

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

1. Call to Order
2. Roll Call
3. Invocation and Pledge
4. Announcements
5. Approval of the Agenda
6. Public Input
7. Consent Agenda
 - a. Approve Minutes
 - Regular Meeting held June 6, 2022
 - Executive Session held June 6, 2022
8. Employee Recognition

PUBLIC HEARING

9. ANX-C2200161: Dustin Gillespie has petitioned to annex into the city limits of Dawsonville the 1.04 acre tract known as TMP 090 099, Located at 544 Gold Bullion Drive W, with a County Zoning of RPC (Residential Planned Community) to City Zoning RPC (Residential Planned Community). Public Hearing Dates: Planning Commission on June 13, 2022, and City Council on June 20, 2022. City Council for a decision on July 18, 2022.
10. ANX-C2200162: Ryan and Jessica Disharoon have petitioned to annex into the city limits of Dawsonville the 2.36 acre tract known as TMP 090 107 and 090 104, Located at 446 Gold Bullion Drive W, with a County Zoning of RPC (Residential Planned Community) to City Zoning RPC (Residential Planned Community). Public Hearing Dates: Planning Commission on June 13, 2022, and City Council on June 20, 2022. City Council for a decision on July 18, 2022.
11. ANX-C2200170: B&K Turner Family, LLP has petitioned to annex into the city limits of Dawsonville the 35.31 acre tract known as TMP 083 025, Located at Land Lot 584, 4th District, Section 1, with a County Zoning of RA (Residential Agricultural/Residential Exurban) to City Zoning AP (Annexed Property District). Public Hearing Dates: Planning Commission on June 13, 2022, and City Council on June 20, 2022. City Council for a decision on July 18, 2022.

BUSINESS

12. Request for Waiver of Reconnection Fees
13. Resolution No. R2022-06: Adopt the FY 2022-2023 Budget
14. Intergovernmental Agreement Regarding Local Option Sales Tax

WORK SESSION

15. Proposed Lift Station Request – Starlight Homes
16. Dawsonville Moonshine Distillery Lease – Request for Early Termination
17. Doc Brown Farm and Distillers – Presentation to Request Lease Space at City Hall

STAFF REPORTS

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

EXECUTIVE SESSION, IF NEEDED

ADJOURNMENT

The next scheduled City Council meeting is Monday, July 18, 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: 06/20/2022

PURPOSE FOR REQUEST:

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

a. Approve Minutes

- Regular Meeting held June 6, 2022
 - Executive Session held June 6, 2022
-



DAWSONVILLE CITY COUNCIL
EXECUTIVE SUMMARY FOR
AGENDA ITEM # 7a

SUBJECT: APPROVE MINUTES

CITY COUNCIL MEETING DATE: 06/20/2022

BUDGET INFORMATION: GL ACCOUNT # NA

Funds Available from: Annual Budget Capital Budget Other

Budget Amendment Request from Reserve: Enterprise Fund General Fund

PURPOSE FOR REQUEST:

TO APPROVE THE MINUTES FROM:

- **REGULAR MEETING HELD JUNE 6, 2022**
 - **EXECUTIVE SESSION HELD JUNE 6, 2022**
-

HISTORY/ FACTS / ISSUES:

OPTIONS:

AMEND OR APPROVE AS PRESENTED

RECOMMENDED SAMPLE MOTION:

REQUESTED BY: Beverly Banister, City Clerk

MINUTES
CITY COUNCIL REGULAR MEETING
G.L. Gilleland Council Chambers on 2nd Floor
Monday, June 6, 2022
5:00 P.M.

1. **CALL TO ORDER:** Mayor Pro-Tem Walden called the meeting to order at 5:00 pm.
2. **ROLL CALL:** Present were 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 Illg.
4. **ANNOUNCEMENTS:** Mayor Pro-Tem Walden announced the next Food Truck night will be July 1, 2022, the Farmer's Market is open every Saturday through October starting at 8:00 am and the Primary Runoff is scheduled for June 21, 2022 with advanced voting from June 13 – 17, 2022.
5. **APPROVAL OF THE AGENDA:** Motion to amend the agenda by removing item #12 made by W. Illg; second by M. French. Vote carried unanimously in favor.

Motion to approve the agenda as amended made by M. French; second by C. Phillips. Vote carried unanimously in favor.
6. **PUBLIC INPUT:** None
7. **CONSENT AGENDA:** Motion to approve the consent agenda for the following items (a,b,c) made by W. Illg; second by C. Phillips. Vote carried unanimously in favor.
 - a. Approve Minutes
 - Regular Meeting and Work Session held May 16, 2022
 - b. Approve Annual Chamber of Commerce Agreement
 - c. Approve Electric Vehicle Charging Services Agreement

PUBLIC HEARING

8. **PROPOSED FY 2022-2023 BUDGET:** Motion to open the public hearing made by W. Illg; second by M. French. Vote carried unanimously in favor. Mayor Pro-Tem Walden conducted the public hearing. No one spoke in favor of or opposition to the request. Finance Administrator Gazaway explained there will be an increase to the health insurance by eight (8) percent. Motion to close the public hearing made by M. French; second by C. Phillips. Vote carried unanimously in favor.

BUSINESS

9. **ANX-C2200143:** Stephen Caldwell has petitioned to annex 3.00 acres of TMP 068 053, Located at 389 Cleve Wright Rd, with a County Zoning of RA (Residential Agricultural/Residential Exurban) to City Zoning RA (Restricted Agricultural District). Public Hearing Dates: Planning Commission on May 9, 2022, and City Council on May 16, 2022. City Council for a decision on June 6, 2022.

Motion to approve ANX-C2200143 as presented made by W. Illg; second by M. French. Vote carried unanimously in favor. (Exhibit "A")
10. **RESOLUTION #R2022-05:GEORGIA STATE PATROL POST #37:** Motion to approve Resolution #R2022-05 as presented made by M. French; second by C. Phillips; second by M. French. Vote carried unanimously in favor. (Exhibit "B")
11. **FIFTY FIFTH ANNUAL MOUNTAIN MOONSHINE FESTIVAL:** Kare for Kids Director Tiffany Buchan provided a brief overview of the festival.

Motion to approve the permit application and road closures as requested made by M. French; second by W. Illg. Vote carried unanimously in favor. Mayor Pro-Tem Walden requested that if any changes were made to the event to make the City Council aware of it; Ms. Buchan agreed and said she would contact City Manager Bolz.
12. **DAWSONVILLE MOONSHINE DISTILLERY: REQUEST TO TERMINATE LEASE:** Removed from agenda.

MINUTES
CITY COUNCIL REGULAR MEETING
G.L. Gilleland Council Chambers on 2nd Floor
Monday, June 6, 2022
5:00 P.M.

EXECUTIVE SESSION:

At 5:18 p.m. a motion to close regular session and go into executive session for personnel was made by W. Illg; second by C. Phillips. Vote carried unanimously in favor.

At 5:46 p.m. a motion to close the executive session was made by W. Illg; second by C. Phillips. Vote carried unanimously in favor.

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

ADJOURNMENT:

At 5:49 p.m. a motion to adjourn the meeting was made by c. Phillips; second by W. Illg. Vote carried unanimously.

Approved this 20th day of June 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, Mayor Pro-Tem 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 June 6, 2022.
2. During such meeting, the Board voted to go into closed session.
3. The executive session was called to order at 5¹⁸ p.m.
4. The subject matter of the closed portion of the meeting was devoted to the following matter(s) within the exceptions provided in the open meetings law: (check all that apply)

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

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

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

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

Other _____ as provided in: _____.

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

absent

Mike Eason, Mayor

Caleb Phillips
Caleb Phillips, Councilmember Post #1

William Illg
William Illg, Councilmember Post #2

John Walden
John Walden, Mayor/Pro-Tem/Councilmember

Mark French
Mark French, Councilmember Post #4



Sworn to and subscribed before me this 6 day of June, 2022.
Beverly A. Banister
Signature, Notary Public

My Commission expires: Feb 18, 2024

ANNEXATION ORDINANCE
ANX-C2100143

STATE OF GEORGIA
COUNTY OF DAWSON

WHEREAS, the City of Dawsonville, a Georgia municipal corporation (“Dawsonville”) wishes to take action to annex certain land into the corporate limits of the City of Dawsonville, a Georgia municipal corporation; and,

WHEREAS, pursuant to O.C.G.A. § 36-36-20, *et. seq.* authority is granted to governing body of Dawsonville to annex into the existing corporate limits of Dawsonville unincorporated areas contiguous to the corporate limits of Dawsonville upon written and signed application of all of the owners of the land proposed to be annexed; and,

WHEREAS, on March 7, 2022, an application of real property was filed with the City of Dawsonville by Stephen Caldwell, Owner, regarding certain property lying and being in Land Lot No. 90 and 115 of the 4th Land District, of Dawson County, Georgia as recorded in Plat Book 29 Page 289 of the Dawson County Records (the “Property”), said survey of the Property being attached hereto as Exhibit “A”; and,

WHEREAS, pursuant to O.C.G.A. § 36-36-6, notice was provided to the governing authority of Dawson County, a political subdivision of the State of Georgia, of such proposed annexation, a copy of said notice being attached hereto as Exhibit “B”; and,

WHEREAS, the Mayor and Council of Dawsonville do desire to act on such application for annexation of real property by Charles Alan Barge as set forth herein;

NOW THEREFORE, the City of Dawsonville, a Georgia municipal corporation, hereby enacts the following:

I.

The Ordinances of the City of Dawsonville, Georgia, are amended as follows:

CITY OF DAWSONVILLE, GEORGIA

ORDINANCE REGARDING ANNEXATION OF LAND
PURSUANT TO O.C.G.A. § 36-36-20, *et. seq.*

Application having been made by Stephen Caldwell (the “Owner”) to annex certain unincorporated real property into the corporate limits of the City of Dawsonville, a Georgia municipal corporation, said real property being more particularly described as

lying and being in Land Lots No. 90 and 115 of the 4th Land District, of Dawson County, Georgia as recorded in Plat Book 29 Page 289 of the Dawson County Records (the "Property"), said Property being contiguous to the existing corporate limits of the City of Dawsonville, a Georgia municipal corporation, the Mayor and Council of the City of Dawsonville, a Georgia municipal corporation, under the authority and powers granted under O.C.G.A. § 36-36-20, *et. seq.*, do hereby annex the Property into the corporate limits of the City of Dawsonville, a Georgia municipal corporation, effective as of the date of this Ordinance and direct the City Clerk and City Attorney for the City of Dawsonville, a Georgia municipal corporation, to take such actions to make such reports and filings as are necessary to effectuate the annexation of the Property into the corporate limits of the City of Dawsonville, a Georgia municipal corporation.

II.

All ordinances, parts of ordinances, amendments, or regulations in conflict herewith are repealed.

III.

Should any section or provision of this Ordinance be declared invalid or unconstitutional by any court of competent jurisdiction, such declaration shall not affect the validity of the Ordinance as a whole or any part thereof which is not specifically declared to be invalid or unconstitutional.

IV.

It is the intention of the Mayor and Council, and it is hereby ordained that the provisions of this Ordinance shall become and be made a part of the Code of Ordinances of the City of Dawsonville, Georgia.

V.

This Ordinance shall take affect the first day of the month following the adoption of this ordinance provided that all requirements of Article 2 of Chapter 36 of Title 36 of the Official Code of Georgia Annotated have been met; and shall become effective for purposes of ad valorem taxes on December 31st of the year in which this ordinance is adopted.

The above Ordinance was approved by the Mayor and Council of the City of Dawsonville, Georgia, on the 6th day of June, 2022.

(Signatures on next page)

absent

Mike Eason, Mayor

Caleb Phillips

Caleb Phillips, Councilmember

John Walden

John Walden, Councilmember

William Illg

William Illg, Councilmember

Mark French

Mark French, Councilmember



Attested:

Beverly A. Banister

Beverly A. Banister, City Clerk

N/F ELLIOTT

S 93°00'-00" E
171.03'

723.26'

APPROX. LLL

3.000 ACRES

N 00°00'-00" E

103.76'

804.78'

247.84'

189.47'

N 64°30'-56" W

189.47'

CLEVE WRIGHT RD.

(21' DITCH - DITCH)

GEORGIA, DAWSON COUNTY
CLERK'S OFFICE, SUPERIOR COURT
FILED FOR RECORD

of _____ N _____
Recorded in Book 29 Page 289
this _____ day of _____ 19____
CURTIS CHAPPELL CLERK

LL
90

LL
115

N/F ELLIOTT

NOTES:

- (1) THIS SURVEY WAS PREPARED WITHOUT THE BENEFIT OF A LEGAL TITLE SEARCH AND IS SUBJECT TO ANY AND ALL DISCLOSURES PRODUCED BY SAME, INCLUDING EASEMENTS WHETHER OR NOT SHOWN ON THIS PLAT.
- (2) THIS SURVEY WAS PREPARED FOR THE EXCLUSIVE USE OF THE PERSON OR ENTITY NAMED HEREON. - EDITING OR REPRODUCTION WITHOUT THE CONSENT OF THE SURVEYOR IS PROHIBITED.

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.

Frederick C. Youngman
FREDERICK C. YOUNGMAN

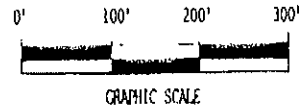
LEGEND

- 1. N.T.S. = NOT TO SCALE
- 2. LL = LAND LOT
- 3. C.T. = CRIMP TOP
- 4. O.T. = OPEN TOP
- 5. R/W = RIGHT OF WAY
- 6. C = CENTER LINE
- 7. P = PROPERTY LINE
- 8. LLL = LAND LOT LINE
- 9. PP = POWER POLE
- 10. N/F = NOW OR FORMERLY
- 11. Δ = IRON PIN FOUND
- 12. ⊙ = IRON PIN SET (1/2" OT)
- 13. R.C.P. = REINF. CONC. PIPE
- 14. C.M.P. = CORRUGATED METAL PIPE
- 15. —+— = POWER LINE
- 16. —|— = WATER LINE
- 17. —G— = GAS LINE
- 18. -X-X- = FENCE
- 19. ⊕ = R/W MONUMENT

EQUIPMENT USED FOR MEASUREMENT
TOPCON GTS-2

REF. PLAT:
PLAT FOR WALKER
DATED 5/6/87
BY: YOUNGMAN, S.S.A.

THIS (PROPERTY) (HEREIN) IS (IS NOT) LOCATED WITHIN THE 100 YEAR FLOOD AREA PER OFFICIAL "FIA FLOOD HAZARD MAPS"



THIS PLAT HAS BEEN CALCULATED FOR CLOSURE AND IS FOUND TO BE ACCURATE WITHIN ONE FOOT IN 335,709 FEET.

THE FIELD DATA UPON WHICH THIS PLAT IS BASED HAS A CLOSURE PRECISION OF ONE FOOT IN 31,828 FEET AND AN ANGULAR ERROR OF 03" PER ANGLE POINT AND WAS ADJUSTED USING COMPASS RULE.

S 82°03' 43" E 2605.17'
FROM THE C INTERSECTION
OF HWY. 183 & CLEVE
WRIGHT ROAD.



PROFESSIONAL LAND SURVEYOR
DAWSONVILLE, GA 30534
(706) 216-8545



DAVID BRYAN GOBER
AND
STELLA M. GOBER

LAND LOT: 90, 115	92026
DISTRICT: 4TH	SECTION:
COUNTY: DAWSON	STATE: GEORGIA
SCALE: 1" = 100'	DATE: 4/11/87

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



706.265.3256
www.dawsonville-ga.gov

March 14, 2022

Via Certified Mail 7018 3090 0001 6005 4761

Mr. Billy Thurmond
Board of Commissioners
Dawson County
25 Justice Way, Suite 2313
Dawsonville, GA 30534

Re: Annexation of Property of Stephen Cadwell ANX-C2200143; TMP 068 053; 389 Cleve Wright Road

Dear Mr. Thurmond,

Please be advised that the City of Dawsonville, Georgia, pursuant to authority vested in the Mayor and Council of the City of Dawsonville by Article 2, Chapter 36, Title 36 of the Official Code of Georgia Annotated, received a petition to annex the property referenced above. This annexation petition will be heard during the public hearing segment of the following Planning Commission May 9, 2022, and City Council on May 16, 2022. City Council for a decision on June 6, 2022.

This letter has been sent to you by certified mail, return receipt requested, upon receipt of the Annexation Petition of Stephen Cadwell. Said notice is in compliance with O.C.G.A. §§ 36-36-6, and 36-36-111. Please see the attached copy of the annexation petition and map of the site proposed to be annexed, which are included to allow you to identify the subject area, as well as the intended use of the property.

Pursuant to O.C.G.A. § 36-36-113, upon receipt of this notice Dawson County has thirty (30) calendar days to raise an objection to the proposed use of the above referenced land, and to specify the basis therefore.

Finally, in accord with O.C.G.A. § 36-36-7, Dawson County has five (5) business days from the receipt of this notice to notify the City that there are County-owned public facilities within the area proposed for annexation.

Thank you for your time and attention to this matter, and I look forward to hearing from you regarding this issue. If I may be of assistance in this regard or any other, please do not hesitate to contact me.

Sincerely,

Stacy Harris
Zoning Administrative Assistance

Enclosures

cc: David Headley, County Manager
Dawson County Attorney

Exhibit B

RESOLUTION R2022-05

**A RESOLUTION OF THE CITY OF DAWSONVILLE REGARDING
GEORGIA STATE PATROL POST #37**

WHEREAS, the Georgia State Patrol, a state agency, provides public health, safety, and welfare services within the corporate limits of the City of Dawsonville; and,

WHEREAS, in order to effectively carry out their duties, obligations, and services, the Georgia State Patrol officers require the use of properly maintained specialty equipment, and,

WHEREAS, many Georgia State Patrol officers that service the City of Dawsonville have resorted to expending personal funds to purchase said specialty equipment; and,

WHEREAS, the Mayor and City Council of the City of Dawsonville, Georgia, are charged with the protection and maintenance of the public health, safety, and welfare of those within the corporate limits of the City of Dawsonville; and,

WHEREAS, the services rendered by the Georgia State Patrol are a substantial benefit to the City of Dawsonville; and,

WHEREAS, the Mayor and City Council wish to assist officers and the Georgia State Patrol in effectively carrying out their duties to provide for the public health, safety, and welfare of the citizens of the City of Dawsonville.

NOW, THEREFORE, BE IT RESOLVED by the governing authority of the City of Dawsonville, Georgia, that the City of Dawsonville shall provide fifteen (15) Fenix model TK16V2.0 handheld tactical flashlights and fifteen (15) USB-C chargeable 21700 batteries for a total cost (including shipping and handling) of One Thousand Three Hundred and Sixty Four dollars (\$1,364.00) to the Georgia State Patrol and its officers that service the corporate limits of the City of Dawsonville, in recognition of the substantial benefit that said officers provide to the Citizens of the City of Dawsonville, and in an effort to assist said officers in effectively carrying out their duties in providing for the public health, safety, and welfare of the citizens of the City of Dawsonville.

RESOLVED this 6th day of June 2022.

**MAYOR AND DAWSONVILLE CITY
COUNCIL**

By: _____

absent

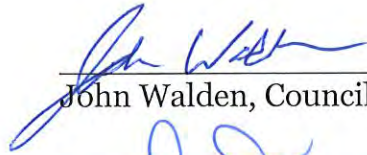
Mike Eason, Mayor



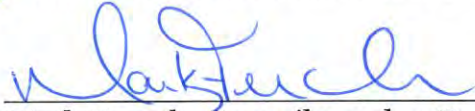
Caleb Phillips, Councilmember Post 1



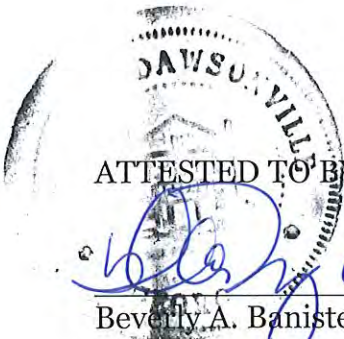
William Illg, Councilmember Post 2



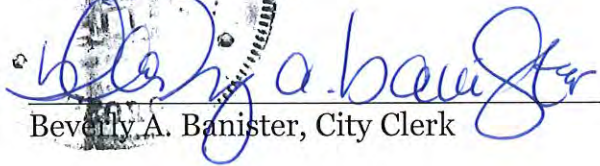
John Walden, Councilmember Post 3



Mark French, Councilmember Post 4



ATTESTED TO BY:



Beverly A. Banister, City Clerk



DAWSONVILLE CITY COUNCIL
EXECUTIVE SUMMARY FOR
AGENDA ITEM # 8

SUBJECT: EMPLOYEE RECOGNITION

CITY COUNCIL MEETING DATE: 06/20/2022

BUDGET INFORMATION: GL ACCOUNT # _____

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

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

PURPOSE FOR REQUEST:

TO RECOGNIZE AND PRESENT THE FOLLOWING:

- MAY 2022 EMPLOYEE OF THE MONTH

HISTORY/ FACTS / ISSUES:

OPTIONS:

RECOMMENDED SAMPLE MOTION:

REQUESTED BY: Bob Bolz, City Manager



DAWSONVILLE CITY COUNCIL EXECUTIVE SUMMARY FOR AGENDA ITEM # 9

SUBJECT: ANX C2200161

CITY COUNCIL MEETING DATE: June 20, 2022

PURPOSE FOR REQUEST: **PUBLIC HEARING**

Annexation application requires a public hearing before approval.

HISTORY/ FACTS / ISSUES:

1. Property is located within post 4 Mark French council district.
2. The subject property adjoins City zoned PUD district to the south, County RPC district to the east, City PUD district to the west and City PUD district to the north.
3. Applicant is requesting to annex 1.04 acres.
4. Existing County RPC zoning.
5. Proposed City RPC zoning.
6. Etowah water service is current provider.
7. Onsite septic system is currently in use.
8. Roadway infrastructure is private maintained.
9. City Council approved open annexation on 12/20/21 thru 4/30/22 for unincorporated islands properties.
10. Dawson County Board of Commissioners heard the request on 5/19/22. The board had no objection to the request and did not take a vote. Approval by 30-day default will be on 6/4/22.
11. Planning Commission approved the request on 6/13/22 without conditions.

OPTIONS:

RECOMMENDED SAMPLE MOTION:

DEPARTMENT: Planning and Zoning

REQUESTED BY: David Picklesimer

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



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

Date: 6/14/2022

To: Mayor and Council

Reference: ANX C2200161 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 located within post 4 Mark French council district.
2. The subject property adjoins City zoned PUD district to the south, County RPC district to the east, City PUD district to the west and City PUD district to the north.
3. Applicant is requesting to annex 1.04 acres.
4. Existing County RPC zoning.
5. Proposed City RPC zoning.
6. Etowah water service is current provider.
7. Onsite septic system is currently in use.
8. Roadway infrastructure is private maintained.
9. City Council approved open annexation on 12/20/21 thru 4/30/22 for unincorporated islands properties.
10. Dawson County Board of Commissioners heard the request on 5/19/22. The board had no objection to the request and did not take a vote. Approval by 30-day default will be on 6/4/22.
11. Planning Commission approved the request on 6/13/22 without conditions.

Blessed,


David Picklesimer
Planning Director

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



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

Date: 5/20/2022

To: Planning Commission

Reference: ANX C2200161 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 4 Anna Tobolski commission district.
2. The subject property adjoins City zoned PUD district to the south, County RPC district to the east, City PUD district to the west and City PUD district to the north.
3. Applicant is requesting to annex 1.04 acres.
4. Existing County RPC zoning.
5. Proposed City RPC zoning.
6. Etowah water service is currently in use.
7. Onsite septic system is currently in use.
8. Roadway infrastructure is private maintained.
9. City Council approved open annexation on 12/20/21 thru 4/30/22 for unincorporated islands properties.
10. Dawson County Board of Commissioners heard the request on 5/19/22. The board had no objection to the request and did not take a vote. Approval by 30-day default will be on 6/4/22.

Blessed,



David Picklesimer
Planning Director

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



706.265.3256
www.dawsonville-ga.gov

May 2, 2022

Via Certified Mail 7018 3090 0001 6005 4204

Mr. Billy Thurmond
Board of Commissioners
Dawson County
25 Justice Way, Suite 2313
Dawsonville, GA 30534

Re: Annexation of Property of Dustin Gillespie; ANX C2200161; TMP 090 099; 544 Gold Bullion Drive West.

Dear Mr. Thurmond,

Please be advised that the City of Dawsonville, Georgia, pursuant to authority vested in the Mayor and Council of the City of Dawsonville by Article 2, Chapter 36, Title 36 of the Official Code of Georgia Annotated, received a petition to annex the property referenced above. This annexation petition will be heard during the public hearing segment of the following City Council meetings; June 20, 2022, and July 18, 2022.

This letter has been sent to you by certified mail, return receipt requested, upon receipt of the Annexation Petition of JSW Gee Corner, LLC. Said notice is in compliance with O.C.G.A. §§ 36-36-6, and 36-36-111. Please see the attached copy of the annexation petition and map of the site proposed to be annexed, which are included to allow you to identify the subject area, as well as the intended use of the property.

Pursuant to O.C.G.A. § 36-36-113, upon receipt of this notice Dawson County has thirty (30) calendar days to raise an objection to the proposed use of the above referenced land, and to specify the basis therefore.

Finally, in accord with O.C.G.A. § 36-36-7, Dawson County has five (5) business days from the receipt of this notice to notify the City that there are County-owned public facilities within the area proposed for annexation.

Thank you for your time and attention to this matter, and I look forward to hearing from you regarding this issue. If I may be of assistance in this regard or any other, please do not hesitate to contact me.

Sincerely,

Stacy Harris
Zoning Administrative Assistance

Enclosures

cc: David Headley, County Manager
Dawson County Attorney



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

**Annexation Petition
 Application**

Island Annexation

ANNEXATION # C2200161

*Gold creek Golf Club
 unit 3 Lot 15*

ZONING AMENDMENT APPLICATION AND FEES RECEIVED? YES NO

Applicant Name(s): Dustin Gillespie
 Address: 544 Gold Bullion Dr W City: Dawsonville State: GA Zip: 30534
 E-Mail: [REDACTED]

Cell Number(s): [REDACTED]
 Property Owner's Name(s): Dustin Gillespie
 Address: 544 Gold Bullion Dr. W City: Dawsonville State: GA Zip: 30534
 E-Mail: _____

Property Owner's Telephone Number(s): _____
 Address of Property to be Annexed: 544 Gold Bullion Dr. W
 TMP #: 090 099 Acre(s): 1.04 Survey Recorded in Plat Book # Page #: 37 173
 Land Lot #: 35 District #: 4A Section # 15 Legal Recorded in Deed Book # Page #: 1524 564
 Current Use of Property: Residential
 County Zoning Classification: RPC City Zoning Classification: RPC

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 of the Court office.

FEE SCHEDULE

Annexation Fee	\$300.00
Administrative fee	\$100.00
Public Notice Certified Mail	\$7.33 per adjacent property owner

Island Annexation

Fees Waived by CC 12.20.21

Office Use Only	Amount Paid: <input checked="" type="checkbox"/> CK <input type="checkbox"/> Cash
Date Completed Application Rec'd: <u>04.26.2022</u>	Dates Advertised:
Date of Planning Commission Meeting: <u>06.13.2022</u>	Rescheduled for next Meeting:
Date of City Council Meeting: <u>06.20.2022</u>	Approved by City Council: YES NO
Date of City Council Meeting: <u>07.19.2022</u>	Postponed: YES NO Date:
Approved by Planning Commission: YES NO	

RECEIVED
 APR 26 2022
 BY: SAT



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

Annexation Petition
Application

Application # ANX C2200161 TMP#: 090099

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 # 090098 1. Name(s): Leslie Ann + Judith + Larry sr Rodgers
 Address: 598 Gold Bullion Dr W
Dawsonville, GA 30534
- TMP # 090105 2. Name(s): James Gray
 Address: 14 miners way
Dawsonville, GA 30534
- TMP # 090100 3. Name(s): Mohora Vasquez
 Address: 2915 Cedar Knoll Dr
Roswell, GA 30076
- TMP # 090094 4. Name(s): Nancy + Michael McCue
 Address: 539 Gold Bullion Drive W
Dawsonville, GA 30534
- TMP # 090095 5. Name(s): Jamie + Amanda McCracken
 Address: 551 Gold Bullion Dr
Dawsonville, GA 30534
- TMP # 090026 6. Name(s): B+K Turner Family
 Address: 1090 Oak haven Drive
Roswell, GA 30075
- TMP # _____ 7. Name(s): _____
 Address: _____

THE APPLICANT, OR DESIGNED AGENT, **MUST*** ATTEND THE PUBLIC HEARINGS FOR THE CONDITIONAL USE REQUEST TO BE CONSIDERED.

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



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

**Annexation Petition
 Application**

Property Owner(s) Authorization

I / We the undersigned, being the owner(s) of real property of the territory described herein as 544 Gold Bullion Dr. West (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.

[Signature]
 Property Owner Signature

Dustin Gillespie
 Property Owner Printed Name

 Property Owner Signature

 Property Owner Printed Name

 Applicant Signature

 Applicant Printed Name

 Applicant Signature

 Applicant Printed Name

State of Georgia
 County of Dawson

Sworn to and subscribed before me this
 this 26th day of April 2022

[Signature]
 Notary Public, State of Georgia



My Commission Expires: 10/26/2025

Planning Commission Meeting Date (if rezone): 6.13.2022

Dates Advertised: _____

1st City Council Reading Date: 6.20.2022

2nd City Council Reading Date: 7.18.2022

Approved: YES NO

Date Certified Mail to: _____ County Board of Commissioners & Chairman _____ County Manager _____ County Attorney

Letter Received from Dawson County Date: _____



- NEIGHBORING LOTS**
- 1. LOT 1 OF 10
 - 2. LOT 2 OF 10
 - 3. LOT 3 OF 10
 - 4. LOT 4 OF 10
 - 5. LOT 5 OF 10
 - 6. LOT 6 OF 10
 - 7. LOT 7 OF 10
 - 8. LOT 8 OF 10
 - 9. LOT 9 OF 10
 - 10. LOT 10 OF 10

THIS PROPERTY
 SURVEYED BY
 G. W. WILSON
 440 P. 2000
 10-10-10
 10-10-10
 10-10-10



APPROVED
 G. W. WILSON

APPROVED
 G. W. WILSON

- GENERAL NOTES**
1. ALL DISTANCES IN FEET
 2. ALL ANGLES IN DEGREES
 3. ALL BEARS TO BE RUN AS SHOWN
 4. ALL BEARS TO BE RUN AS SHOWN
 5. ALL BEARS TO BE RUN AS SHOWN
 6. ALL BEARS TO BE RUN AS SHOWN
 7. ALL BEARS TO BE RUN AS SHOWN
 8. ALL BEARS TO BE RUN AS SHOWN
 9. ALL BEARS TO BE RUN AS SHOWN
 10. ALL BEARS TO BE RUN AS SHOWN

GENERAL CURVE DATA

Curve No.	Stationing	Radius	Chord	Angle
1	10+00 to 10+50	1000	100	180
2	10+50 to 11+00	1000	100	180
3	11+00 to 11+50	1000	100	180
4	11+50 to 12+00	1000	100	180
5	12+00 to 12+50	1000	100	180
6	12+50 to 13+00	1000	100	180
7	13+00 to 13+50	1000	100	180
8	13+50 to 14+00	1000	100	180
9	14+00 to 14+50	1000	100	180
10	14+50 to 15+00	1000	100	180



THIS SURVEY WAS MADE BY G. W. WILSON, SURVEYOR, ON 10-10-10. THE SURVEY WAS MADE FOR THE PURPOSE OF SURVEYING THE PROPERTY SHOWN ON THIS MAP. THE SURVEY WAS MADE IN ACCORDANCE WITH THE RULES AND REGULATIONS OF THE BOARD OF SURVEYORS AND MAPPERS OF THE STATE OF TEXAS.

DATE	10-10-10
BY	G. W. WILSON
FOR	WEST 3 CREEK GOLF CLUB SUBDIVISION
PROJECT	WEST 3 CREEK GOLF CLUB SUBDIVISION
OWNER	WEST 3 CREEK GOLF CLUB
PREPARED BY	G. W. WILSON
CHECKED BY	G. W. WILSON
DATE	10-10-10

Return Recorded Document to:
Angela Grant Clark
65-A Turner Road, P.O. Box 611
Dahlonega, GA 30533

Filed in Office: 09/08/2021 09:33AM
Deed Doc: WD
Bk 01524 Pg 0564-0565
Georgia Transfer Tax Paid : \$430.00
Justin Power Clerk of Court
Dawson County
0422021001884

**LIMITED
WARRANTY DEED**

STATE OF GEORGIA
COUNTY OF DAWSON

FILE #: 21RE-505

THIS INDENTURE made this 3rd day of September, 2021, between **Burl Matthew Hitch**, of the County of Dawson and State of Georgia, as party of the first part, hereinunder called Grantor, and **Dustin Ray Gillespie**, as party of the second part, hereinafter called Grantee (the words "Grantor" and "Grantee" to include their respective heirs, successors and assigns where the context requires or permits).

WITNESSETH that: Grantor, for and in consideration of the sum of TEN AND NO/100 DOLLARS (\$10.00) and other good and valuable considerations in hand paid, at and before the sealing and delivery of these presents, the receipt whereof is hereby acknowledged, has granted, bargained, sold, aliened, conveyed and confirmed, and by these presents does grant, bargain, sell, alien, convey and confirm unto the said Grantee.

SEE EXHIBIT 'A' ATTACHED HERETO AND MADE A PART HEREOF BY REFERENCE

This Deed is given subject to all easements and restrictions of record.

