds of any such objections. All objections should be sworn to before a notary public or before a probate court clerk, and filing fees must be tendered with your objections, unless you qualify to file as an indigent party. Contact probate court personnel for the required amount of filing fees. If any objections are filed, a hearing will be (scheduled at a later date). If no objections are filed, the petition may be granted without a hearing.

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

IN THE PROBATE COURT OF DAWSON COUNTY STATE OF GEORGIA
IN RE: ESTATE OF DALE LEARY CHENEY DECEASED
ESTATE NO. 2021-ES-119
PETITION FOR LETTERS OF ADMINISTRATION NOTICE and to whom it may concern:
Melanie Joy Buhl has petitioned for Melanie Joy Buhl to be appointed administrator(s) of the estate of DALE LEARY CHENEY deceased, of said county. (The petitioner has also applied for waiver of reports, waiver of statements, and/or grant of certain powers contained in O.C.G.A. § 53-12-261.) All interested persons are hereby notified to show cause why said petition should not be granted. All objections to the petition must be in writing, setting forth the grounds of any such objections, and must be filed with the Court on or before September 13th, 2021

BE NOTIFIED FURTHER: All objections to the petition must be in writing, setting forth the grounds of any such objections. All objections should be sworn to before a notary public or before a probate court clerk, and filing fees must be tendered with your objections, unless you qualify to file as an indigent party. Contact probate court personnel for the required amount of filing fees. If any objections are filed, a hearing will be (scheduled at a later date). If no objections are filed, the petition may be granted without a hearing.

Judge 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 DAVIS

BLACKSTONE MINOR

ESTATE NO. 2021-GM-124
Date of mailing, if any
_TO: Katlyn Jean Arnold
NOTICE

Date of second publication, if any September 8, 2021
To Katlyn Jean Arnold
YOU are hereby notified that Daniel Joseph Blackstone and Amanda Miheelle Blackstone has filed a Petition seeking to be appointed temporary guardian(s) of the above-named Minor. All objections to the Petition to the appointment of a temporary guardian or the appointment of the Petitioner(s) as temporary guardian(s), must be in writing, setting forth the grounds of any such objections, and be filed with this Court no later than fourteen (14) days after this notice is mailed, or ten (10) days after this notice is personally served upon you, or ten (10) days after the second publication of this notice if you are served by publication. All objections should be sworn to before a notary public or Georgia probate court clerk and filing fees must be tendered with your objections, unless you qualify to file as an indigent party. Contact Probate Court personnel for the required amount of filing fees.

NOTE: If a natural guardian files a timely objection to the creation of the temporary guardianship, the Petition will be dismissed. If a natural guardian files an objection to the appointment of the Petitioner(s) as guardian(s), or if a parent who is not a natural guardian files an objection to the Petition, a hearing on the matter shall be (scheduled at a later date). If no objection is filed, the Petition may be granted without a hearing.
Judge Jennifer Burt
Judge of the Probate Court
By Allie Phillips

Clerk of
25 Justice
Dawson
(706)344-
5

IN THE COURT OF

STATE OF

IN RE: ES

BARBAR HOLLAN DECEASED NOTICE

ESTATE IN RE: Probate Codicil(s) in the above referenced

been due [For us required publication TO: Jc [List her unknown served to This is the objection to the public will in this Court Septem

BE NOTI objection must be forth th such o objection sworn t public c court cl must b your obj qualify t party. court p required fees.

are filed be (sche date). I filed, th granted Judge J Judge o By Allie Clerk of 25 Justice Dawson (706)344-
557

12. If approved the Planning Department recommends a no access easement adjoining the HWY 9S frontage boundary.
13. If approved the Planning Department recommends the applicant request a stream study in Shoal Creek Tributary Number 14 and 14.1 from the US Fish and Wildlife Service to determine the existence of the threatened Cherokee or Etowah Darter. If Darters exist in either tributary the applicant must request a formal consultation meeting with the US Fish and Wildlife Service and provide the City with FWS recommended protection action plan.
14. If approved the Planning Department recommends a 75-foot undisturbed buffer and additional 25-foot planted buffer adjoining the South boundary line of Apple Ridge parcels from HWY 9S to TMP 087 003. In the event the 25-foot planted buffer area requires grading activity and or the existing vegetation is found not appropriate the buffer shall be supplemented with approved and additional plantings per City buffer requirements.
15. If approved the Planning Department recommends donated funds be dedicated for a future Round About at Perimeter Road and HWY 9S. Funds in the amount of 1,000.00 per unit shall be donated prior to each building permit approval. Funds shall be eligible for future impact fee credit if the City adopts said fees in the future.
16. If approved the Planning Department recommends the development be constructed in multiple phases.
17. Planning Commission denied the request on 2/14/22.

OPTIONS: Approve, Deny or Postpone

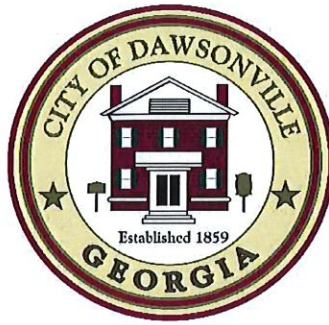
RECOMMENDED SAMPLE MOTION:

If zoning application is approved motion recommended to be as follows: Motion to approve zoning application C2200119 conditioned per Planning Department summary 3/17/22 items 9 thru 16.

DEPARTMENT: Planning and Zoning

REQUESTED BY: David Picklesimer

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



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

Date: 3/17/2022

To: Mayor and Council

Reference: ZA C2200119 Planning and Zoning Department Summary

The Planning and Zoning Department has provided the following pertinent information to help you decide on this request. The applicant has submitted and agreed to the following conditions to help reduce the impact to the adjoining property owners, environment and traffic.

1. Property is in Caleb Phillips Post 1 Council district.
2. Applicant is requesting to rezone property from R1 district (Restricted Single Family Residential District) to R3 district (Single Family Residential District).
3. Applicant is requesting to rezone 121.11 acres.
4. Minimum 1500 heated square foot homes.
5. Annexed into the city on January 5, 2004.
6. The subject property adjoins County zoned RSR district to the south, County RA district to the west, County RA district and City R3 district to the north and City R1 district to the east.
7. 2018 comprehensive plan character area proposes residential use.
8. DRI findings recommended potential connections to future trails or sidewalks outside of the subdivision and pedestrian connectivity network within the development and requested additional best environmental practices and explicit protection for the Etowah River water shed. City code will require sidewalks on both side of the interior streets and sidewalk connectivity to Thunder Ridge development along HWY 9S frontage.
9. If approved the Planning Department recommends a 50-foot undisturbed stream buffer and 25-foot impervious setback on each side of the existing streams. An exception is made for the installation of the required sanitary sewer lines and their associated easement to be allowed within the 25-foot impervious setback.
10. If approved the Planning Department recommends the installation of nature trail network system without land disturbance measures that will follow the existing topography in the open space areas and have connectivity to the Thunder Ridge development nature trails.
11. If approved the Planning Department recommends a not to exceed 220 units and a density of 1.82 units per acre.
12. If approved the Planning Department recommends a no access easement adjoining the HWY 9S frontage boundary.

13. If approved the Planning Department recommends the applicant request a stream study in Shoal Creek Tributary Number 14 and 14.1 from the US Fish and Wildlife Service to determine the existence of the threatened Cherokee or Etowah Darter. If Darters exist in either tributary the applicant must request a formal consultation meeting with the US Fish and Wildlife Service and provide the City with FWS recommended protection action plan.
14. If approved the Planning Department recommends a 75-foot undisturbed buffer and additional 25-foot planted buffer adjoining the South boundary line of Apple Ridge parcels from HWY 9S to TMP 087 003. In the event the 25-foot planted buffer area requires grading activity and or the existing vegetation is found not appropriate the buffer shall be supplemented with approved and additional plantings per City buffer requirements.
15. If approved the Planning Department recommends donated funds be dedicated for a future Round About at Perimeter Road and HWY 9S. Funds in the amount of 1,000.00 per unit shall be donated prior to each building permit approval. Funds shall be eligible for future impact fee credit if the City adopts said fees in the future.
16. If approved the Planning Department recommends the development be constructed in multiple phases.
17. Planning Commission denied the request on 2/14/22.



David Picklesimer
Planning Director



City of Dawsonville

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

Zoning Amendment
Application

Application#: 2A-C2200119

Applicant Name(s): SDH Atlanta, LLC

Address: 110 Village Trail, Suite 215 City: Woodstock Zip: 30188

Cell Phone: [redacted] Email: [redacted]

Signature(s): [Signature] Date: 1-11-22

Property Address: 1694 Hwy 9 S, 1768 Hwy 9 S

Directions to Property from City Hall: From 53 W, Turn right on Perimeter Road. Proceed .5 miles. Turn left on SR 9. The project is located .75 miles on the right, adjacent to Thunder Ridge development

Tax Map Parcel #: 084 004, 084 005 Current Zoning: R-1

Land Lot(s): 641, 642, 643 District: 4th Section: 1st

Subdivision Name: Lot#

Acres: 121.11 Current use of property: Single family residences, cattle farming, 3 unused poultry buildings and woods

Has a past request of Rezone of this property been made before? No If yes, provide ZA# ANX 04-01-05-1 File 210 ANX 04-01-05-2 File 203

The applicant request:

Rezoning to zoning category: R-3 Conditional Use permit for:

Proposed use of property if rezoned: 236 lot residential development

Residential #of lots proposed: 236 Minimum lot size proposed 7500 sqft (Include Conceptual Plan)

Amenity area proposed Yes, if yes, what Pool, Pool house, Playground

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

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

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

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

Roadname: SR 9 Type of Surface: Asphalt

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

[Signature]
Signature of Applicant

1-11-22
Date

Table with 2 columns: Office Use Only and Application Details. Rows include Date Completed Application Rec'd, Date of Planning Commission Meeting, Date of City Council Meeting, and Approved by Planning Commission.



City of Dawsonville

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

**Zoning Amendment
Authorization**

Property Owner Authorization

I / We April Baker Coleman hereby swear that I / we own the property located at (fill in address and/or tax map & parcel #) 1694 HWY 9 S (Parcel Number 084 004) and 1768 HWY 9 S (Parcel Number 084 005) as shown in the tax maps and/or deed records of Dawson County, Georgia, and which parcel will be affected by the request.

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

Printed Name of Applicant or Agent SDH ATLANTA LLC

Signature of Applicant or Agent [Signature] Date 1-11-22

Mailing Address 110 Village Trail, Suite 215

City Woodstock State GA Zip 30188

Sworn and subscribed before me on this

11th day of January 2022

Brenda Kviton Schumaker
Notary Public, State of Georgia

My Commission Expires: 10/21/2025

Notary Seal





City of Dawsonville

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

**Zoning Amendment
Adjacent Property Owners**

Application # ZA-C2200119 TMP#: 084004, 084005

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

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

TMP # _____ 1. Name(s): See attached list of adjoining property owners
Address: _____

TMP # _____ 2. Name(s): _____
Address: _____

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: _____

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

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

Adjoiner#	TMP #	Property Owner(s)	Physical Address	Mailing Address
1	083 025	B & K Turner Family LLP	Hwy 53	1090 Oakhaven Drive, Roswell Ga 30075
2	084 003	Adams Homes AEC LLC	1470 Hwy 9 S, Dawsonville Ga. 30534	3000 Gulf Breeze Pkwy, Gulf Breeze, FL 32563
3	084 006	Mark Byrd	1821 Hwy 9 S, Dawsonville Ga. 30534	5040 Hwy 53 East
4	084 011	Michael Holt Hulsey	2010 Hwy 9 S, Dawsonville Ga. 30534	PO Box 355, Dawsonville Ga. 30534
5	084 014	Richard M & Mary S Lundy	200 Apple Ridge 1, Dawsonville Ga. 30534	200 Apple Ridge 1, Dawsonville Ga
6	084 015	Russell & Phyll Bottoms	248 apple Ridge 1, Dawsonville Ga. 30534	248 apple Ridge 1, Dawsonville Ga. 30534
7	084 017	Smith Gaile	378 Apple Ridge 1, Dawsonville Ga. 30534	378 Apple Ridge 1, Dawsonville Ga. 30534
8	084 018	John Clifton Walls	408 Apple Ridge 1, Dawsonville Ga. 30534	8170 Cleveland Court, Cumming Ga. 30028
9	084 020	Susan Mccaslin	520 Apple Ridge 1, Dawsonville Ga. 30534	520 Apple Ridge 1, Dawsonville Ga. 30534
10	084 021	Susan Mccaslin	520 Apple Ridge 1, Dawsonville Ga. 30534	520 Apple Ridge 1, Dawsonville Ga. 30534
11	087 003	City of Atlanta	N/A	Attn: Jennifer Andrews, Properties and Airline Affairs, PO Box 20509, Atlanta Ga. 30320
12	094 049	Mark Byrd	5040 Hw 9 S, Dawsonville Ga. 30534	5040 Hw 9 S, Dawsonville Ga. 30534
13	094 050	Marcus & Kayla Byrd	1661 Hwy 9 S, Dawsonville Ga. 30534	1661 Hwy 9 S, Dawsonville Ga. 30534
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City of Dawsonville

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

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

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

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

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

This notice and acknowledgement shall be public record.

[Signature]
Signature of Applicant / Representative of Applicant

1-11-22
Date

Sworn to and subscribed before me on this

11th day of January 2022.

Brenda Kviton Schumaker
Notary Public, State of Georgia

My Commission Expires: 10/21/2025

Notary Seal





City of Dawsonville

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

**Zoning Amendment
Campaign Disclosure**

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

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

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

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

N/A

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

Amount \$

Date:

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

N/A

Burr B. [Signature]

Signature of Applicant / Representative of Applicant

1-11-22

Date

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



January 12, 2022

VIA HAND DELIVERY

City of Dawsonville
Mayor and Council Members
Planning and Zoning Department
415 Highway 53 East, Suite 100
Dawsonville, GA 30534



Re: **Applicant, SDH Atlanta LLC, Letter of Intent
Zoning Amendment Parcels 084 004 & 084 005**

The Applicant is hereby submitting this Letter of Intent to the City of Dawsonville to provide a written summary of the proposal to rezone parcel numbers 084 004 and 084 005, having addresses of 1694 Highway 9 S and 1768 Highway 9 S, respectively. The Applicant is proposing to rezone both parcels which total 121.1 acres, as shown on the Concept Plan, attached hereto and incorporated herein, to R-3 zoning category.

The total number of lots conceptually planned for is two hundred thirty-six (236) residential units, yielding a residential density of 1.95 unit/acre and having approximately 28% (34 acres) of the project in open space. With a proposed density of only 1.95 units/acre, the project is well below the allowable density of 3 units/acre under the R-3 zoning category. Furthermore, the minimum lot size required under the R-3 zoning category is 7,500 sf (75' x 100') and the Concept Plan, as shown, depicts an average lot size of 9,000 sf (75' x 120'). The proposed minimum house size is 1,500 square feet.

The property is currently zoned R-1, as shown on the Official Zoning Map of the City of Dawsonville. To the south of the subject property is unincorporated residential lots zoned RSR. The entire western boundary is the Dawson Forest Wildlife Management Area, having an unincorporated zoning of RA. The northern property boundary is a combination of unincorporated RA zoned land and City of Dawsonville zoned R-3 parcels. The majority of the northern property boundary is City of Dawsonville zoned R-3 property, better known as the Thunder Ridge subdivision. The entire eastern boundary is Georgia Department of Transportation (GDOT) Highway 9 frontage.



With the subject property having over 1,800 linear feet of frontage along Highway 9, the primary and secondary entrances are conceptually planned for access to Highway 9. A traffic impact study has been conducted to evaluate the impacts of the development and the study has been included as part of the submittal package. Based on the report's findings and implementing the recommended primary driveway configuration, the roadway improvements are expected to operate at an acceptable level of service during the AM and PM peak hours.

Both potable water and sanitary sewer will serve the Property and will be provided by Etowah Water and Sewer Authority (Etowah). Etowah provides the water and sewer service for the existing Thunder Ridge subdivision to the north, making Etowah the logical provider of the water and sewer services given the existing infrastructure in place along Highway 9. Etowah has both water and sanitary sewer infrastructure within the Highway 9 right-of-way. Stormwater and water quality management facilities will be provided onsite to be compliant with the City of Dawsonville regulations.

In addition to preserving approximately 34 acres (28%) of the project area in open space, the Applicant is also proposing an amenity area to include pool, pool house, and playground. The required mail kiosk and associated parking and infrastructure will be provided within the designated amenity area as shown on the Concept Plan.

The Applicant, better known as Smith Douglas Homes, has been active building in the City for several years now. Smith Douglas offers a quality craftsman style product utilizing a variety of exterior facades such as brick, stone, and fiber cement siding. Smith Douglas looks forward to continuing to provide quality housing to both current and future City residents and believes the proposed development will meet the needs of the community without negative impacts. Approval of the Applicants rezoning would not cause a safety hazard nor reduce property values in the surround 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 Constitution of the United States and the State of Georgia, and available at law and in equity, in all aspects of this rezoning 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 sincerely and respectfully for your consideration of this request.

Applicant:
SDH Atlanta LLC (aka Smith Douglas Homes)

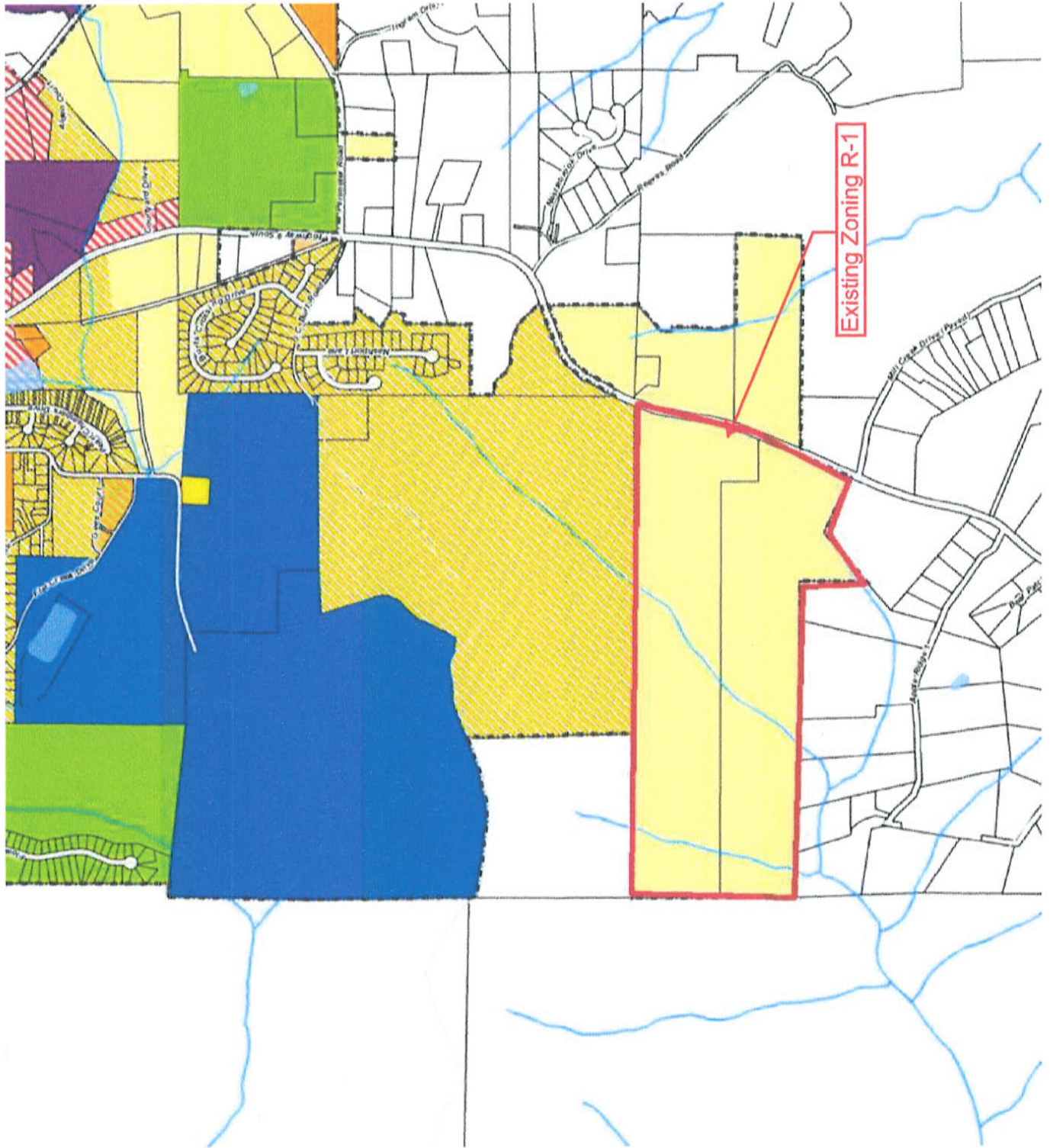
LEGAL DESCRIPTION
1694 & 1768 Highway 9 S., Dawsonville, Georgia 30534

All those tracts or parcels of land lying and being in Land Lots 641, 642, 643, 650 and 651, 4th District, 1st Section, Dawson County, Georgia, and being more particularly described as follows:

Beginning at a ½ inch crimp top pipe found at the corner common to Land lots 584, 585, 640 and 641; thence along the North line of Land lot 641 North 87°51'32" East a distance of 1300.17 feet to a ½ inch rebar found at the corner common to Land Lots 583, 854, 641 and 642; thence along the North line of land lot 642 South 88°38'19" East a distance of 1264.82 feet to a rock found at the corner common to land lots 582, 583, 642 and 643; thence along the North line of Land lot 643 South 88°37'15" East a distance of 1311.12 feet to a ½ inch rebar set on the Westerly right-of-way of Georgia Highway 9; thence along said right-of-way the following courses and distances: South 22°23'00" West a distance of 49.95 feet to a calculated point; thence South 18°59'21" West a distance of 70.81 feet to a calculated point; thence South 14°43'30" West a distance of 75.11 feet to a calculated point; thence South 10°29'55" West a distance of 83.22 feet to a calculated point; thence South 08°55'40" West a distance of 112.63 feet to a calculated point; thence South 09°14'00" West a distance of 153.81 feet to a calculated point; thence South 11°38'26" West a distance of 102.86 feet to a calculated point; thence South 14°27'31" West a distance of 73.42 feet to a calculated point; thence South 17°23'45" West a distance of 64.94 feet to a calculated point; thence South 20°40'11" West a distance of 184.18 feet to a calculated point; thence South 21°52'07" West a distance of 49.55 feet to a calculated point; thence South 21°52'07" West a distance of 74.87 feet to a calculated point; thence South 21°38'55" West a distance of 287.13 feet to a calculated point; thence South 22°55'26" West a distance of 423.82 feet to a calculated point; Thence leaving said right-of-way North 66°20'50" West a distance of 457.34 feet to a ½ inch open top pipe found; thence South 63°13'57" West a distance of 290.76 feet to a calculated point; thence South 59°33'15" West a distance of 109.00 feet to a ½ inch open top pipe found; thence South 57°04'23" West a distance of 200.04 feet to a ½ inch open top pipe found; thence North 02°31'42" East a distance of 532.32 feet to a ½ inch open top pipe found on the South line of Land lot 642; thence along the South line of Land lot 642 the following courses and distances: North 88°21'51" West a distance of 1062.85 feet to a rock found; thence South 88°07'57" West a distance of 1386.93 feet to a ½ inch open top pipe found on the corner common to Land Lots 640, 641, 652 and 653; thence along the West line of Land lot 641 North 02°11'31" East a distance of 659.01 feet to a calculated point; thence continuing along said Land Lot Line North 02°11'28" East a distance of 659.00 feet to THE TRUE POINT OR PLACE OF BEGINNING.

Said tracts or parcels of land containing 121.109 acres.