TO HAVE AND TO HOLD the said tract or parcel of land, together with all and singular the rights, members and appurtenances thereof, to the same being, belonging or in anywise appertaining, to the only proper use, benefit and behoof of the said Grantee, forever in **FEE SIMPLE**.

AND THE SAID Grantor will warrant and forever defend the right and title to the above described property unto the said Grantee against the claims of all persons by, through and under the above named grantor.

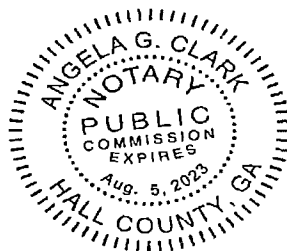
IN WITNESS WHEREOF, Grantor has hereunto set grantor's hand and seal this day and year first above written.

Signed, sealed and delivered in presence of:

Claudia Head
Witness

Burl Matthew Hitch (SEAL)

Angela G. Clark
Notary Public
State of Georgia
My Commission Expires: August 5, 2023



FILE#: 21RE-505

EXHIBIT 'A'

ALL THAT TRACT OR PARCEL OF LAND LYING AND BEING IN LAND LOT 35 OF THE 4TH DISTRICT, 1ST SECTION OF DAWSON COUNTY, GEORGIA, BEING LOT 15, BLOCK F, GOLD CREEK GOLF CLUB, UNIT 3, AS PER PLAT RECORDED IN PLAT BOOK 37, PAGE 172, IN THE OFFICE OF THE CLERK OF COURT OF THE SUPERIOR COURT OF DAWSON COUNTY, GEORGIA.

SUBJECT TO RESTRICTIVE COVENANTS DECLARATION OF PROTECTIVE COVENANTS AS RECORDED IN DEED BOOK 205, PAGE 484, AMENDED IN DEED BOOK 1118, PAGE 407, DAWSON COUNTY RECORDS.

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

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

21RE-505

A handwritten signature in black ink, appearing to be 'BMJ', with a long horizontal flourish extending to the right.

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

15. **2022 MAYOR PRO TEMPORE APPOINTMENT:** Motion to approve Councilmember Walden as the 2022 Mayor Pro Tempore made by C. Phillips; second by W. Ilig. Vote carried three in favor (Phillips, Ilig, French) with one abstained (Walden)
16. Ordinance No. 07-2021: An Ordinance To Amend The Water And Sewer Ordinance Of The City Of Dawsonville; To Provide For Further Regulation Of Wastewater Suspended Solids, To Provide An Effective Date; And For Other Purposes. (First Reading: December 20, 2021; Second Reading and Consideration to Adopt: January 6, 2022)
- Utilities Operations Manager Jacob Barr read the first reading of the ordinance amendment and explained the changes to the ordinance.

WORK SESSION

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

STAFF REPORTS

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

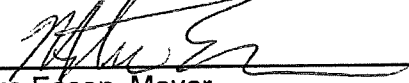
MINUTES
CITY COUNCIL REGULAR MEETING AND WORK SESSION
G.L. Gilleland Council Chambers on 2nd Floor
Monday, December 20, 2021
5:00 P.M.

ADJOURNMENT:

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

Approved this 20th day of January 2022

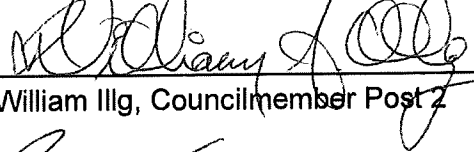
By: CITY OF DAWSONVILLE



Mike Eason, Mayor



Caleb Phillips, Councilmember Post 1



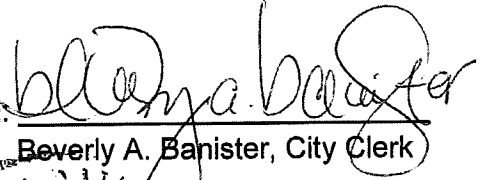
William Illg, Councilmember Post 2



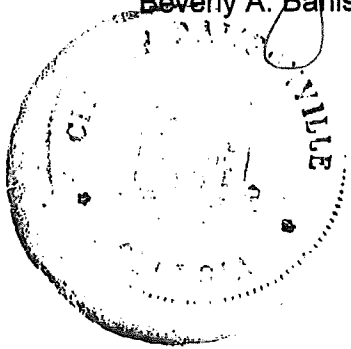
John Walden, Councilmember Post 3



Mark French, Councilmember Post 4

Attested: 

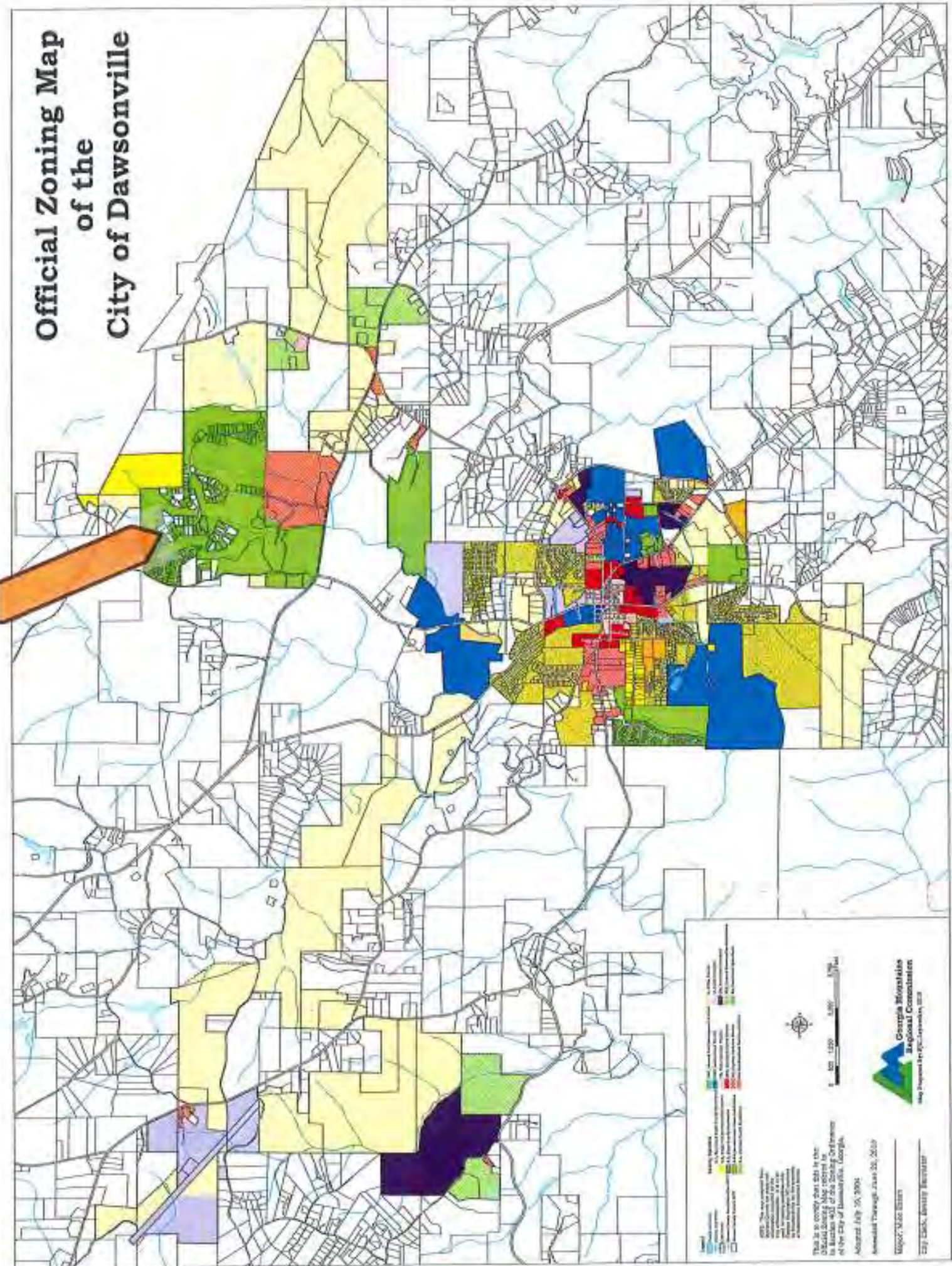
Beverly A. Banister, City Clerk





Sources: Esri, HERE, Garmin, Intermap, increment P Corp., GEBCO, USGS, FAO, NPS, NRCAN, Geobase, IGN, Kadaster NL, Ordnance Survey, Esri Japan, METI, Esri China (Hong Kong), Swisstopo, Mapbox Labs, Swatch, and the GIS User Community.

Official Zoning Map of the City of Dawsonville



Legend

- City Boundary
- Major Roadway
- Minor Roadway
- Waterway
- Floodplain
- Airport

Zoning Districts

- Residential Single-Family (RS)
- Residential Medium-Density (RM)
- Residential Single-Family Detached (RS-1)
- Residential Single-Family Detached (RS-2)
- Residential Single-Family Detached (RS-3)
- Residential Single-Family Detached (RS-4)
- Residential Single-Family Detached (RS-5)
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- Residential Single-Family Detached (RS-99)
- Residential Single-Family Detached (RS-100)

Scale

0 500 1,000 1,500 2,000 Feet

North Arrow

Georgia Bioscience Regional Consortium
Map Prepared by APC/June 2004

Map of Dawsonville, Georgia
Approved: July 20, 2004
Revised: Through June 20, 2004
Map of Dawsonville, Georgia
City Clerk, Beverly McCallister

City Council

Caleb Phillips, Post 1
William Illg, Post 2
John Walden, Post 3
Mark French, Post 4



Mayor
Mike Eason

City Manager
Robert Bolz

City Clerk
Beverly Banister

Planning Commission:

Randy Davis, Chairperson
Matt Fallstrom, Post 1
Josh Nichols, Post 2
Sandy Sawyer, Post 3
Anna Tobolski, Post 4

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

Planning Director,
David Picklesimer

Zoning Admin Assistant,
Stacy Harris

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-C2200161: Dustin Gillespie has petitioned to annex into the city limits of Dawsonville the 1.04 acre tract known as TMP 090 099, Located at 544 Gold Bullion Drive W, with a County Zoning of RPC (Residential Planned Community) to City Zoning RPC (Residential Planned Community). Public Hearing Dates: Planning Commission on June 13, 2022, and City Council on June 20, 2022. City Council for a decision on July 18, 2022.

ANX-C2200162: Ryan and Jessica Disharoon have petitioned to annex into the city limits of Dawsonville the 2.36 acre tract known as TMP 090 107 and 090 104, Located at 446 Gold Bullion Drive W, with a County Zoning of RPC (Residential Planned Community) to City Zoning RPC (Residential Planned Community). Public Hearing Dates: Planning Commission on June 13, 2022, and City Council on June 20, 2022. City Council for a decision on July 18, 2022.

VAR-C2200169: Aero Group Racing of Georgia has petitioned to eliminate the 20' foot buffer along the east side of the property line for TMP 070 050, 070 004, 069 036, 069 037 adjoining TMP 070 049 001; Located at 612 Duck Thurmond Road. Public Hearing: Planning Commission on June 13, 2022.

ANX-C2200170: B&K Turner Family, LLP has petitioned to annex into the city limits of Dawsonville the 35.31 acre tract known as TMP 083 025, Located at Land Lot 584, 4th District, Section 1, with a County Zoning of RA (Residential Agricultural/Residential Exurban) to City Zoning AP (Annexed Property District). Public Hearing Dates: Planning Commission on June 13, 2022, and City Council on June 20, 2022. City Council for a decision on July 18, 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.

Sec. 121-72 - RPC Residential Planned Community.

The Residential Planned Community District is a parcel of land developed with a variety of land uses which may vary from strict application of minimum standards in other land use classifications with the purpose of encouraging the development of large tracts of land as planned communities; encourage flexible and creative concepts in site planning; preserve the natural environment by encouraging scenic and functional open areas within residential areas; and provide for an efficient use of land resulting in increased efficiency in providing services, thus lowering development costs due to the smaller networks for streets and shorter utility lines. The Residential Planned Comprehensive Development is a flexible alternative which advocates the grouping or clustering of lots and buildings on a smaller portion of the tract, where the developer can maintain the same residential density but offer smaller lots, with remaining land dedicated or reserved for open space, agriculture, woodlands or recreation.

- (1) *Applicability.* RPC is permitted only if a single developer or development group is planning and constructing the entire unit, including all amenities, and shall not be available to any development if any lots or parcels are sold to others before construction of amenities and buildings (excepting single family residences). Amenities may be shown as part of a specific phase(s) of the master plan and must be constructed accordingly.
- (2) In the event of the failure of the developer to complete any portion of the approved plan, then all requirements of subdivision regulations shall be complete before sale of any lots or issuance of building or occupancy permits.
- (3) The minimum acreage permitted for RPC is 100 contiguous acres. The amount of permanent open space or natural space required shall be no less than 40 percent of the development. An active amenity area consisting of at least a pool, clubhouse, and two tennis courts is required. The overall net density shall be no more than one unit per acre. In some cases, the health department may require a lower density for septic tank requirements based on soils and slope.
- (4) An application for zoning and any development permits shall be preceded in each case by informal meeting with the planning staff prior to submission and shall be consistent with the format required for subdivision approval with the following additions:
 - a. A proposed master plan showing at minimum:
 1. Total property area included in the development with a legal description of the subject property and bounds;
 2. Proposed buildings with approximate square footage and footprints;
 3. Proposed street layout;
 4. Existing topographic conditions to include a contour interval of a minimum five feet based on field surveys or photogram metric photogrammetric methods;

ARTICLE XVIII. - RPC RESIDENTIAL PLANNED COMMUNITY**Sec. 1801. - Purpose.**

The residential planned community district is a parcel of land developed with a variety of land uses which may vary from strict application of minimum standards in other land use classifications with the purpose of encouraging the development of large tracts of land as planned communities; encourage flexible and creative concepts in site planning; preserve the natural environment by encouraging scenic and functional open areas within residential areas; and provide for an efficient use of land resulting in increased efficiency in providing services, thus lowering development costs due to the smaller networks for streets and shorter utility lines.

(Ord. of 12-3-2018)

Sec. 1802. - In general.

The residential planned comprehensive development is a flexible alternative which advocates the grouping or clustering of lots and buildings on a smaller portion of the tract, where the developer can maintain the same residential density but offer smaller lots, with remaining land dedicated or reserved for open space, agriculture, woodlands or recreation.

1. **Applicability.** RPC is permitted only if a single developer or development group is planning and constructing the entire unit, including all amenities, and shall not be available to any development if any lots or parcels are sold to others before construction of amenities and buildings (excepting single family residences). Amenities may be shown as part of a specific phase(s) of the master plan and must be constructed accordingly.
2. In the event of the failure of the developer to complete any portion of the approved plan, then all requirements of subdivision regulations shall be complete before sale of any lots or issuance of building or occupancy permits.
3. The amount of permanent open space or natural space required shall be no less 30 percent of the development. An active amenity area is required. **The overall net density shall be no more than one unit per acre except for** multi-family applications which shall be four units per acre.
In some cases, the health department may require a lower density for septic tank requirements based on soils and slope.
4. An application for zoning and any development permits shall be preceded in each case by informal meeting with the mayor or other council member, the city manager and the planning director or designee as available prior to submission and shall be consistent with the format



DAWSONVILLE CITY COUNCIL EXECUTIVE SUMMARY FOR AGENDA ITEM # 10

SUBJECT: ANX C2200162

CITY COUNCIL MEETING DATE: June 20, 2022

PURPOSE FOR REQUEST: **PUBLIC HEARING**

Annexation application requires a public hearing before approval.

HISTORY/ FACTS / ISSUES:

1. Property is in post 4 Mark French Council district.
2. The subject property adjoins City zoned PUD district to the south, City PUD district to the east, City PUD district to the west and City PUD district to the north.
3. Applicant is requesting to annex 2.36 acres.
4. Existing County RPC zoning.
5. Proposed City RPC zoning.
6. Etowah water service is provider.
7. Onsite septic system is currently in use.
8. Roadway infrastructure is private maintained.
9. City Council approved open annexation on 12/20/21 thru 4/30/22 for unincorporated islands properties.
10. Dawson County Board of Commissioners heard the request on 5/19/22. The board had no objection to the request and did not take a vote. Approval by 30-day default will be on 6/4/22.
11. Planning Commission approved the request on 6/13/22 without conditions.

OPTIONS:

RECOMMENDED SAMPLE MOTION:

DEPARTMENT: Planning and Zoning

REQUESTED BY: David Picklesimer

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



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

Date: 6/14/2022

To: Mayor and Council

Reference: ANX C2200162 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 4 Mark French Council district.
2. The subject property adjoins City zoned PUD district to the south, City PUD district to the east, City PUD district to the west and City PUD district to the north.
3. Applicant is requesting to annex 2.36 acres.
4. Existing County RPC zoning.
5. Proposed City RPC zoning.
6. Etowah water service is provider.
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11. Planning Commission approved the request on 6/13/22 without conditions.

Blessed,



David Picklesimer
Planning Director

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



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

Date: 5/17/2022

To: Planning Commission

Reference: ANX C2200162 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 4 Anna Tobolski Commission district.
2. The subject property adjoins City zoned PUD district to the south, City PUD district to the east, City PUD district to the west and City PUD district to the north.
3. Applicant is requesting to annex 2.36 acres.
4. Existing County RPC zoning.
5. Proposed City RPC zoning.
6. Etowah water service is provider.
7. Onsite septic system is currently in use.
8. Roadway infrastructure is private maintained.
9. City Council approved open annexation on 12/20/21 thru 4/30/22 for unincorporated islands properties.
10. Dawson County Board of Commissioners heard the request on 5/19/22. The board had no objection to the request and did not take a vote. Approval by 30-day default will be on 6/4/22.

Blessed,


David Picklesimer
Planning Director

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



706.265.3256
www.dawsonville-ga.gov

May 2, 2022

Via Certified Mail 7018 3090 0001 6005 4259

Mr. Billy Thurmond
Board of Commissioners
Dawson County
25 Justice Way, Suite 2313
Dawsonville, GA 30534

Re: Annexation of Property of Ryan and Jessica Disharoon; ANX C2200162; TMP 090 107 & 090 104; 466 Gold Bullion Drive West.

Dear Mr. Thurmond,

Please be advised that the City of Dawsonville, Georgia, pursuant to authority vested in the Mayor and Council of the City of Dawsonville by Article 2, Chapter 36, Title 36 of the Official Code of Georgia Annotated, received a petition to annex the property referenced above. This annexation petition will be heard during the public hearing segment of the following City Council meetings; June 20, 2022, and July 18, 2022.

This letter has been sent to you by certified mail, return receipt requested, upon receipt of the Annexation Petition of JSW Gee Corner, LLC. Said notice is in compliance with O.C.G.A. §§ 36-36-6, and 36-36-111. Please see the attached copy of the annexation petition and map of the site proposed to be annexed, which are included to allow you to identify the subject area, as well as the intended use of the property.

Pursuant to O.C.G.A. § 36-36-113, upon receipt of this notice Dawson County has thirty (30) calendar days to raise an objection to the proposed use of the above referenced land, and to specify the basis therefore.

Finally, in accord with O.C.G.A. § 36-36-7, Dawson County has five (5) business days from the receipt of this notice to notify the City that there are County-owned public facilities within the area proposed for annexation.

Thank you for your time and attention to this matter, and I look forward to hearing from you regarding this issue. If I may be of assistance in this regard or any other, please do not hesitate to contact me.

Sincerely,

Stacy Harris
Zoning Administrative Assistance

Enclosures

cc: David Headley, County Manager
Dawson County Attorney



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

**Annexation Petition
Application**

Island Annexation

ANNEXATION # C2200162

ZONING AMENDMENT APPLICATION AND FEES RECEIVED ? YES NO

Unit 3 Lot 22 + 23
Gold Creek Golf Club

Applicant Name(s): Ryan and Jessica Disharoon
Address: 4416 Gold Bullion Dr. W. City: Dawsonville State: GA Zip: 30534
E-Mail: _____

Cell Number(s): _____
Property Owner's Name(s): Ryan and Jessica Disharoon
Address: 4416 Gold Bullion Dr. W. City: Dawsonville State: GA Zip: 30534
E-Mail: _____

Property Owner's Telephone Number(s): _____
Address of Property to be Annexed: 4416 Gold Bullion Dr. W. Dawsonville GA 30534
TMP: 090107, 090-104 Acre(s): 2.36 Survey Recorded in Plat Book # Page #: 80/88
Land Lot #: 35 District #: 4 Section #: 1 Legal Recorded in Deed Book # Page #: 1356/202
Current Use of Property: Single family Residence
County Zoning Classification: RPC City Zoning Classification: RPC

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 of the Court office.

FEE SCHEDULE

Annexation Fee	\$300.00
Administrative fee	\$100.00
Public Notice Certified Mail	\$7.33 per adjacent property owner

*Island Annexation
Fees waived by CC
12.20.21*

Office Use Only	
Date Completed Application Rec'd: <u>04.28.2022</u>	Amount Paid: \$ CK Cash
Date of Planning Commission Meeting: <u>06.13.2022</u>	Dates Advertised:
Date of City Council Meeting: <u>06.30.2022</u>	Rescheduled for next Meeting:
Date of City Council Meeting: <u>07.18.2022</u>	Approved by City Council: YES NO
Approved by Planning Commission: YES NO	Postponed: YES NO Date:



City of Dawsonville
Planning and Zoning Department

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

Annexation Petition
Application

Application # ANX C2300162 TMP#: 090 104 & 090107

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 # 090108 1. Name(s): Joseph + Sarah Dixon
Address: 412 Gold Bullion Drive W
Dawsonville, GA 30534
- TMP # 0900262 2. Name(s): B + K Turner family
Address: 1090 Oakhaven Drive Suite 215
Roswell, GA 30075
- TMP # 090 105 3. Name(s): James Gray
Address: 14 miners Way
Dawsonville, GA 30534
- TMP # 090 103 4. Name(s): Dwight + Linda Kiker
Address: 54 Miners Way
Dawsonville, GA 30534
- TMP # 090 092 5. Name(s): Gloria + Eugene Dragdon
Address: 467 Gold Bullion Dr W
Dawsonville, GA 30534
- TMP # 090 091 6. Name(s): Sachinkumar + Chiraskumari Patel
Address: 441 Gold Bullion Dr W
Dawsonville, GA 30534
- TMP # _____ 7. Name(s): _____
Address: _____

THE APPLICANT, OR DESIGNED AGENT, **MUST** ATTEND THE PUBLIC HEARINGS FOR THE CONDITIONAL USE REQUEST TO BE CONSIDERED.

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



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

**Annexation Petition
Application**

Property Owner(s) Authorization

I / We the undersigned, being the owner(s) of real property of the territory described herein as 446 Gold Bullion Dr. W, Dawsonville (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.

[Signature]
Property Owner Signature
[Signature]
Property Owner Signature

Ryan Disharoon
Property Owner Printed Name
Jessica Disharoon
Property Owner Printed Name

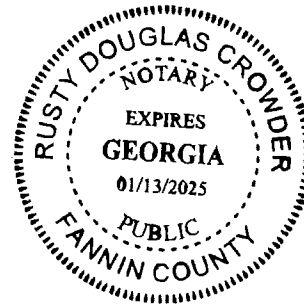
Applicant Signature
[Signature]
Applicant Signature

Ryan Disharoon
Applicant Printed Name
[Signature]
Applicant Printed Name

State of Georgia
County of Dawson

Sworn to and subscribed before me this
this 28 day of April 2022

[Signature]
Notary Public, State of Georgia

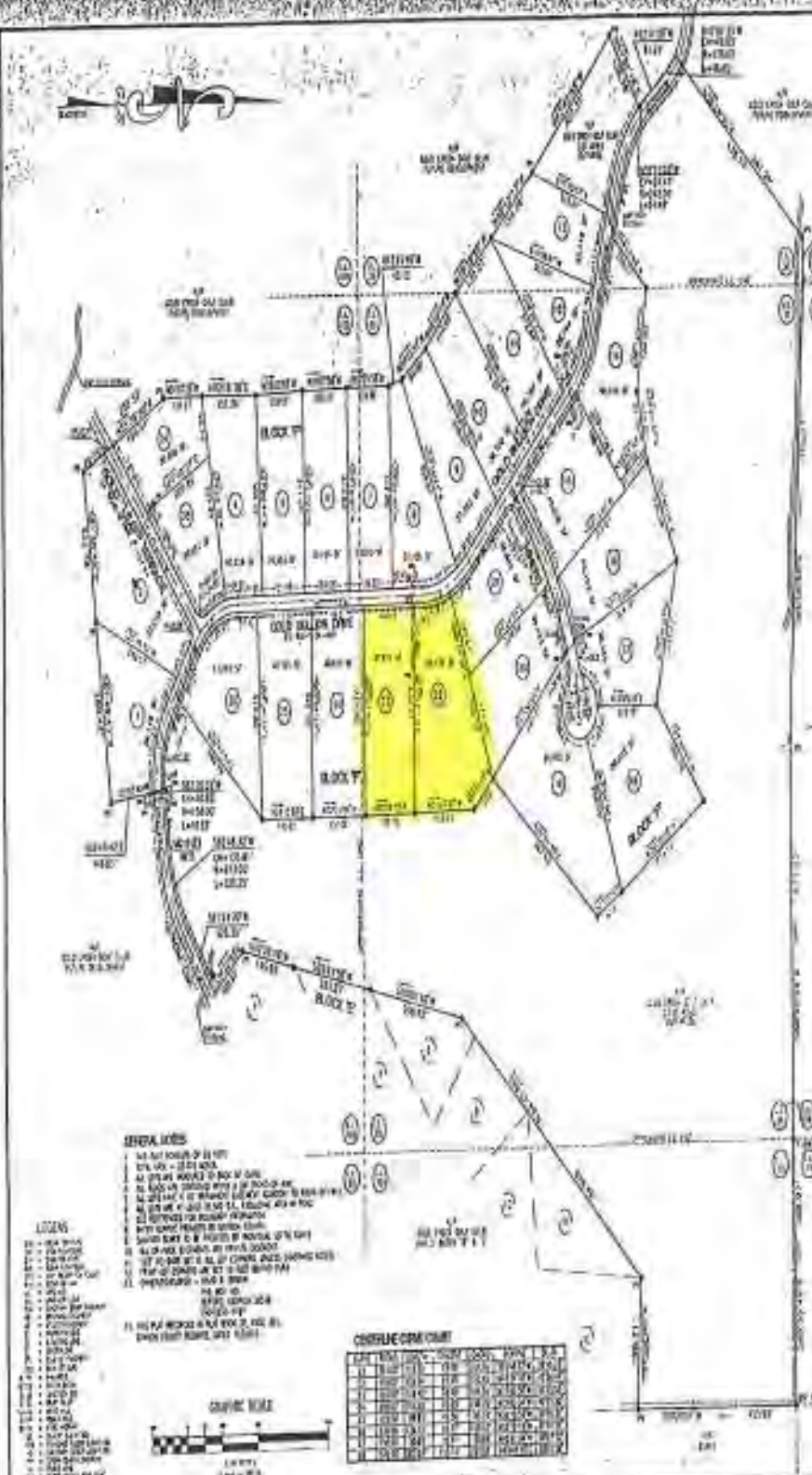


My Commission Expires: 01/13/25

Notary Seal

Planning Commission Meeting Date (if rezone): 06.13.2022
 Dates Advertised: _____
 1st City Council Reading Date: 06.20.2022
 2nd City Council Reading Date: 07.18.2022
 Date Certified Mail to: _____ County Board of Commissioners & Chairman _____ County Manager _____ County Attorney
 Letter Received from Dawson County Date: _____

Approved: YES NO



- HEALTH DEPARTMENT NOTES**
1. ALL LOTS TO BE OPEN
 2. ALL LOTS TO BE OPEN
 3. ALL LOTS TO BE OPEN
 4. ALL LOTS TO BE OPEN
 5. ALL LOTS TO BE OPEN
 6. ALL LOTS TO BE OPEN
 7. ALL LOTS TO BE OPEN
 8. ALL LOTS TO BE OPEN
 9. ALL LOTS TO BE OPEN
 10. ALL LOTS TO BE OPEN

RECORDED
 DEED
 4/15/1917
 1/1/1917
 1/1/1917
 1/1/1917



IF ANY OF THE LOTS SHOWN
 HEREON ARE NOT OPEN
 TO THE PUBLIC BY THE
 PROPERTY OWNER AT THE
 TIME OF THE SURVEY
 THE SURVEYOR SHALL
 BE RESPONSIBLE FOR
 THE SAME.

- GENERAL NOTES**
1. ALL LOTS TO BE OPEN
 2. ALL LOTS TO BE OPEN
 3. ALL LOTS TO BE OPEN
 4. ALL LOTS TO BE OPEN
 5. ALL LOTS TO BE OPEN
 6. ALL LOTS TO BE OPEN
 7. ALL LOTS TO BE OPEN
 8. ALL LOTS TO BE OPEN
 9. ALL LOTS TO BE OPEN
 10. ALL LOTS TO BE OPEN

- LEGEND**
- 1. ALL LOTS TO BE OPEN
 - 2. ALL LOTS TO BE OPEN
 - 3. ALL LOTS TO BE OPEN
 - 4. ALL LOTS TO BE OPEN
 - 5. ALL LOTS TO BE OPEN
 - 6. ALL LOTS TO BE OPEN
 - 7. ALL LOTS TO BE OPEN
 - 8. ALL LOTS TO BE OPEN
 - 9. ALL LOTS TO BE OPEN
 - 10. ALL LOTS TO BE OPEN

CHURCH OWNERS

LOT NO.	OWNER	ADDRESS	PHONE
1			
2			
3			
4			
5			
6			
7			
8			
9			
10			

**UNIT 3
 COLD CREEK GOLF CLUB
 SUBDIVISION**

CARTH LAND SURVEYING, INC.

DATE: 1/1/1917

BY: [Signature]

SCALE: 1" = 100'

SURVEY NOTES
 CLOSURE PRECISION:
 THE FIELD DATA UPON WHICH THIS PLAN IS BASED HAS A CLOSURE PRECISION OF ONE FOOT IN 31,187 FEET, AND AN ANGULAR ERROR OF 11 SECONDS PER ANGLE POINT, AND WAS ADJUSTED USING LEAST SQUARES METHOD. THE PRECISION OF THIS SURVEY HAS A CLOSURE PRECISION OF ONE FOOT IN 282,317 FEET.

FLOOD STATEMENT:
 THIS PROPERTY IS NOT LOCATED IN A SPECIAL FLOOD HAZARD AREA BY GRAPHICAL INTERPRETATION OF FLOOD INSURANCE RATE MAP (FIRM.) 13065CO103B DATED SEPTEMBER 26, 2008

LEGAL STATEMENT:
 This survey and its findings does not constitute a title or legal opinion by Chastain & Associates, P.C. All information used in the preparation of this survey was obtained from public records, the data, the charts, or other sources as referenced. Other documents or conditions may exist that would affect this property.

CORPORATE OFFICE:
 Chastain & Associates, P.C. 238 N. Main St. Doer, GA 30540
 GEORGIA PECS CERTIFICATE OF AUTHORIZATION L3000781
 TENNESSEE PROFESSIONAL REGISTRATION No. 1937
 NORTH CAROLINA PROFESSIONAL LAND SURVEYING PRN C-3188

EQUIPMENT USED:
 ALL LINEAR AND ANGULAR MEASUREMENTS OBTAINED BY USE OF TOPCON GTS-23S TOTAL STATION

NOTE: Field work and boundary conditions certified only as of SEPTEMBER 7, 2012

ALL DISTANCES ARE HORIZONTAL, U.S. SURVEY FEET

"There shall not remain the neighbor's easements, which they of old time have had."

Declaratory 18:14 MAY

Plat Doc: PLAT
 Recorded 09/27/2012
 JUSTIN POWELL
 Clerk Superior Court, DAWSON County, Ga.
 Bk 00080 Pg 0088
 Penalty: \$0.00
 Interest: \$0.00

LEGEND

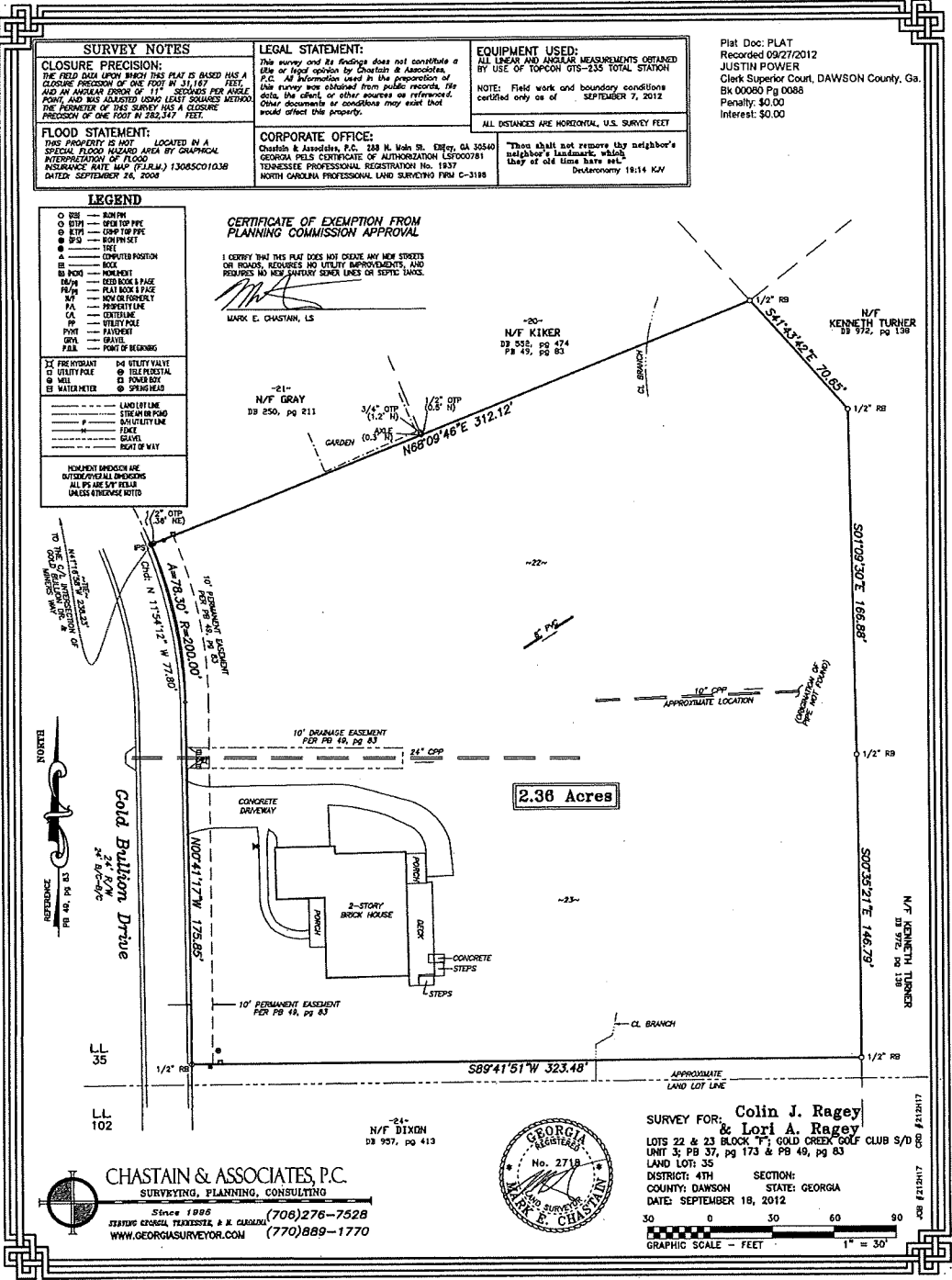
○ BSE	— BOUNDARY	○ UTILITY VALVE	○ TELE POSTAL
○ BTH	— SPIR TOP PIPE	○ UTILITY POLE	○ POWER BOX
○ BTP	— DRIP TOP PIPE	○ WATER METER	○ CRYPTOLITE
○ BPS	— BOLL PILE SET		
●	— IRSE		
—	— CONCRETE PAVEMENT		
—	— ROCK		
—	— PORKBET		
—	— IRON		
—	— IRON ROD & PAVE		
—	— PLAT BOOK 1 PAGE		
—	— PLAT BOOK 2 PAGE		
—	— MOVE OR CROSS SET		
—	— PROPERTY LINE		
—	— CENTERLINE		
—	— UTILITY POLE		
—	— FENCED		
—	— GRAVEL		
—	— POINT OF BEGINNING		

MENTION BRACKETS ARE
 EXTENDED OVER ALL BRACKETS
 ALL PS ARE 5/8" STEEL
 UNLESS OTHERWISE NOTED

CERTIFICATE OF EXEMPTION FROM PLANNING COMMISSION APPROVAL

I HEREBY STATE THAT THIS PLAN DOES NOT CREATE ANY NEW STREETS OR ROADS, REQUIRES NO UTILITY IMPROVEMENTS, AND REQUIRES NO NEW SANITARY SEWER LINES OR SEPTIC TANKS.

MARK E. CHASTAIN, LS



CHASTAIN & ASSOCIATES, P.C.
 SURVEYING, PLANNING, CONSULTING

Since 1886
 SERVING GEORGIA, TENNESSEE, & NORTH CAROLINA (706)276-7528
 WWW.GEORGIASURVEYOR.COM (770)889-1770



Colin J. Ragey
 & **Lori A. Ragey**
 SURVEY FOR:
 LOTS 22 & 23 BLOCK "F", GOLD CREEK GOLF CLUB S/D
 UNIT 3; PB 37; pg 173 & PB 48, pg 83
 LAND LOT: 35
 DISTRICT: 4TH SECTION:
 COUNTY: DAWSON STATE: GEORGIA
 DATE: SEPTEMBER 18, 2012

GRAPHIC SCALE - FEET
 1" = 30'

Filed in Office: 07/15/2019 10:18AM
Deed Doc: WD
Bk 01356 Pg 0202
Georgia Transfer Tax Paid : \$0.00
Justin Power Clerk of Court
Dawson County
0422019001192

File #: 19-0455
Russell C Petersen, LLC
P.O. Box 6499
Gainesville, GA 30504

DRAW DEED ONLY

**JOINT TENANCY WITH SURVIVORSHIP
LIMITED WARRANTY DEED**

**STATE OF GEORGIA,
COUNTY OF HALL**

This Indenture made this 5th day of July, 2019 between **RYAN CHARLES DISHAROON**, of the County of Dawson, State of Georgia, as party or parties of the first part, hereinafter called Grantor, and **RYAN CHARLES DISHAROON AND JESSICA SUZANNE DISHAROON**, as joint tenants with survivorship and not as tenants in common as parties of the second part, hereinafter called Grantees (the words "Grantor" and "Grantees" to include their respective heirs, successors and assigns where the context requires or permits).

W I T N E S S E T H that: Grantor, for and in consideration of the sum of **TEN AND 00/100'S (\$10.00) Dollars** and other good and valuable considerations in hand paid at and before the sealing and delivery of these presents, the receipts whereof is hereby acknowledged, has granted, bargained, sold, aliened, conveyed and confirmed, and by these presents does grant, bargain, sell, alien, convey and confirm unto the said Grantees, as joint tenants and not as tenants in common, for and during their joint lives, and upon the death of either of them, then to the survivor of them, in fee simple, together with every contingent remainder and right of reversion, and to the heirs and assigns of said survivor, the following described property:

All that tract or parcel of land lying and being in Land Lot 35 of the 4th District, 1st Section of Dawson County, Georgia being Lots 22 & 23, Block F, Unit 3 of Gold Creek Golf Club as per plat recorded in Plat Book 80, page 88, Dawson County, Georgia records, said plat being incorporated herein and made reference hereto.

This deed is given Subject to that certain Security Deed from Ryan Charles Disharoon to Atlanta Postal Credit Union dated 7/5/19, filed in Dawson County, Georgia records in the principal amount of \$487,500.00.

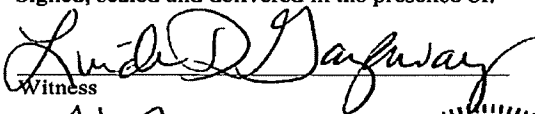
TO HAVE AND TO HOLD the said tract or parcel of land, with all and singular the rights, members and appurtenances thereof, to the same being, belonging, or in anywise appertaining, to the only proper use, benefit and behoove of the said Grantees, as joint tenants and not as tenants in common, for and during their joint lives, and upon the death of either of them, then to the survivor of them in **FEE SIMPLE**, together with every contingent remainder and right of reversion, and to the heirs and assigns of said survivor.

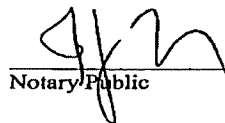
THIS CONVEYANCE is made pursuant to Official Code of Georgia Section 44-6-190, and it is the intention of the parties hereto to hereby create in Grantees a joint tenancy estate with right of survivorship and not as tenants in common.

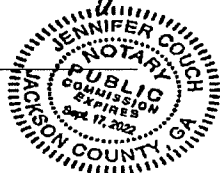
AND THE SAID Grantor will warrant and forever defend the right and title to the above described property unto the said Grantee against the claims of all persons by, through and under the above named grantor.

IN WITNESS WHEREOF, the Grantor has hereunto set grantor's hand and seal this day and year first above written.

Signed, sealed and delivered in the presence of:


Witness


Notary Public




RYAN CHARLES DISHAROON (Seal)

(Seal)

(Seal)

City Council

Caleb Phillips, Post 1
William Illg, Post 2
John Walden, Post 3
Mark French, Post 4



Mayor

Mike Eason

City Manager

Robert Bolz

City Clerk

Beverly Banister

Planning Commission:

Randy Davis, Chairperson
Matt Fallstrom, Post 1
Josh Nichols, Post 2
Sandy Sawyer, Post 3
Anna Tobolski, Post 4

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

Planning Director,

David Picklesimer

Zoning Admin Assistant,

Stacy Harris

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-C2200161: Dustin Gillespie has petitioned to annex into the city limits of Dawsonville the 1.04 acre tract known as TMP 090 099, Located at 544 Gold Bullion Drive W, with a County Zoning of RPC (Residential Planned Community) to City Zoning RPC (Residential Planned Community). Public Hearing Dates: Planning Commission on June 13, 2022, and City Council on June 20, 2022. City Council for a decision on July 18, 2022.

ANX-C2200162: Ryan and Jessica Disharoon have petitioned to annex into the city limits of Dawsonville the 2.36 acre tract known as TMP 090 107 and 090 104, Located at 446 Gold Bullion Drive W, with a County Zoning of RPC (Residential Planned Community) to City Zoning RPC (Residential Planned Community). Public Hearing Dates: Planning Commission on June 13, 2022, and City Council on June 20, 2022. City Council for a decision on July 18, 2022.

VAR-C2200169: Aero Group Racing of Georgia has petitioned to eliminate the 20' foot buffer along the east side of the property line for TMP 070 050, 070 004, 069 036, 069 037 adjoining TMP 070 049 001; Located at 612 Duck Thurmond Road. Public Hearing: Planning Commission on June 13, 2022.

ANX-C2200170: B&K Turner Family, LLP has petitioned to annex into the city limits of Dawsonville the 35.31 acre tract known as TMP 083 025, Located at Land Lot 584, 4th District, Section 1, with a County Zoning of RA (Residential Agricultural/Residential Exurban) to City Zoning AP (Annexed Property District). Public Hearing Dates: Planning Commission on June 13, 2022, and City Council on June 20, 2022. City Council for a decision on July 18, 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.

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

15. **2022 MAYOR PRO TEMPORE APPOINTMENT:** Motion to approve Councilmember Walden as the 2022 Mayor Pro Tempore made by C. Phillips; second by W. Ilig. Vote carried three in favor (Phillips, Ilig, French) with one abstained (Walden)
16. Ordinance No. 07-2021: An Ordinance To Amend The Water And Sewer Ordinance Of The City Of Dawsonville; To Provide For Further Regulation Of Wastewater Suspended Solids, To Provide An Effective Date, And For Other Purposes. (First Reading: December 20, 2021; Second Reading and Consideration to Adopt: January 6, 2022)
- Utilities Operations Manager Jacob Barr read the first reading of the ordinance amendment and explained the changes to the ordinance.

WORK SESSION

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

STAFF REPORTS

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

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

ADJOURNMENT:

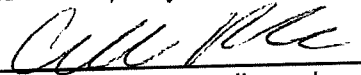
At 5:45 p.m. a motion to adjourn the meeting was made by J. Walden; second by W. Illg. Vote carried unanimously in favor.

Approved this 20th day of January 2022

By: CITY OF DAWSONVILLE



Mike Eason, Mayor



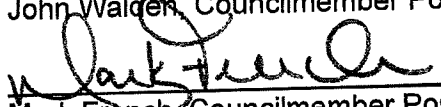
Caleb Phillips, Councilmember Post 1



William Illg, Councilmember Post 2



John Walden, Councilmember Post 3

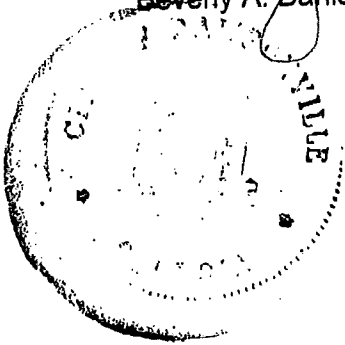


Mark French, Councilmember Post 4

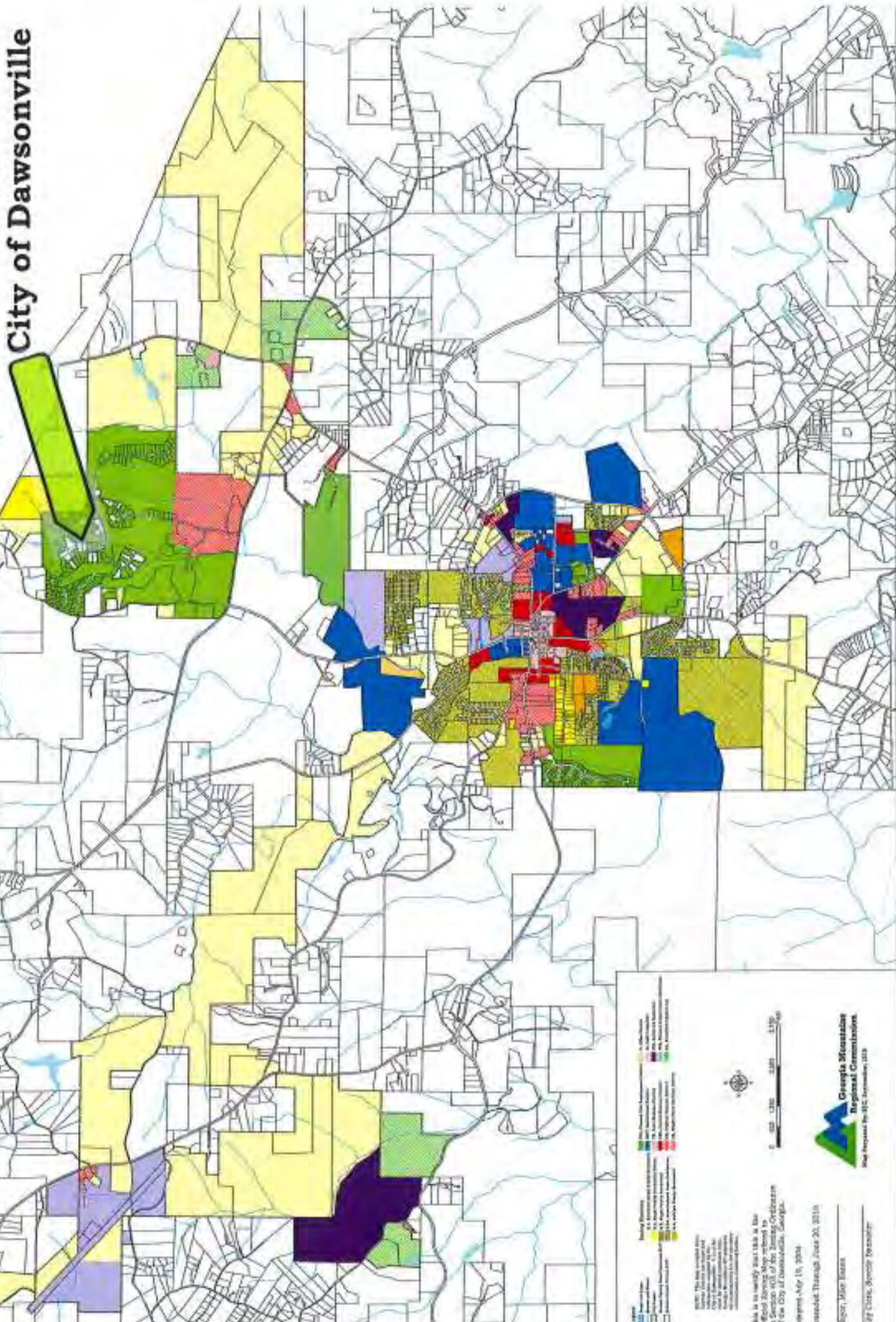
Attested:



Beverly A. Banister, City Clerk



Official Zoning Map of the City of Dawsonville



Legend

Green	General Residential	Orange	Light Industrial
Yellow	Medium Density Residential	Purple	Office/Professional
Light Blue	Low Density Residential	Dark Blue	Community Center
Red	Neighborhood Commercial	Dark Green	Community Center
Light Yellow	Neighborhood Commercial	Pink	Community Center
Dark Yellow	Neighborhood Commercial	Light Green	Community Center
Light Green	Neighborhood Commercial	Light Blue	Community Center

North
 0 400 800 1200 1600
 Feet

This is to certify that this is the Official Zoning Map of the City of Dawsonville, Georgia, as adopted by the City Council of Dawsonville, Georgia, on July 16, 2024.
 Approved July 16, 2024
 Approved Through June 30, 2031

Mayor, Mayor Pro Tem
 City Clerk, Secretary/Treasurer

Georgia Municipal Association
 Adopted August 16, 2024

Sec. 121-72. - RPC Residential Planned Community.

The Residential Planned Community District is a parcel of land developed with a variety of land uses which may vary from strict application of minimum standards in other land use classifications with the purpose of encouraging the development of large tracts of land as planned communities; encourage flexible and creative concepts in site planning; preserve the natural environment by encouraging scenic and functional open areas within residential areas; and provide for an efficient use of land resulting in increased efficiency in providing services, thus lowering development costs due to the smaller networks for streets and shorter utility lines. The Residential Planned Comprehensive Development is a flexible alternative which advocates the grouping or clustering of lots and buildings on a smaller portion of the tract, where the developer can maintain the same residential density but offer smaller lots, with remaining land dedicated or reserved for open space, agriculture, woodlands or recreation.

- (1) *Applicability.* RPC is permitted only if a single developer or development group is planning and constructing the entire unit, including all amenities, and shall not be available to any development if any lots or parcels are sold to others before construction of amenities and buildings (excepting single family residences). Amenities may be shown as part of a specific phase(s) of the master plan and must be constructed accordingly.
- (2) In the event of the failure of the developer to complete any portion of the approved plan, then all requirements of subdivision regulations shall be complete before sale of any lots or issuance of building or occupancy permits.
- (3) The minimum acreage permitted for RPC is 100 contiguous acres. The amount of permanent open space or natural space required shall be no less than 40 percent of the development. An active amenity area consisting of at least a pool, clubhouse, and two tennis courts is required. The overall net density shall be no more than one unit per acre. In some cases, the health department may require a lower density for septic tank requirements based on soils and slope.
- (4) An application for zoning and any development permits shall be preceded in each case by informal meeting with the planning staff prior to submission and shall be consistent with the format required for subdivision approval with the following additions:
 - a. A proposed master plan showing at minimum:
 1. Total property area included in the development with a legal description of the subject property and bounds;
 2. Proposed buildings with approximate square footage and footprints;
 3. Proposed street layout;
 4. Existing topographic conditions to include a contour interval of a minimum five feet based on field surveys or photogram metric photogrammetric methods;

ARTICLE XVIII. - RPC RESIDENTIAL PLANNED COMMUNITY

Sec. 1801. - Purpose.

The residential planned community district is a parcel of land developed with a variety of land uses which may vary from strict application of minimum standards in other land use classifications with the purpose of encouraging the development of large tracts of land as planned communities; encourage flexible and creative concepts in site planning; preserve the natural environment by encouraging scenic and functional open areas within residential areas; and provide for an efficient use of land resulting in increased efficiency in providing services, thus lowering development costs due to the smaller networks for streets and shorter utility lines.

(Ord. of 12-3-2018)

Sec. 1802. - In general.

The residential planned comprehensive development is a flexible alternative which advocates the grouping or clustering of lots and buildings on a smaller portion of the tract, where the developer can maintain the same residential density but offer smaller lots, with remaining land dedicated or reserved for open space, agriculture, woodlands or recreation.

1. Applicability. RPC is permitted only if a single developer or development group is planning and constructing the entire unit, including all amenities, and shall not be available to any development if any lots or parcels are sold to others before construction of amenities and buildings (excepting single family residences). Amenities may be shown as part of a specific phase(s) of the master plan and must be constructed accordingly.
2. In the event of the failure of the developer to complete any portion of the approved plan, then all requirements of subdivision regulations shall be complete before sale of any lots or issuance of building or occupancy permits.
3. The amount of permanent open space or natural space required shall be no less 30 percent of the development. An active amenity area is required. The overall net density shall be no more than one unit per acre except for multi-family applications which shall be four units per acre.
In some cases, the health department may require a lower density for septic tank requirements based on soils and slope.
4. An application for zoning and any development permits shall be preceded in each case by informal meeting with the mayor or other council member, the city manager and the planning director or designee as available prior to submission and shall be consistent with the format



DAWSONVILLE CITY COUNCIL EXECUTIVE SUMMARY FOR AGENDA ITEM # 11

SUBJECT: ANX C2200170

CITY COUNCIL MEETING DATE: June 20, 2022

PURPOSE FOR REQUEST: **PUBLIC HEARING**

Annexation application requires a public hearing before approval.

HISTORY/ FACTS / ISSUES:

1. Property is located within Caleb Phillips Post 1 Council district.
2. The subject property adjoins City zoned R3 district to the south, City zoned R3 district to the east, County zoned RA district to the west and City zoned INST district to the north.
3. Applicant is requesting to annex 35.31 acres.
4. Existing County RA zoning.
5. Proposed City AP zoning.
6. Rezoning petition cannot be filed for 12 months from the effective date.
7. The AP zoning designation is a temporary designation up to a period of 16 months after the effective date and shall automatically convert from AP zoning district to R1 zoning district.
8. Mayor and City Council can extend the AP zoning district up to 18 months.
9. Water and Sewer service is proposed to be provided by Etowah Water and Sewer.
10. Dawson County Board of Commissioners heard the request on 6/2/22. The board had no objection to the request and did not take a vote. Approval by 30-day default will be on 6/16/22.
11. Planning Commission approved the request without conditions on 6/13/22.

OPTIONS:

RECOMMENDED SAMPLE MOTION:

DEPARTMENT: Planning and Zoning

REQUESTED BY: David Picklesimer

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



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

Date: 6/14/2022


To: Mayor and Council

Reference: ANX C2200170 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 located within Caleb Phillips Post 1 Council district.
2. The subject property adjoins City zoned R3 district to the south, City zoned R3 district to the east, County zoned RA district to the west and City zoned INST district to the north.
3. Applicant is requesting to annex 35.31 acres.
4. Existing County RA zoning.
5. Proposed City AP zoning.
6. Rezoning petition cannot be filed for 12 months from the effective date.
7. The AP zoning designation is a temporary designation up to a period of 16 months after the effective date and shall automatically convert from AP zoning district to R1 zoning district.
8. Mayor and City Council can extend the AP zoning district up to 18 months.
9. Water and Sewer service is proposed to be provided by Etowah Water and Sewer.
10. Dawson County Board of Commissioners heard the request on 6/2/22. The board had no objection to the request and did not take a vote. Approval by 30-day default will be on 6/16/22.
11. Planning Commission approved the request without conditions on 6/13/22.

Peace be unto you,



David Picklesimer
Planning Director

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



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

Date: 5/17/2022

To: Planning Commission

Reference: ANX C2200170 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. The subject property adjoins City zoned R3 district to the south, City zoned R3 district to the east, County zoned RA district to the west and City zoned INST district to the north.
3. Applicant is requesting to annex 35.31 acres.
4. Existing County RA zoning.
5. Proposed City AP zoning.
6. Rezoning petition cannot be filed for 12 months from the effective date.
7. The AP zoning designation is a temporary designation up to a period of 16 months after the effective date and shall automatically convert from AP zoning district to RI zoning district.
8. Mayor and City Council can extend the AP zoning district up to 18 months.
9. Water and Sewer service is proposed to be provided by Etowah Water and Sewer.

Peace be unto you,



David Picklesimer
Planning Director

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



706.265.3256
www.dawsonville-ga.gov

May 17, 2022

Via Certified Mail 7018 3090 0001 6005 4358

Mr. Billy Thurmond
Board of Commissioners
Dawson County
25 Justice Way, Suite 2313
Dawsonville, GA 30534

Re: Annexation of Property of B&K Turner Family, LLP; ANX C2200170; TMP 083 025; Hwy 9 North; Land Lot 584, 4th District, Section 1.

Dear Mr. Thurmond,

Please be advised that the City of Dawsonville, Georgia, pursuant to authority vested in the Mayor and Council of the City of Dawsonville by Article 2, Chapter 36, Title 36 of the Official Code of Georgia Annotated, received a petition to annex the property referenced above. This annexation petition will be heard during the public hearing segment of the following City Council meetings; June 20, 2022, and July 18, 2022.

This letter has been sent to you by certified mail, return receipt requested, upon receipt of the Annexation Petition of B&K Turner Family, LLP. Said notice is in compliance with O.C.G.A. §§ 36-36-6, and 36-36-111. Please see the attached copy of the annexation petition and map of the site proposed to be annexed, which are included to allow you to identify the subject area, as well as the intended use of the property.

Pursuant to O.C.G.A. § 36-36-113, upon receipt of this notice Dawson County has thirty (30) calendar days to raise an objection to the proposed use of the above referenced land, and to specify the basis therefore.

Finally, in accord with O.C.G.A. § 36-36-7, Dawson County has five (5) business days from the receipt of this notice to notify the City that there are County-owned public facilities within the area proposed for annexation.

Thank you for your time and attention to this matter, and I look forward to hearing from you regarding this issue. If I may be of assistance in this regard or any other, please do not hesitate to contact me.

Sincerely,

Stacy Harris
Zoning Administrative Assistance

Enclosures

cc: David Headley, County Manager
Dawson County Attorney



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

**Annexation Petition
Application**

ANNEXATION # C2200170

ZONING AMENDMENT APPLICATION AND FEES RECEIVED ? YES NO

Applicant Name(s): MICHAEL TURNER

Address: 1090 OAK HAVEN DRIVE City: ROSWELL State: GA Zip: 30075

E-Mail: [REDACTED]

Cell Number(s): [REDACTED]

Property Owner's Name(s): B&K TURNER FAMILY, LLP

Address: 1090 OAKHAVEN DRIVE City: ROSWELL State: GA Zip: 30075

E-Mail: [REDACTED]

Property Owner's Telephone Number(s): [REDACTED]

Address of Property to be Annexed: HWY 9 SOUTH

TMP #: 083 025 Acre(s): 35.31 Survey Recorded in Plat Book # Page #: BK B7 PG 0135

Land Lot #: 584 District #: 4TH Section #: 1ST Legal Recorded in Deed Book # Page #:

Current Use of Property: VACANT LAND

County Zoning Classification: RA City Zoning Classification: AP

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 of the Court office.

FEE SCHEDULE

Annexation Fee	\$300.00
Administrative fee	\$100.00
Public Notice Certified Mail	\$7.33 per adjacent property owner

Office Use Only	
Date Completed Application Rec'd: <u>05.16.2022</u>	Amount Paid: \$ <u>371.99</u> CK <u>1280</u> Cash
Date of Planning Commission Meeting: <u>06.13.2022</u>	Dates Advertised:
Date of City Council Meeting: <u>06.20.2022</u>	Rescheduled for next Meeting:
Date of City Council Meeting: <u>07.18.2022</u>	Approved by City Council: YES NO
Approved by Planning Commission: YES NO	Postponed: YES NO Date:

1 MAY 12 2022

SH



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

Annexation Petition
Application

Property Owner(s) Authorization

I / We the undersigned, being the owner(s) of real property of the territory described herein as

083 025

(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.

[Signature]
 Property Owner Signature

Michael Turner
 Property Owner Printed Name

Property Owner Signature

Property Owner Printed Name

[Signature]
 Applicant Signature

Michael Turner
 Applicant Printed Name

Applicant Signature

Applicant Printed Name

State of Georgia
 County of Dawsonville

Sworn to and subscribed before me this
 this 12th day of May 2022

[Signature]
 Notary Public, State of Georgia

My Commission Expires: 10/26/2025



Planning Commission Meeting Date (if rezoned): 06.13.2022

Dates Advertised: 05.25.2022

1st City Council Reading Date: 06.20.2022

2nd City Council Reading Date: 07.18.2022

Approved: YES NO

Date Certified Mail to: _____ County Board of Commissioners & Chairman _____ County Manager _____ County Attorney

Letter Received from Dawson County Date: _____



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

Annexation Petition
Application

Application # ANX C2200170 TMP#: 083 025

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 # 084 003 1. Name(s): Adams Homes AEC LLC
 Address: 2555 Westside Pkwy Ste 600
Alpharetta, GA 30004

TMP # 084 001 2. Name(s): Downtown Development Authority of Dawsonville
 Address: PO Box 6
Dawsonville, GA 30534

TMP # 087 003 3. Name(s): City of Atlanta Attn: Lannifer Andrews
 Address: PO Box 20509 Properties & Airlie Affairs
Atlanta, GA 30320

TMP # 084 004 4. Name(s): Coleman Janet Bagley
 Address: 5130 Pittman Rd
Cumming, GA 30040

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

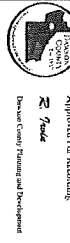
TMP # _____ 6. Name(s): _____
 Address: _____

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

THE APPLICANT, OR DESIGNED AGENT, MUST* ATTEND THE PUBLIC HEARINGS FOR THE CONDITIONAL USE REQUEST TO BE CONSIDERED.

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

Filed 04/28/2022 08:59AM
BI 00087 Pg 0135
Plat Doc: PLAT
Penalty: \$0.00 Interest: \$0.00
Participants: 3244282885
JUSTIN POWER, Clerk of Superior
Court
DAWSON County, Georgia



THIS BLOCK RESERVED FOR THE CLERK OF THE SUPERIOR COURT

Approved For Recording
Z: Final

-SURVEY NOTES-

FIELD MEASUREMENTS WERE TAKEN WITH A TRIMBLE S8 ROBOTIC INSTRUMENT.
FIELD DATA FOUND TO HAVE A CLOSED WALK ERROR OF 0.01 IN 0.085 FEET AND AN ANGULAR ERROR OF 1 SECOND PER ANGLE.

FIELD DATA ADJUSTED USING THE LEAST SQUARES METHOD.
THIS PLAT HAS BEEN CALCULATED FOR CLOSURE AND FOUND TO HAVE A PRECISION OF 1 FOOT IN 87,312 FEET.

THIS PLAT DOES NOT CONSTITUTE AND SHALL NOT BE CONSTRUED AS A TITLE SEARCH OR REPORT, AND THIS PLAT IS SUBJECT TO ANY DEFICIENCIES OF MAPS OR RECORDATIONS ONE MAY FIND.

THIS PLAT WAS PREPARED FOR THE B&K TURNER FAMILY, LLP. PERSONS OR ENTITIES NAMED ON THIS PLAT, THIS DOES NOT EXTEND TO ANY UNNAMED THIRD PARTY BY THE SURVEYOR'S REPRESENTATION BY THE SURVEYOR.

SOURCE OF TITLE DESCRIPTION FOR PROPERTY SHOWN HEREIN:
DB 1053, PG 303 - TRACT 7
PROPERTY OWNERS AS OF SURVEY DATE:
B&K TURNER FAMILY, LLP
PARCEL NUMBER: PORTION OF 083 025

-SURVEYOR CERTIFICATION-

AS REQUIRED BY SUBSECTION (G) OF O.C.G.A. SECTION 15-6-67, THIS PLAT HAS BEEN PREPARED BY A LAND SURVEYOR LICENSED FOR RECORDING IN DAWSON COUNTY, GEORGIA. MY RECORDING AS EVIDENCED BY APPROVAL CERTIFICATES, SIGNATURES, STAMPS, OR STATEMENTS HEREON COMPARED WITH THE APPROPRIATE GOVERNMENTAL BOOKS BY ANY PURCHASER OR USER OF THIS PLAT AS TO BE INTENDED USE OF ANY PARCEL. I AM A MEMBER OF THE NATIONAL SURVEYING SOCIETY AND THE ANNUAL TECHNICAL STANDARDS FOR PROFESSIONAL SURVEYING IN GEORGIA AS SET FORTH IN THE RULES AND REGULATIONS FOR PROFESSIONAL ENGINEERS AND LAND SURVEYORS AND AS SET FORTH IN O.C.G.A. SECTION 15-6-67



DUSTY L. LOWMYER PL#52 3216

-DAWSON COUNTY NOTES-

Dawson County shall not be responsible for interpretation of easements or other structures within city planning beyond the county right-of-way, No structures, fences or other obstructions may be located within a drainage or access easement without prior approval by the Dawson County Department of Engineering. The common drawings identified as "Privately Maintained" are private ways and are not maintained by state, county, city or other public agencies. Privately maintained common drawings are ineligible for adoption as public roads or streets. All drawings entering any county street or road shall show a minimum ten (10) foot breaking area no greater than five (5) inches above the crown of the street or road.

-FIRE HYDRANT NOTE-

THE CLOSEST FIRE HYDRANT IS APPROX. 3,500 FEET FROM THE SOUTH EAST CORNER OF THE PROPERTY SHOWN.

-FLOOD NOTE-

BASED ON AN INTERPRETATION OF FLOOD INSURANCE RATE MAP NO. 13085C0094C, EFFECTIVE DATE 4/4/2018, NO PORTION OF THIS SITE IS LOCATED WITHIN THE 100-YEAR LOCATION AND/OR ELEVATION OF THE FLOOD HAZARD IS REQUIRED A DETAILED STUDY MAY BE NECESSARY.