EXISTING ZONING MAP



Existing Zoning R-1



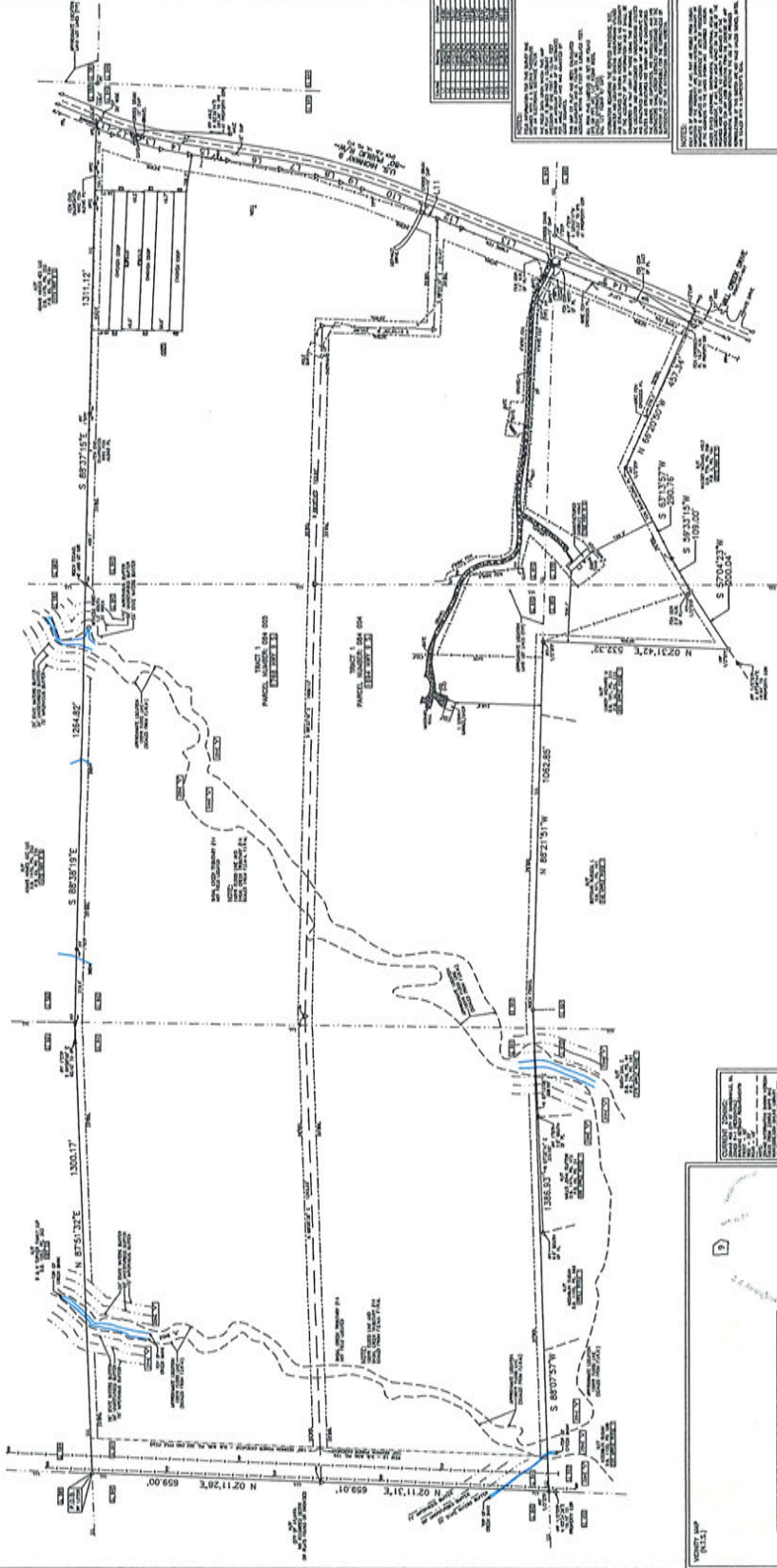
FOR ALL WORK IN THIS STATE THE ENGINEER MUST BE LICENSED IN THE STATE OF GEORGIA AND MUST BE A MEMBER IN GOOD STANDING OF THE PROFESSIONAL SOCIETY OF SURVEYORS OF THE STATE OF GEORGIA.

ADAM & LEE LAND SURVEYING

6040 GA. HWY. 50 S.
LOGANVILLE, GA. 30053 (770)554-8995

NOTICE TO CONTRACTOR
THIS SURVEY WAS MADE IN ACCORDANCE WITH THE SURVEYING ACT OF 1909 AND THE SURVEYING ACT OF 1947. THE SURVEYING ACT OF 1909 PROVIDES THAT THE SURVEYOR SHALL BE RESPONSIBLE FOR THE ACCURACY OF HIS SURVEY AND THAT HE SHALL NOT BE HELD RESPONSIBLE FOR THE ACCURACY OF ANY INSTRUMENTS USED BY HIM OR FOR THE ACCURACY OF ANY INSTRUMENTS USED BY OTHER SURVEYORS WHOSE SURVEYS ARE REFERRED TO IN THIS SURVEY. THE SURVEYING ACT OF 1947 PROVIDES THAT THE SURVEYOR SHALL BE RESPONSIBLE FOR THE ACCURACY OF HIS SURVEY AND THAT HE SHALL NOT BE HELD RESPONSIBLE FOR THE ACCURACY OF ANY INSTRUMENTS USED BY HIM OR FOR THE ACCURACY OF ANY INSTRUMENTS USED BY OTHER SURVEYORS WHOSE SURVEYS ARE REFERRED TO IN THIS SURVEY.

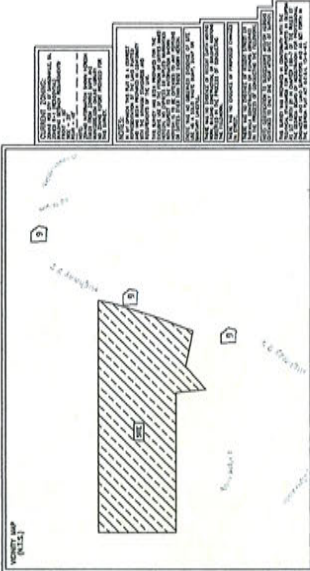
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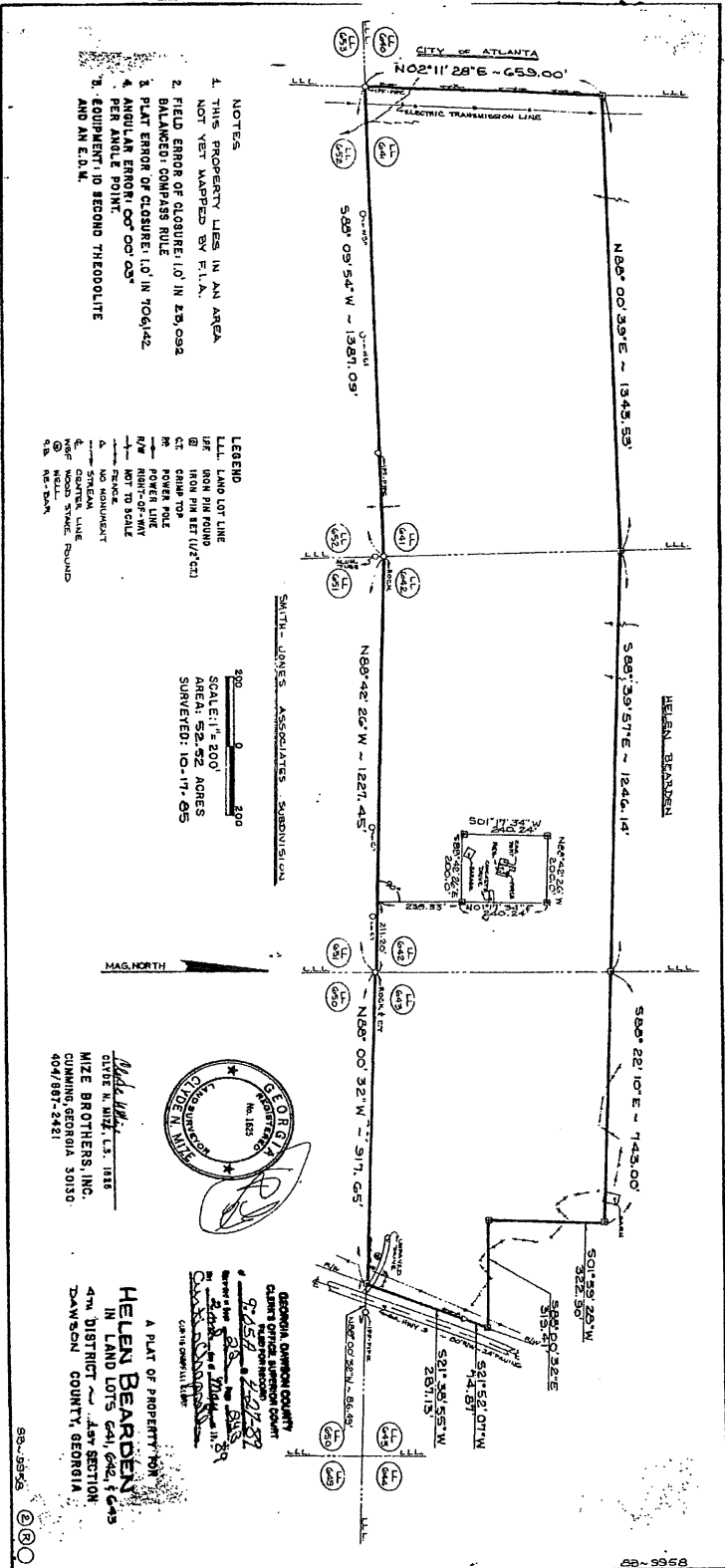


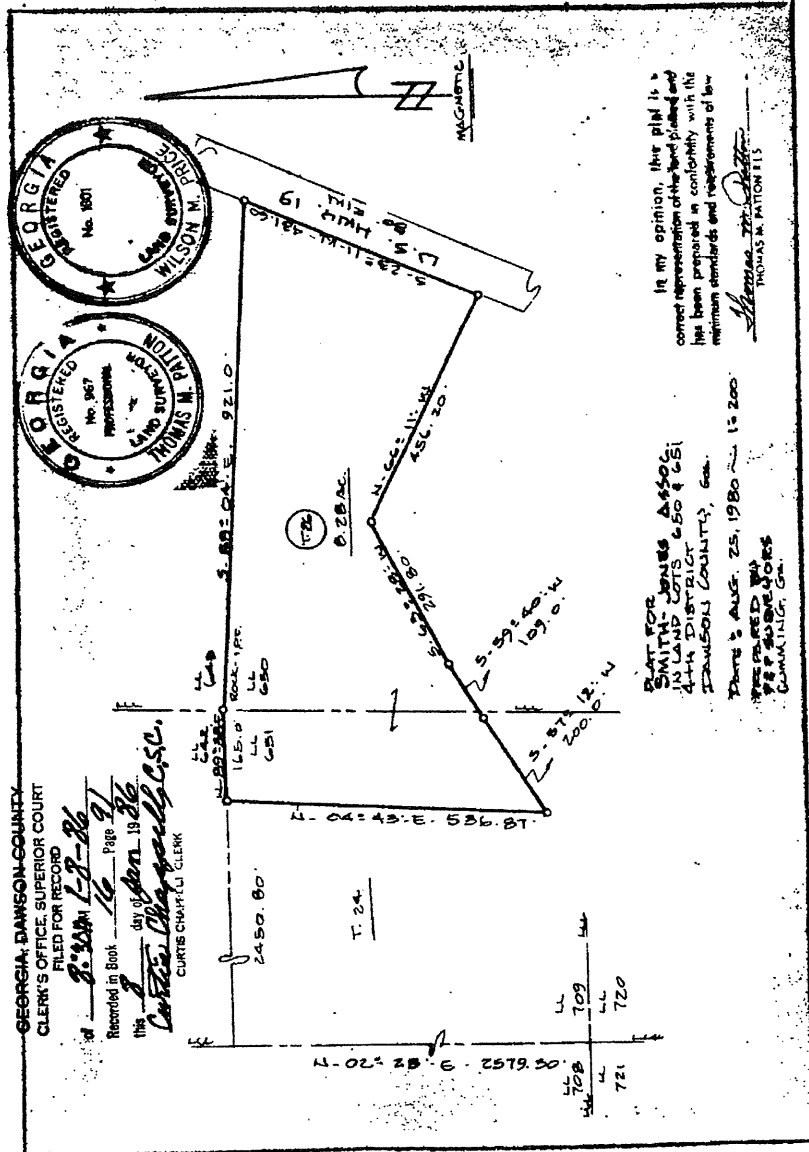
LEGEND
SOLID LINE: BOUNDARY LINE
DASHED LINE: UNDEVELOPED LAND
WAVE LINE: CREEK
HATCHED AREA: EXISTING BUILDING
CIRCLE WITH 'X': CORNER MARKER
SQUARE WITH 'X': CORNER MARKER
TRIANGLE WITH 'X': CORNER MARKER
DIAMOND WITH 'X': CORNER MARKER
CROSS WITH 'X': CORNER MARKER
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CIRCLE WITH 'X' AND '100': CORNER MARKER

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SCALE: 1" = 100'
N
S
E
W
AREA 1
240.00 ACRES
240.00 ACRES
240.00 ACRES
240.00 ACRES
TOTAL AREA
1731.19 ACRES
5,270,346 SQ. FEET