-ZONING INFORMATION-

COUNTY: DAWSON
ZONE: RA
FRONT SETBACK: 40 FEET
SIDE SETBACK: 10 FEET
REAR SETBACK: 35 FEET

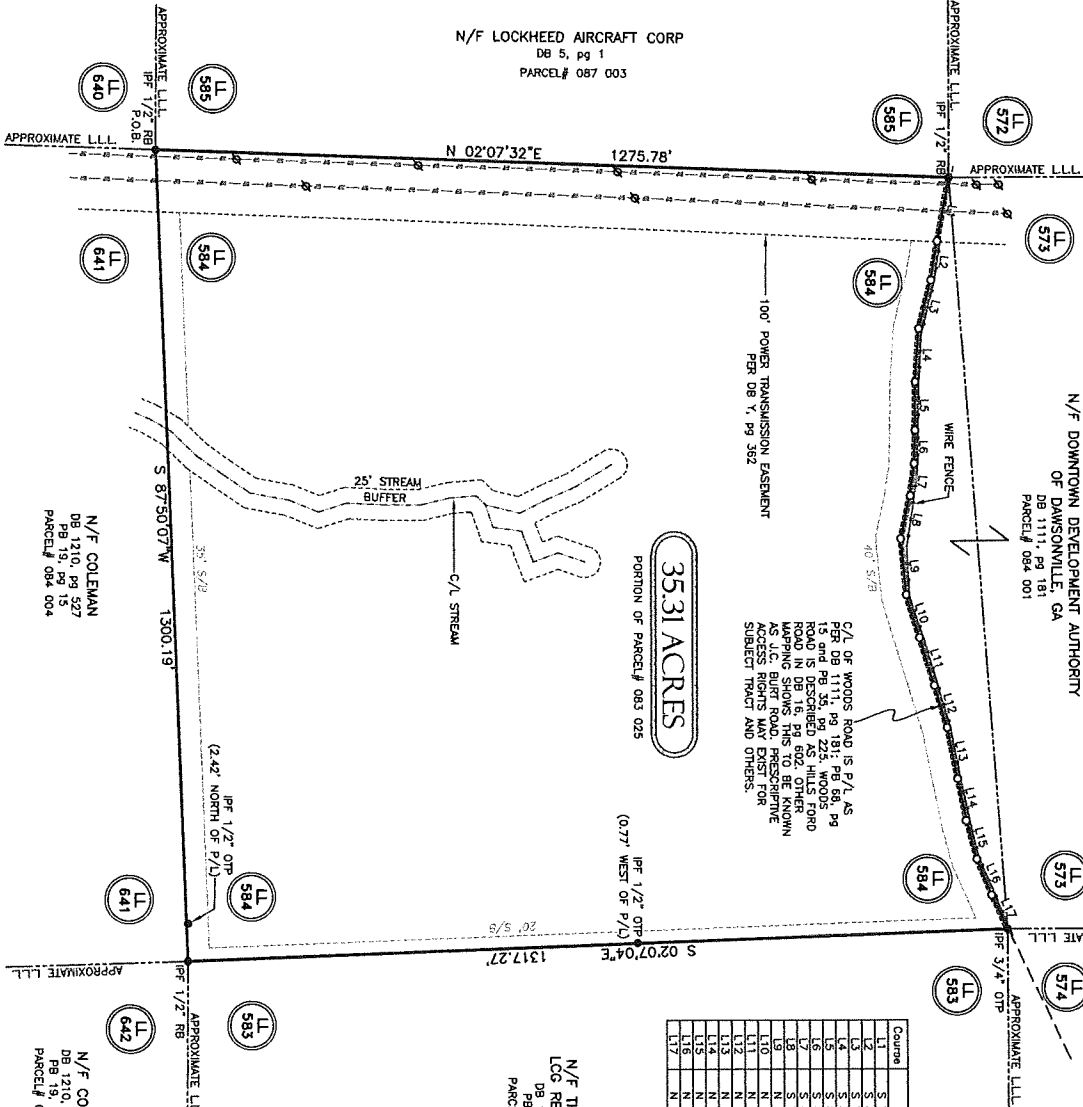
-LEGEND-

- CALCULATED POSITION
- IRON PIN FOUND/SET
- MONUMENT
- CENTERLINE
- NEW OR FORMERLY
- NEW OR FORMERLY
- PLAY BOOK
- PROPERTY LINE
- REMOVED
- WATER METER (W)
- WATER VALVE (V)
- POWER POLE (P)
- OVERHEAD POWER
- BEARING
- SOID 100
- SOID CONTROL
- OP OPERATED PLASTIC
- PIPE INLET
- ORICE INLET
- MANHOLE (M)
- LAND OF LINE (L.L.L.)
- ADJACENT
- LAND OF LINE (L.L.L.)
- ADJACENT
- ADJACENT
- ADJACENT
- ADJACENT

N/F B&K TURNER FAMILY, LLP
DB 1053, PG 303
REMAINDER OF PARCEL# 083 025

N/F DOWNTOWN DEVELOPMENT
OF DAWSONVILLE, GA
DB 1111, PG 181
PARCEL# 084 001

N/F DOWNTOWN DEVELOPMENT
OF DAWSONVILLE, GA
DB 1111, PG 181
PARCEL# 084 001



Course	Bearing	Distance
1	S 79°34.03' E	103.75'
2	S 90°17.73' E	97.55'
3	S 80°01.76' E	79.32'
4	S 85°17.92' E	65.75'
5	S 89°32.02' E	53.24'
6	S 89°43.03' E	53.24'
7	S 91°55.50' E	53.24'
8	S 93°05.18' E	53.24'
9	N 64°32.40' E	90.57'
10	N 75°07.50' E	71.61'
11	N 75°00.06' E	79.66'
12	N 72°21.73' E	70.35'
13	N 78°18.00' E	69.76'
14	N 75°27.48' E	62.60'
15	N 67°09.48' E	63.95'
16	N 65°00.12' E	57.92'

N/F LOCKHEED AIRCRAFT CORP
DB 5, PG 1
PARCEL# 087 003

35.31 ACRES
PORTION OF PARCEL# 083 025
(0.77 WEST OF P/L)

IPF 1/2" OP
1317.27'

N/F THUNDER RIDGE
LGC RESIDENTIAL, LLC
DB 1200, PG 446
PB 66, PG 15
PARCEL# 084 003



CERTIFICATE OF AUTHORIZATION NUMBER: LSF 001057

PREPARED BY:
DAVIS
ENGINEERING & SURVEYING
133 PROMINENCE COURT
SUITE 210
DAWSONVILLE, GA 30534
PHONE: (706) 265-1234
DAVISENGINEERS.COM

MINOR PLAT SURVEY FOR:

B&K TURNER FAMILY, LLP
LAND LOT 584
4th DISTRICT, 1st SECTION
DAWSON COUNTY, GEORGIA

REVISIONS BY: MS
REVISIONS DATE: 4-6-2022
DRAWN BY: DL/DS
FIELD CREW: CC/CG
PLAT DATE: 8-10-2020
FIELD DATE: 8-10-2020

SHEET NO.
1 OF 1

PROJECT NO.
20-245

20-245

All that tract or parcel of land lying and being in Land Lot 584, 4th District, 1st Section, Dawson County, Georgia and being more particularly described as follows:

BEGINNING at a 1/2" rebar found at the corner common to Land Lots 583, 584, 641 & 642;

THENCE, S87°50'07"W a distance of 1300.19' to a 1/2" rebar found at the corner common to Land Lots 584, 585, 640 & 641;

THENCE, N02°07'32"E a distance of 1275.78' to a 1/2" rebar found at the centerline of a woods road and the corner common to Land Lots 572, 573, 584 & 585;

THENCE, along the centerline of the woods road, the following courses and distances:

S79°34'03"E a distance of 103.75' to a point;

S80°37'23"E a distance of 63.52' to a point;

S75°51'20"E a distance of 79.27' to a point;

S86°17'32"E a distance of 85.75' to a point;

S89°32'02"E a distance of 77.51' to a point;

S88°43'03"E a distance of 53.24' to a point;

S81°56'20"E a distance of 53.52' to a point;

S78°09'06"E a distance of 69.08' to a point;

N84°39'40"E a distance of 90.37' to a point;

N73°07'30"E a distance of 71.61' to a point;

N73°00'06"E a distance of 79.86' to a point;

N73°21'23"E a distance of 70.36' to a point;

N78°46'18"E a distance of 83.76' to a point;

N78°19'03"E a distance of 69.76' to a point;

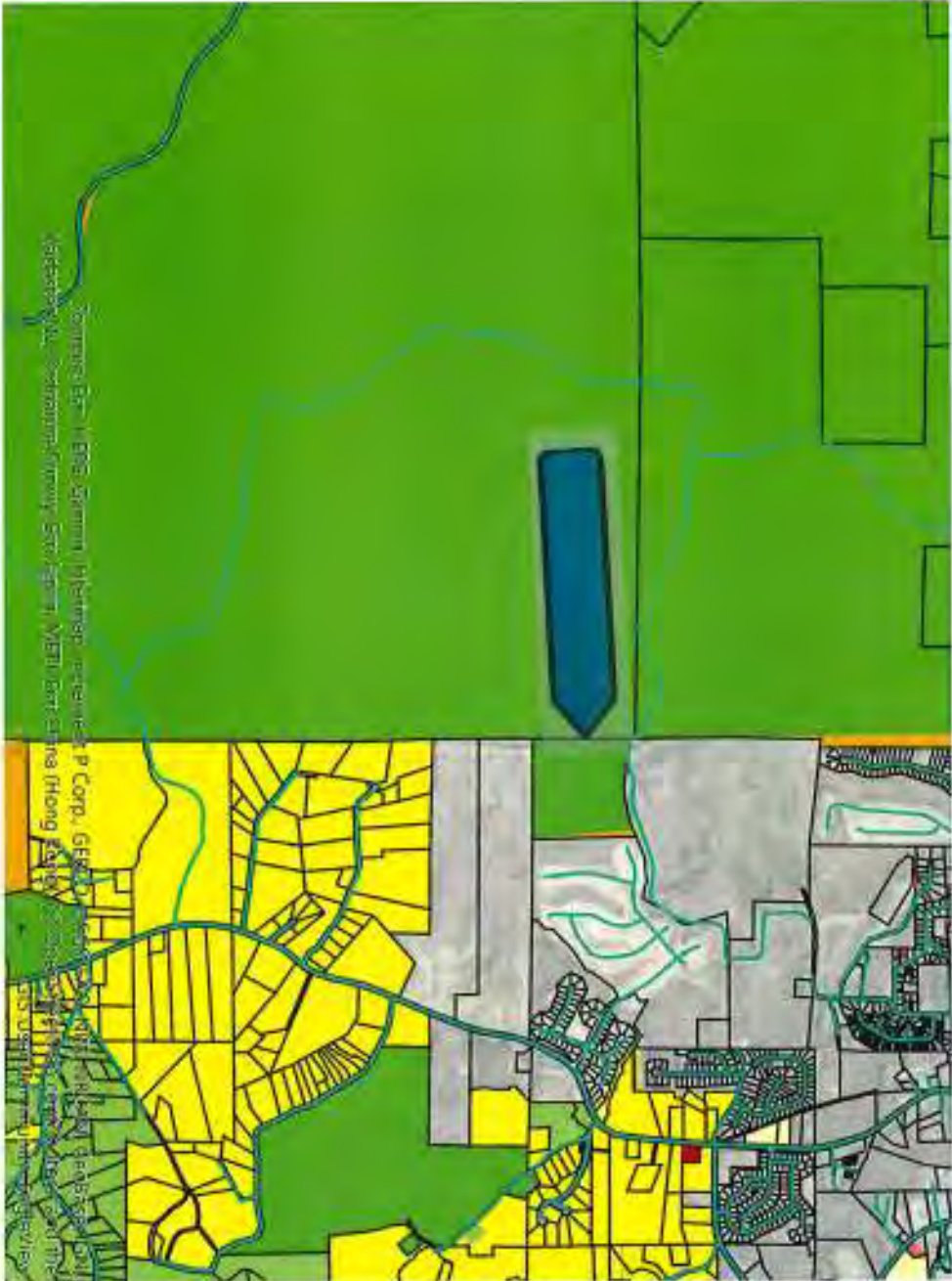
N75°27'48"E a distance of 62.60' to a point;

N67°09'48"E a distance of 63.95' to a point;

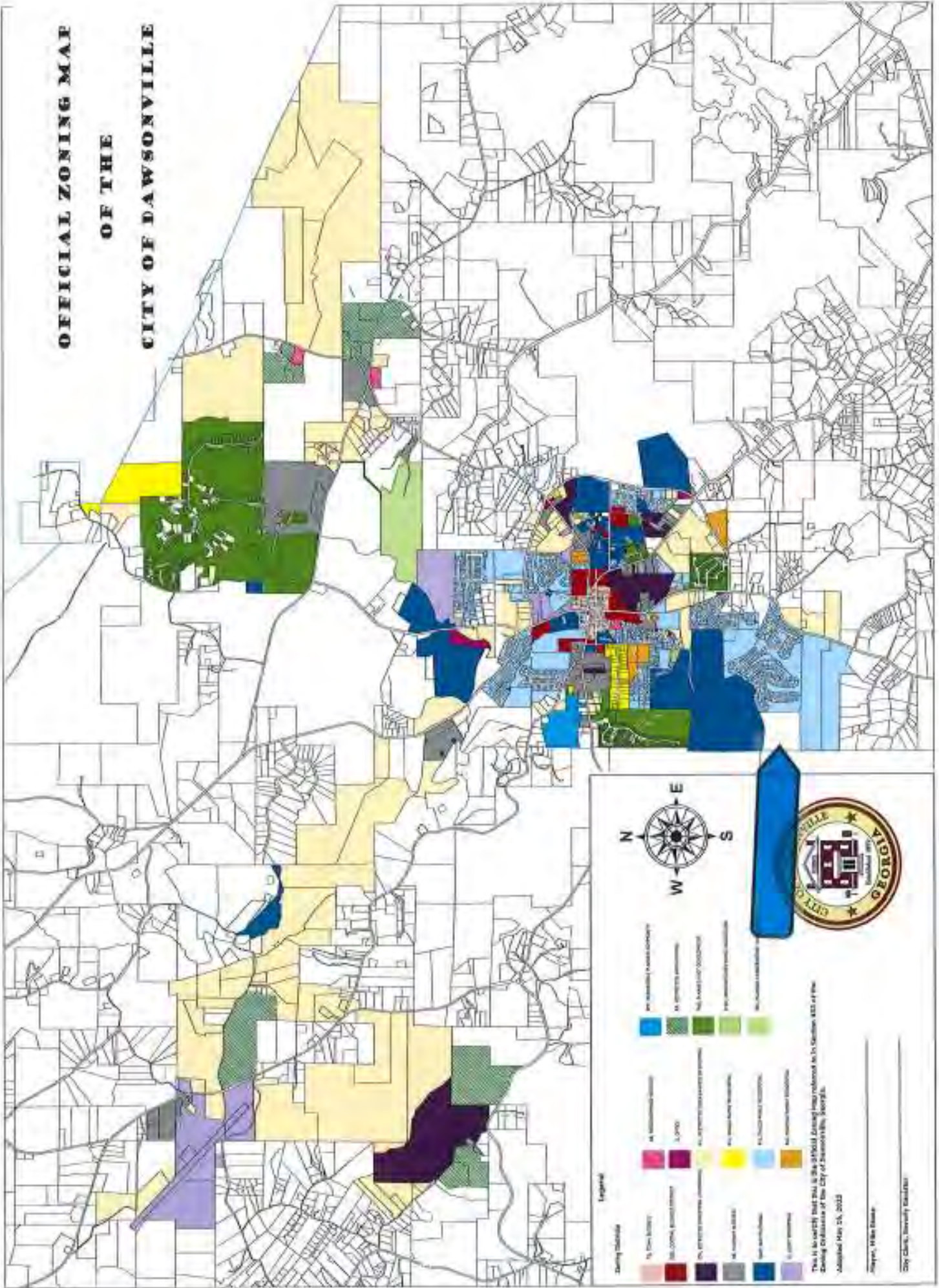
N65°00'12"E a distance of 57.92' to a 3/4" open top pipe found at the corner common to Land Lots 573, 574, 583 & 584;

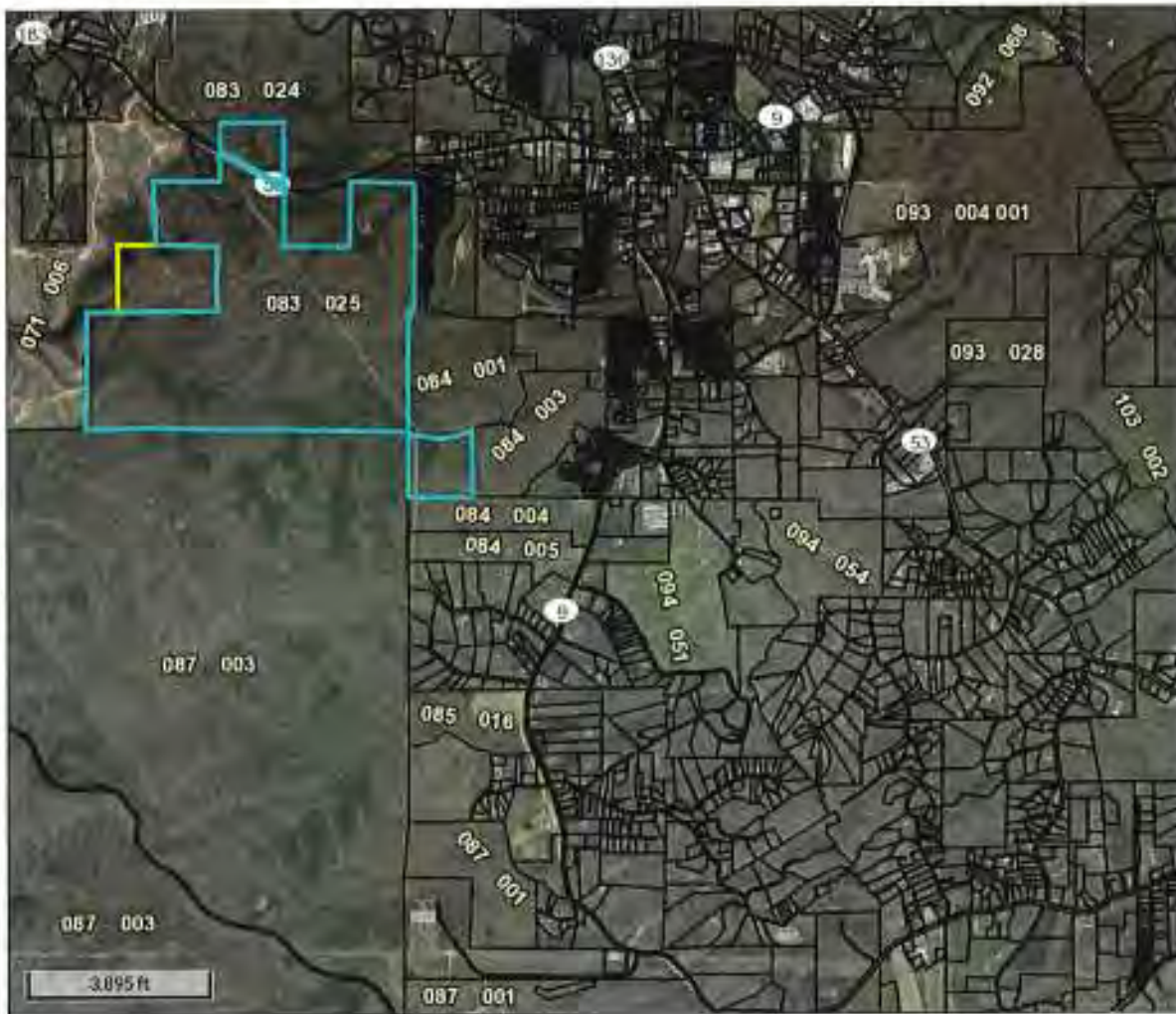
THENCE, leaving the centerline of the woods road, S02°07'04"E a distance of 1317.27' to a 1/2" rebar found; said 1/2" rebar found being the POINT OF BEGINNING.

Said property containing 35.31 acres.



OFFICIAL ZONING MAP OF THE CITY OF DAWSONVILLE





Overview



Legend

□ Parcels

Parcel ID: 083 025
Alt ID: 5840
Owner: B & K TURNER FAMILY LLP
Acres: 700
Assessed Value: \$2867928

Date created: 5/12/2022
Last Data Uploaded: 5/11/2022 11:17:53 PM

Developed by  Schneider
GEOSPATIAL

Sec. 121-69. - R-A Residential Agricultural/Residential Exurban.

Residential agricultural/residential exurban districts are areas that are either primarily agricultural in land use with residential or other use incidental to the agricultural use, or areas that are not under intensive development pressures and are in relatively large parcels. Agricultural uses range from horticulture, animal husbandry, poultry, and forestry, including intensively managed tree farms to non-managed woodlands. The conservation of prime agricultural and forestry land use from intensive development into other uses is a primary objective of this classification and is encouraged. Some prime agricultural land is geographically located on land with constraints on intensive residential or commercial development, such as steep forested slopes or river valley floor plains; therefore, careful consideration should be given to changes in those areas.

(1) *Permitted principal uses.*

- a. Principal uses that are allowed by right or by special use approval are listed on Table 3.1 at the end of this article.
- b. Restrictions that apply to particular uses allowed by right or special use approval are referenced on Table 3.1 and are contained in section 121-74 of this article.

(2) *Allowed accessory uses.*

- a. Customary and essential accessory farm buildings and uses are allowed and include barns and other livestock structures, storage sheds, used for the day-to-day operation of such activities, for the storage or preservation of said crops, products and foodstuffs raised or grown on said parcel, and roadside stands for the sale of products grown on that property only and that comply with the requirements of this section.
- b. Accessory structures shall be no larger than the footprint of the primary structure or one-half the gross square footage, whichever is greater, with the exception that when the lot size is three acres or greater, the size of the accessory structure shall not be regulated in size, but shall meet all setback requirements.
- c. One guest quarters or caretaker/employee residence is allowed per tract of land in accordance with section 121-71(2)f.
- d. Home occupations are allowed if requirements in article VI, section 121-181 are met.
- e. Direct marketing of produce is allowed in a farm market, on-farm market or roadside stand no greater than 500 square feet of building area, unless a variance is approved.
- f. Storage, retail or wholesale marketing, or processing of agricultural products into a value-added agricultural product is a permitted use in a farming operation if more than 50 percent of the stored, processed or merchandised products are produced by the farm operator. Meat processing and food franchises or franchise products are

prohibited.

- g. Agricultural farm operations may include any or all of the following agriculturally related uses and some non-agriculturally related uses so long as the general character of the farm is maintained.
 1. Value-added agricultural activities such as education tours, wedding venues and similar special event facilities with a minimum of 15 acres, and/or processing facilities, etc. Wedding venues and similar special event facilities may sell and serve alcohol provided an appropriate alcohol license is held by the property owner or the alcohol is served in accordance with the catering requirements and a valid caterer's license.
 2. Bakeries selling baked goods containing produce grown on site.
 3. Playground areas or equipment, not including motorized vehicles or rides.
 4. Petting farms, animal display and pony rides.
 5. Wagon, sleigh and hay rides.
 6. Nature trails.
 7. Open air or covered picnic areas with restrooms.
 8. Educational classes, lectures, seminars.
 9. Historical agricultural exhibits.
 10. Kitchen facilities and/or tasting rooms for processing/cooking or serving of items for sale containing produce and crops grown on site.
 11. Gift shops for the sale of agricultural products and non-agricultural products such as antiques or crafts, limited to 1,000 square feet building area.
- h. If any agricultural farm includes the listed uses in section 121-69(2)d, then adequate parking facilities must be provided in the form of the following:
 1. A minimum of 20 parking spaces must be provided.
 2. Parking facilities may be located on a grass or gravel area. All parking areas shall be defined by either gravel, cut lawn, sand or other visible marking.
 3. All parking areas shall be located in such a manner to avoid traffic hazards associated with entering and exiting the public roadway.
 4. Paved parking areas must meet all design, landscaping and screening and setback requirements set forth by Dawson County codes and regulations.
 5. All lighting, parking and otherwise shall meet the commercial lighting requirements of the Land Use Ordinance.

(3) *Allowed temporary uses.* The following temporary uses are allowed:

- a. Seasonal U-pick fruits and vegetable operations.
- b. Seasonal Outdoor mazes of agricultural origin such as straw bales or corn, small-scale outdoor entertainment such as a car show, art fair or music concert, fun houses or haunted houses, non-profit benefits, and festivals with a special use business permit.

(4) *Prohibited uses.*

- a. Any principal use not shown on Table 3.1 as allowed in a zoning district, whether by right or with approval as a special use, is specifically prohibited.
- b. In addition, meat processing or manufacturing operations related to allowed agricultural uses are prohibited. Horses are also prohibited on lots less than three acres.

(5) *Building requirements.* The minimum area, yard, and building requirements in the R-A Residential Agricultural District are as set forth in Table 3.2.

(6) *Special district requirements.* Agricultural districts include uses of land primarily for active farming activities and will result in odors, noise, dust and other effects, which may not be compatible with adjacent single-family development. Future abutting developers in non-RA land use districts shall be provided with a "Notice of RA Adjacency" at the time of application for a building or occupancy permit for property adjacent to an RA District. Prior to administrative action on either the land use district or the issuance of a building or occupancy permit the applicant therefore shall be required to sign a waiver on a form prepared by the planning and development director which will indicate that the 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 RA use, the applicant agrees by executing the 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 RA District constitute a nuisance) against local governments and adjoining landowners whose property is located in an RA District. Any such notice or acknowledgment provided to or executed by a landowner adjoining a tract in an RA District shall be a public record.

(Ord. of 8-6-2020(3), § 1(Exh. A, § 312))

ARTICLE XXXIII. - AP, ANNEXED PROPERTY DISTRICT**Sec. 3301. - Purpose and Intent.**

The annexed property ("AP") district is intended to permit those landowners who petition to annex land into the corporate limits of the city without changing the use of their land or the intensity of the use of their land upon annexation the option of maintaining the same land use performance standards upon the annexed property after annexation as were upon the land prior to annexation by virtue of the land performance standards of the county.

(Ord. of 12-3-2018)

Sec. 3302. - Permitted uses in AP.

The land use performance standards, both in permissible uses and the intensity of permissible uses, shall be the same as were allowed under the county zoning ordinance governing the land immediately prior to its annexation into the city. No change in the county zoning ordinance after an annexation shall affect or change the land use performance standards for the property annexed.

(Ord. of 12-3-2018)

Sec. 3303. - Conditional uses.

The land use performance standards, both in conditional uses and the intensity of conditional uses, shall be the same as were conditionally allowed under the county zoning ordinance governing the land immediately prior to its annexation into the city. No change in the county zoning ordinance after an annexation shall affect or change the land use performance standards for the property annexed.

(Ord. of 12-3-2018)

Sec. 3304. - Assignment of AP.

1. Upon the effective date of this article, the AP zoning designation shall be an option for the initial zoning of property annexed into the corporate limits of the city.
 - a. All persons wishing to maintain the same use of their land as well as the same intensity of the use of their land after annexation shall secure such desire by indicating on their petition for annexation that they wish their property be zoned AP upon annexation.
 - b. Only upon annexation is a landowner eligible to have his land classified within the AP zoning district. Once the land is assigned to a different land use district under the city's zoning ordinance as provided in section 3305 below, the AP district is no longer available.
2. Nothing contained herein shall be construed to require property upon annexation or any time after annexation to be assigned the AP zoning designation. Rather, the use of the AP zoning category is at the request of the zoning applicant and is conditioned upon the granting of the same by the mayor and council.

3. Once designated as AP by the mayor and council, no rezoning petition may be filed on an AP property for 12 months from the effective date of the annexation as determined by chapter 36 of title 36 of the Official Code of Georgia Annotated. The foregoing notwithstanding, property shall not remain within the AP zoning district for any longer than is described in section 3305 below.

(Ord. of 12-3-2018)

Sec. 3305. - Conversion to city created performance standards.

1. The AP zoning designation is intended to be a temporary land use district for those persons who desire to have their land annexed into the corporate limits of the city, without changing the use of their land or the intensity of the use of their land. It is not intended to permanently supplant the specific zoning designations of the city zoning ordinance, but instead, to provide for continuity in land use performance standards upon annexation.
2. The AP zoning designation may be applied to land annexed into the corporate limits of the city for a period of up to 16 months after the effective date of the annexation as determined by chapter 36 of title 36 of the Official Code of Georgia Annotated.
 - a. At any time at least 12 months after the effective date of annexation of the property into the corporate limits of the city, the property may be rezoned pursuant to the application of the landowner or on the initiation of a rezoning by the governing authority.
 - b. If no rezoning is accomplished by the end of the 16-month period referred to above, the land shall automatically be converted from AP zoning designation to the R1 zoning designation under the city zoning ordinance.
 - c. For good cause shown, the mayor and council of the city may extend the use of the AP zoning designation on a piece of property for longer than the 16-month period, but in no event shall the AP zoning designation be applied to a parcel in the corporate limits of the city for longer than 18 months.
3. Persons who support the application will be asked to comment first. The petitioner may, upon recognition and upon s name and address, present and explain his application. The petitioner or his designated agent shall be required to attend public hearing unless written notice of hardship is received prior to such meeting. Failure of the petitioner or agent to public hearing or meeting, except in cases of hardship, may be due cause for dismissal of such application. A time limit be imposed at the discretion of the chairman/mayor, but in no event shall such time limitation provide for less than ten minutes nor shall it be any less than the time allowed for those persons speaking in opposition to the application.
4. Persons who oppose the application will be asked to comment next. All interested parties after being recognized shall be afforded an opportunity to address the proposed application by standing before the appropriate body and identifying their name, address and interest along with any comments on the proposed application. A time limitation may be imposed at the discretion of the chairman/mayor, but in no event shall such time limitation provide for less than ten minutes, nor shall it be any less than the time allowed for those persons speaking in favor of the application.

(Ord. of 12-3-2018)



DAWSONVILLE CITY COUNCIL
EXECUTIVE SUMMARY FOR
AGENDA ITEM # 12

SUBJECT: REQUEST FOR WAIVER OF RECONNECTION FEES

CITY COUNCIL MEETING DATE: 06/20/2022

PURPOSE FOR REQUEST:

TO CONSIDER REQUEST FROM ERIC JOHNSTON TO WAIVE \$300 RECONNECTION FEE

HISTORY/ FACTS / ISSUES

- UTILITY SERVICE ORIGINALLY ESTABLISHED ON 09/04/2019
- SERVICE DISCONNECTED FOR NON-PAYMENT IN JANUARY 2021 (\$50 RECONNECTION FEE); SECOND DISCONNECTION DUE TO NON-PAYMENT IN JANUARY 2022 (\$100 RECONNECTION FEE); THIRD DISCONNECTION DUE TO NON-PAYMENT IN APRIL 2022 (\$200 RECONNECTION FEE); FOURTH DISCONNECTION DUE TO NON-PAYMENT IN JUNE 2022 (\$300 RECONNECTION FEE)
- RESIDENT WAS ADVISED TO CONTACT TRACY IF ADDITIONAL TIME OR PAYMENT ARRANGEMENTS WERE NEEDED TO AVOID DISCONNECTION; NO CONTACT WAS MADE BY RESIDENT
- RESIDENT RECEIVED NOTICE OF PAST DUE AMOUNT AND RISK OF DISCONNECTION WITH THE MAY BILLING AND ALSO RECEIVED A TEXT MESSAGE APPROXIMATELY ONE WEEK PRIOR TO DISCONNECTION; NO CONTACT WAS MADE BY RESIDENT AND NO PAYMENT RECEIVED
- WATER DISCONNECTED ON 06/02/2022; CUSTOMER PAID PAST DUE ONLY AND WATER WAS RECONNECTED. SHOULD HAVE PAID THE \$300 RECONNECTION FEE TO HAVE WATER RECONNECTED – AT THIS TIME CUSTOMER REQUESTED A WAIVER OF THE FEE.

OPTIONS:

APPROVE OR DENY

RECOMMENDED SAMPLE MOTION:

STAFF RECOMMENDS DENYING

DEPARTMENT: UTILITY DEPARTMENT

REQUESTED BY: Tracy Smith and Jacob Barr

From: eric johnston >
Sent: Wednesday, June 8, 2022 10:27 AM
To: Tracy Smith <water@dawsonville-ga.gov>
Subject: Re: AGENDA

Hi Tracy -

This is a formal request to appear before the City Council to request to have my \$300 reconnect fee waived.

Thank you,
Eric Johnston

Sec. 14-23. - Connection fees for water and sewer service.

- (a) *Water service.* Effective December 1, 2005, each consumer subscribing to use the water service of the city shall pay a connection fee associated therewith. This connection fee is not a deposit, but is the connection fee to reimburse the city for its cost and expense in providing a service line, meter and labor. The meter shall remain the property of the city. By way of clarification, in the event an owner or user has a single water line serving multiple renters, family members, businesses, etc., each distinct line shall constitute a tap-on fee for purposes of this section in accordance with the applicable provisions of sections 14-37 and 14-38. The connection fee shall be according as set forth in section 2-110 of this Code.
- (b) *Sewer service.* Effective December 1, 2005, in addition to the water service fees above, each party shall also pay the amount set out in section 2-110 of this Code for connection to sewer service. This connection fee is not a deposit, but is the connection fee to reimburse the city for its cost and expense in providing a service line up to the user's property line as well as the costs associated with any labor. The portion of the sewer line up to the user's property line shall remain the property of the city. By way of clarification, in the event an owner or user has a single sewer line serving multiple renters, family members, businesses, etc., each distinct line shall constitute a tap-on fee for purposes of this section in accordance with the applicable provisions of sections 14-37 and 14-38. The connection fee for sewer service shall be as set out in section 2-110 of this Code.
- (c) *Reconnect fees.* Effective upon the passage of this section, with respect to both water and sewer service provided by the city, in the event that after service has been disconnected a consumer requests service to be reconnected, the consumer shall pay all outstanding bills in full including the reconnection fees set forth in chapter 2, section 2-110, late fees prescribed in chapter 14, section 14-25(a)(1), and applicable interest charges pursuant to chapter 14, section 14-25(a)(3) in order to be eligible for the reconnection of water and/or sewer services.
- (d) *Multiple violations.* For the purpose of calculating the appropriate reconnection fee, violations whether by non-payment or otherwise within a 24-month period of the request for reconnection are considered.

(Ord. of 5-6-1997, § 5; Ord. of 10-3-2005(1), § 2; Ord of 9-10-2018, § 1)

<u>14-23(b)</u> . Sewer service connection fees (times the number of connections desired):	
¾ inch, (only be available for residential purposes appropriate to the anticipated usage)	5,250.00
1 inch	7,250.00
1½ inches	10,000.00
2 inches	18,000.00
3 inches	30,500.00
4 inches	50,500.00
6 inches	75,500.00
8 inches	105,500.00
<u>14-23(c)</u> . First time reconnect within a 24-month period, in addition to any outstanding bills, late fees, and/or interest charges	50.00
<u>14-23(c)</u> . Second time reconnect within a 24-month period, in addition to any outstanding bills, late fees, and/or interest charges	100.00
<u>14-23(c)</u> . Third time reconnect within a 24-month period, in addition to any outstanding bills, late fees, and/or interest charges	200.00
<u>14-23(c)</u> . Fourth and subsequent violation within a 24-month period, in addition to any outstanding bills, late fees, and/or interest charges, per violation, + \$100.00 per each additional violation above third violation	200.00
<u>14-23.1(a)</u> . Residential security deposit for applicant owning/renting the property to be serviced	150.00



DAWSONVILLE CITY COUNCIL
EXECUTIVE SUMMARY FOR
AGENDA ITEM # 13

SUBJECT: RESOLUTION NO. R2022-06: ADOPT THE FY 2022-2023 BUDGET

CITY COUNCIL MEETING DATE: 06/20/2022

BUDGET INFORMATION: GL ACCOUNT # _____

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

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

PURPOSE FOR REQUEST:

TO REQUEST ADOPTION THE PROPOSED FY 2022-2023 BUDGET BY RESOLUTION

HISTORY/ FACTS / ISSUES:

- **MAY 16, 2022 – COUNCIL & PUBLIC REVIEW OF PROPOSED FY23 BUDGET**
 - **JUNE 6, 2022 – PUBLIC HEARING FOR PROPOSED FY23 BUDGET**
-

OPTIONS:

APPROVE, AMEND, DENY OR TABLE

RECOMMENDED SAMPLE MOTION:

REQUESTED BY: Robin Gazaway, Finance Administrator

RESOLUTION No. R2022-06

**A RESOLUTION OF THE CITY OF DAWSONVILLE, GEORGIA,
ADOPTING THE BUDGET FOR THE FISCAL YEAR BEGINNING
JULY 1, 2022 AND ENDING JUNE 30, 2023**

WHEREAS, the City of Dawsonville, Georgia has prepared its annual budget for fiscal year July 1, 2022 through June 30, 2023; and

WHEREAS, the City Council received a proposed budget on May 16, 2022; and

WHEREAS, in accordance with O.C.G.A §36-81-5(d) the budget was made available for public review at city hall and on the city's official website; and

WHEREAS, in accordance with O.C.G.A §36-81-5(e) notice was published setting forth the availability of the budget for public review and in accordance with O.C.G.A §36-81-5(g) the notice included the public hearing advertisement on the proposed budget set for June 6, 2022; and

WHEREAS, a public hearing on the proposed budget was held on June 6, 2022; and

WHEREAS, in accordance with O.C.G.A §36-81-6(a) the City Council has provided notice of a public meeting for June 20, 2021 to adopt the budget. A copy of the budget is attached hereto and incorporated herein as Exhibit "A".

NOW, THEREFORE, BE IT RESOLVED by the Mayor and Council of the City of Dawsonville, Georgia that the Annual Budget for fiscal year July 1, 2022 through June 30, 2023 attached hereto as Exhibit "A" is hereby approved, effective and adopted on this 20th day of June 2022.

CITY OF DAWSONVILLE

By: _____
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

CITY OF DAWSONVILLE

BUDGET FY 2022-23

FUND	ACCOUNT NAME	FUNCTION	DESCRIPTION	REVENUE	EXPENSES
100	GENERAL FUND	1100	COUNCIL		\$134,400.00
		1300	MAYOR		\$22,860.00
		1400	ELECTIONS		\$15,000.00
		1500	ADMINISTRATION		\$1,769,862.00
		1565	CITYHALL BUILDING		\$163,694.00
		3900	ANIMAL CONTROL		\$1,536.00
		4200	ROADS		\$584,363.00
		6200	PARKS		\$65,528.00
		7400	PLANNING & ZONING		\$440,008.00
		7540/7550	ECONOMIC DEVELOPMENT		\$117,000.00
				\$3,314,251.00	\$3,314,251.00
230	ARPA	4200		\$3,700,400.00	\$3,700,400.00
275	HOTEL-MOTEL TAX			\$6,000.00	\$6,000.00
285	DOWNTOWN DEVELOPMENT AUTHORITY			\$29,400.00	\$29,400.00
320/327	SPLOST VI & VII			\$1,643,000.00	\$1,643,000.00
505	ENTERPRISE	4300	SEWER	\$1,147,792.00	\$1,264,892.00
		4400	WATER	\$909,891.00	\$792,791.00
				\$2,057,683.00	\$2,057,683.00
530	CAPITAL OUTLAY	4300	SEWER TAPS	\$10,271,000.00	\$7,587,500.00
		4400	WATER TAPS	\$200,000.00	\$2,883,500.00
				\$10,471,000.00	\$10,471,000.00
540	GARBAGE	4310	SOLID WASTE	\$230,200.00	\$230,200.00
790	CEMETERY	4950	CEMETERY	\$119,000.00	\$119,000.00

FY 2022-23 TOTAL REVENUE	\$21,570,934.00
FY 2022-23 TOTAL EXPENDITURES	\$21,570,934.00

BUDGET FY 2022-23

REVENUE				
GENERAL FUND - 100				
Account #	Account Description	2022-23 Recmnd	2021-22 Budget	2021-22 Actual
100-0000-311100	ELECTRIC FRANCHISE FEES	165,000.00	160,000.00	169,401.51
100-0000-311315	MOTOR VEHICLE TITLE AD VALOREM TAX	66,000.00	58,000.00	87,074.83
100-0000-311730	GAS FRANCHISE FEES	13,000.00	13,000.00	13,692.06
100-0000-311750	TV CABLE FRANCHISE FEES	10,000.00	0.00	12,106.41
100-0000-311760	TELEPHONE FRANCHISE FEES	20,000.00	20,000.00	19,373.24
100-0000-311790	GARBAGE FRANCHISE FEES	7,500.00	10,000.00	7,446.00
100-0000-311795	BROADBAND FRANCHISE FEE	775.00	1,200.00	534.99
100-0000-313100	LOCAL OPTION SALES TAX	1,670,000.00	1,250,000.00	1,228,820.49
100-0000-314200	ALCOHOL EXCISE TAX	115,000.00	115,000.00	93,737.29
100-0000-314500	EXCISE TAX ON ENERGY	50.00	50.00	44.59
100-0000-316100	OCCUPATION TAX	34,000.00	34,000.00	32,045.73
100-0000-316200	INSURANCE PREMIUM TAX	223,000.00	210,000.00	223,455.10
100-0000-316300	FINANCIAL INSTITUTION TAX	0.00	7,500.00	5,540.46
100-0000-321100	ALCOHOL LICENSE	28,000.00	27,000.00	27,840.00
100-0000-321150	CATERING EVENT PERMIT	0.00	200.00	0.00
100-0000-322210	ZONING & LAND USE FEES	15,000.00	9,000.00	14,263.48
100-0000-322215	ANNEXATION FEE	500.00	0.00	0.00
100-0000-322230	SIGN PERMIT	1,300.00	1,500.00	930.00
100-0000-322240	VARIANCE APPLICATION FEE	2,000.00	1,800.00	2,400.00
100-0000-322250	DEMOLITION PERMIT	300.00	100.00	300.00
100-0000-322990	PARADE/PUBLIC ASSEMBLY FEE	300.00	800.00	350.00
100-0000-322995	PARADE/PUBLIC ASSEMBLY CLEANUP	0.00	0.00	0.00
100-0000-323100	BUILDING PERMIT	60,000.00	60,000.00	60,098.88
100-0000-323111	CERTIFICATE OF OCCUPANCY FEE	4,200.00	4,200.00	4,080.00
100-0000-323130	PLUMBING PERMIT FEES	0.00	4,400.00	3,010.00
100-0000-323140	ELECTRIC PERMIT FEES	0.00	4,700.00	3,320.00
100-0000-323160	HVAC PERMIT FEES	0.00	4,000.00	3,080.00
100-0000-323900	OTHER - GRADING FEES	3,000.00	5,000.00	3,507.20
100-0000-323901	OTHER - PLAN REVIEW FEES	18,000.00	12,000.00	23,341.64
100-0000-334150	SAFETY GRANT	6,000.00	3,000.00	6,000.00
100-0000-334200	HEALTH GRANT	0.00	0.00	0.00
100-0000-334250	CARES ACT GRANT	0.00	0.00	0.00
100-0000-334310	STATE GRANT CAPITAL-LMIG DIRECT	0.00	32,000.00	36,206.91
100-0000-341400	MISC REVENUE	3,000.00	3,000.00	9,893.27
100-0000-341450	ROOM RENTAL REVENUE	5,000.00	0.00	4,100.00
100-0000-343001	ENGINEERING FEE	0.00	10,000.00	0.00
100-0000-346100	ANIMAL CONTROL AND SHELTER FEES	0.00	2,625.00	0.00
100-0000-349300	BAD CHECK FEE	0.00	0.00	0.00
		0.00	0.00	0.00
100-0000-351170	MUNICIPAL COURT FEES	3,000.00	500.00	3,915.20
100-0000-361000	INTEREST INCOME	1,300.00	2,200.00	2,270.21
100-0000-381000	RENTAL INCOME - DMC	60,000.00	42,000.00	67,046.07
100-1400-341910	ELECTION QUALIFYING FEE	0.00	0.00	968.00
100-1500-311340	INTANGIBLES TAX	40,000.00	55,000.00	37,621.62
100-1500-311601	REAL ESTATE TRANSFER TAX	15,000.00	15,000.00	11,083.16
100-0000-740000	TRANSFER IN FROM RESERVES	724,026.00	22,357.00	0.00
GENERAL FUND Revenue Totals:		3,314,251.00	2,201,132.00	2,218,898.34

EXPENDITURES				
GENERAL FUND - 100				
Account #	Account Description	2022-23 Recmnd	2021-22 Budget	2021-22 Actual
DEPARTMENT: COUNCIL				
100-1100-511000	COUNCIL: SALARIES	35,000.00	34,000.00	26,000.00
100-1100-512100	COUNCIL: GROUP INSURANCE	89,000.00	56,075.00	58,420.37
100-1100-512200	COUNCIL: TAXES: SUTA, FICA, FUTA	3,000.00	2,600.00	1,728.89
100-1100-523200	COUNCIL: COMMUNICATIONS - CELL PHONE	2,900.00	4,080.00	3,547.77
100-1100-523500	COUNCIL: TRAVEL	1,000.00	1,000.00	864.73
100-1100-523700	COUNCIL: EDUCATION & TRAINING	3,000.00	2,035.00	4,703.30
100-1100-531100	COUNCIL: SUPPLIES	500.00	0.00	133.45
DEPARTMENT: MAYOR				
100-1300-511000	MAYOR: SALARIES	17,000.00	17,000.00	12,800.00
100-1300-512100	MAYOR: GROUP INSURANCE	60.00	60.00	33.00
100-1300-512200	MAYOR: TAXES: SUTA, FICA, FUTA	1,400.00	1,300.00	979.19
100-1300-523200	MAYOR: COMMUNICATIONS - CELL PHONE	1,000.00	1,020.00	1,693.11
100-1300-523500	MAYOR: TRAVEL	1,200.00	1,200.00	253.93
100-1300-523700	MAYOR: EDUCATION & TRAINING	2,000.00	2,035.00	1,035.00
100-1300-531100	MAYOR: SUPPLIES	200.00	0.00	59.00
DEPARTMENT: ELECTIONS				
100-1400-521203	ELECTIONS: PROFESSIONAL OTHER	15,000.00	8,000.00	12,587.22
100-1400-523300	ELECTIONS: ADVERTISING	0.00	0.00	0.00
100-1400-523400	ELECTIONS: PRINTING AND BINDING	0.00	0.00	0.00

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100-1400-531100	ELECTIONS: SUPPLIES	0.00	0.00	0.00
	DEPARTMENT: ADMINISTRATION			
100-1500-511000	ADMINISTRATION: SALARIES	383,016.00	360,597.00	311,137.69
100-1500-512100	ADMINISTRATION: GROUP INSURANCE	164,000.00	153,948.00	132,871.32
100-1500-512200	ADMINISTRATION: TAXES: SUTA, FICA, FUTA	32,000.00	31,251.00	25,344.21
100-1500-512400	RETIREMENT CONTRIBUTIONS	25,000.00	19,800.00	22,256.33
100-1500-512700	WORKERS COMP	4,300.00	4,313.00	1,058.00
100-1500-521200	PROFESSIONAL LEGAL	70,000.00	102,886.00	40,783.69
100-1500-521201	PROFESSIONAL ACCOUNTING	19,000.00	19,000.00	8,338.68
100-1500-521203	PROFESSIONAL OTHER	57,000.00	15,035.00	43,580.15
100-1500-521300	TECHNICAL SERVICES (IT)	19,245.00	19,245.00	9,759.95
100-1500-521315	TECHNICAL SERVICES-PAYROLL ACH	3,600.00	3,200.00	2,737.02
100-1500-522200	REPAIRS & MAINTENANCE	4,078.00	4,078.00	2,423.91
100-1500-522320	RENTAL EQUIPMENT	3,010.00	3,010.00	1,746.26
100-1500-523000	OTHER PURCHASED SERVICES	32,000.00	32,000.00	18,100.00
100-1500-523100	INSURANCE OTHER THAN EMPL	15,000.00	23,100.00	26,441.50
100-1500-523200	COMMUNICATIONS	13,000.00	11,173.00	11,516.45
100-1500-523300	ADVERTISING	2,500.00	1,721.00	1,794.15
100-1500-523400	PRINTING AND BINDING	1,116.00	1,116.00	60.00
100-1500-523500	TRAVEL	4,000.00	4,000.00	2,317.51
100-1500-523600	DUES & FEES	12,112.00	12,112.00	8,397.35
100-1500-523700	EDUCATION & TRAINING	4,435.00	4,435.00	1,948.00
100-1500-523910	UNIFORMS	1,400.00	300.00	0.00
100-1500-531100	SUPPLIES	45,000.00	25,851.00	23,069.34
100-1500-531270	ENERGY GASOLINE/DIESEL	1,550.00	1,512.00	1,288.40
100-1500-531300	FOOD	2,500.00	2,500.00	1,677.33
100-1500-531600	SMALL EQUIPMENT	5,000.00	5,015.00	0.00
100-1500-541000	CAPITAL OUTLAY	296,000.00	0.00	99,108.42
100-1500-581000	CONTINGENCY	0.00	0.00	0.00
100-1500-999999	PMTS TO OTHER - DAWSON	550,000.00	93,618.00	65,871.75
	DEPARTMENT: CITY HALL BLDG			
100-1565-521300	TECHNICAL SERVICES	5,387.00	5,387.00	4,312.45
100-1565-522200	REPAIRS & MAINTENANCE	43,000.00	43,000.00	29,992.44
100-1565-522201	R & M - GRHOF	5,000.00	2,000.00	0.00
100-1565-522202	R & M - DISTILLERY	5,000.00	2,000.00	0.00
100-1565-531100	SUPPLIES	25,000.00	25,007.00	9,056.69
100-1565-531220	ENERGY NATURAL GAS	9,000.00	9,052.00	7,942.45
100-1565-531230	ENERGY ELECTRICITY	51,307.00	51,307.00	42,544.10
100-1565-540000	CAPITAL OUTLAY	20,000.00	0.00	0.00
	DEPARTMENT: ANIMAL CONTROL			
100-3900-523600	DUES & FEES	500.00	500.00	100.00
100-3900-531100	SUPPLIES	1,036.00	1,036.00	13.20
	DEPARTMENT: ROADS			
100-4200-511000	SALARIES	259,177.00	244,158.00	208,644.42
100-4200-512100	GROUP INSURANCE	94,000.00	75,000.00	74,977.78
100-4200-512200	TAXES: SUTA, FICA, FUTA	21,000.00	21,000.00	16,114.66
100-4200-512400	RETIREMENT CONTRIBUTIONS	5,000.00	3,400.00	6,470.81
100-4200-512700	WORKERS COMP	27,000.00	27,000.00	12,259.17
100-4200-521200	PROFESSIONAL LEGAL	6,000.00	6,000.00	0.00
100-4200-521202	PROFESSIONAL ENGINEERING	4,500.00	4,500.00	9,126.84
100-4200-521300	TECHNICAL SERVICES	7,000.00	7,000.00	7,347.07
100-4200-522110	GARBAGE SERVICES	2,000.00	1,200.00	1,966.84
100-4200-522140	STREET SWEEPING/GROUNDSUP	14,300.00	14,300.00	7,200.00
100-4200-522200	REPAIRS & MAINTENANCE	50,000.00	35,481.00	52,770.49
100-4200-523200	COMMUNICATIONS	5,240.00	5,240.00	3,759.92
100-4200-523400	PRINTING AND BINDING	100.00	100.00	0.00
100-4200-523500	TRAVEL	2,000.00	2,000.00	1,158.00
100-4200-523600	DUES & FEES	1,513.00	1,513.00	1,908.49
100-4200-523700	EDUCATION & TRAINING	1,500.00	1,500.00	1,149.02
100-4200-523910	UNIFORM SERVICE	3,000.00	2,843.00	1,351.24
100-4200-531100	SUPPLIES	22,000.00	20,956.00	29,998.32
100-4200-531230	ENERGY ELECTRICITY	47,033.00	47,033.00	38,053.60
100-4200-531240	ENERGY BOTTLED GAS	1,000.00	2,000.00	358.81
100-4200-531270	ENERGY GASOLINE/DIESEL	10,000.00	7,357.00	9,445.22
100-4200-531300	FOOD	0.00	0.00	539.08
100-4200-541400	INFRASTRUCTURE-GDOT LMIG	1,000.00	0.00	18,505.20
	DEPARTMENT: PARKS			
100-6200-522200	REPAIRS & MAINTENANCE	20,000.00	20,000.00	56,599.22
100-6200-531100	SUPPLIES	25,000.00	16,037.00	41,380.14
100-6200-531230	ENERGY ELECTRICITY	20,528.00	20,528.00	14,502.96
100-6200-542100	CAPITAL OUTLAY - PARKS	0.00	0.00	37,802.62
	DEPARTMENT: PLANNING & ZONING			
100-7400-511000	SALARIES	211,300.00	204,000.00	177,094.03
100-7400-512100	GROUP INSURANCE	79,000.00	39,000.00	62,599.36
100-7400-512200	TAXES: SUTA, FICA, FUTA	16,700.00	17,900.00	13,329.59

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100-7400-512400	RETIREMENT CONTRIBUTIONS	7,508.00	3,200.00	7,205.34
100-7400-512700	WORKERS COMP	800.00	376.00	2,403.18
100-7400-521200	PROFESSIONAL LEGAL	43,000.00	45,951.00	15,127.55
100-7400-521202	PROFESSIONAL ENGINEERING	11,000.00	11,000.00	4,172.89
100-7400-521203	PROFESSIONAL OTHER	18,000.00	19,735.00	13,383.40
100-7400-521300	TECHNICAL SERVICES	11,000.00	9,000.00	10,061.91
100-7400-522200	REPAIRS & MAINTENANCE	2,000.00	1,182.00	1,073.67
100-7400-522320	RENTAL EQUIPMENT	4,400.00	4,400.00	3,475.65
100-7400-523200	COMMUNICATIONS	5,000.00	5,120.00	3,126.05
100-7400-523300	ADVERTISING	1,400.00	1,490.00	1,254.00
100-7400-523400	PRINTING AND BINDING	500.00	500.00	0.00
100-7400-523500	TRAVEL	4,000.00	3,000.00	6,206.40
100-7400-523600	DUES & FEES	2,500.00	2,500.00	1,834.67
100-7400-523700	EDUCATION & TRAINING	4,000.00	4,395.00	4,077.00
100-7400-523800	LICENSES	400.00	400.00	0.00
100-7400-523910	UNIFORMS	1,000.00	1,214.00	213.99
100-7400-531100	SUPPLIES	13,500.00	10,689.00	6,703.13
100-7400-321270	ENERGY-GASOLINE / DIESEL	3,000.00	1,648.00	2,089.05
100-7400-541400	CAPITAL - PROPERTY (VEHICLE)	0.00	0.00	0.00
DEPARTMENT: ECONOMIC DEVELOPMENT				
100-7540-572000	PMTS TO OTHER AGENCY (Chamber of Commerce)	12,000.00	12,000.00	10,000.00
100-7550-531000	PMTS TO OTHER AGENCY (DDA)	105,000.00	25,000.00	0.00
GENERAL FUND Expenditure Totals:		3,314,251.00	2,234,356.00	2,081,248.48

GENERAL FUND Revenue Totals:	3,314,251.00
GENERAL FUND Expenditure Totals:	3,314,251.00

REVENUE		ARPA -230		
Account #	Account Description	2022-23 Recmnd	2021-22 Budget	2021-22 Actual
230-0000-332100	AMERICAN RESCUE PLAN	3,700,000.00	0.00	606,087.00
230-0000-361000	INTEREST	400.00	0.00	277.72
ARPA FUND 230 Revenue Totals		3,700,400.00	0.00	606,087.00

EXPENDITURES		ARPA - 230		
Account #	Account Description	2022-23 Recmnd	2021-22 Budget	2021-22 Actual
230-4200-541000	PUBLIC WORKS/UTILITIES	3,700,400.00	0.00	32,294.43
ARPA FUND 230 Expenditure Totals		3,700,400.00	0.00	32,294.43

ARPA FUND 230 Revenue Totals	3,700,400.00
ARPA FUND 230 Expenditure Totals	3,700,400.00

REVENUE		HOTEL/MOTEL FUND - 275		
Account #	Account Description	2022-23 Recmnd	2021-22 Budget	2021-22 Actual
275-0000-314100	HOTEL/MOTEL TAX	6,000.00	5,502.00	7,386.26
HOTEL/MOTEL FUND 275 Revenue Totals		6,000.00	5,502.00	7,386.26

EXPENDITURES		HOTEL/MOTEL FUND - 275		
Account #	Account Description	2022-23 Recmnd	2021-22 Budget	2021-22 Actual
275-7540-572000	PMTS TO OTHER AGENCY (Chamber of Commerce)	6,000.00	7,280.00	6,807.99
HOTEL/MOTEL FUND 275 Expenditure Totals		6,000.00	7,280.00	6,807.99

HOTEL/MOTEL FUND 275 Revenue Totals	6,000.00
HOTEL/MOTEL FUND 275 Expenditure Totals	6,000.00

REVENUE				
DOWNTOWN DEVELOPMENT AUTHORITY FUND (DDA) - 285				
Account #	Account Description	2022-23 Recmnd	2021-22 Budget	2021-22 Actual
285-7550-000000	DOWNTOWN DEVELOPMENT AUTHORITY (DDA)	4,400.00	4,400.00	0.00
285-7500-740000	TRANSFER IN FROM RESERVES	25,000.00	25,000.00	0.00
DDA FUND 285 Revenue Totals		29,400.00	29,400.00	0.00

EXPENDITURES				
DOWNTOWN DEVELOPMENT AUTHORITY FUND (DDA) - 285				
Account #	Account Description	2022-23 Recmnd	2021-22 Budget	2021-22 Actual
285-7500-521200	PROFESSIONAL LEGAL	2,000.00	2,000.00	0.00
285-7500-521201	PROFESSIONAL ACCOUNTING	1,200.00	1,200.00	0.00
285-7500-521203	PROFESSIONAL OTHER	0.00	0.00	0.00
285-7500-523300	ADVERTISING	0.00	0.00	0.00
285-7500-523700	EDUCATION & TRAINING	1,200.00	1,200.00	0.00
285-7500-531000	FIREWORKS PURCHASE	0.00	0.00	0.00
285-7500-531100	SUPPLIES	0.00	0.00	0.00
285-7500-540000	GRANT DISBURSEMENTS	25,000.00	25,000.00	0.00
285-7550-531000	OTHER EXPENDITURES FROM RESERVES	0.00	0.00	0.00
DDA FUND 285 Expenditure Totals		29,400.00	29,400.00	0.00

DDA FUND 285 Revenue Totals	29,400.00
DDA FUND 285 Expenditure Totals	29,400.00

REVENUE		SPLOST VI FUND - 320		
Account #	Account Description	2022-23 Recmnd	2021-22 Budget	2021-22 Actual
320-0000-313200	SPECIAL PURPOSE LOCAL OPTION SALES TAX	0.00	0.00	0.00
320-0000-361000	INTEREST INCOME	100.00	300.00	362.69
320-0000-361000	TRANSFER IN FROM RESERVES	42,900.00	555,700.00	0.00
SPLOST VI FUND 320 Revenue Totals		43,000.00	556,000.00	362.69

EXPENDITURES		SPLOST VI FUND - 320		
Account #	Account Description	2022-23 Recmnd	2021-22 Budget	2021-22 Actual
320-1000-541300	CAPITAL OUTLAY - CITY HALL ACQUISITION	0.00	11,902.00	0.00
320-4200-541400	CAPITAL OUTLAY - ROADS AND SIDEWALKS	0.00	504,386.00	515,385.63
320-4200-542000	CAPITAL OUTLAY - PUBLIC WORKS EQUIPMNT-R	34,000.00	0.00	6,325.00
320-4300-541400	CAPITAL OUTLAY - SEWER PROJECTS	0.00	0.00	0.00
320-4300-542000	CAPITAL OUTLAY - PUBLIC WORKS EQUIPMNT-S	0.00	0.00	0.00
320-4400-541400	CAPITAL OUTLAY - WATER PROJECTS	0.00	0.00	0.00
320-4400-542000	CAPITAL OUTLAY - PUBLIC WORKS EQUIPMNT-W	0.00	0.00	0.00
320-6000-541000	CAPITAL OUTLAY - FARMERS MARKET	9,000.00	62,000.00	7,500.00
320-6200-541200	CAPITAL OUTLAY - PARKS AND RECREATION	0.00	0.00	0.00
SPLOST VI FUND 320 Expenditure Totals		43,000.00	578,288.00	529,210.63

SPLOST VI FUND 320 Revenue Totals	43,000.00
SPLOST VI FUND 320 Expenditure Totals	43,000.00

REVENUE		SPLOST VII FUND - 327		
Account #	Account Description	2022-23 Recmnd	2021-22 Budget	2021-22 Actual
327-0000-340000	SPECIAL PURPOSE LOCAL OPTION SALES TAX	1,599,900.00	0.00	0.00
327-0000-361000	INTEREST INCOME	100.00	0.00	100.00
327-0000-361000	TRANSFER IN FROM RESERVES	0.00	0.00	0.00
SPLOST VII FUND 327 Revenue Totals		1,600,000.00	0.00	100.00

EXPENDITURES		SPLOST VII FUND - 327		
Account #	Account Description	2022-23 Recmnd	2021-22 Budget	2021-22 Actual
327-1000-541300	CAPITAL OUTLAY - CITY HALL ACQUISITION	789,000.00	0.00	64.59
327-4200-541400	CAPITAL OUTLAY - ROADS AND SIDEWALKS	0.00	0.00	0.00
327-4200-542000	CAPITAL OUTLAY - PUBLIC WORKS EQUIPMNT-R	0.00	0.00	0.00
327-4300-541400	CAPITAL OUTLAY - SEWER PROJECTS	338,500.00	0.00	0.00
327-4300-542000	CAPITAL OUTLAY - PUBLIC WORKS EQUIPMNT-S	0.00	0.00	0.00
327-4400-541400	CAPITAL OUTLAY - WATER PROJECTS	338,500.00	0.00	0.00
327-4400-542000	CAPITAL OUTLAY - PUBLIC WORKS EQUIPMNT-W	34,000.00	0.00	0.00
327-6000-541000	CAPITAL OUTLAY - FARMERS MARKET	0.00	0.00	0.00
327-6200-541200	CAPITAL OUTLAY - PARKS AND RECREATION	100,000.00	0.00	0.00
SPLOST VII FUND 327 Expenditure Totals		1,600,000.00	0.00	64.59

SPLOST VII FUND 327 Revenue Totals	1,600,000.00
SPLOST VII FUND 327 Expenditure Totals	1,600,000.00

REVENUE	ENTERPRISE FUND - 505			
Account #	Account Description	2022-23 Recmnd	2021-22 Budget	2021-22 Actual
505-0000-341400	MISC REV/COPIES/PRINTING	100,000.00	3,000.00	115,714.23
505-0000-344210	WATER CHARGES	800,000.00	710,000.00	727,150.80
505-0000-344255	SEWERAGE CHARGES	900,000.00	810,000.00	857,570.59
505-0000-349000	ADMINISTRATIVE FEE	5,000.00	6,000.00	4,170.00
505-0000-349001	PENALTIES WATER & SEWER	18,000.00	17,000.00	16,865.54
505-0000-349002	RECONNECT FEE	2,000.00	6,000.00	1,450.00
505-0000-349300	BAD CHECK FEE	1,500.00	700.00	1,610.00
505-0000-351400	FINES	0.00	500.00	0.00
505-0000-361000	INTEREST INCOME	2,400.00	3,400.00	1,981.01
505-0000-381001	RENTAL INCOME HOUSE	9,000.00	9,000.00	7,500.00
505-0000-383000	REIMBURSEMENT FOR DAMAGED PROPERTY	0.00	0.00	0.00
505-0000-611000	OTHER FINANCING USES (RESERVES)	219,783.00	321,225.00	0.00
	ENTERPRISE FUND Revenue Totals:	2,057,683.00	1,886,825.00	1,734,012.17

EXPENDITURES	ENTERPRISE FUND - 505			
Account #	Account Description	2022-23 Recmnd	2021-22 Budget	2021-22 Actual
	DEPARTMENT: SEWER			
505-4300-511000	SALARIES	177,836.00	173,701.00	142,748.25
505-4300-512100	GROUP INSURANCE	82,000.00	62,000.00	60,288.15
505-4300-512200	TAXES: SUTA, FICA, FUTA	15,500.00	13,889.00	10,715.38
505-4300-512400	RETIREMENT CONTRIBUTIONS	12,000.00	11,000.00	14,847.20
505-4300-512700	WORKERS COMP	10,000.00	9,667.00	3,912.00
505-4300-521200	PROFESSIONAL LEGAL	3,000.00	3,496.00	1,114.39
505-4300-521201	PROFESSIONAL ACCOUNTING	16,000.00	12,000.00	13,338.66
505-4300-521202	PROFESSIONAL ENGINEERING	100,000.00	51,789.00	106,548.76
505-4300-521203	PROFESSIONAL OTHER	10,000.00	15,156.00	1,248.00
505-4300-521300	TECHNICAL SERVICES	15,000.00	14,160.00	12,777.79
505-4300-521315	TECHNICAL SERVICES: ENVIR MGMT	50,000.00	46,393.00	47,243.83
505-4300-522110	GARBAGE SERVICES	7,500.00	7,500.00	6,250.80
505-4300-522200	REPAIRS & MAINTENANCE	56,000.00	55,837.00	49,247.16
505-4300-523100	INSURANCE OTHER THAN EMPL	0.00	12,500.00	13,220.75
505-4300-523200	COMMUNICATIONS	7,000.00	6,349.00	7,197.67
505-4300-523215	POSTAGE / MAIL BILLS	2,900.00	2,873.00	2,398.98
505-4300-523300	ADVERTISING	350.00	367.00	212.92
505-4300-523400	PRINTING AND BINDING	1,700.00	1,681.00	977.50
505-4300-523500	TRAVEL	1,000.00	1,000.00	364.00
505-4300-523600	DUES & FEES	4,000.00	4,000.00	4,560.44
505-4300-523700	EDUCATION & TRAINING	2,000.00	2,000.00	222.50
505-4300-523800	LICENSES	100.00	100.00	0.00
505-4300-523910	UNIFORMS	2,500.00	1,500.00	800.18
505-4300-531100	SUPPLIES	35,000.00	30,772.00	43,226.59
505-4300-531230	ENERGY ELECTRICITY	135,000.00	134,674.00	98,100.07
505-4300-531240	ENERGY BOTTLED GAS	1,300.00	1,300.00	358.81
505-4300-531270	ENERGY GASOLINE/DIESEL	7,000.00	5,115.00	4,610.24
505-4300-531300	FOOD	1,000.00	1,000.00	539.09
505-4300-561000	DEPRECIATION	428,000.00	428,000.00	336,106.90
505-4300-572000	PMTS TO DAWSON	31,206.00	31,206.00	21,957.23
505-4300-582104	INTEREST BOND 2014	50,000.00	50,000.00	38,534.40
	DEPARTMENT: WATER			
505-4400-511000	SALARIES	177,836.00	173,701.00	142,748.25
505-4400-512100	GROUP INSURANCE	82,000.00	62,000.00	60,288.16
505-4400-512200	TAXES: SUTA, FICA, FUTA	15,500.00	13,889.00	10,715.40
505-4400-512400	RETIREMENT CONTRIBUTIONS	12,000.00	11,000.00	14,846.99
505-4400-512700	WORKERS COMP	10,200.00	10,167.00	4,411.76
505-4400-521200	PROFESSIONAL LEGAL	3,000.00	5,596.00	5,262.09
505-4400-521201	PROFESSIONAL ACCOUNTING	16,000.00	12,000.00	18,338.66
505-4400-521202	PROFESSIONAL ENGINEERING	35,000.00	11,427.00	29,241.68
505-4400-521203	PROFESSIONAL OTHER	10,000.00	10,600.00	7,432.50
505-4400-521300	TECHNICAL SERVICES	12,000.00	15,206.00	10,123.48
505-4400-522110	GARBAGE SERVICES	1,700.00	1,000.00	1,966.80
505-4400-522200	REPAIRS & MAINTENANCE	32,000.00	28,552.00	23,653.91
505-4400-522320	RENTAL EQUIPMENT	1,000.00	1,752.00	1,104.12
505-4400-523100	INSURANCE OTHER THAN EMPLOYEE (GIRMA)	0.00	13,000.00	13,220.75
505-4400-523200	COMMUNICATIONS	9,000.00	8,358.00	7,435.29
505-4400-523215	POSTAGE / MAIL BILLS	2,900.00	2,873.00	2,398.98
505-4400-523300	ADVERTISING	350.00	667.00	262.92
505-4400-523400	PRINTING AND BINDING	1,700.00	1,581.00	977.50
505-4400-523500	TRAVEL	1,000.00	1,000.00	140.00
505-4400-523600	DUES & FEES	12,000.00	12,000.00	9,372.40
505-4400-523700	EDUCATION & TRAINING	4,000.00	4,000.00	4,652.50
505-4400-523800	LICENSES	500.00	500.00	0.00