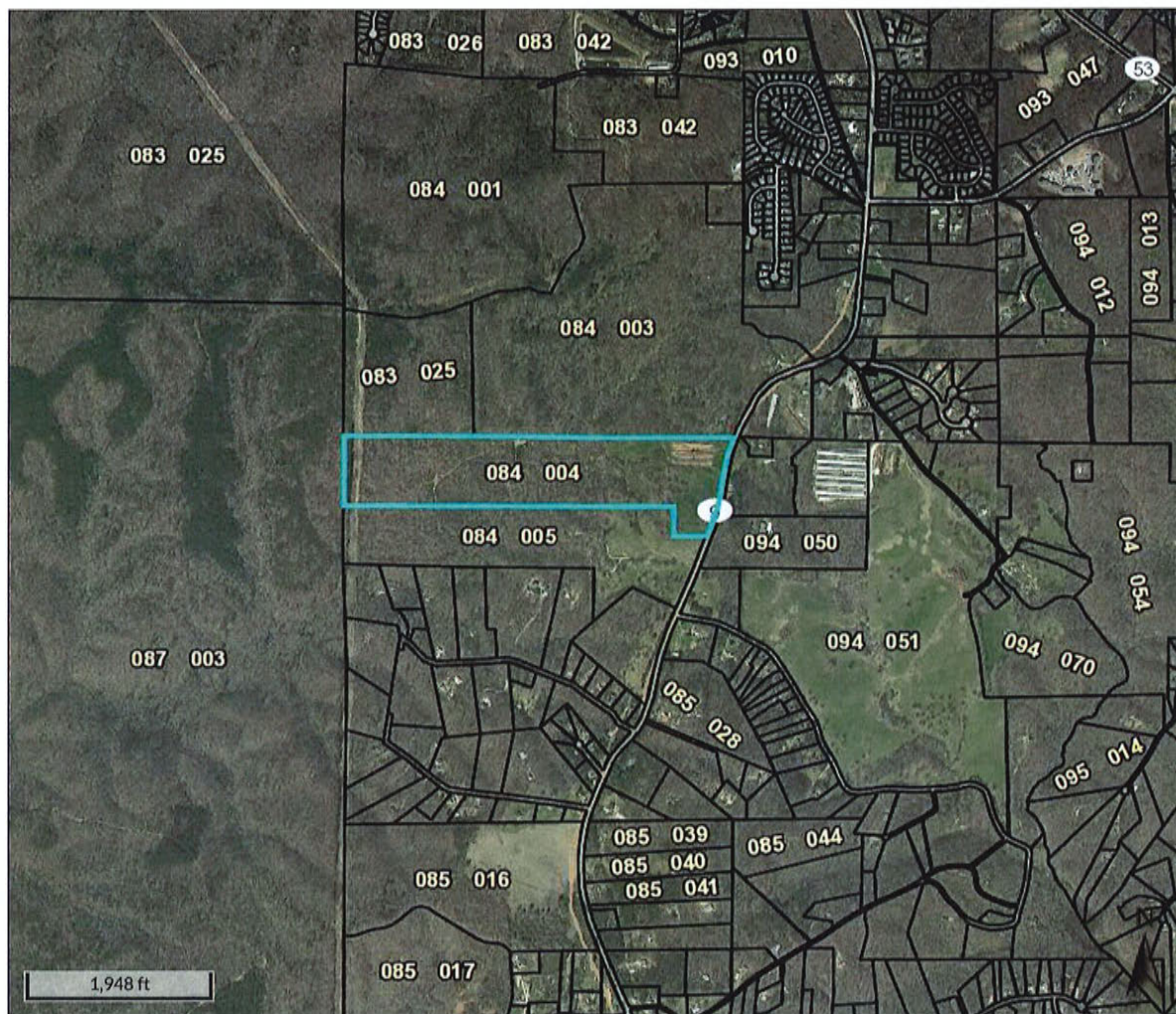




GEORGIA, DAWSON COUNTY
 CLERK'S OFFICE, SUPERIOR COURT
 FILED FOR RECORD
 of Book 16 Page 91
 This 9 day of Jan 19 36
 Curtis Chapman, Clerk

In my opinion, this plat is a correct representation of the land platted and has been prepared in conformity with the minimum standards and requirements of law
 THOMAS W. BRICE
 DANIELS & ASSOCIATES, INC.

PLAT FOR
 SWARTHOUTS ASSOCIATES
 INLAND LOTS 650 & 651
 4TH DISTRICT
 DAWSON COUNTY, GA.
 Dated & AUG. 25, 1930 ~ 15 200
 PREPARED BY
 DANIELS & ASSOCIATES, INC.
 CUMMING, GA.



Overview



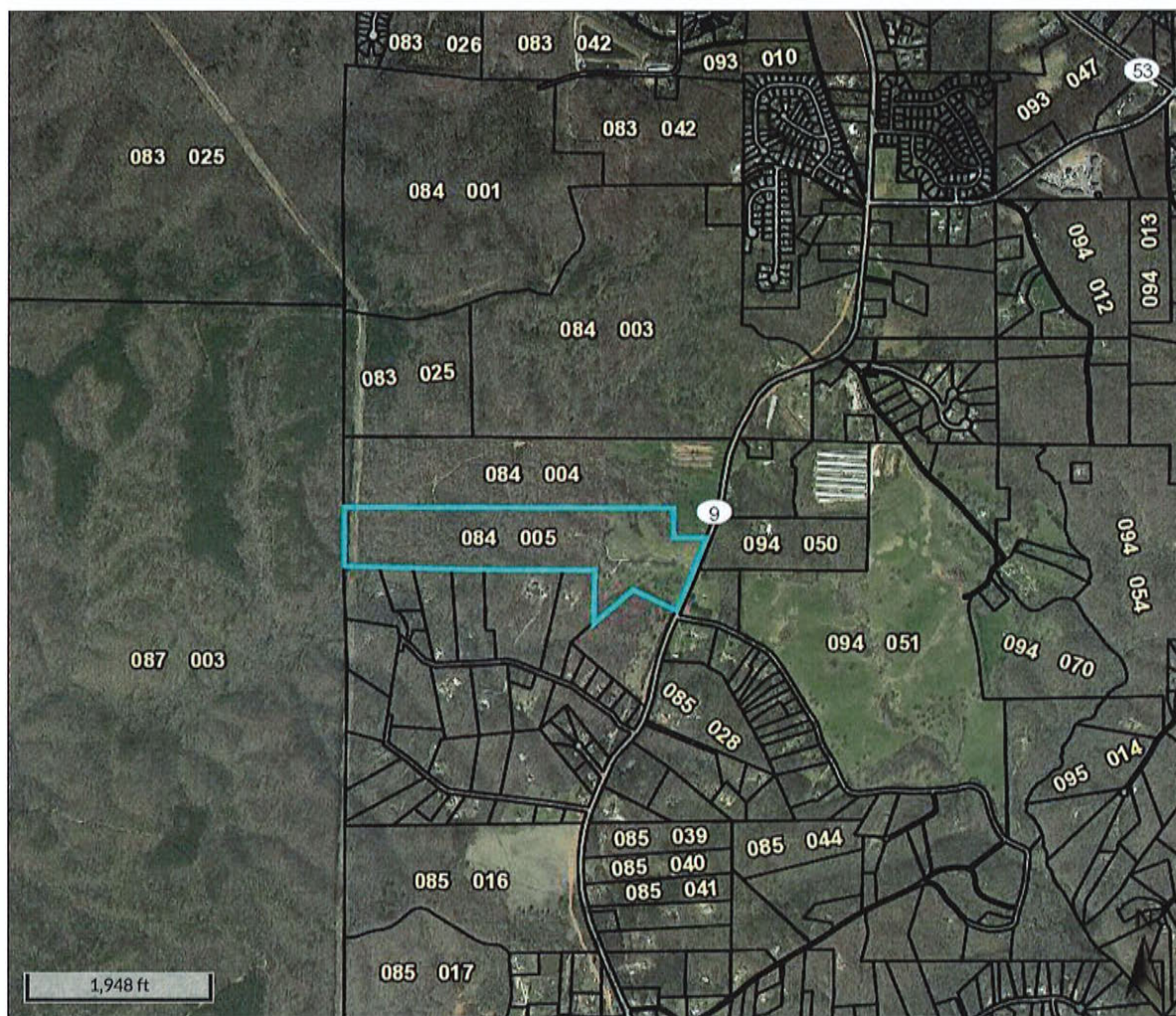
Legend

 Parcels

Parcel ID: 084 004
Alt ID: 5862
Owner: COLEMAN JANET BAGLEY
Acres: 60.47
Assessed Value: \$325140

Date created: 1/12/2022
Last Data Uploaded: 1/11/2022 10:56:01 PM

Developed by  Schneider
GEOSPATIAL



Overview



Legend

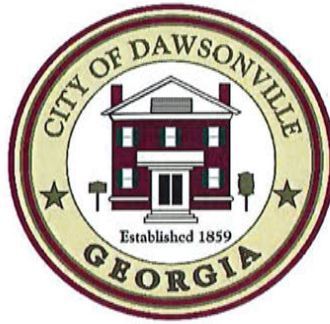
□ Parcels

Parcel ID: 084 005
Alt ID: 5863
Owner: COLEMAN JANET BAGLEY
Acres: 60.8
Assessed Value: \$345000

Date created: 1/12/2022
Last Data Uploaded: 1/11/2022 10:56:01 PM

Developed by  Schneider
GEOSPATIAL

415 Highway 53 E. Suite 100
Dawsonville, Georgia 30534



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

Date: 1/12/2022

To: Planning Commission

Reference: ZA C2200119 Planning and Zoning Department Summary

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

1. Property is in Matt Fallstrom Post 1 commission district.
2. Applicant is requesting to rezone property from R1 district (Restricted Single Family Residential District) to R3 district (Single Family Residential District).
3. Applicant is requesting to rezone 121.11 acres.
4. 236 units with a density of 1.95/units per acres.
5. Minimum 1500 heated square foot homes.
6. Annexed into the city on January 5, 2004.
7. The subject property adjoins County zoned RSR district to the south, County RA district to the west, County RA district and City R3 district to the north and City R1 district to the east.
8. 2018 comprehensive plan character area proposes residential use.
9. If approved the Planning Department recommends a no access easement adjoining the HWY 9S frontage boundary.
10. If approved the Planning Department recommends not to exceed 236 units and a density of 1.95 units/acre.


David Picklesimer
Planning Director

City Council:

John Walden
Caleb Phillips
William Illg
Mark French



Mike Eason
Mayor

Robert Bolz
City Manager

Beverly Banister
City Clerk

Planning Commission:

Matt Fallstrom
Randy Davis
Anna Tobolski
Sandy Sawyer

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

David Picklesimer
Planning Director

Stacy Harris
Zoning Admin Assistant

PUBLIC NOTICE

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

.....

ZA-C2200111: City of Dawsonville and Mike Eason has petitioned a zoning amendment for TMP 092 020 002, Located at 374 Burt Creek Rd from R1 (Restricted Single-Family Residential District) to R3 (Single-Family Residential). Public Hearing Dates: Planning Commission on February 14, 2022, and City Council on March 7, 2022. City Council for a decision on March 21, 2022.

ZA-C2200112: City of Dawsonville and Farmington Woods, LP has petitioned a zoning amendment for TMP 093 041, Located at 34 Farmington Circle from R3 (Single-Family Residential) to R6 (Multiple-Family Residential District). Public Hearing Dates: Planning Commission on February 14, 2022, and City Council on March 7, 2022. City Council for a decision on March 21, 2022.

ZA-C2200119: SDH Atlanta, LLC has petitioned a zoning amendment for TMP 084 004 and 084 005; Located at 1694 and 1768 Highway 9 South from R1 (Restricted Single-Family Residential District) to R3 (Single-Family Residential). Public Hearing Dates: Planning Commission on February 14, 2022, and City Council on March 7, 2022. City Council for a decision on March 21, 2022.

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.



MEMORANDUM



TO: Bob Bolz, Manager
City of Dawsonville
Other Interested Parties

FROM: Adam Hazell, AICP, Planning Director *AH*

DATE: February 25, 2022

SUBJECT: DRI Project Review, Dawsonville

PROJECT: DRI-3575: SR-9 COLEMAN TRACT

The Georgia Mountains Regional Commission (GMRC) has completed the review of the project identified above. Based on comments received and staff analysis of this project, conducted in accordance with the Georgia Department of Community Affairs' Procedures for the Review of Developments of Regional Impact, the GMRC finds that the proposed action does NOT present any potential adverse inter-jurisdictional impacts. Please note that this finding is advisory only and assumes the project will proceed as presented to the GMRC and will comply with all applicable local, State and federal rules and regulations.