505-4400-523910	UNIFORMS	2,500.00	1,500.00	800.19
505-4400-531100	SUPPLIES	60,000.00	46,023.00	61,514.64
505-4400-531115	SUPPLIES: CHEMICALS	45,000.00	39,994.00	32,573.83
505-4400-531230	ENERGY ELECTRICITY	22,000.00	19,642.00	18,860.31
505-4400-531240	ENERGY BOTTLED GAS	950.00	950.00	358.81
505-4400-531270	ENERGY GASOLINE/DIESEL	7,000.00	5,115.00	4,610.22
505-4400-531300	FOOD	1,000.00	1,000.00	539.09
505-4400-531510	WATER PURCHASED FROM EWSA	0.00	0.00	0.00
505-4400-561000	DEPRECIATION	146,000.00	146,000.00	138,593.26
505-4400-572000	PMTS TO DAWSON	31,205.00	31,205.00	21,957.24
505-4400-582104	INTEREST BOND 2014	37,450.00	37,450.00	29,209.84
GRAND TOTAL of EXPENDITURES:		2,057,683.00	1,920,773.00	1,721,280.21

ENTERPRISE FUND Revenue Totals:	2,057,683.00
GRAND TOTAL of EXPENDITURES:	2,057,683.00

SEWER	1,264,892.00
WATER	792,791.00

REVENUE		ENTERPRISE PROJECTS FUND - 530		
Account #	Account Description	2022-23 Recmnd	2021-22 Budget	2021-22 Actual
530-0000-344257	SEWER TAPS	200,000.00	260,000.00	61,000.00
530-0000-344212	WATER TAPS	200,000.00	225,000.00	43,250.00
530-0000-610000	TRANSFER IN (RESERVES)	10,071,000.00	0.00	0.00
ENTERPRISE PROJECTS FUND 530 Revenue Totals		10,471,000.00	485,000.00	104,250.00

EXPENDITURES		ENTERPRISE PROJECTS FUND - 530		
Account #	Account Description	2022-23 Recmnd	2021-22 Budget	2021-22 Actual
530-4300-541400	CAPITAL OUTLAY - SEWER	7,587,500.00	150,000.00	18,734.12
530-4400-541400	CAPITAL OUTLAY - WATER	2,883,500.00	335,000.00	150,424.12
ENTERPRISE PROJECTS FUND 530 Expenditure Totals		10,471,000.00	485,000.00	169,158.24

ENTERPRISE PROJECTS FUND 530 Revenue Totals	10,471,000.00
ENTERPRISE PROJECTS FUND 530 Expenditure Totals	10,471,000.00

REVENUE		GARBAGE FUND - 540		
Account #	Account Description	2022-23 Recmnd	2021-22 Budget	2021-22 Actual
540-0000-344110	REFUSE COLLECTION CHARGES	225,000.00	203,500.00	219,794.84
540-0000-611000	TRANSFER IN (RESERVES)	5,200.00	4,700.00	0.00
GARBAGE FUND 540 Revenue Totals		230,200.00	208,200.00	219,794.84

EXPENDITURES		GARBAGE FUND - 540		
Account #	Account Description	2022-23 Recmnd	2021-22 Budget	2021-22 Actual
540-4310-511000	SALARIES	0.00	0.00	0.00
540-4310-512100	GROUP INSURANCE	0.00	0.00	0.00
540-4310-512200	TAXES: SUTA, FICA, FUTA	0.00	0.00	0.00
540-4310-522110	GARBAGE SERVICES	195,000.00	175,000.00	193,691.60
540-4310-523300	ADVERTISING	200.00	200.00	0.00
540-4310-531100	SUPPLIES	35,000.00	33,000.00	0.00
540-4310-574000	BAD DEBT	0.00	0.00	0.00
540-4310-541000	CAPITAL OUTLAY - BUILDING	0.00	0.00	0.00
GARBAGE FUND 540 Expenditure Totals		230,200.00	208,200.00	193,691.60

GARBAGE FUND 540 Revenue Totals	230,200.00
GARBAGE FUND 540 Expenditure Totals	230,200.00

REVENUE		CEMETERY FUND - 790		
Account #	Account Description	2020-21 Recmnd	2021-22 Budget	2021-22 Actual
790-0000-321210	REAL ESTATE FEES	125.00	200.00	175.00
790-0000-349100	CEMETERY LOT SALES	9,000.00	16,450.00	11,250.00
790-0000-361000	INTEREST INCOME	100.00	700.00	93.71
790-0000-611000	TRANSFER IN (RESERVES)	109,775.00	1,080.00	0.00
CEMETERY FUND 790 Revenue Totals		119,000.00	18,430.00	11,518.71

EXPENDITURES		CEMETERY FUND - 790		
Account #	Account Description	2022-23 Recmnd	2021-22 Budget	2021-22 Actual
790-4950-522200	REPAIRS & MAINTENANCE	12,000.00	11,860.00	4,300.00
790-4950-523600	DUES & FEES	200.00	200.00	175.00
790-4950-531100	SUPPLIES	6,800.00	6,800.00	9.99
790-4950-542500	CAPITAL OUTLAY - OTHER	100,000.00	0.00	0.00
CEMETERY FUND 790 Expenditure Totals		119,000.00	18,860.00	4,484.99

CEMETERY FUND 790 Revenue Totals	119,000.00
CEMETERY FUND 790 Expenditure Totals	119,000.00



DAWSONVILLE CITY COUNCIL
EXECUTIVE SUMMARY FOR
AGENDA ITEM # 14

SUBJECT: INTERGOVERNMENTAL AGREEMENT REGARDING LOCAL OPTION SALES TAX

CITY COUNCIL MEETING DATE: 06/20/2022

BUDGET INFORMATION: GL ACCOUNT # _____

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

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

PURPOSE FOR REQUEST:

TO REQUEST APPROVAL OF THE IGA WITH DAWSON COUNTY REGARDING THE DISTRIBUTION OF LOCAL OPTION SALES TAXES

HISTORY/ FACTS / ISSUES:

AT THE TIME THIS PACKET WAS ASSEMBLED:

- **WAITING ON SIGNED COPY FROM THE COUNTY**
- **UNAPPROVED DRAFT MINUTES FROM THE 06/02/2022 DAWSON COUNTY BOC MEETING READS AS FOLLOWS:**

Motion passed 4-0 to approve an Intergovernmental Agreement Between the City of Dawsonville and Dawson County Concerning the Distribution of Local Option Sales Tax (LOST) and a Resolution Approving a LOST Agreement with the City of Dawsonville – with LOST proceeds being distributed as follows: 86.12 percent to Dawson County and 13.88 percent to the City of Dawsonville; and for the City of Dawsonville to pay Dawson County on or before December 31, 2022, \$400,000 for the purposes of the county's purchase of an ambulance and the equipping of same. Satterfield/Fausett

OPTIONS:

RECOMMENDED SAMPLE MOTION:

REQUESTED BY: Mike Eason, Mayor

**STATE OF GEORGIA
COUNTY OF DAWSON**

**INTERGOVERNMENTAL AGREEMENT BETWEEN THE CITY OF
DAWSONVILLE AND DAWSON COUNTY REGARDING
THE DISTRIBUTION OF LOCAL OPTION SALES TAXES (LOST)**

THIS AGREEMENT, effective as of _____, 2022, is by and between the **CITY OF DAWSONVILLE**, a Georgia municipal corporation (“City”), and **DAWSON COUNTY**, a political subdivision of the State of Georgia (“County”) (collectively, the “Parties”).

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

WHEREAS, O.C.G.A. § 48-8-80, *et seq.*, authorizes the levy of a local option sales tax (“LOST”) within a special tax district that includes the City and the County, and sets forth the process to determine the division of revenue generated by the LOST; and

WHEREAS, O.C.G.A. § 48-8-80, *et seq.*, requires counties and cities to periodically renegotiate the distribution or revenues received from the LOST; and

WHEREAS, in accordance with O.C.G.A. § 48-8-80, *et seq.*, the Parties have agreed that the LOST proceeds, less the one percent paid into the general fund of the state treasury pursuant to O.C.G.A. § 48-8-89 (a)(1), shall be distributed as follows: eighty-six and twelve one-hundredths of a percent (86.12%) to the County and thirteen and eighty-eight one-hundredths of a percent (13.88%) to the City; and

WHEREAS, the Parties have agreed further that on or before December 31, 2022, the City shall pay to the County \$400,000.00 for the purposes of the County’s purchase of an ambulance and the equipping of same.

NOW THEREFORE, for and in consideration of the factors set forth in O.C.G.A. 48-8-89, and the mutual promises, the public purposes, and the acknowledgment and agreements contained herein, and for other good and valuable consideration, the receipt and sufficiency of which is hereby acknowledged, the Parties mutually agree to the above recitals and hereby enter into this intergovernmental agreement regarding the distribution of LOST revenues as follows:

1. Recitals Incorporated. All recitals set forth above are incorporated as express terms of this Agreement.

2. LOST Distribution. Effective January 1, 2023, through December 31, 2032, the LOST proceeds, less the one percent paid into the general fund of the state treasury pursuant to

O.C.G.A. § 48-8-89 (a)(1), shall be distributed as follows: eighty-six and twelve one-hundredths of a percent (86.12%) to the County and thirteen and eighty-eight one-hundredths of a percent (13.88%) to the City.

3. **Purchase of Ambulance by the City.** On or before December 31, 2022, the City shall pay to the County \$400,000.00 for the purposes of the County's purchase of an ambulance and the equipping of same.

4. **Cooperation.** Each Party shall, at the request of the other, make, execute, and deliver or obtain all instruments and documents necessary to effectuate the provisions and intention of this Agreement, including the Georgia Department of Revenue LOST Certificate of Distribution, and shall do or cause to be done all such other things which either Party may reasonably require to effectuate the provisions and intention of this Agreement.

5. **Authority to Execute.** Each of the individuals executing this Agreement on behalf of his or her respective Party agrees and represents that he or she is authorized to do so and further agrees and represents that this Agreement has been duly passed upon by the required governmental agency or board in accordance with all applicable laws and spread upon the minutes thereof.

6. **Force Majeure.** In case by reason of force majeure, any Party hereto shall be rendered unable, wholly or in part, to carry out its obligations under this Agreement, then if such Party shall give notice and full particulars of such force majeure in writing to the other Party within a reasonable time after occurrence of the event or cause relied on, the obligation of the Party giving such notice, so far as it is affected by such force majeure, shall be suspended during the continuance of the inability then claimed, but for no longer period. Such Party shall endeavor to remove or overcome such inability with all reasonable dispatch. The term "force majeure," as employed herein, shall mean any cause beyond the Party's reasonable control which prevents performance under this Agreement.

7. **Waiver.** No failure by either Party to enforce any right or power granted under this Agreement, or to insist upon strict compliance, and no custom or practice of either Party at variance with the terms and conditions of this Agreement shall constitute a general waiver of any future breach or default or affect a Party's right to demand exact and strict compliance with the terms and conditions of this Agreement. Further, no express waiver shall affect any term or condition other than the one specified in such waiver, and that one only for the time and manner specifically stated.

8. **Severability; Termination.** Should any provision of this Agreement, or application thereof to any person or circumstance, be held invalid or unenforceable, the Parties shall immediately commence the renegotiation of this Agreement on the day following the entry of such order, and, if necessary, submit a new LOST Certificate of Distribution to the Georgia

Department of Revenue consistent with the terms of such Agreement. Following the commencement of such renegotiation, if the parties fail to reach an agreement within 60 days, the Parties shall submit the dispute to nonbinding arbitration, mediation, or such other means of resolving conflicts in a manner which attempts to reach a resolution of the dispute. If the Parties are unable to reach a new Agreement during the nonbinding dispute resolution process, the Parties shall deposit twenty-five percent (25%) of their share of any LOST proceeds received thereafter into escrow with the mediator or arbitrator, to be held for the benefit of the Parties until such time as a new LOST Agreement is executed and a new LOST Certificate of Distribution consistent with the terms of such Agreement is filed with the Georgia Department of Revenue.

9. Entire Agreement; Modification. This Agreement constitutes the entire agreement between the Parties and supersedes and replaces any and all other agreements, either oral or in writing, between the Parties with respect to the subject matter of this Agreement. No other agreement, statement or promise relating to the subject matter of this Agreement not contained in this Agreement shall be valid or binding. This Agreement may be modified, amended, or terminated, except as otherwise provided in this Agreement, only by a written agreement of both Parties signed by representatives of both Parties and with appropriate authorization.

10. Agreement Jointly Drafted by the Parties. Each Party represents that it has reviewed and become familiar with this Agreement and has notified the other Party of any discrepancies, conflicts or errors herein. The Parties agree that, if any ambiguity or question of intent or interpretation arises, this Agreement is to be construed as if the Parties had drafted it jointly, as opposed to being construed against a Party because it was responsible for drafting one or more provisions of the Agreement.

11. Notices. All notices, demands or requests required or permitted to be given pursuant to this Agreement shall be in writing and shall be deemed to have been properly given or served and shall be effective on being deposited or placed in the United States mail, postage prepaid and registered or certified with return receipt requested to the addresses appearing below, or when delivered by hand to the addresses indicated below:

If to the County:

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

If to the City:

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

IN WITNESS WHEREOF, the Parties hereto, acting by and through their duly authorized officials and officers pursuant to appropriate ordinances and resolutions hereinbefore duly and properly adopted by each, have caused this Agreement to be executed in duplicate counterparts

and the official seals of each Party properly affixed, each delivering to the other one of said duplicate counterparts, the day and year first above written.

CITY OF DAWSONVILLE, GEORGIA

By: _____
Mike Eason, Mayor

ATTEST:

By: _____
Beverly A. Banister, City Clerk

[CITY SEAL]

DAWSON COUNTY, GEORGIA

By: _____
Billy Thurmond, Chairman

ATTEST:

By: _____
Kristen Cloud, County Clerk

[COUNTY SEAL]



DAWSONVILLE CITY COUNCIL EXECUTIVE SUMMARY FOR AGENDA ITEM # 15

SUBJECT: PROPOSED LIFT STATION REQUEST – STARLIGHT HOMES

CITY COUNCIL MEETING DATE: JUNE 20, 2022

BUDGET INFORMATION: GL ACCOUNT # _____

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

PURPOSE FOR REQUEST:

Starlight Homes Is requesting to install a wastewater lift station within the development.

HISTORY/ FACTS / ISSUES:

- Lift station would service parcels 092B 021 and 092B 024.
- Lift station would serve 102 lots.
- City staff has provided summary letter dated 6/6/22 with recommendation to deny.

OPTIONS:

Approve, Deny or Postpone

RECOMMENDED SAMPLE MOTION:

DEPARTMENT: Planning and Utilities

REQUESTED BY: David Picklesimer and Jacob Barr

+
STARLIGHT
H O M E S

Date: May 6, 2022

To: Mr. Jacob Barr (*via e-mail*)
City of Dawsonville
415 Hwy 53 East, Suite 100
Dawsonville, GA 30534
706.265.3256



RE: Proposed Subdivision – Proposed Lift Station Summary
Hwy 53 & Howser Mill Road
Parcel ID: 092B 021 & 092B 024
Land Lots 371, 378 & 439, 4th District
City of Dawsonville, Dawson County, Georgia

Mr. Barr,

Per our previous coordination with the City of Dawsonville regarding sewer access for a proposed subdivision off Hwy 53 & Howser Mill Road (Parcels 092B 021 & 092B 024), this letter shall serve a formal request for approval to serve the subject property with a proposed on-site lift station.

In the 9 months we have had this property under a purchase and sale agreement, we have investigated multiple opportunities of providing sanitary sewer service to this proposed development. Those possibilities include a possible easement with homeowners in the adjacent Howser Mill subdivision which would allow our proposed development to gravity flow into an existing manhole within the Howser Mill subdivision, the possibility of an easement from the Howser Mill HOA which would allow our sewer to gravity flow to an existing manhole located in the common area owned by the HOA and the possibility of low pressure sewer for the homes requiring it within our proposed development that would be lifted to an existing manhole along Hwy 53 (we have since been told low pressure sewer is a nonstarter for the city).

As it relates to the potential easement from the 3 property owners within Howser Mill subdivision... the invert of the existing manhole in Howser Mill would allow for a gravity outfall; however, that installation would result in sewer being run at an extraordinarily depth (35-40').

We have also engaged the Howser Mill HOA for a sewer easement across an unusable portion of their community's common area. This connection would also allow the flow from our development to gravity to an existing manhole; however, the HOA has taken this opportunity to place architectural controls upon our development that are over and above what is required by the existing zoning of this property, they will require control of the landscape design of our subdivision entrance, they will require the installation of fencing and a landscape buffer along our common property line as well as replanting in the area we propose clearing for the easement. In addition to the overly burdensome architectural controls and improvements, they will also require payment of \$120,000 in exchange for their granting the easement.

Regardless of whether we could come to terms with the private parties mentioned above for an easement, sewerage our site to either of those manholes would also require upgrades to existing infrastructure, which we are unable to control. Either of the routes mentioned above would require a forcemain upgrade/relocation on property not owned by the city or Starlight Homes. While the property planned for the forcemain upgrade/relocation is slated for future development, the timeline for such is fluid. The development of this zoned property should not be conditional upon another private property owner's development of adjacent property at a later date.

We are requesting at this time for the city to approve a lift station to allow the development of this property under its current entitlement. Please refer to the attached Sanitary Sewer Plan & Existing Sewer Map showing the proposed lift station location, force main alignment & tie-in sewer manhole. Also attached is a preliminary summary of the proposed Lift Station analysis (Wastewater Memo by Atwell dated 05.02.2022).

As noted on the Existing Sewer Map, we would provide gravity sewer up to the Hwy 53 frontage and take the existing Lift Station (denoted as P3) off-line.

Please feel free to reach out with questions/comments or if you need anything else for your review/approval of our request.

Thank you.

A handwritten signature in blue ink, appearing to read "Joe Ingram".

Joe Ingram
Starlight Homes
Vice President Land Acquisition

CC: Mr. David Picklesimer, City of Dawsonville (*via e-mail*)
Mr. Sotir J. Christopher, Christopher Planning & Engineering (*via e-mail*)
Mr. Michael Turner & Mrs. Julie Turner (*via e-mail*)

WASTEWATER MEMO

DOWNTOWN DAWSONVILLE SUBDIVISION

Howser Mill Road
Dawsonville, GA

PREPARED BY:



1800 Parkway Place, Suite 700
Marietta, GA 30067
Phone: (770) 423-0807

May 2, 2022

Atwell Project No. 22002795

PREPARED FOR:

Starlight Homes
3820 Mansell Road, Suite 150
Alpharetta, GA 30022

Daniel R. Gibbs, PE
GA PE 30188

PUMP STATION DESIGN

The proposed subdivision will have a lift station designed for the currently proposed Downtown Dawsonville Subdivision project. There will be approximately 2,170 LF of 6" force main that will discharge into a manhole on Howser Mill Rd. near the west entrance of the proposed subdivision. Estimated design flows were assumed as 300 GPD per new home. A peak factor of 3.0 was used to estimate the peak hourly flow.

The proposed system will discharge into the manhole at Howser Mill Rd. From there it will flow by gravity to the existing gravity line along Highway 53 West.

Poplar Springs Rd Subdivision:

102 Residential Units x 300 GPD per Unit (ADF)	= 30,600 GPD
Total average daily flow estimate (ADF)	= 30,600 GDP
Peak Factor	= 3.0
Peak hour flow estimate (PHF)	= 66 gpm

Pump Design Parameters:

We will follow the Design Requirements from SECTION 6: Pump Stations in the City of Dawsonville 2021 Water and Sewer Standard Specification.

**Lift Station Wetwell
Downtown Dawsonville SUBDIVISION**

Number of Residential Units =	102	lots
Flow Per Unit	300.0	gpd
Estimated Residential average daily flow (ADF) =	30,600	gpd
Estimated Amenity average daily flow (ADF) =	1,000	gpd
TOTAL estimated average daily flow (ADF) =	31,600	gpd
Wastewater Peaking Factor =	3.00	
Total estimated peak hourly flow (PHF) =	66	gpm

Total estimated average daily flow (ADF) =	31,600	gpd
Total estimated average hourly flow (ADF) =	22	gpm
Total estimated peak hourly flow (PHF) =	66	gpm

Pump Cycle Time (Min) = 15 minutes Pump Cycle Time (Design) = 14.4 minutes

$$V_{req} = \frac{\text{Cycle Time}}{[1 / (\text{PHF} - \text{ADF}) + 1 / \text{ADF}]}$$

$V_{req} = 219.4 \text{ gallons} = 29.34 \text{ Ft}^3$

Wetwell Diameter = 6 feet = 28.26 Ft²

Emergency Storage Required =

Emergency Storage Time = 0 min
 Emergency Storage Volume = 0.00 Ft³
 Emergency Storage Depth = 0.00 Ft

Minimum Submergence =

Intake Dia. = 4 in
 Flow Rate = 200 gpm

Required Depth = 18 in

Design Depth = 30 in

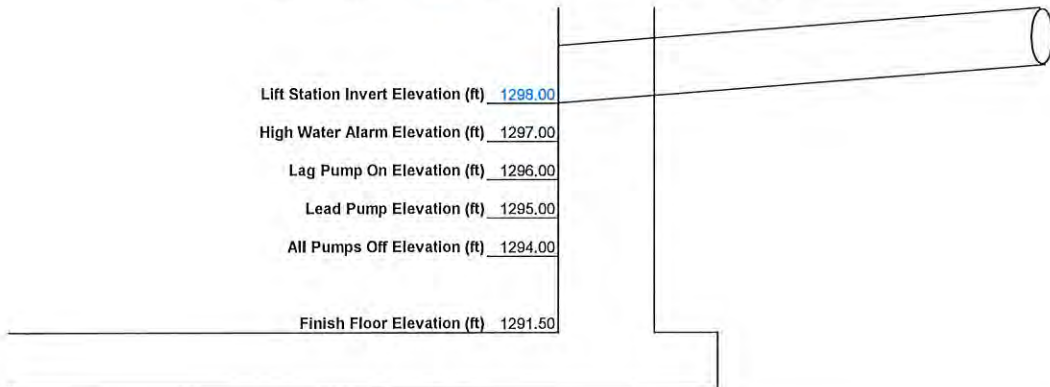
Wetwell Depth Required =

Wetwell Required Volume 29.34 Ft³
 Wetwell Cross-Sectional Area 28.26 Ft²

Required Depth = 1.04 Ft

Design Depth = 1.00 Ft

$V_{des} = 211.4 \text{ gallons}$



Last Revision:
5/2/2022
1:48 PM

Modified Operating Point Calculations
Downtown Dawsonville SUBDIVISION

<i>Discharge Pipe</i>		
Diameter (in)	Area (ft ²)	Hyd. Radius (ft)
6	0.196	0.125

<i>Existing Head</i>		
Pressure (psi)	x 2.31	Total Head (ft)
0	2.310	0.000

C Factor 130

Design Discharge Elevation **1396.0** ft (Highest force main invert is at connection to gravity manhole)
 Headloss in Suction Line **2.0** ft
 Highest Point in FM **1398.00** ft (Highest Force Main invert + Suction Line Headloss)
 Starting Elevation **1294.00** All pumps off in wetwell

Static Head Diff. (Ft) 104.00

Increment 25			Piping Velocity (Ft/s)	Static Head (Ft)	Line Losses (Ft)	Fitting Losses (Ft)	Total Head Loss (Ft)
(gpm)	Flow Rate (MGD)	(CFS)					
0	0.00	0.00	0.00	104.00	0.00	0.000	104.000
100	0.14	0.22	1.13	104.00	2.26	0.107	106.372
125	0.18	0.28	1.42	104.00	3.42	0.168	107.591
150	0.22	0.33	1.70	104.00	4.80	0.242	109.040
175	0.25	0.39	1.99	104.00	6.38	0.329	110.712
200	0.29	0.45	2.27	104.00	8.17	0.430	112.604
225	0.32	0.50	2.55	104.00	10.17	0.544	114.710
250	0.36	0.56	2.84	104.00	12.36	0.671	117.028
275	0.40	0.61	3.12	104.00	14.74	0.812	119.554

6 -inch Piping
 Lgth of discharge piping (ft)= 2170

Fitting	No.	K	K _{tot}
Tee Run	0	0.30	0.00
Tee Branch	1	0.90	0.90
90° Bend	5	0.45	2.25
45° Bend	3	0.24	0.72
Exit	1	1.00	1.00
Entrance	1	0.50	0.50
Plug Valve	0	0.27	0.00
Gate Valve	0	0.12	0.00
Check Valve	0	1.50	0.00
Total =		5.37	



April 28, 2020

Mr. Bob Bolz, City Manager
City of Dawsonville
415 Highway 53 East
Dawsonville, Georgia 30534

Re: City of Dawsonville, Georgia
Miscellaneous Services – Sing Swallow, LLC
Project No. 833

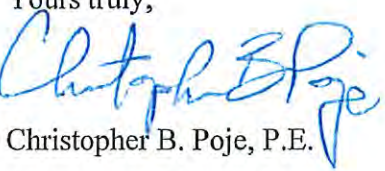
Dear Mr. Bolz:

We are enclosing a map that shows proposed sewerage system improvements that will cost effectively allow the City to provide sewer service to the 21.76 acre tract being evaluated. As discussed, installing a new force main along another alignment will reduce the static head and sufficiently increase the pump capacity to accommodate the 63 proposed new homes. This option is not one of the three previously discussed between the City and the developer.

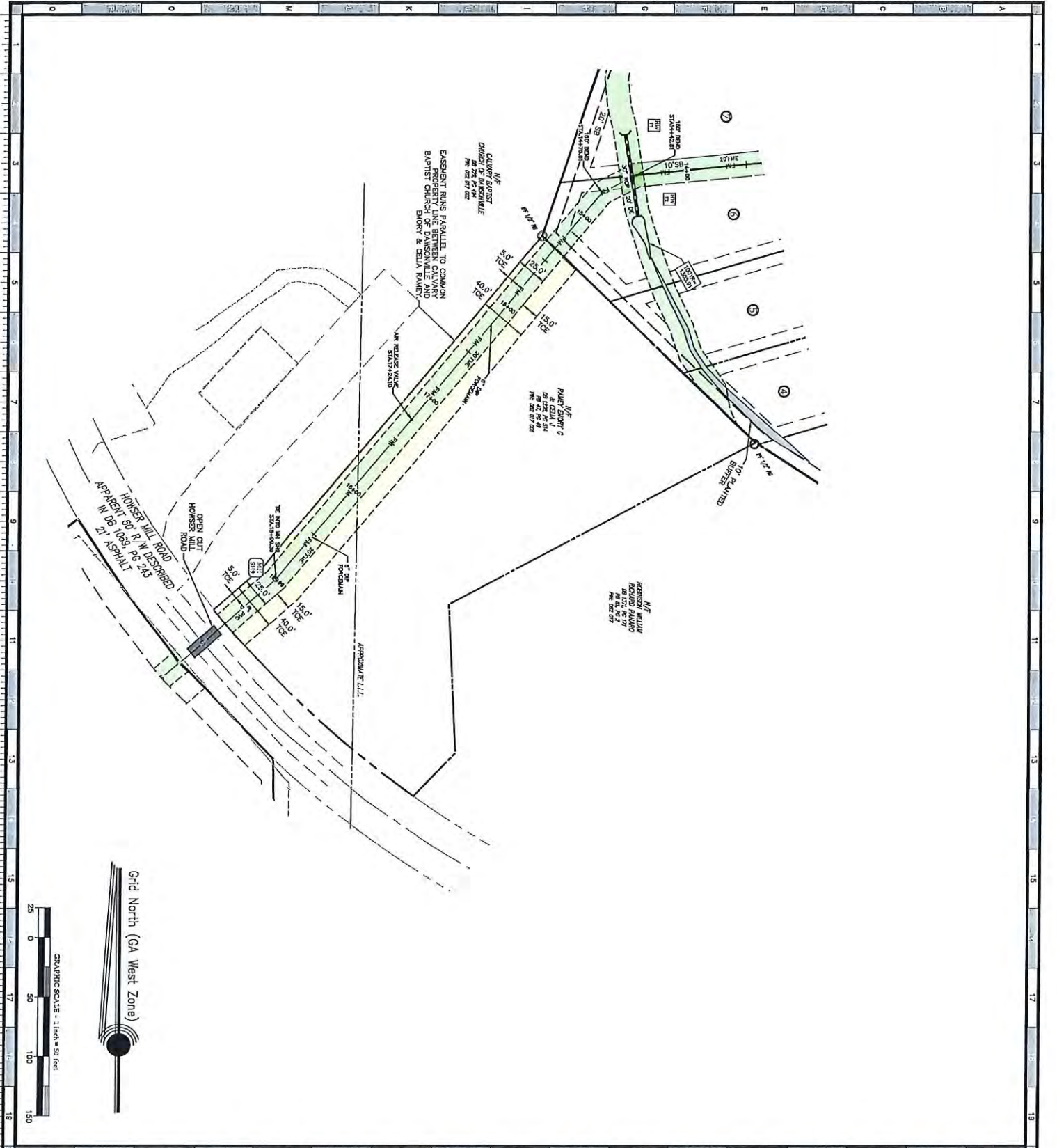
The proposed improvements are cost effective for all parties in that no additional pump stations are needed, minimal upgrade to the existing Shoal Creek pump station is needed, and the operational efficiency of the existing equipment will increase. New easements for the force main and gravity sewer lines will be required.

Please understand that this plan does not change the City’s long-term sewer plan for this area. The proposed Howser Mill pump station is to serve already annexed land on the opposite side of Howser Mill Road and within a different drainage basin.

If you or the developer has questions or needs additional information regarding our recommendation, please call us.

Yours truly,

Christopher B. Poje, P.E.

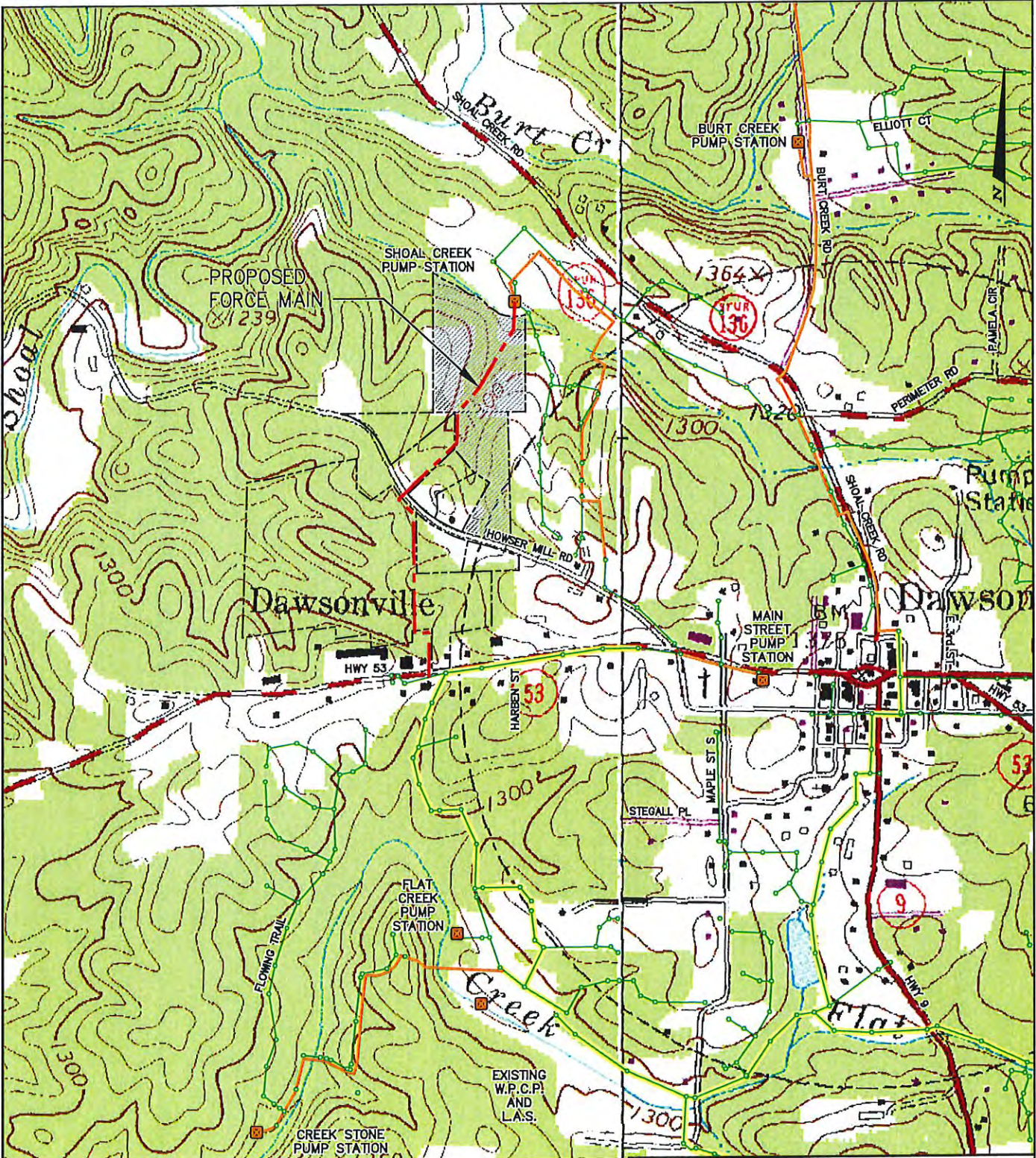
CBP:sn
Enclosure
cc: Mr. Dana B. Miles, (dmiles@mhtlegal.com) (w/enclosure)



FOR
REVIEW
ONLY

STAMP: FOR REVIEW ONLY	DRAWING DATE: 2021-03-29	SHEET REVISIONS <table border="1" style="width: 100%; border-collapse: collapse;"> <thead> <tr> <th style="width: 50%;">NO. DESCRIPTION</th> <th style="width: 50%;">DATE</th> </tr> </thead> <tbody> <tr><td> </td><td> </td></tr> <tr><td> </td><td> </td></tr> <tr><td> </td><td> </td></tr> <tr><td> </td><td> </td></tr> <tr><td> </td><td> </td></tr> <tr><td> </td><td> </td></tr> <tr><td> </td><td> </td></tr> <tr><td> </td><td> </td></tr> <tr><td> </td><td> </td></tr> <tr><td> </td><td> </td></tr> </tbody> </table>	NO. DESCRIPTION	DATE																					PROJECT: HOWSER MILL TRACT	24-HOUR CONTACT: Adam Whitnire (678) 283-8010	OWNER/DEVELOPER: The Whitnire Group, LLC 4977 Lanier Islands Buford, GA 30518 PHONE: (678) 283-8010
NO. DESCRIPTION	DATE																										
LOCATED IN: LAND LOTS 370 & 379 4th DISTRICT, 1st SECTION, CITY OF DAWSONVILLE, DAWSON COUNTY, GEORGIA PARCEL: 082 017 001		SHEET TITLE: OFFSITE SEWER EXHIBIT		GRID NORTH (GA WEST ZONE)																							

P:\Dawsonville\833 Miscellaneous\833.002 Song Swallow Misc Drawings\Report Drawings\Sewer Map.dwg



LEGEND

- EXISTING SEWER AND MH —○—
- EXISTING FORCE MAIN —
- EXIST. SEWER INTERCEPTORS —
- PUMP STATION



GRAPHIC SCALE

CITY OF DAWSONVILLE, GEORGIA
SEWERAGE SYSTEM IMPROVEMENTS

**SHOAL CREEK
ALTERNATE FORCE MAIN**

SCALE: AS SHOWN DATE: APRIL 2020



ATLANTA
AUGUSTA
ST. SIMONS ISLAND



202 Tribble Gap Road | Suite 200 | Cumming, Georgia 30040
770-781-4100 | www.mhtlegal.com

Dana B. Miles
dmiles@mhtlegal.com

April 30, 2020

Via email only

Ms. Wendy Kraby
Attorney at Law
GDCR
49 Atlanta Street
Marietta, GA 30060

Re: Song Swallow, LLC property (21.76A) in City of Dawsonville; ANX C8-00087 and 00088

Dear Wendy,

As you know, we represent the City of Dawsonville and your letter of March 25, 2020 has been referred to us for reply. Please direct any future communication in this regard to me or Paul Mitchell. We apologize for the delay in responding due to the pandemic and the desire to give you a more substantive response which required us to obtain input from the City Engineer G. Ben Turnipseed & Associates.

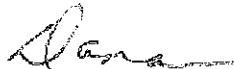
Both when the property was rezoned in 2018 and currently the City has water and sewer capacity at its respective plants for the proposed 63 potential homes on the two tracts owned by your client. There is existing 8" water line infrastructure adjacent or very near the property that has sufficient capacity to connect to this subdivision at developer/owner expense. There is not existing sewer infrastructure adjacent to the property. The City has no current plans to extend sewer infrastructure to the site, but is and has been willing to work with any owner/developer who wants to extend that utility to the site at the owner/developer's expense to the City's specifications and then dedicate that infrastructure to the City.

City personnel have previously discussed with Mr. House three different ways that this connection could be accomplished subject to approval by the City Engineer. After receipt of your letter, we contacted the City Engineer and requested they examine this situation so that we could give you a more substantive response in a way that is consistent with the City's Master Sewer Plan. As a result, the City Engineer has sent a letter to the City Manager with his recommendation of a fourth way and prepared a sketch showing that proposed route and manner of connection. Both documents are attached hereto for you, your client and his engineer to review.

The initial discussions all centered around your client building a pump station on its property to pump to various locations capable of carrying this sewerage load to the City plant. The fourth way appears to us to be a win-win situation because it would allow your client to connect for the cost of building a force main which is far less than a pump station. In essence, your client would grant an easement across its property, obtain easements from others and then construct the force main as depicted on the enclosed sketch. The design of the proposed force main line and easements needed would need to be prepared by a licensed Professional Engineer at owner/developer expense and approved by the City Engineer and City Utilities Department prior to any land disturbance permit being issued by the City. The easements and force main line from Shoal Creek pump station to the Highway 53 connection point would have to be obtained and constructed at owner/developer expense prior to any building permits being issued for the subdivision. Under any of the alternatives, your client would still be constructing the utility infrastructure within the subdivision for the water and gravity sewer lines which also would have to be in place before any building permits were issued.

We are glad to set up a meeting with the City Engineer once Mr. House and his engineer are ready to proceed. Please let me know if we can provide any further information.

Sincerely,



Dana B. Miles

Attachments

cc Chris Poje
Paul Mitchell
Mike Eason
Bob Bolz
Gary Barr
Robbie Irvin



ATLANTA
AUGUSTA
ST. SIMONS ISLAND

May 7, 2020

Mr. Bob Bolz, City Manager
City of Dawsonville
415 Highway 53 East
Dawsonville, Georgia 30534

Re: City of Dawsonville, Georgia
Miscellaneous Services – Song Swallow, LLC
Project No. 833

Dear Mr. Bolz:

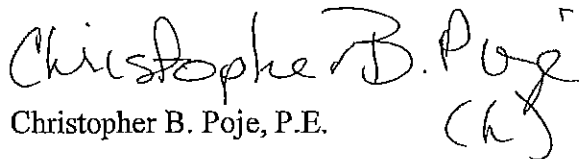
Based on the comments received by the City on May 6, 2020, regarding potential upgrades required at the existing Shoal Creek pump station, we have outlined the preliminary scope of work mentioned in our April 28, 2020, correspondence. All proposed work will be done at developer expense.

- Connect proposed force main to existing valve vault structure with necessary valves
- Provide emergency force main connection and valve for pump station bypass
- Add isolation valve for existing (to be abandoned) force main

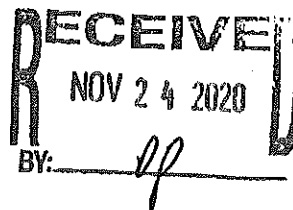
The high point of the proposed force main is estimated to be 50 feet lower than the existing force main, reducing total dynamic head required. The existing 47 horsepower pumps (Flygt CP3201 with 325 mm impeller trim) should increase in efficiency by 25% and more than double in capacity when connected to the proposed force main.

This information should be sufficient for the developer to estimate the cost of the sewerage system improvements needed to accommodate the proposed development. If you have any questions or need additional information, please call us.

Yours truly,


Christopher B. Poje, P.E. (h)

CBP:kb



ATLANTA
AUGUSTA
ST. SIMONS ISLAND

November 17, 2020

Mr. David Picklesimer
Code Enforcement Officer
City of Dawsonville
415 Highway 53 East
Dawsonville, Georgia 30534

Re: City of Dawsonville
Miscellaneous Services
Project No. 833

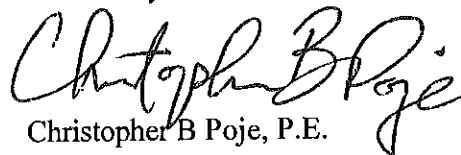
Dear Mr. Picklesimer:

As discussed in our meeting last Friday, the Shoal Creek pump station may be modified to pump additional flow if the overall pumping conditions are changed by re-routing the force main. Based on the preliminary engineering and map we prepared in May 2020 to address the request of the Song Swallow developer, we estimate the pump flow rate could increase from 200 gpm to over 450 gpm. This increase results in additional capacity for approximately 360 new homes connected to the collection system served by the Shoal Creek pump station.

In addition to this potential upgrade, we recommend the City continue to pursue the construction of the Rain Hill pump station as described in the City's Sewerage System Master Plan. The Rain Hill pump station will redirect some flow from Shoal Creek, providing additional capacity and safety factor there as well.

If you have any questions or need additional information, please call us.

Yours truly


Christopher B Poje, P.E.

CBP:kb



ATLANTA
AUGUSTA
ST. SIMONS ISLAND

January 26, 2022

Mr. David Picklesimer
Planning Director
City of Dawsonville
415 Highway 53 East
Dawsonville, Georgia 30534

Re: City of Dawsonville
Miscellaneous Services
Project No. 833

Dear Mr. Picklesimer:

We have reviewed the request for sewer capacity to serve the proposed development referenced as Howser Mill Tract and the expansion of the Howser Mill Subdivision. The proposed developments consist of 224 units that will connect to the sewerage system by gravity with flow routed to the City's Shoal Creek pump station. The estimated average daily flow is 67,200 gallons per day.

Once the Shoal Creek pump station is modified to pump additional flow by re-routing the force main as recommended in our May 7, 2020 and November 17, 2020 letters, we estimate the pump flow rate could increase from 200 gpm to over 450 gpm. This increase results in sufficient pumping capacity available for the proposed developments

If you have any questions or need additional information, please call us.

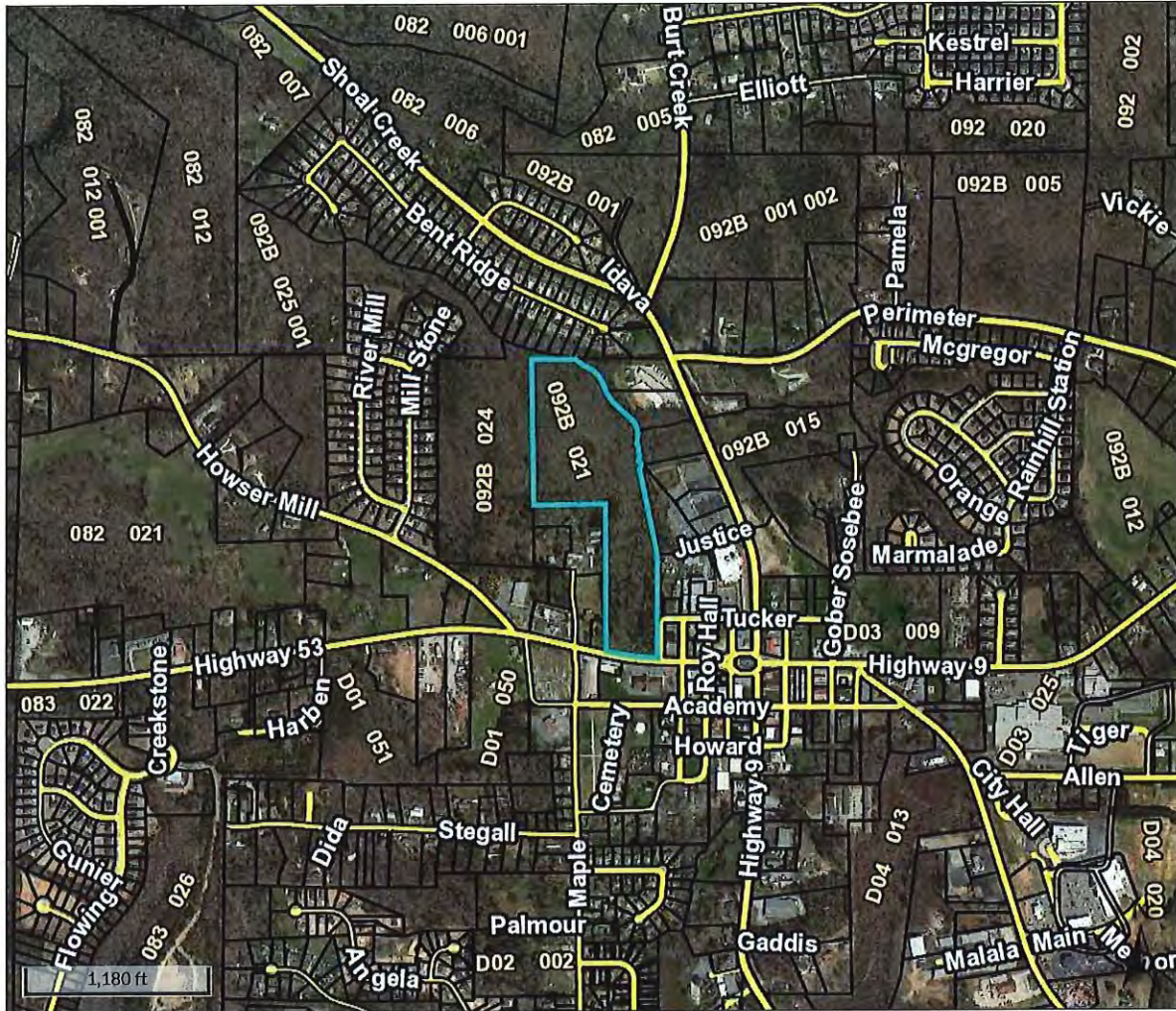
Yours truly,

A handwritten signature in black ink, appearing to read 'J. Lamar Rogers'.

J. Lamar Rogers, P.E.

JLR:ac

cc: Mr. Bob Bolz, City Manager



Overview



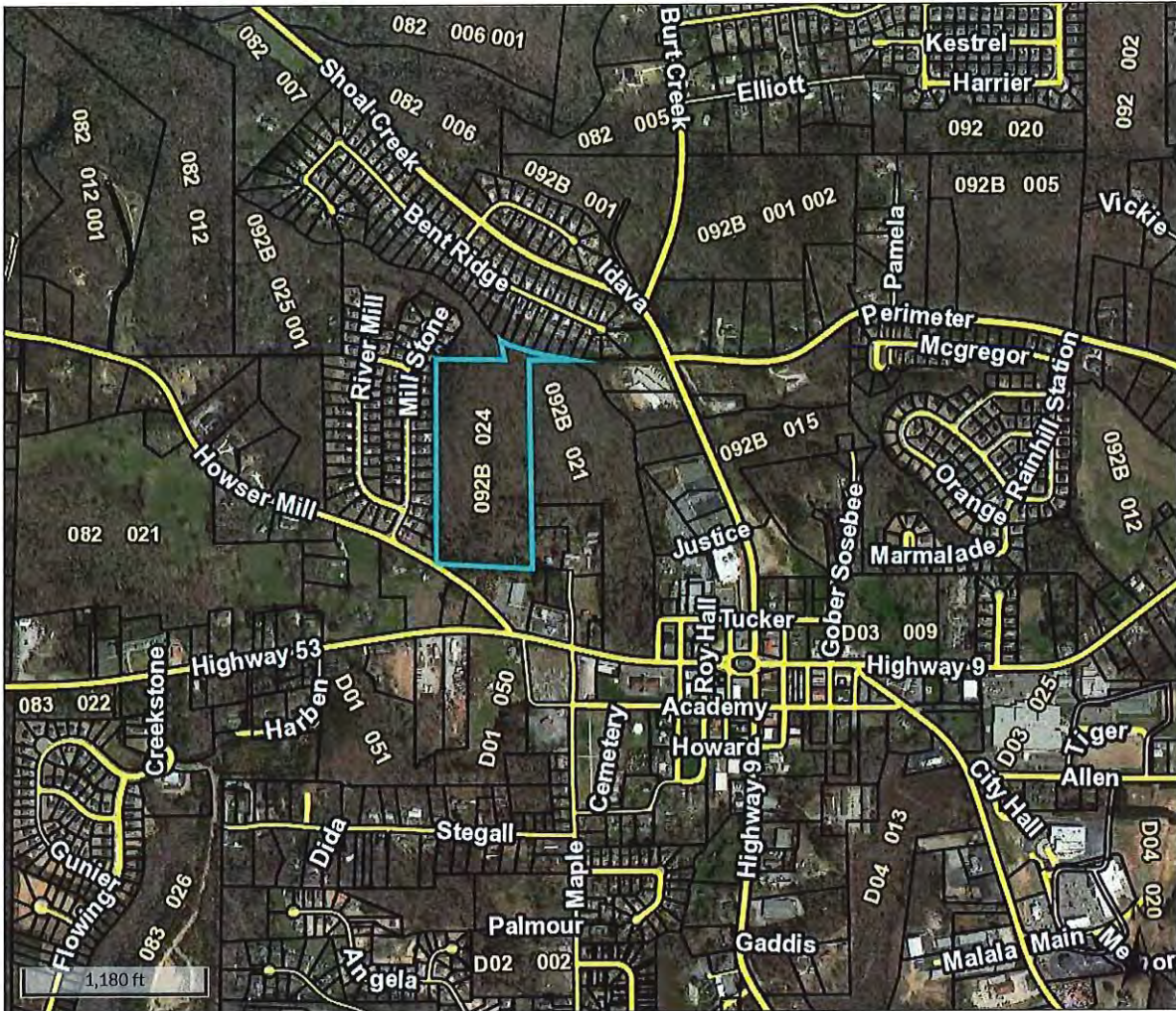
Legend

□ Parcels

Parcel ID: 092B 021
Alt ID: 6332
Owner: ALLEN STREET PROPERTIES LLC
Acres: 21.63
Assessed Value: \$357680

Date created: 6/6/2022
Last Data Uploaded: 6/3/2022 10:43:24 PM

Developed by  Schneider
GEOSPATIAL



Overview



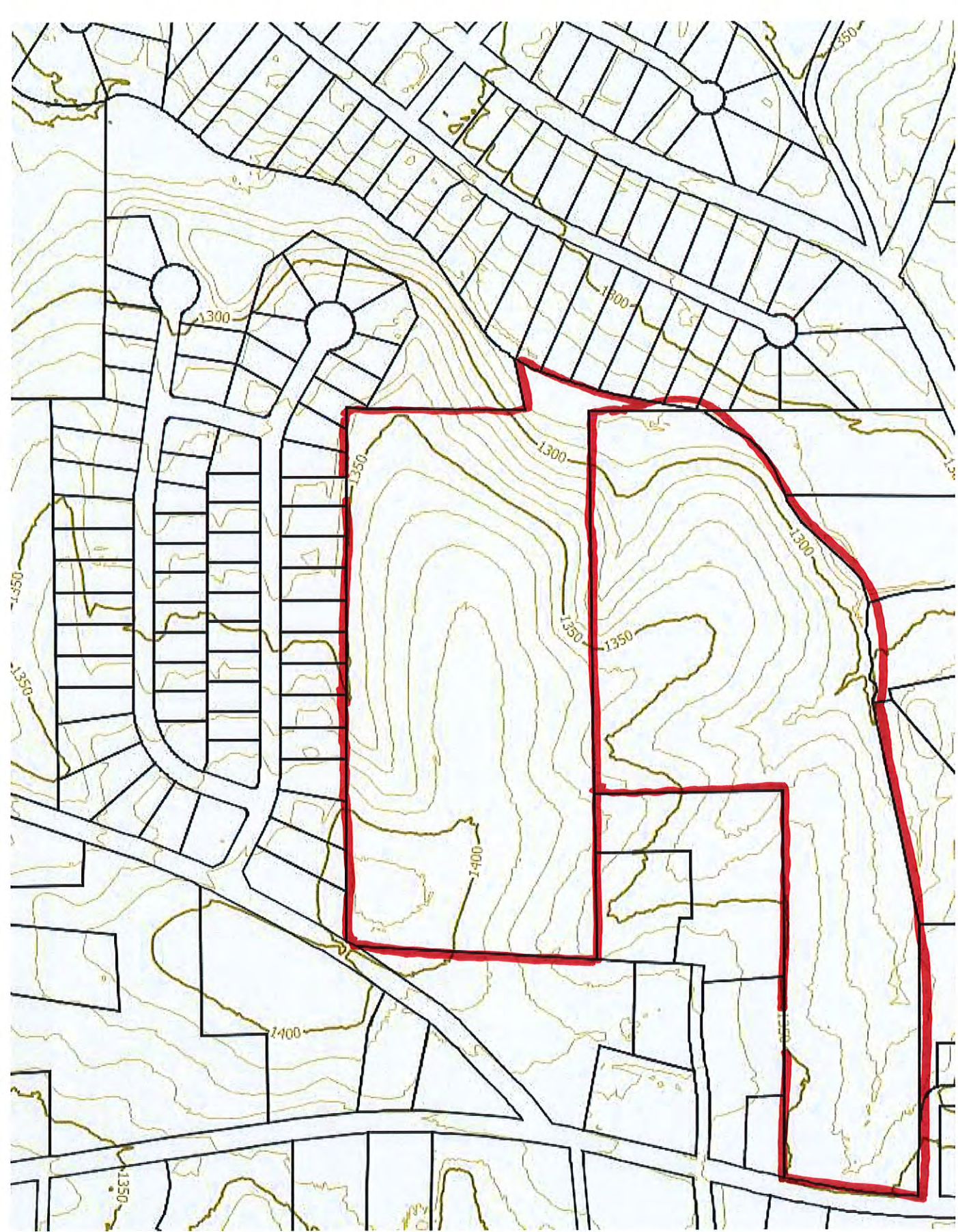
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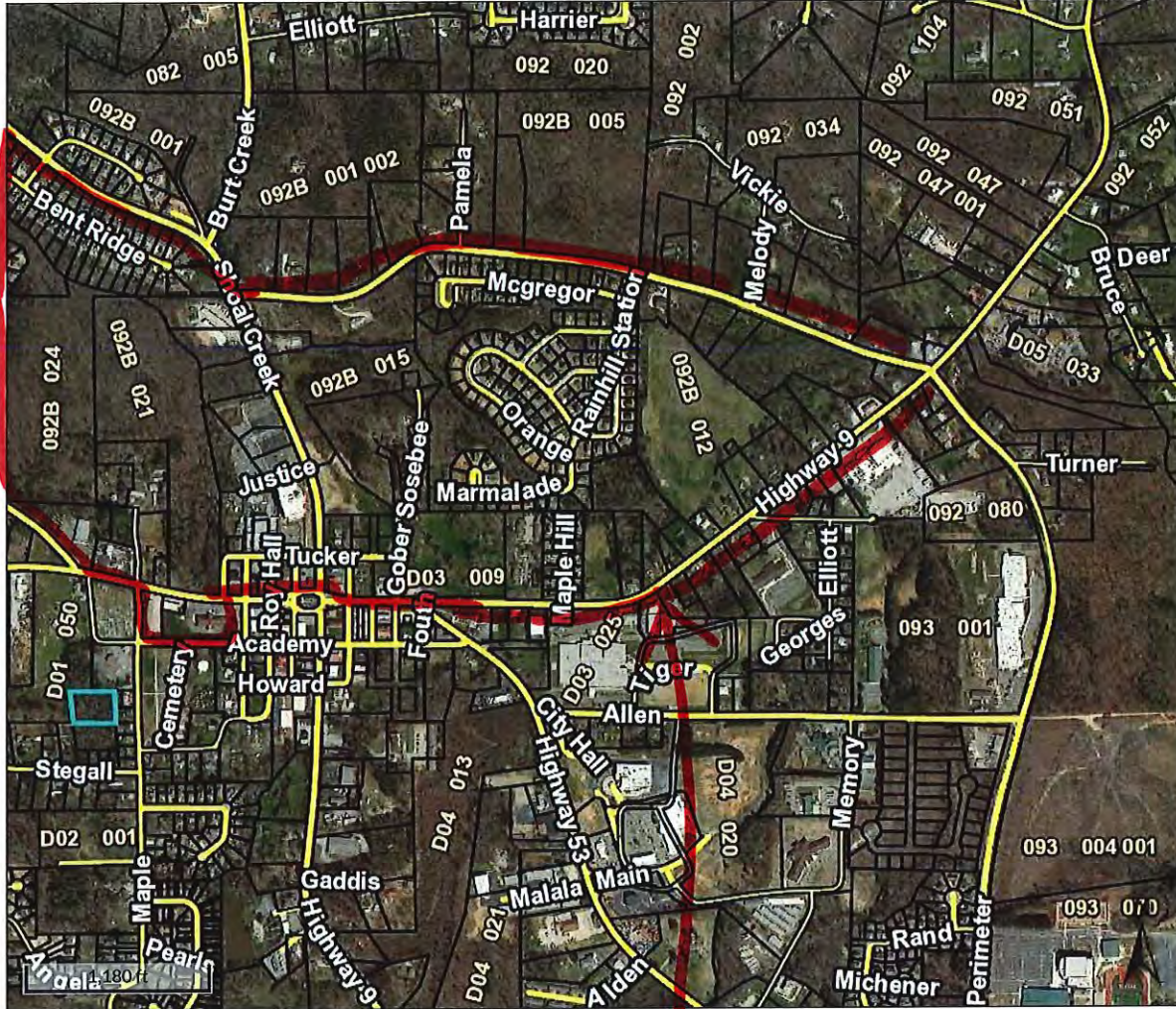
□ Parcels

Parcel ID: 092B 024
Alt ID: 6335
Owner: ALLEN STREET PROPERTIES LLC
Acres: 20
Assessed Value: \$335665

Date created: 6/6/2022
Last Data Uploaded: 6/3/2022 10:43:24 PM

Developed by  Schneider
GEOSPATIAL





Overview



Legend

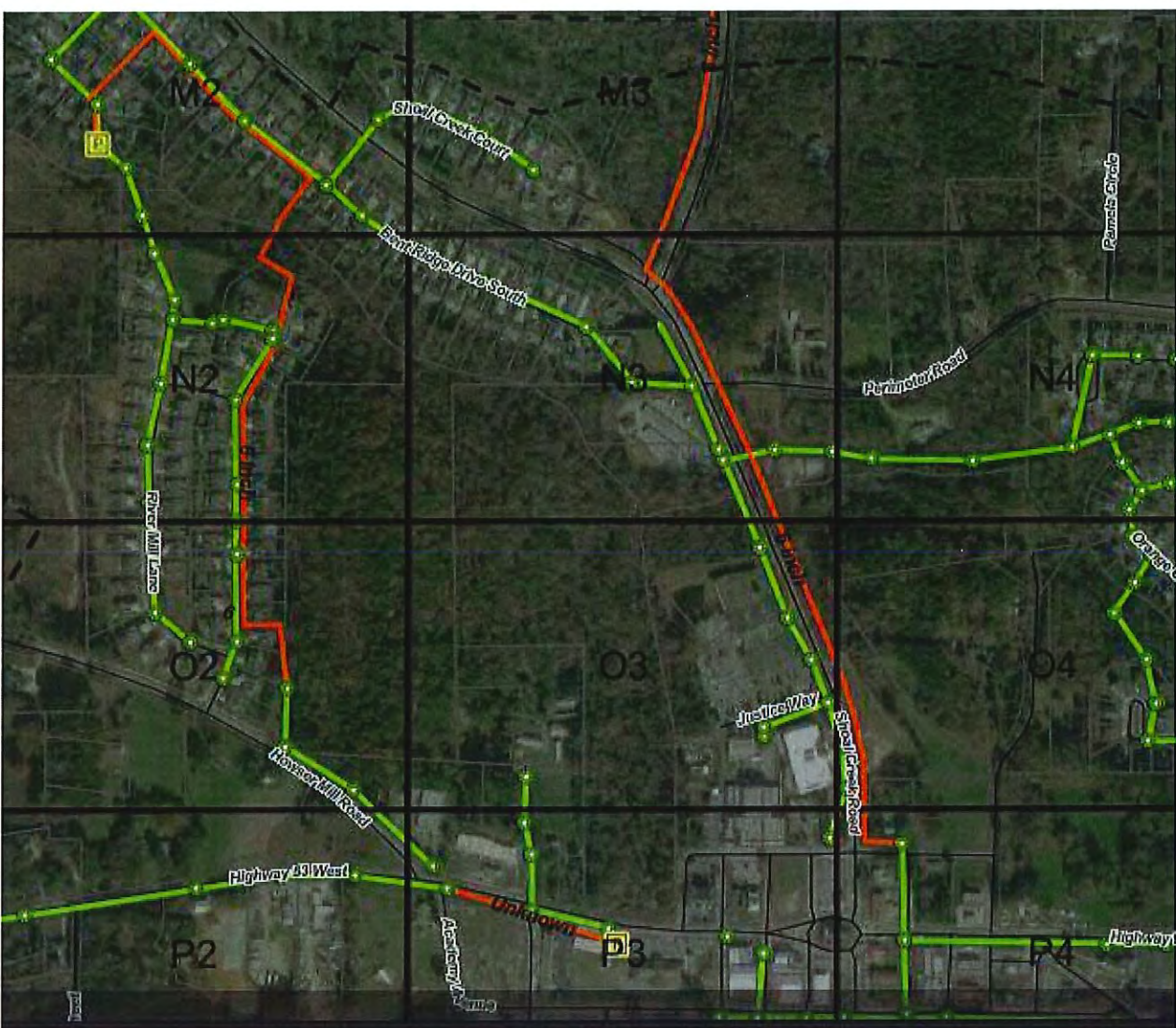
□ Parcels

Parcel ID: D01 047 010
Alt ID: 10848
Owner: HAYES GREG & BRADLEY MILLER & RICKY
Acres: 0
Assessed Value: \$30000

Date created: 5/13/2022
Last Data Uploaded: 5/12/2022 10:43:49 PM

Developed by  Schneider
GEOSPATIAL

Drainage Basin





ATLANTA
AUGUSTA
ST. SIMONS ISLAND

June 3, 2022

Mr. David Picklesimer
Planning Director
City of Dawsonville
415 Highway 53 East Suite 100
Dawsonville, Georgia 30534

Re: City of Dawsonville
Miscellaneous Services
Project No. 833



Dear Mr. Picklesimer:

We have reviewed the request to construct a sanitary sewer pump station to serve the proposed development on Howser Mill Road east of the existing Howser Mill Subdivision. The proposed development consists of 111 units. The estimated average daily flow is 33,300 gallons per day.

We recommend the development construct a gravity sewer line along the creek to the City's Shoal Creek pump station. The Shoal Creek pump station will need to be modified to pump additional flow by re-routing the force main as recommended in our May 7, 2020 and November 17, 2020 letters. We estimate the pump flow rate could increase from 200 gpm to over 450 gpm. This increase results in sufficient pumping capacity available for the proposed development.

If you have any questions or need additional information, please call us.

Yours truly,

A blue ink signature of J. Lamar Rogers, written in a cursive style.

J. Lamar Rogers, P.E.

JLR:ac

cc: Mr. Bob Bolz, City Manager

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



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

Date: 6/6/22

Reference: Starlight Homes Hwy 53W Wastewater Lift Station Request

To: Bob Bolz, City Manager

The Planning Department and Utilities Department is in receipt of a request from Starlight Homes to privately fund and install a wastewater lift station on site to serve parcels 092B 021 and 092B 024 due to no adjacent City sewer infrastructure. The City has no current plans to extend wastewater infrastructure to these parcels. The proposed wastewater lift station would include maintenance of a 6-foot diameter wet well, lead and lag submersible pumps, stand by generator and 2,170 feet of 6" force main.

The City had received a request back in 2020 from Song Swallow LLC to install a new lift station in the same drainage basin. The City consultant engineer was instructed to examine this situation in a way that was consistent with the City's master sewer plan. As a result of the study the findings recommended upgrading the existing Shoal Creek lift station. Response to Song Swallow was documented by Miles Hansford and Tallant LLC letter dated April 30, 2020.

City consultant engineering firm has studied the wastewater service possibilities in this drainage basin. The City engineering firm looked at several scenarios and recommended a solution that would be the most cost effective for the development community. The same recommendation will also be the most cost effective for the City of Dawsonville long term wastewater lift station operation and maintenance program.

City consultant engineer letter dated April 28, 2020 recommended upgrading the existing Shoal Creek wastewater lift station. The station upgrade recommendation proposed relocating the wastewater lift station force main to a new alignment and discharge point along Hwy 53W. The new alignment and discharge location will reduce the static head pressure and increase pumping capacity within the existing Shoal Creek wastewater lift station. The upgrade as noted in City engineer letter dated November 17, 2020 will allow Shoal Creek lift station to accommodate pumping capacity for 360 new homes.