Copies of the staff review, any comments from interested stakeholders and any recommendations have been included with this memo. They should be considered and addressed by the local government in its final determination and review/permitting procedures for the finding to remain as stated.



DRI #3575 – SR-9 COLEMAN TRACT
STATEMENT OF FINDING

Based on the information provided, comments received, a review of the local comprehensive plan and prevailing DRI review criteria, the GMRC staff analysis finds that this project does NOT present any potential adverse inter-jurisdictional impacts. The finding assumes the project will proceed as presented to the GMRC and only if the project complies with all applicable local, State and federal rules and regulations and if the following advisory comments and recommendations are considered and addressed.

Summary of Staff Review

- Proposed project is a residential subdivision with approximately 236 units on 121 acres.
- The project is just south of downtown Dawsonville, located along GA 9, a rural arterial roadway. This area is experiencing some development and is within the general service area for local utilities. Dawsonville and Dawson County are experiencing general suburban development pressures as the area receives more interests pushing northward from metropolitan Atlanta. Minor extension of service lines will be needed, however: 12-inch main to be extended across the GA 9 property frontage (0.35 miles) and 0.50 miles of 8-inch gravity sewer; a sewer outfall line will have to be constructed through property to an existing pump station on the adjoining tract to the north. *No regional concerns regarding utilities.*
- The site features wetlands and floodplains, with at least one perennial stream and other intermittent stream channels present. According to the application: *“the site will maintain stream buffers and direct storm drainage into detention and water quality facilities. Any impacts to streams or wetlands, if necessary, will be permitted following all section 404 regulations (army corps nationwide permit 29). ... Impacts to the watershed will be minimized utilizing water quality features to achieve 80% tss removal project wide. Additionally, all stormwater discharges will travel through opens spaces within the proposed development after either being detained or flow through a plunge pool and not directly into the streams or wetlands.”* The site is projected to retain 70% pervious surface/ undeveloped, and pockets of greenspace will be used as natural amenity areas for the residents. Runoff from the property, however, will drain into the State-protected Etowah River. As a result, the City and the developer should take every precaution to ensure best practices are in place to mitigate any contamination from runoff or erosion. *Assuming compliance with all applicable federal, State*



and local regulations, there are no regional concerns regarding environmental protection. However, the City is strongly encouraged to ensure best environmental practices are encouraged regarding stormwater management and in inclusion of explicit protection measures for the Etowah River.

- The development is a limited entrance subdivision, with both entrances off GA 9. The developer proposes “*left and right turn lanes are required at the project's primary entrance, with separate left/right turn lanes for the exit onto GA 9; right and left turn lanes for the access on GA 9.*” A possible third, rear access point is being offered as a connection with an adjoining development to the north of this subdivision. Traffic projections suggest approximately 2,259 trips per day, with the southernmost access point receiving almost double the activity as the northern entry.

There is an amenity area included in the development, so internal circulation should include pedestrian infrastructure. A potential option for connecting to future trails or sidewalks outside the subdivision is also recommended.

There are no regional concerns regarding traffic or transportation infrastructure, however the City should ensure the presence of a pedestrian connectivity network within the development.



CONSISTENCY REVIEW	
Is the proposed DRI compliant with ...	Comment
<i>The GMRC Regional Plan?</i>	Yes, but pedestrian infrastructure within the development is strongly encouraged.
<i>Other State or regional plans for the area?</i>	Yes
<i>Applicable Service Delivery Agreements and/or land use management measures?</i>	Yes
<i>Projected capacity for utilities and services?</i>	Yes
<i>Are there any potential inter-jurisdictional conflicts identified by the GMRC?</i>	No significant or standing conflict was raised or identified by staff.

Outside Comments Received

(Copies of full comments can be found as submitted attached to this report.)

NA



Developments of Regional Impact

[DRI Home](#) |
 [Tier Map](#) |
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Application Details:

Project Name: SR-9 COLEMAN TRACT
 Submitting Local Government: Dawsonville
 Developer: SMITH DOUGLAS HOMES
 Current Status: Completed
 Projected Process Completion Date: 3/27/2022
 RDC: Georgia Mountains RDC
 DRI Tier: Nonmetro
 GRTA Jurisdiction?: No

Application History:

Initial DRI Information Form Submitted: 1/13/2022 [View Initial Form](#)
 Additional DRI Information Form Submitted: 1/13/2022 [View Additional Form](#)
 DRI Determination: 1/14/2022 Warrants regional review
 Completeness Certification: 2/2/2022
 Request for Comments: 2/3/2022
 RDC Finding: 2/25/2022
 GRTA Finding:



[GRTA DRI Page](#) |
 [ARC DRI Page](#) |
 [RC Links](#) |
 [DCA DRI Page](#)

[DRI Site Map](#) |
 [Contact](#)



Developments of Regional Impact

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DRI #3575

**DEVELOPMENT OF REGIONAL IMPACT
Initial DRI Information**

This form is to be completed by the city or county government to provide basic project information that will allow the RDC to determine if the project appears to meet or exceed applicable DRI thresholds. Refer to both the [Rules for the DRI Process](#) and the [DRI Tiers and Thresholds](#) for more information.

Local Government Information

Submitting Local Government: CITY OF DAWSONVILLE

Individual completing form: S.HARRIS

Telephone: 706.203.4923

E-mail: STACY.HARRIS@DAWSONVILLE-GA.GOV

*Note: The local government representative completing this form is responsible for the accuracy of the information contained herein. If a project is to be located in more than one jurisdiction and, in total, the project meets or exceeds a DRI threshold, the local government in which the largest portion of the project is to be located is responsible for initiating the DRI review process.

Proposed Project Information

Name of Proposed Project: SR-9 COLEMAN TRACT

Location (Street Address, TMP 084 004; 1694 HIGHWAY 9 SOUTH; LAND LOTS 641, 642, 643, 650 & 651, 4TH GPS Coordinates, or Legal DISTRICT 1ST SEC Land Lot Description):

Brief Description of Project: 121.1 ACRES SUBVISION FOR 236 UNITS 1.95 UNITS PER ACRES

Development Type:

- | | | |
|--|---|---|
| <input type="radio"/> (not selected) | <input type="radio"/> Hotels | <input type="radio"/> Wastewater Treatment Facilities |
| <input type="radio"/> Office | <input type="radio"/> Mixed Use | <input type="radio"/> Petroleum Storage Facilities |
| <input type="radio"/> Commercial | <input type="radio"/> Airports | <input type="radio"/> Water Supply Intakes/Reservoirs |
| <input type="radio"/> Wholesale & Distribution | <input type="radio"/> Attractions & Recreational Facilities | <input type="radio"/> Intermodal Terminals |
| <input type="radio"/> Hospitals and Health Care Facilities | <input type="radio"/> Post-Secondary Schools | <input type="radio"/> Truck Stops |
| <input checked="" type="radio"/> Housing | <input type="radio"/> Waste Handling Facilities | <input type="radio"/> Any other development types |
| <input type="radio"/> Industrial | <input type="radio"/> Quarries, Asphalt & Cement Plants | |

If other development type, describe:

Project Size (# of units, floor area, etc.): 236 UNITS

Developer: SMITH DOUGLAS HOMES

Mailing Address: 110 VILLAGE TRAIL

Address 2: STE 215

City:WOODSTOCK State: GA Zip:30188

Telephone: 770-372-3020

Email: KADAMS@SMITHDOUGLAS.COM

Is property owner different from developer/applicant? (not selected) Yes No

If yes, property owner: JANET BAGLEY COLEMAN

Is the proposed project entirely located within your local government's jurisdiction? (not selected) Yes No

If no, in what additional jurisdictions is the project located?

Is the current proposal a continuation or expansion of a previous DRI? (not selected) Yes No

If yes, provide the following Project Name:

information: Project ID:

The initial action being requested of the local government for this project:

- Rezoning
- Variance
- Sewer
- Water
- Permit
- Other

Is this project a phase or part of a larger overall project? (not selected) Yes No

If yes, what percent of the overall project does this project/phase represent?

Estimated Project Completion Dates: This project/phase: 2025 Overall project:

[Back to Top](#)



Developments of Regional Impact

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DRI #3575

DEVELOPMENT OF REGIONAL IMPACT Additional DRI Information

This form is to be completed by the city or county government to provide information needed by the RDC for its review of the proposed DRI. Refer to both the [Rules for the DRI Process](#) and the [DRI Tiers and Thresholds](#) for more information.

Local Government Information

Submitting Local Government: CITY OF DAWSONVILLE

Individual completing form: S.HARRIS

Telephone: 706.203.4923

Email: STACY.HARRIS@DAWSONVILLE-GA.GOV

Project Information

Name of Proposed Project: SR-9 COLEMAN TRACT

DRI ID Number: 3575

Developer/Applicant: SMITH DOUGLAS HOMES

Telephone: 770-372-3020

Email(s): KADAMS@SMITHDOUGLAS.COM

Additional Information Requested

Has the RDC identified any additional information required in order to proceed with the official regional review process? (If no, proceed to Economic Impacts.)

(not selected) Yes No

If yes, has that additional information been provided to your RDC and, if applicable, GRTA?

(not selected) Yes No

If no, the official review process can not start until this additional information is provided.

Economic Development

Estimated Value at Build-Out: \$70,800,000.00

Estimated annual local tax revenues (i.e., property tax, sales tax) likely to be generated by the proposed development: \$850,000.00

Is the regional work force sufficient to fill the demand created by the proposed project? (not selected) Yes No

Will this development displace any existing uses? (not selected) Yes No

If yes, please describe (including number of units, square feet, etc): YES, SOME AGRICULTURE

Water Supply

Name of water supply provider for this site: ETOWAH WATER & SEWER AUTHORITY

What is the estimated water supply demand to be generated by the project, measured in Millions of Gallons Per Day (MGD)? 0.064 MGD

Is sufficient water supply capacity available to serve the proposed project? (not selected) Yes No

If no, describe any plans to expand the existing water supply capacity:

Is a water line extension required to serve this project? (not selected) Yes No

If yes, how much additional line (in miles) will be required?
12-INCH MAIN TO BE EXTENDED ACROSS THE SR HWY 9 PROPERTY FRONTAGE 0.35 MILES

Wastewater Disposal

Name of wastewater treatment provider for this site: ETOWAH WATER & SEWER AUTHORITY

What is the estimated sewage flow to be generated by the project, measured in Millions of Gallons Per Day (MGD)? 0.054 MGD

Is sufficient wastewater treatment capacity available to serve this proposed project? (not selected) Yes No

If no, describe any plans to expand existing wastewater treatment capacity: AN EXISTING PUMP STATION IS ADJACENT TO THE PROPERTY; TO BE RELOCATED

Is a sewer line extension required to serve this project? (not selected) Yes No

If yes, how much additional line (in miles) will be required? 0.50 MILES OF 8-INCH GRAVITY SEWER; A SEWER OUTFALL LINE WILL HAVE TO BE CONSTRUCTED THROUGH PROPERTY TO RELOCATED AN EXISTING PUMP STATION ON THE ADJOINING TRACT TO THE NORTH.

Land Transportation

How much traffic volume is expected to be generated by the proposed development, in peak hour vehicle trips per day? (If only an alternative measure of volume is available, please provide.) 2,259 ADT; PM IN = 150, PM OUT = 88

Has a traffic study been performed to determine whether or not transportation or access improvements will be needed to serve this project? (not selected) Yes No

Are transportation improvements needed to serve this project? (not selected) Yes No

If yes, please describe below: LEFT AND RIGHT TURN LANES ARE REQUIRED AT THE PROJECT'S PRIMARY ENTRANCE, WITH SEPARATE LEFT/RIGHT TURN LANES FOR THE EXIT ONTO SR HWY 9; RIGHT AND LEFT TURN LANES FOR THE ACCESS ON SR HWY 9.

Solid Waste Disposal

How much solid waste is the project expected to generate annually (in tons)? 870 TONS/YEAR

Is sufficient landfill capacity available to serve this proposed project? (not selected) Yes No

If no, describe any plans to expand existing landfill capacity:

Will any hazardous waste be generated by the development? (not selected) Yes No

If yes, please explain:

Stormwater Management

What percentage of the site is projected to be impervious surface once the proposed development has been constructed? 30%

Describe any measures proposed (such as buffers, detention or retention ponds, pervious parking areas) to mitigate the project's impacts on stormwater management: THE SITE WILL MAINTAIN STREAM BUFFERS AND DIRECT STORM DRAINAGE INTO DETENTION AND WATER QUALITY FACILITIES. ANY IMPACTS TO STREAMS OR WETLANDS, IF NECESSARY, WILL BE PERMITTED FOLLOWING ALL SECTION 404 REGULATIONS (ARMY CORPS NATIONWIDE PERMIT 29)

Environmental Quality

Is the development located within, or likely to affect any of the following:

- 1. Water supply watersheds? (not selected) Yes No
- 2. Significant groundwater recharge areas? (not selected) Yes No
- 3. Wetlands? (not selected) Yes No
- 4. Protected mountains? (not selected) Yes No
- 5. Protected river corridors? (not selected) Yes No
- 6. Floodplains? (not selected) Yes No
- 7. Historic resources? (not selected) Yes No
- 8. Other environmentally sensitive resources? (not selected) Yes No

If you answered yes to any question above, describe how the identified resource(s) may be affected:
IMPACTS TO THE WATERSHED WILL BE MINIMIZED UTILIZING WATER QUALITY FEATURES TO ACHIEVE 80% TSS REMOVAL PROJECT-WIDE. ADDITIONALLY, ALL STORMWATER DISCHARGES WILL TRAVEL THROUGH OPENS SPACES WITHIN THE PROPOSED DEVELOPMENT AFTER EITHER BEING DETAINED OR FLOW THROUGH A PLUNGE POOL AND NOT DIRECTLY INTO THE STREAMS OR WETLANDS.

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DAWSONVILLE CITY COUNCIL
EXECUTIVE SUMMARY FOR
AGENDA ITEM # 13

SUBJECT: LETTER OF COMMITMENT TO APPALACHIAN REGIONAL COMMISSION

CITY COUNCIL MEETING DATE: 04/18/2022

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 CONSIDER APPROVAL OF LETTER OF COMMITMENT TO THE ARC FOR THE DEVELOPMENT OF THE DOWNTOWN STRATEGIC PLAN AND TO APPROVE THE GRANT MATCH EXPENDITURE OF \$30,000 TO BE FUNDED BY SPLOST VII

ARC WILL BE CONTRIBUTING \$70,0000

HISTORY/ FACTS / ISSUES:

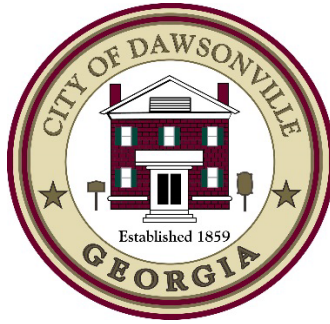
- **CITY COUNCIL APPROVED SEEKING THE GRANT FOR THE DOWNTOWN STRATEGIC PLAN ON 09/20/2021**
 - **LETTER OF COMMITMENT IS REQUIRED FOR THE NEXT PHASE OF THE PROCESS**
-

OPTIONS:

RECOMMENDED SAMPLE MOTION:

REQUESTED BY: Bob Bolz, City Manager

415 Highway 53 E. Suite 100
Dawsonville, Georgia 30534



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

April 18, 2022

Ms. Annaka Woodruff, Program Manager
Appalachian Regional Commission
GA Department of Community Affairs
60 Executive Park South, NE
Atlanta, GA 30329

Re: Commitment of Funds

Dear Ms. Woodruff,

The City of Dawsonville is applying for \$70,000 in Appalachian Regional Commission (ARC) investment for the development of a downtown strategic plan. Contingent upon approval of a grant award under the ARC grant program, the City of Dawsonville hereby commits to provide \$30,000 in matching funds for costs associated with this project.

Should you have any questions or need additional information, please feel free to contact City Manager Bob Bolz at 706-265-3256.

Sincerely,

Mike Eason
Mayor



DAWSONVILLE CITY COUNCIL
EXECUTIVE SUMMARY FOR
AGENDA ITEM # 14

SUBJECT: **STORM WATER INFRASTRUCTURE MAINTENANCE AND EXPENSES AGREEMENT**

CITY COUNCIL MEETING DATE: 04/18/2022

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 CONSIDER APPROVAL OF THE STORM WATER INFRASTRUCTURE MAINTENANCE AND EXPENSES AGREEMENT AS PREPARED BY LEGAL

HISTORY/ FACTS / ISSUES:

- **CITY COUNCIL HAS BEEN CONSIDERING REQUEST FROM PROPERTY OWNERS CONCERNING THE MAPLE HILL DRIVE DETENTION POND**
 - **CITY COUNCIL DIRECTED LEGAL TO PREPARE AN AGREEMENT TO BE CONSIDERED BY THE PROPERTY OWNERS OF MAPLE HILL DRIVE**
-

OPTIONS:

RECOMMENDED SAMPLE MOTION:

REQUESTED BY: Kevin Tallant, City Attorney

**AGREEMENT RELATED TO STORM WATER
INFRASTRUCTURE MAINTENANCE AND EXPENSES**

THIS AGREEMENT is entered into this ____ day of _____, 2022, by and between the City of Dawsonville, Georgia, and the property owners signing below, for the purpose of establishing a method ensuring maintenance and collecting costs associated with maintenance activities for the detention pond servicing Maple Hill Drive in Dawsonville, Georgia, and the residences located thereon.

WITNESSETH

WHEREAS: the City of Dawsonville has an ordinance related to stormwater infrastructure, its maintenance, and related costs and expenses for the same;

WHEREAS, the City of Dawsonville's ordinance starts from a premise that the property owner of the stormwater infrastructure is financially responsible for its maintenance;

WHEREAS, there are provisions, however, for when a stormwater infrastructure device serves more than just the property owner of the device;

WHEREAS, when a stormwater infrastructure device serves a residential development without a homeowners association, all persons owning properties whose stormwater flows to the stormwater device shall be responsible for the maintenance of the stormwater facility and the costs therefore;

WHEREAS, Maple Hill Drive in incorporated Dawsonville, Georgia, is a residential development without a homeowners association;

WHEREAS, Maple Hill Drive was permitted to be developed without a homeowners association by the City well in excess of ten years ago, which events would not be possible under the version of the City's zoning and development codes not in effect;

WHEREAS, Maple Hill Drive has a stormwater facility which provides stormwater runoff detention for the properties located on Maple Hill Drive ("Stormwater Facility");

WHEREAS, the stormwater facility to which the properties on Maple Hill Drive contribute stormwater runoff is in need of repair and maintenance;

WHEREAS, the situation on Maple Hill Drive is one of only two known situations in the City of Dawsonville where a development was constructed with a stormwater detention facility but no homeowners association to provide stormwater maintenance;

WHEREAS, the stormwater facility on Maple Hill Drive is on the property of two owners, which owners should not have to bear the entire cost of maintenance for the development;

WHEREAS, the property owners on Maple Hill Drive may well not have expected the need to pay maintenance costs when they first purchased their homes there;

WHEREAS, the City is intent on assisting the Maple Hill Drive homeowners with the maintenance of their stormwater facility, but is not in a position to provide said maintenance in perpetuity;

WHEREAS, the City Council of the City of Dawsonville has determined that assisting the homeowners on Maple Hill Drive to repair and maintain their facility while also establishing a methodology for them to be financially responsible for said maintenance is in the best interests of the City and is something for which the City derives and will derive a substantial benefit;

WHEREAS, the property owners signing below have determined that it is in their best interests to enter into this agreement with the City of Dawsonville so as to facilitate compliance with the maintenance and financial responsibilities, and to avoid liens being placed upon their property;

WHEREAS, the property owners signing below sign this document with reference to their ownership of property in “lots” identified herein which lots refer to the Plat for Maple Hill, recorded at Plat Book 56, Pages 201-203, Dawson County Records;

AND WHEREAS, the City Council of the City of Dawsonville and the property owners signing below have determined that it is in their best interests to reduce their agreement to writing;

NOW THEREFORE, premises considered, the City of Dawsonville and the property owners signing below hereby covenant and agree as follows:

Section 1. **Immediate Maintenance Activities:** The City of Dawsonville shall engage the services of a private party to provide maintenance and repair to the Stormwater Facility at a cost to be approved by the Council of the City of Dawsonville which maintenance and repair shall, in the opinion of the City of Dawsonville or its designee, provide for a properly functional stormwater detention pond on Maple Hill Drive. The cost of this immediate maintenance activity shall be borne by the City of Dawsonville, Georgia.

Section 2. **Future Maintenance Activities:** The City of Dawsonville shall complete regular inspections of the Stormwater Facility in its discretion, and shall engage the services of a private party or, in its sole and absolute discretion, may use City of Dawsonville employees, to perform future maintenance on the Stormwater Facility.

Section 3. **Costs Related to Future Maintenance:** Costs related to future maintenance shall be paid as follows:

- a. The City of Dawsonville shall establish a fee to be charged for Stormwater Facility maintenance, which fee shall be comprised of the estimated cost for the provision of Stormwater Facility maintenance plus an administrative fee to cover the cost of the City of Dawsonville employee time and other expenses incurred in managing said payments and maintenance activities. The fee shall be assessed as a charge on the utility bill of the property owners signing below. All parties agree that this is a fee charged for the provision of services for which the property owners signing below are financially responsible for providing, and that this is not a tax, penalty or fine.
- b. In the event of an unexpected maintenance activity which must occur to maintain the functioning of the Stormwater Facility (i.e. fallen tree removal) the City of Dawsonville may add such costs to the monthly maintenance fee for so long as necessary to recoup such costs.

Section 4. **Payment of Future Maintenance Expenses:** Future maintenance expenses after the completion of the activities from Section 1, above, shall be paid for as follows:

- a. The City of Dawsonville shall utilize the funds collected pursuant to Section 3 for maintenance purposes, in proportion to the percentage of properties on Maple Hill Drive contributing to the maintenance activities by signing below. By way of example and not limitation, if 7/13 houses on Maple Hill Drive contribute to the costs of Stormwater Facility maintenance through Section 3, above, then 7/13 of the cost of any maintenance activity shall be assessed against the funds collected by the City of Dawsonville for maintenance activity purposes.
- b. The remainder of any expenses not covered by Section 4(a) shall be paid by the City of Dawsonville, and the amount of those expenses shall be divided among the properties on Maple Hill Drive which are not a part of this agreement, after which a lien shall be filed against said properties in their proportionate amount of the expenses advanced by the City of Dawsonville. By way of example and not limitation, if the outstanding fees not covered by Section 4(a) is \$10,000.00, and if 6/13 properties do not join this agreement and make their required payments, then a lien in the amount of \$1,666.67 shall be filed against each of the 6 non-contributing properties.
- c. The liens described in Section 4(b), above, may be enforced by the City of Dawsonville pursuant to its Code and the laws of the State of Georgia.

Section 5. **Term:** Pursuant to the law governing municipal contracts, this agreement shall have a term of one year, but shall automatically renew each and every year unless the City of Dawsonville provides 60 days advance notice to the property owners executing this agreement that it does not intend to renew.

Section 6. **Additional Parties.** Any party seeking to enter into this Agreement with the City of Dawsonville after sixty (60) days from its first presentation to the property owners of properties on Maple Hill Drive may do so on such terms and conditions as the City of Dawsonville determines are proper and fair to all other signatories to this agreement, which determination shall be made in the discretion of the City of Dawsonville.

Section 7. **Governing Law.** This Agreement shall be deemed to constitute a contract made and entered into under the laws of the State of Georgia, and for all purposes this Agreement shall be governed by and construed in accordance with the laws of the State of Georgia without giving effect to the choice of laws provisions thereof.

Section 8. **Venue.** This Agreement shall be deemed for all purposes to have been entered into in Dawson County, Georgia. Any litigation arising directly or indirectly from a dispute under the Agreement shall be litigated solely in the State Courts of Dawson County, Georgia, and the parties hereby expressly agree to submit to the personal jurisdiction of that Court for that purpose.

Section 9. **Binding Agreement.** The terms of the provisions of this Agreement shall be binding upon and shall inure to the benefit of the Parties hereto, their respective predecessors, successors, transferees and assigns, including future owners of the property owned by the individuals signing below.

Section 10. **Counterparts.** This Agreement may be executed in any number of counterparts, each of which shall be deemed an original, but all of which together shall be deemed one and the same instrument. Electronic signatures are acceptable as originals.

Section 11. **Severability.** If any term, covenant, condition, or provision of this Agreement, or the application of them to any circumstance is, at any time or to any extent, determined by a court of competent jurisdiction to be invalid or unenforceable, the remainder of the Agreement or its application to circumstances other than those to which it is held invalid or unenforceable shall not be affected, and each term, covenant, condition, and provision of this Agreement shall remain valid and enforceable to the fullest extent permitted by law.

Section 12. **Entire Agreement.** This Agreement and the attachments hereto constitute the entire agreement between the Parties and fully supersede and cancel any and all prior agreements, understandings, commitments, negotiations, or representations between, among, or by the Parties relating to the subject matter of this Agreement. This Agreement has been the subject of negotiations and discussions between and among the Parties. It has been and shall be construed to have been drafted by all the Parties, so that any rule of construing ambiguities against the drafter shall have no force and effect.

Section 13. **Further Assurance.** From and after the date of this Agreement, each of the Parties shall, from time to time, at the request of the other Party and without further consideration, do, execute and deliver, cause to be done, executed and delivered, all such further acts, things and instruments as may be reasonably requested or required more effectively to evidence and give effect to the transactions contemplated by this Agreement.

So Agreed effective the date stated hereinabove.

City of Dawsonville, Georgia

Attest:

Michael Eason, Mayor

Beverly Banister, Clerk

Lot 1, Maple Hill

Sworn to and Subscribed before me this ____
day of _____, 2022.

Michael Wise

Notary Public
My commission expires: _____

Tina Wise

Sworn to and Subscribed before me this ____
day of _____, 2022.

Notary Public
My commission expires: _____

Lot 2, Maple Hill

Sworn to and Subscribed before me this ____
day of _____, 2022.

Vincent Savage

Notary Public
My commission expires: _____

Yessica Savage

Sworn to and Subscribed before me this ____
day of _____, 2022.

Notary Public
My commission expires: _____

Lot 3, Maple Hill

Sworn to and Subscribed before me this ____
day of _____, 2022.

Carolyn Rast

Notary Public
My commission expires: _____

Lot 4, Maple Hill

Sworn to and Subscribed before me this ____
day of _____, 2022.

Timothy Halliday, Trustee

Notary Public
My commission expires: _____

Eva Halliday, Trustee

Sworn to and Subscribed before me this ____
day of _____, 2022.

Notary Public
My commission expires: _____

Lot 5, Maple Hill

Sworn to and Subscribed before me this ____
day of _____, 2022.

Benjamin Holloway

Notary Public
My commission expires: _____

Amber Holloway

Sworn to and Subscribed before me this ____
day of _____, 2022.

Notary Public
My commission expires: _____

Lot 6, Maple Hill

Sworn to and Subscribed before me this ____
day of _____, 2022.

Sandra Sawyer

Notary Public
My commission expires: _____

Lot 7, Maple Hill

Sworn to and Subscribed before me this ____
day of _____, 2022.

Julie Morgan

Notary Public
My commission expires: _____

Sworn to and Subscribed before me this ____
day of _____, 2022.

James Morgan

Notary Public
My commission expires: _____

Lot 8, Maple Hill

Sworn to and Subscribed before me this ____ day of _____, 2022.

Gary Gravitt, Jr.

Notary Public
My commission expires: _____

Katelyn Haley Seabolt Gravitt

Sworn to and Subscribed before me this ____ day of _____, 2022.

Notary Public
My commission expires: _____

Lot 9, Maple Hill

Sworn to and Subscribed before me this ____ day of _____, 2022.

MCH SFR Property Owner 1, LLC
By: _____

Notary Public
My commission expires: _____

Lot 10, Maple Hill

Sworn to and Subscribed before me this ____ day of _____, 2022.

Allison Cumbo

Notary Public
My commission expires: _____

Lot 11, Maple Hill

Sworn to and Subscribed before me this ____ day of _____, 2022.

Daniel Edward Ingram

Notary Public
My commission expires: _____

Lot 12, Maple Hill

Sworn to and Subscribed before me this ____ day of _____, 2022.

MHDR, LLC
By: _____

Notary Public
My commission expires: _____

Lot 13, Maple Hill

Sworn to and Subscribed before me this ____
day of _____, 2022.

Jeff Knudsen, Jr.

Notary Public
My commission expires: _____

DRAFT



DAWSONVILLE CITY COUNCIL
EXECUTIVE SUMMARY FOR
AGENDA ITEM # 15

SUBJECT: MAIN STREET PARK PAVILION RENTAL INCREASE

CITY COUNCIL MEETING DATE: 04/18/2022

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 APPROVE AN INCREASE IN THE RENTAL RATES FOR THE PAVILIONS AT MAIN STREET PARK AS OUTLINED BELOW:

- **\$75.00 FOR COUNTY RESIDENTS**
 - **\$100.00 FOR NON-COUNTY RESIDENTS**
-

HISTORY/ FACTS / ISSUES:

- **RENTAL FEES ORIGINALLY ESTABLISHED BY COUNCIL AT THE 03/15/2021 MEETING AT \$35 FOR DAWSON COUNTY RESIDENTS AND \$60 FOR NON-COUNTY RESIDENTS**
 - **INCREASE WARRANTED DUE TO DEMAND ON OFFICE STAFF TO COORDINATE RENTALS AND FOR PUBLIC WORKS STAFF WHO MAINTAIN THE CLEANLINESS OF THE PAVILIONS ONCE RENTED**
 - **RENTAL FEES ARE FOR ALL DAY RENTALS**
 - **2 OF THE 3 PAVILLIONS WILL HAVE ELECTRICITY AVAILABLE**
 - **FEES ARE IN LINE WITH SURROUNDING PAVILION RENTALS**
-

OPTIONS:

APPROVE, DENY, OR TABLE

RECOMMENDED SAMPLE MOTION:

REQUESTED BY: Robin Gazaway, Finance Administrator



DAWSONVILLE CITY COUNCIL
EXECUTIVE SUMMARY FOR
AGENDA ITEM # 16

SUBJECT: AMERICAN RESCUE PLAN ACT (ARPA) GRANT FUNDS DESIGNATION

CITY COUNCIL MEETING DATE: 04/18/2022

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 DETERMINE AND APPROVE THE DESIGNATION OF WHICH CATEGORY TO ASSIGN THE \$1.2M ARPA GRANT FUNDS

HISTORY/ FACTS / ISSUES:

ALLOWABLE: PUBLIC HEALTH, COMMUNITY DEVELOPMENT, PREMIUM PAY, REVENUE STANDARD ALLOWANCE OR WATER/SEWER INFRASTRUCTURE

OPTIONS:

RECOMMENDED SAMPLE MOTION:

STAFF RECOMMENDS DESIGNATING THE REVENUE STANDARD ALLOWANCE. IT WOULD ALLOW THE MAXIMUM AMOUNT FOR FLEXIBILITY TO USE THESE FUNDS WITHIN THE ALLOWABLE USES.

REQUESTED BY: Robin Gazaway, Finance Administrator



DAWSONVILLE CITY COUNCIL
EXECUTIVE SUMMARY FOR
AGENDA ITEM # 17

SUBJECT: IMPACT FEE STUDY DISCUSSION

CITY COUNCIL MEETING DATE: 04/18/2022

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 DISCUSS CONSIDERATION OF DOING AN IMPACT FEE STUDY FOR THE CITY

HISTORY/ FACTS / ISSUES:

OPTIONS:

RECOMMENDED SAMPLE MOTION:

REQUESTED BY: Mike Eason, Mayor



DAWSONVILLE CITY COUNCIL
EXECUTIVE SUMMARY FOR
AGENDA ITEM # 18

SUBJECT: CONSIDERATION OF RESOLUTION: TEMPORARY MORATORIUM ON
ISSUANCE OF DEVELOPMENT AND BUILDING PERMITS

CITY COUNCIL MEETING DATE: 04/18/2022

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 CONSIDER APPROVING RESOLUTION CONCERNING A TEMPORARY MORATORIUM ON THE
ISSUANCE OF DEVELOPMENT AND BUILDING PERMITS**

HISTORY/ FACTS / ISSUES:

OPTIONS:

RECOMMENDED SAMPLE MOTION:

REQUESTED BY: Mike Eason, Mayor

**A RESOLUTION OF THE CITY OF DAWSONVILLE, GEORGIA TO ENACT A
TEMPORARY, EMERGENCY MORATORIUM ON THE ISSUANCE OF
DEVELOPMENT PERMITS AND BUILDING PERMITS WITHIN THE
JURISDICTIONAL LIMITS OF THE CITY OF DAWSONVILLE DURING A STUDY
OF DEVELOPMENT IMPACTS AND CAPITAL IMPROVEMENTS; TO PROVIDE
FOR EXCEPTIONS; TO PROVIDE FOR SEVERABILITY; TO PROVIDE FOR AN
EFFECTIVE DATE; AND FOR OTHER PURPOSES**

WHEREAS, the City of Dawsonville, Georgia is a Georgia Municipal Corporation which provides planning and zoning, as well as enforcement of building codes and regulations as a qualified local government;

WHEREAS, the City of Dawsonville directly provides, provides via contractual arrangement, and/or regulates, *inter alia*, the following services, all of which are and will continue to be impacted by residential and commercial development: road and street construction or maintenance, solid waste management, water supply and distribution, wastewater treatment, stormwater collection and disposal, public safety, and recreational facilities;

WHEREAS, local governments, pursuant to Chapter 71 of Title 36 of the Official Code of Georgia Annotated, may consider and adopt development impact fees which are imposed upon development as a condition of development approval to pay for a proportionate share of the cost of system improvements needed to serve new growth and development;

WHEREAS, such development impact fees may be collected at the time of the issuance of a development permit or a building permit, depending upon the particular purpose of the fee;

WHEREAS, the City of Dawsonville is starting the process of studying and developing a system of development impact fees pursuant to Chapter 71 of Title 36 of the Official Code of Georgia, Annotated;

WHEREAS, there are tracts of developed land which could be redeveloped, and undeveloped land in the City of Dawsonville which if developed, or if rezoned and developed, could create significant impacts on the services, facilities, and infrastructure of the City of Dawsonville, to include but not necessarily be limited to significant improvement costs as a result of the development;

WHEREAS, a review of development fee impact ordinances and studies related to the same confirms that residential development and usage creates the greatest impact on local government facilities, infrastructure, and services;

WHEREAS, the City of Dawsonville, pursuant to its police power, is authorized to enact ordinances to further and protect the health, safety, welfare and morals of the public;

WHEREAS, given the potentially significant impact to the services, facilities and infrastructure needs and demands of developing or redeveloping property, the City of Dawsonville has determined that it is reasonable and necessary, in order to protect the health, safety, welfare and

morals of the public, to enact a temporary, emergency moratorium on development and building permits in the City of Dawsonville;

WHEREAS, the enactment of a temporary, emergency moratorium is a valid exercise of the police power of the City of Dawsonville in order to preserve the status quo while it considers a new ordinance;

WHEREAS, there are significant developments which could have a large impact on the City of Dawsonville's provision of services if Development Impact Fees are not adopted;

WHEREAS, the emergency measures contained herein are limited in scope and duration, to provide time for the City of Dawsonville to consider the adoption of a longer moratorium while considering whether to adopt Impact Fees;

AND WHEREAS, the moratorium, as described herein, is found by the City of Dawsonville to be an appropriate, reasonably necessary, not unduly oppressive, and narrowly tailored exercise of the City of Dawsonville's police power.

NOW, THEREFORE, premises considered, be it ordained by the Council of the City of Dawsonville, as follows:

Section 1. There is hereby enacted a moratorium on (a) the acceptance of applications for, or the issuance of land development permits (including land disturbance permits) as well as (b) the acceptance of applications for, or the issuance of building permits, within the corporate limits of the City of Dawsonville, Georgia, for properties which are in the following zoning districts:

- a. RA: Restricted Agricultural
- b. R-1: Restricted Single Family Residential
- c. R-2: Single Family Residential
- d. R-3: Single Family Residential
- e. R-6: Multiple-Family Residential
- f. R3R: Manufactured Home Subdivision District
- g. RMM: Residential Manufactured/Moved
- h. RMHT: Manufactured Housing Temporary District
- i. RPC: Residential Planned Community
- j. PUD: Planned Unit Development
- k. PCS: Planned Conservation Subdivision
- l. RCT: Residential Cottage
- m. AP: Annexed Property

Section 2. The moratoria described in § 1, above, shall expire on the earlier of:

- a. the passage of thirty (30) days from the date this Resolution is adopted by the Council of the City of Dawsonville;
- b. the defeat or adoption of an ordinance establishing development impact fees pursuant to Chapter 71 of Title 36 of the Official Code of Georgia Annotated;

- c. a subsequent vote of the Council of the City of Dawsonville, Georgia, repealing or replacing the moratoria described in this Resolution.

Section 3. The moratoria described in § 1, above, shall not apply to:

- a. any development or project where there is an active Land Disturbance Permit in place on or before the date of the passage of this Resolution, however, if the Land Disturbance Permit expires without being renewed before its expiration, then the moratoria described above shall apply to any future issuance of a Land Disturbance Permit for the same tract of land.
- b. any building site where there is an active Building Permit in place on or before the date of the passage of this Resolution, however, if the Building Permit expires without being renewed before its expiration, then the moratoria described above shall apply to any future issuance of a Building Permit for the same Building Site.
- c. any development or building site which does not fit into the exceptions identified in § 3(a) or (b), but for which the applicant for the development and/or building permit executes an irrevocable commitment that it will remit, in full, any development impact fee within thirty (30) days after the passage of an ordinance establishing development impact fees pursuant to Chapter 71 of Title 36 of the Official Code of Georgia, Annotated. The Development Impact fee assessed pursuant to this exception shall be such as is established pursuant to any adopted ordinance, and if no ordinance is adopted then no fee shall be assessed.
 - i. In the event that an applicant seeks an exception pursuant to § 3(c) of this Resolution, if the applicant fails to make the committed to payment of a development impact fee within the time required, then the permit issued (and any related permits or certificates, including but not limited certificates of occupancy) shall be revoked, *instanter*, by operation of law without the necessity of any further action by the City of Dawsonville or any of its departments or employees.
 - ii. In the event of a revoked permit or certificate pursuant to § 3(c)(i) of this Resolution, the unpaid development impact fee must be paid before any development or building permit or related certificate may issue for the site or development in question.

Section 4. Severability. If any section, provision or clause of any part of this resolution shall be declared invalid or unconstitutional, or if the provisions of any part of this resolution 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 resolution not so held to be invalid, or the application of this resolution to other circumstances not so held to be invalid. It is hereby declared as the intent that this resolution would have been adopted had such invalid portion not been included herein

Section 5. Repealer. All laws and parts of laws in conflict with this resolution are hereby repealed.

Section 6. Effective Date. This resolution shall be effective the day following its passage by the Council of the City of Dawsonville, the health, safety, welfare, and general morality of the City of Dawsonville demanding it.

SO ADOPTED AND RESOLVED 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

ATTESTED TO BY:

Beverly Banister, City Clerk

John Walden, Council Member, Post 3

Mark French, Council Member, Post 4



DAWSONVILLE CITY COUNCIL
EXECUTIVE SUMMARY FOR
AGENDA ITEM # 19

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

CITY COUNCIL MEETING DATE: 04/18/2022

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

APRIL 12 FOR APRIL 18, 2022 MEETING

Administrative Offices for Utility and Public Works: The building is dried in and the plumbing installation well underway.

COVID: We currently have no employees out on COVID quarantine. We wait to see what happens with the BA.2 Omicron variant as people move indoors during hot weather.

ARPA Funding: We received \$3 million grant for the wastewater treatment plant. The \$500,000.00 for the well was denied and we await word on grants for the airport and the museum.

SPLOST VII Collections: We anticipate starting to receive SPLOST VII funds in May – June after the county gets the first \$8.5 million. We are preparing potential projects for recommendation.

Friday Night Food Truck Night: This year's schedule has been set and the dates are:

- May 6th
- June 3rd
- July 1st
- August 5th
- September 9th
- October 7th
- November 19th - Christmas Tree Lighting & Parade

Shade for Main Street Park: The City Manager and the Public Works Director continue to get cost estimates for shade for the park. We are now researching and awaiting prices on retrofitting existing poles that will be cheaper to install. We look forward to getting those quotes.

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, and stage opportunities for Main Street Park utilizing SPLOST VII funds.

Main Street Park Disc Golf: A nine-hole disc golf course has been laid out and we are researching cost estimates.

Classic Car Auction: As a fund raiser, the GRHOF has a Greater Atlanta Auto Auction scheduled for Saturday, April 23rd starting at 11 AM. They expect over 125 classic cars and 1,000 people in attendance. Mark your calendars this should be a special event

ARC Grant – Downtown Strategic Plan: The City Manager met face-to-face with Patrick Larson from GMRC to discuss the narrative preparation for the next level of the ARC grant application process. The meeting went well, and we are excited about the possibility. We are seeking letters of support and commitment for the development of a strategic plan from business, other partners, and will be seeking the same from the City Council and the DDA. As previously discussed, it will be a split of \$70,000.00 paid for by the ARC grant and \$30,000.00 from the city using SPLOST VII funds. Staff had a virtual video conference with Kathy Papa from DCA, Anaka Woodruff from ARC, and Patrick Larson from GMRC regarding grants for downtown needs. In meetings, with all of the above, it became more obvious that we need to fund a position as soon as possible to serve as Downtown Development Manager or some like title. The City Manager is drafting a job description in hopes that a funding source can be identified.

GA Rural Water Association Backflow Prevention Class: A number of staff took an intense, week-long backflow prevention class taught here at city facilities the first week in April. The next step requires those taking the class to pass a certification test taught in Duluth.

Water First Program: Staff met with Chuck Butterfield, formerly of GBT now with CEC. He is drafting a proposal to prepare the city's involvement in the Water First Program.

Staff Time Off: Several staff took some well-deserved time off in conjunction with the Dawson County Schools Spring Break the first week in April. City Hall will be closed for the Good Friday holiday on April 15th.

Commission Meeting: There will be no Planning Commission or Historic Preservation Commission Meetings in April due to no agenda items.

Blood Drive: Please come donate some desperately needed blood at the city-sponsored blood drive held in the City Hall parking lot on April 19th.

Construction Proposal – Winner's Circle, GRHOF: Director Cindy Elliott is working with a forensic structural engineer to determine what can and cannot be built with regards to structural integrity should a pavilion be built over the Winners Circle.

Allen Street Sidewalk Extension: This project, funded out of SPLOST VI is complete except for some punch list items. The contractor that built the new sidewalk extending Allen Street to the park and City Hall had their striping contractor do some work; unfortunately, the work they did was not supposed to be done. 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.

Fuel Costs: We continue to closely monitor fuel costs.

Public Meeting for WWTP: As part of the USDA application process, on April 21st at 1:00 PM GBT will host a required meeting regarding the WWTP application.

GA State Patrol Recruitment Event: The City Manager met with SFC Bradshaw about a recruitment event they want to have at the city on Wednesday, May 11th. It would run from 10:00 AM – 2:00 PM with troopers and recruiters available to talk about career with GSP. They will have a variety of cars and equipment on display at the Farmer's Market and hope to land a helicopter on the grassy area in front of City Hall or the parking lot. They will serve hotdogs for people attending the event.

Deputy Program: Jacob Champion has replaced Kyle Bailey. Kyle went to CID and Jacob came to us from CID. Vic Gazaway will be transferring to an SRO position in the future.

Comprehensive Plan: It is almost time to begin reviewing our city's comprehensive plan last completed in 2018. This process should start in July. We are working with Adam Hazell of GMRC planning to begin this process and discussing update of our CIE as part of that plan.

Old Cemetery to National Register of Historic Places: Pre-pandemic, the city was working on getting the cemetery listed on the National Register of Historic Places. The process got put on hold due to the pandemic. Staff are working with Joe Rothwell at GMRC to get this project re-started.

Customer Service Improvements in City Hall: Excellence is a moving target! In our constant striving to improve our level of customer service, we plan to implement some modifications in City Hall to better serve our customers. These modifications have been discussed for years and plans were in place just prior to Covid. Frequently, multiple customers will be waiting in line for service at our payment window. To address this, we will be cutting a second customer window in the lobby wall. Office space will be rearranged, and we will end up with two, staff payment windows. We plan to cut the hole on April 15 and 16 when we are closed.

Roundabout at Old Courthouse: We received a plan from GDOT that was forwarded to the CC/M regarding safety improvements at the roundabout that circles the old courthouse. We are excited about the prospect of this project as the planning and design has been going on for several years, including Public Works Director Hansard and City Manager Bolz participated in a safety study and evaluation over two years ago and considerable planning and feedback since then.

Leak Adjustments: 1 Leak Adjustment this month.

Water \$538.79 Sewer \$865.54 **Total \$1,404.33**

Calendar YTD \$9,149.61



**DAWSONVILLE CITY COUNCIL
EXECUTIVE SUMMARY FOR
AGENDA ITEM # 20**

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

CITY COUNCIL MEETING DATE: _____ **04/18/2022** _____

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 MARCH 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 - March 31, 2022

75%

	<u>Budget</u>	<u>Actual</u>	<u>Percentage</u>
REVENUES			
Taxes	\$ 1,744,550	\$ 1,562,958	89.59%
Licenses and permits	102,525	83,499	81.44%
Intergovernmental revenues	35,000	42,207	120.59%
Fees	249,000	264,621	106.27%
Other	<u>70,057</u>	<u>78,874</u>	<u>112.59%</u>
Total revenues	<u>2,201,132</u>	<u>2,032,159</u>	<u>92.32%</u>
EXPENDITURES			
Department:			
Council	99,215	84,277	84.94%
Mayor	21,480	15,498	72.15%
Elections	8,000	12,587	157.34%
Administration	947,570	767,717	81.02%
City Hall building	131,135	83,258	63.49%
Animal control	1,523	113	7.42%
Roads	520,996	467,221	89.68%
Parks	53,913	139,046	257.91%
Planning and zoning	380,300	306,678	80.64%
Economic development	<u>37,000</u>	<u>9,000</u>	<u>24.32%</u>
Total expenditures	<u>2,201,132</u>	<u>1,885,395</u>	<u>85.66%</u>
TOTAL REVENUES OVER EXPENDITURES		146,764	
Transfer in From Reserves		<u>(146,764)</u>	
NET CHANGE IN FUND BALANCE		<u><u>-</u></u>	

CITY OF DAWSONVILLE, GEORGIA
WATER, SEWER, AND GARBAGE FUND
July 1, 2021 - March 31, 2022

	<u>Budget</u>	<u>Actual</u>	<u>Percentage</u>
REVENUES			
Water fees	\$ 710,000	\$ 653,568	92.05%
Sewer fees	810,000	770,183	95.08%
Garbage fees	203,500	195,708	96.17%
Miscellaneous	<u>371,525</u>	<u>125,919</u>	<u>33.89%</u>
Total revenues	<u>2,095,025</u>	<u>1,745,378</u>	<u>83.31%</u>
EXPENDITURES			
Depreciation	574,000	423,967	73.86%
Garbage service	175,000	174,829	99.90%
Group insurance	124,000	107,546	86.73%
Insurance		-	#DIV/0!
Interest	87,450	61,005	69.76%
Payroll taxes	27,778	19,469	70.09%
Professional	115,891	180,737	155.95%
Miscellaneous	248,865	92,576	37.20%
Repairs/supplies	145,423	194,356	133.65%
Retirement	22,000	26,707	121.40%
Salaries	347,402	259,219	74.62%
Technical services	72,037	68,126	94.57%
Utilities	<u>155,179</u>	<u>114,140</u>	<u>73.55%</u>
Total expenditures	<u>2,095,025</u>	<u>1,722,677</u>	<u>82.23%</u>
INCOME (LOSS)		<u><u>22,701</u></u>	

CITY OF DAWSONVILLE, GEORGIA

SPLOST

July 1, 2021 - March 31, 2022

SPLOST VI

	<u>Budget</u>	<u>Actual</u>	<u>Percentage</u>
REVENUES			
Taxes	-	-	#DIV/0!
Interest	300	359	119.67%
Other	<u>555,700</u>	<u>-</u>	<u>0.00%</u>
Total revenues	<u>556,000</u>	<u>359</u>	<u>0.06%</u>
EXPENDITURES (Capital Outlays)			
City hall acquisition	-	-	#DIV/0!
Roads and sidewalks	494,000	515,386	104.33%
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	6,750	10.89%
Parks and recreation	<u>-</u>	<u>-</u>	<u>0.00%</u>
Total expenditures	<u>556,000</u>	<u>528,461</u>	<u>95.05%</u>
TOTAL REVENUES OVER EXPENDITURES		(528,102)	
Transfer in From Reserves		<u>528,102</u>	
NET CHANGE IN FUND BALANCE		<u><u>-</u></u>	