Staff has reviewed the 2019 wastewater master plan. The plan recommends the installation of Rainhill wastewater lift station in the 5-year short term improvements to provide more capacity in the Shoal Creek lift station. City engineer restudied the Shoal Creek lift station basin elevations in 2020 and recommended realignment of Shoal Creek force main to produce 360 new home capacity in this station. Current proposed home development in the Shoal Creek lift station basin is 158 homes (Starlight/Turner 102, Song Swallow 56). The Shoal Creek lift station will have the availability to serve another 202 homes in the upstream proposed Rainhill lift station basin. Portions of properties fronting Hwy 9N will also be

able to service an existing sanitary sewer line within Hwy 9N right of way that gravity flows to the City wastewater treatment facility. We believe the short term 5-year plan has been addressed with the proposed Shoal Creek lift station force main re alignment.

Installation of a new lift station within the Starlight development would add the following burdens to the City:

- Reduce fleet vehicle life expectancy due to trips to station.
- Increase annual budget for operation and maintenance.
- Increase power consumption of \$9,000 per year.
- Increase material purchases for odor, cleaning and degreasing chemicals.
- Station will require periodic replacement of mechanical and electrical components.
- Reduce quality of operations to the existing wastewater system due to addition time required for daily inspections and maintenance needs at new station.
- Increase over time hours of operation for after hour station emergency calls.
- Increase yearly diesel fuel purchases for generator.
- Increase yearly gasoline fuel purchases for vehicles.
- Increase yearly routine wet well preventive pumping service.
- Increase submersible pump preventive maintenance service.
- Increase submersible pump emergency yearly service.
- Increase generator preventive maintenance service.
- Increase generator emergency service.
- Increase backflow yearly testing service.

Wastewater station installation is typically only allowed when topography is the major factor. The cities long range plan is for the reduction of wastewater lift stations per the 2019 wastewater master plan.

City engineer reviewed the Starlight wastewater lift station proposal and recommended denial of the new lift station installation per the letter dated June 3, 2022.

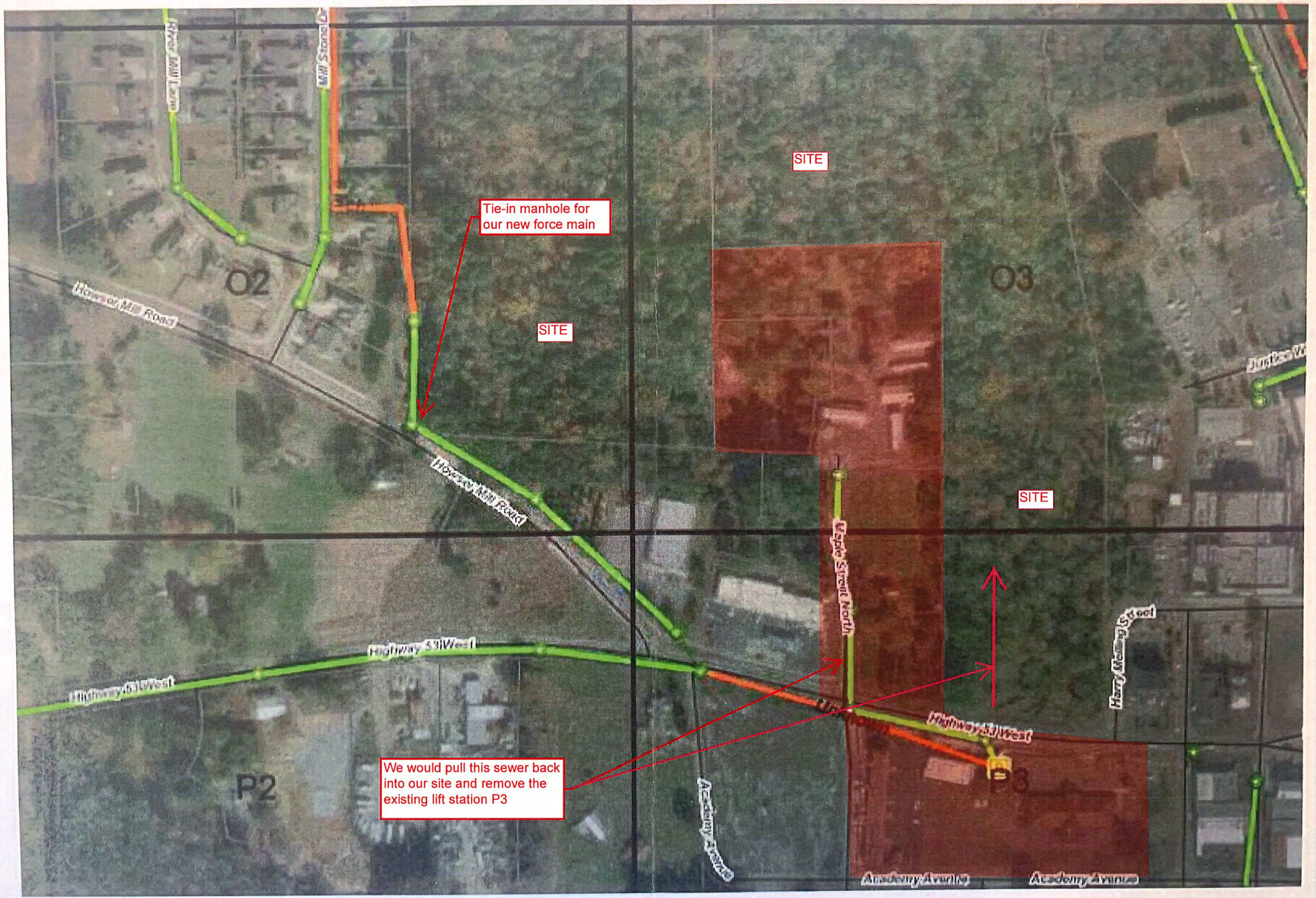
Staff recommends denial based on City engineer recommendation, 2019 wastewater master plan and operation and maintenance burdens.

Staff recommends Starlight Homes install new gravity sewer to the existing Shoal Creek lift station and modify & upgrade the Shoal Creek lift station to provide more pumping capacity. Staff will also require the developer to install gravity sewer up to Hwy 53W right of way for the decommissioning of the Goodson Drug/Downtown wastewater lift station.

Blessed,

David Picklesimer

Planning Director



Tie-in manhole for our new force main

We would pull this sewer back into our site and remove the existing lift station P3

SITE

SITE

SITE

O2

O3

P2

P3

Highway 53 West

Highway 53 West

Highway 53 West

Riverside Lane

NW Stone Dr

Highway 53 North

Highway 53 North

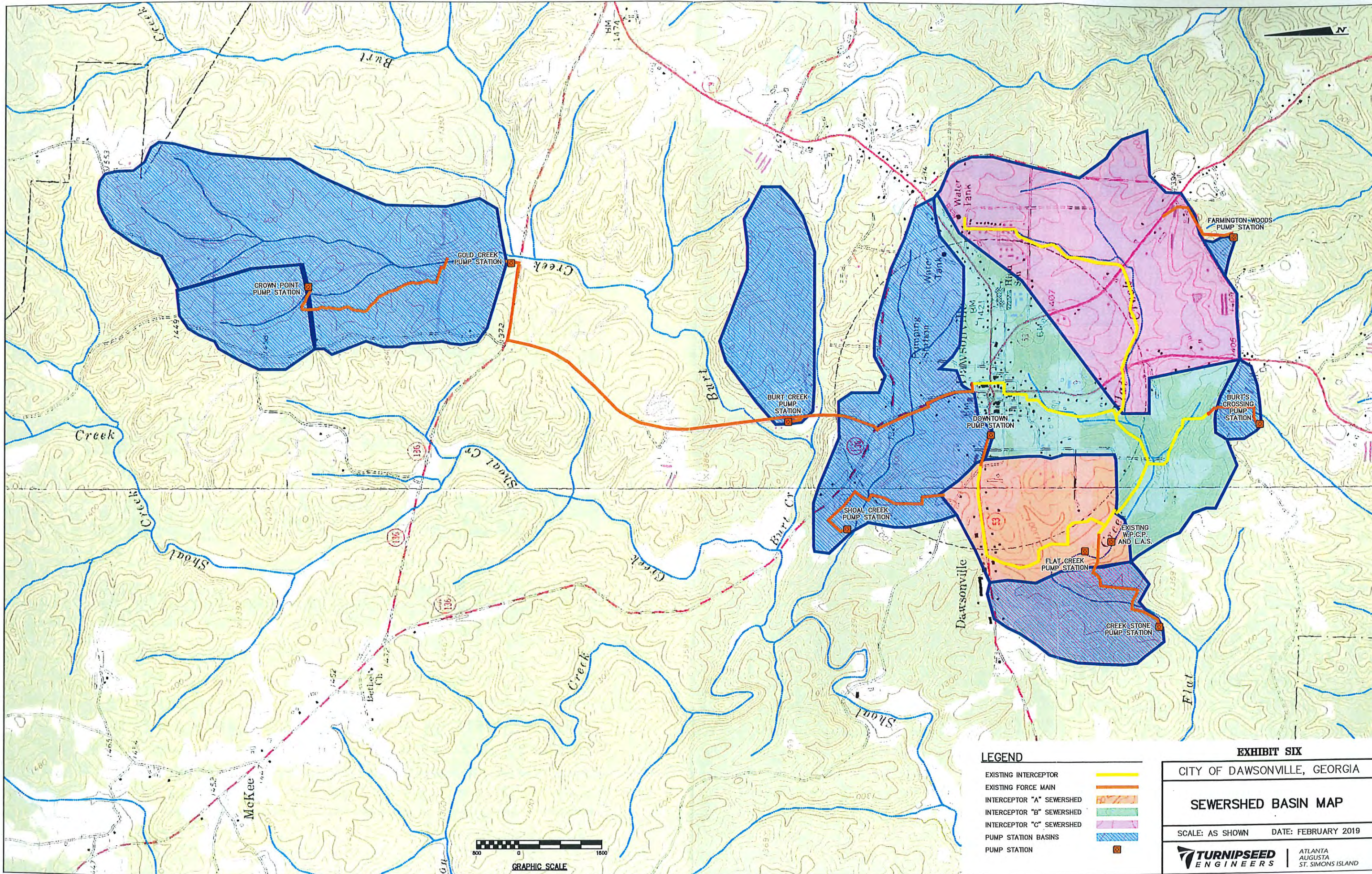
Harry Manning St

Academy Avenue

Academy Avenue

Academy Avenue

Dixie Way



LEGEND

- EXISTING INTERCEPTOR
- EXISTING FORCE MAIN
- INTERCEPTOR "A" SEWERSHED
- INTERCEPTOR "B" SEWERSHED
- INTERCEPTOR "C" SEWERSHED
- PUMP STATION BASINS
- PUMP STATION

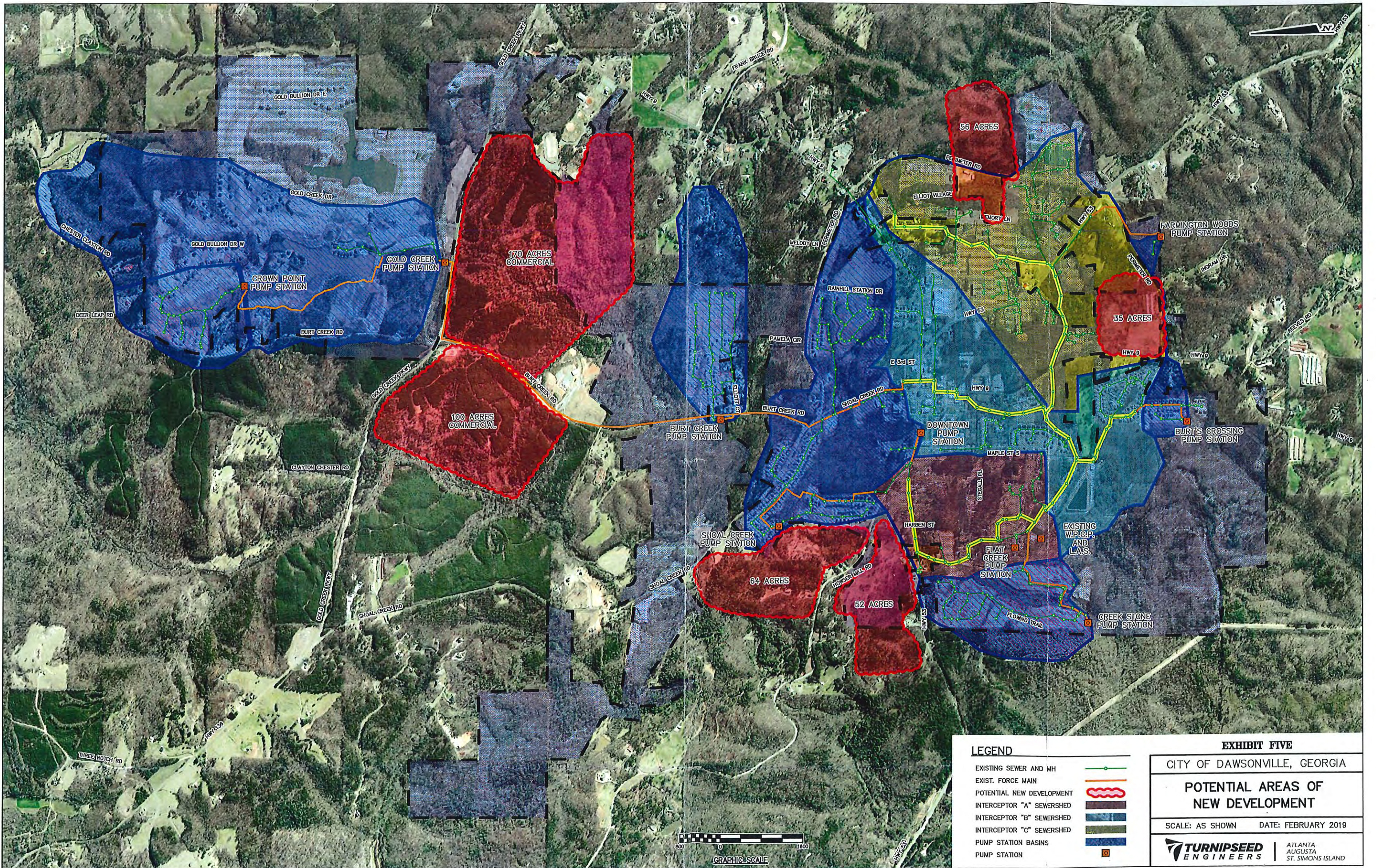
EXHIBIT SIX

CITY OF DAWSONVILLE, GEORGIA

SEWERSHED BASIN MAP

SCALE: AS SHOWN DATE: FEBRUARY 2019

TURNIPSEED ENGINEERS | ATLANTA
AUGUSTA
ST. SIMONS ISLAND



LEGEND







- EXISTING SEWER AND MH 
- EXIST. FORCE MAIN 
- POTENTIAL NEW DEVELOPMENT 
- INTERCEPTOR "A" SEWERSHED 
- INTERCEPTOR "B" SEWERSHED 
- INTERCEPTOR "C" SEWERSHED 
- PUMP STATION BASINS 
- PUMP STATION 

EXHIBIT FIVE

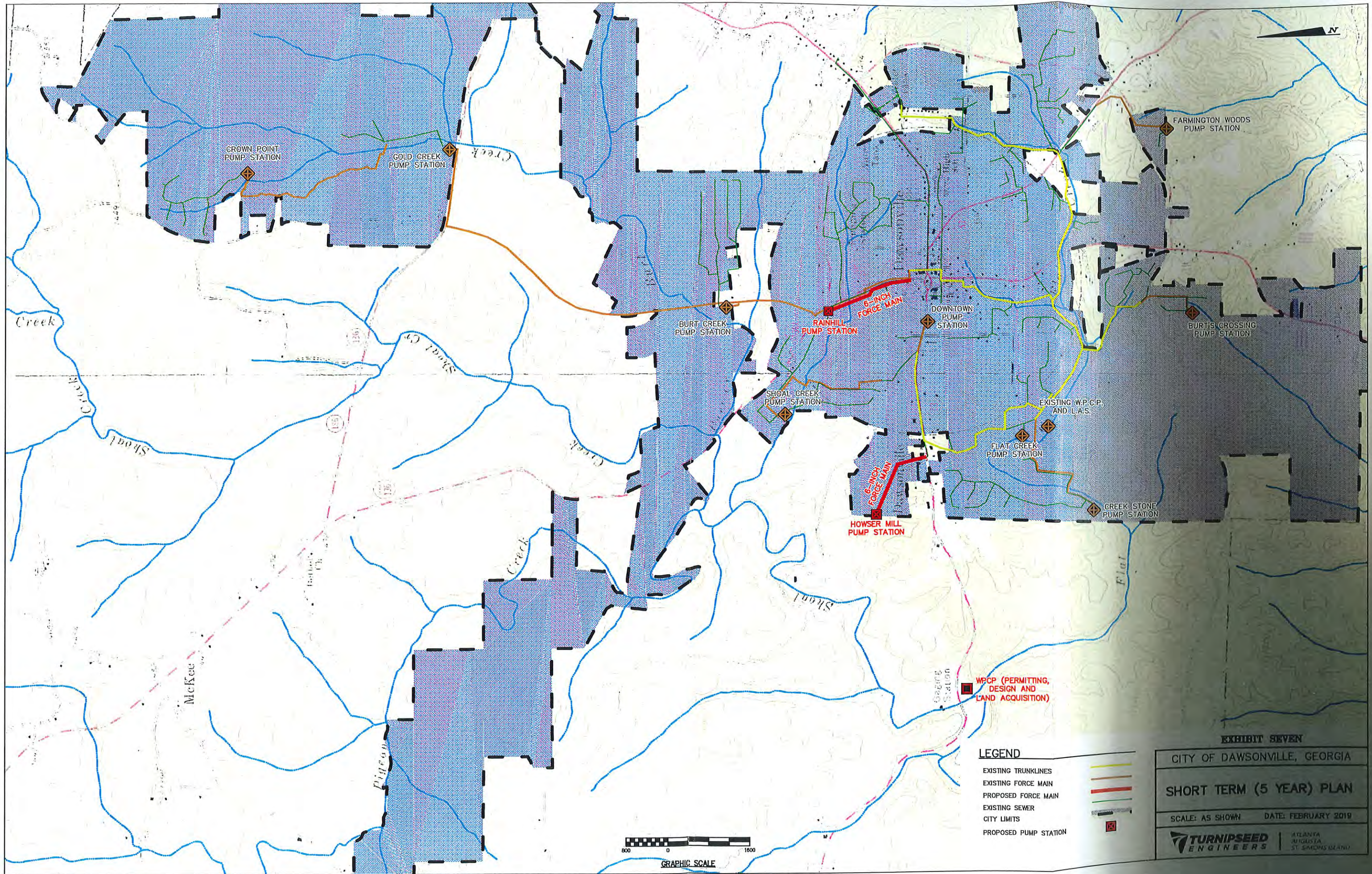
CITY OF DAWSONVILLE, GEORGIA

POTENTIAL AREAS OF NEW DEVELOPMENT

SCALE: AS SHOWN DATE: FEBRUARY 2019

TURNIPSEED ENGINEERS | ATLANTA, AUGUSTA, ST. SIMONS ISLAND





LEGEND

- EXISTING TRUNKLINES
- EXISTING FORCE MAIN
- PROPOSED FORCE MAIN
- EXISTING SEWER
- CITY LIMITS
- PROPOSED PUMP STATION



EXHIBIT SEVEN

CITY OF DAWSONVILLE, GEORGIA

SHORT TERM (5 YEAR) PLAN

SCALE: AS SHOWN DATE: FEBRUARY 2019

TURNIPSEED ENGINEERS | ATLANTA | AUGUSTA | ST. SIMONS ISLAND



DAWSONVILLE CITY COUNCIL
EXECUTIVE SUMMARY FOR
AGENDA ITEM # 16

SUBJECT: **DAWSONVILLE MOONSHINE DISTILLERY LEASE – REQUEST FOR EARLY TERMINATION**

CITY COUNCIL MEETING DATE: 06/20/2022

BUDGET INFORMATION: GL ACCOUNT # _____

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

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

PURPOSE FOR REQUEST:

TO CONSIDER REQUEST FROM CHERYL WOOD, OWNER OF DAWSONVILLE MOONSHINE DISTILLERY, TO TERMINATE HER LEASE

HISTORY/ FACTS / ISSUES:

OPTIONS:

RECOMMENDED SAMPLE MOTION:

REQUESTED BY: Bob Bolz, City Manager

LEASE AGREEMENT

This Lease agreement ("Lease") is entered into effective this **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 **FREE SPIRITS DISTILLERY, LLC**, d/b/a Dawsonville Moonshine Distillery, ("Lessee"), whose address is 415 Hwy. 53 East, Suite 120, 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 retail/manufacturing space is available for lease and suitable for Lessee's use; and

WHEREAS, the Lessor desires to lease the retail/manufacturing space, as fully depicted in Exhibit "A" attached hereto and fully incorporated herein ("Distillery Space"), to Lessee for the operation of Free Spirits Distillery, LLC, d/b/a Dawsonville Moonshine Distillery, which will be in general open to the public, pursuant to the terms and conditions of the City Lease and as allowed or provided by state and federal law.

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 Distillery Space, for the purpose of operating Free Spirits Distillery, LLC, d/b/a Dawsonville Moonshine Distillery, which shall be open to the public and maintain business hours as deemed appropriate by Lessee and as regulated by both state and federal law, so long as, such operations do not materially interfere with the business and operations of the City of Dawsonville.

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 Distillery Space during the Lease Term which will be as follows: Lessee will pay to Lessor rent in the amount of Three Thousand and no/100 Dollars (\$3,000.00) per month for the Distillery Space Suite 120. 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, including, but in no way limited to, the decorative area surrounding the replica gas pumps or store entrances. 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 Distillery Space in a clean condition. Lessee agrees to not use the Distillery 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 agricultural products and/or empty agricultural product containers outside of the Distillery Space for a period of time not to exceed five (5) 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 Distillery Space or the parking area. At no time will Lessee use the parking lot, decorative area in front of the replica gas pumps or store fronts, or the decorative, pressed sidewalk for its business activities or operations, including, but in no way limited to, the

manufacturing of its product(s). All manufacturing activities shall take place in the Distillery Space and 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.

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 effect 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.

7. Improvements. To the extent Lessee desires to modify, change or improve the Distillery 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.

8. Utilities. Lessee is responsible for all utilities associated with its occupation and use of the Distillery 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.

9. 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.

10. Pest Control. Lessee, at its cost, shall at all times keep the Premises free of pests. Lessee shall implement a program of pest control satisfactory to Lessor which may include, without limitation, (a) moving any furniture, fixtures, equipment, 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 once every month; however, such inspections and/or spraying may be required to occur every two (2) weeks if Lessor deems such spraying necessary. 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.

11. Security Deposit. Contemporaneous with the execution hereof, Lessee has on deposit with Lessor the sum of five thousand dollars (\$5,000.00) paid on March 16, 2011 as a Security Deposit for the proper performance of all obligations of Lessee hereunder. Lessor shall hold the Security Deposit in a non-interest bearing account and shall return the same to Lessee upon the expiration of this Lease with all obligations of the Lessee fully performed and completed and the premises returned to Lessor in broom clean undamaged condition, natural wear and tear excepted.

12. 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.

13. 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 Distillery Space during the Lease Term.

14. 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.

15. 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.

16. 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.

17. 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.

18. 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. 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 unless the default is cured within ten (10) days following receipt of the notice of default. Should Lessee fail to cure the default within ten (10) days following receipt of the notice of default, Lessor will be immediately entitled to take possession of the Distillery 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. In the event Lessor defaults, Lessee's sole and exclusive remedy shall be to terminate this Lease without further recourse against Lessor. Prior to exercising that remedy Lessee shall provide Lessor with written notice of the default and of Lessee's intent to exercise its remedy unless the default is cured within ten (10) days following receipt of the notice of default.

19. Guaranty. Notwithstanding the fact that Lessee is a corporation or other legal entity, by execution hereof, the undersigned owners, operators, members or shareholders of Lessee ("Guarantor") hereby personally guarantee full, proper and satisfactory performance of all terms of this Lease by the Lessee. Upon written notice of default of this Lease, Lessor shall have all right and remedies against Guarantor as are available against Lessee.

20. 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.

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


22. 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.

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

24. 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.

LESSOR:
CITY OF DAWSONVILLE



By: Mike Eason, Mayor

LESSEE:
FREE SPIRITS DISTILLERY, LLC




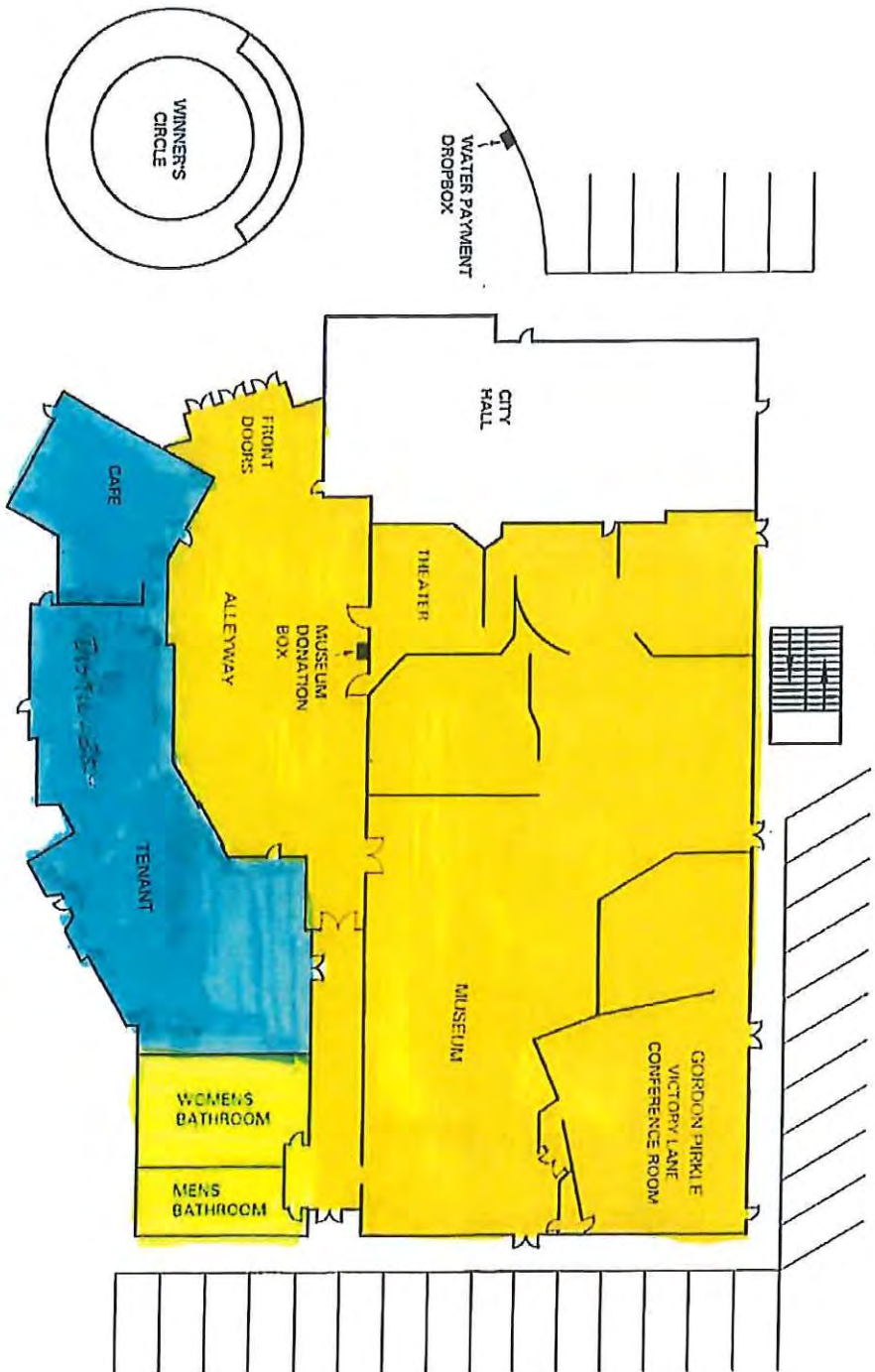
Cheryl Wood, Member

PERSONAL GUARANTY

The undersigned, being the sole member of Free Spirits Distillery, LLC, d/b/a Dawsonville Moonshine Distillery, for valuable consideration received, hereby unconditionally guaranties all performance and payment obligations of Free Spirits Distillery, LLC, d/b/a Dawsonville Moonshine Distillery, under the terms of this Lease.

This 20 day of January 2022


Cheryl Wood



Blue highlighted area indicates the rental space

Exhibit "A"



DAWSONVILLE CITY COUNCIL
EXECUTIVE SUMMARY FOR
AGENDA ITEM # 17

SUBJECT: DOC BROWN FARM AND DISTILLERS – PRESENTATION TO REQUEST LEASE SPACE AT CITY HALL

CITY COUNCIL MEETING DATE: 06/20/2022

BUDGET INFORMATION: GL ACCOUNT # _____

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

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

PURPOSE FOR REQUEST:

PRESENTATION BY AMY BROWN FROM DOC BROWN FARM AND DISTILLERS

HISTORY/ FACTS / ISSUES:

OPTIONS:

RECOMMENDED SAMPLE MOTION:

REQUESTED BY: Bob Bolz, City Manager



DAWSONVILLE CITY COUNCIL
EXECUTIVE SUMMARY FOR
AGENDA ITEM # 18

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

CITY COUNCIL MEETING DATE: 06/20/2022

BUDGET INFORMATION: GL ACCOUNT # _____ NA _____

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

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

PURPOSE FOR REQUEST:

TO PROVIDE PROJECT UPDATES

HISTORY/ FACTS / ISSUES:

SEE ATTACHED OUTLINE

OPTIONS:

RECOMMENDED SAMPLE MOTION:

REQUESTED BY: Bob Bolz, City Manager

CITY MANAGER REPORT

JUNE 14 FOR JUNE 20, 2022, MEETING

Friday Night Food Truck Night: Our June 3rd event was another great success. Five trucks were on hand, including, Egg Roll Boyz, PattyKakes, Black Market BBQ, Larry & Cris' Corner Kitchen, and Best Ice Cream on Wheels. At the last minute, two had to cancel, Chuy's Tacos and Kandie's Korn. July 1st is our next event.

Farmer's Market: The Farmer's Market continues to fill to capacity each week and produce isn't even in season. We need to expand and construct a second shelter. Come on out and enjoy this community market every Saturday morning.

A Family Fair: We are working with Family Connections to plan this event scheduled for July 29th from 6-11 PM. The event will feature agencies that will register as vendors. Vendors might include members of the Dawson County Family Connection Community Collaborative, non-profits, social services agencies, faith-based organizations, public servants, mental wellness providers, children's service providers, and/or support groups who provide services for substance abuse, parenting, bereavement, etc. The overall goal is to provide these agencies an opportunity to connect with their community in a fun-filled afternoon of activity. Each agency will provide a family friendly activity at their station and their own agency media describing their resources. Food will be available, and the event will culminate with a family friendly movie.

Fall Flu Clinic at the Farmer's Market: The Dawson Co EMA/EMS and the local Department of Public Health have approached the city about hosting a flu clinic this fall at the Farmer's Market. They seek to use this location as opposed to one of the county parks. We will let you know more as soon as we know more.

Disc Golf: The big news this week is our new 9-hole disc golf course, Shiner's 9. While still under construction, the course has received heavy use already. The disc catchers are in, and the tee pads identified. Much Thanks to volunteer Jim Guy, a local teacher, and Bev and Marc Banister for their hard work. Future work will include grinding the trail, pour and carpeting tee pads, installing signs and maps, adding a footbridge and one set of steps.

Main Street Park Projects:

- **Disc Golf:** See comments above.
- **Basketball Court:** The basketball courts location has been laid out and cost estimates are underway.
- **Pickleball Courts:** We met with Signature Tennis Courts, a company from Woodstock that builds racquet sport courts. They are putting a design on paper for consideration. We have asked to company for a different layout better utilizing space.
- **Shade:** Staff continue researching shade for various locations in the park. Costs are excessive and we are developing recommendations.
- **Skate Park Expansion:** Staff met with some skate boarders to discuss what needs to be done next. They would like 10' more of concrete slab and a half pipe.
- **Small Bathroom between Shelter #3 and Skate Park/Court Area:** We are working to develop a simple design for a very small rest room to serve this area.

- **Stage:** Staff are researching the purchase of a hydraulic, mobile stage, similar to what we used at the tree lighting event. Since it is portable it can be set up and taken down in a few hours. This idea is opposed to an amphitheater. Our concerns for an amphitheater include cost, additionally facility would sit outside, weather, and possibly get vandalized. As we develop more research, we will present pros, cons, and a recommendation soon.
- **Dog Park:** Eagle Scout candidate Palmer Hartley has finished his project complete with obstacles for the dogs, signage, and an entry way. Soon we hope to have a grand opening of this great addition to our community.
- **Bridge & Trail to Library:** A considerable amount of work was carried out this month to establish the trail and bridge to the library. We will be recommending alternatives to the bridge.
- **Sidewalk to Main Street Park from Care Facility:** We now have bids to connect the care facility to the park. The Dawson County Civitan Club will reimburse the city for the portion of the sidewalk on their property, and we will construct and pay for the sidewalk on city property. We are awaiting word from the contractor for when work will start.
- **Geocaching Site:** Geocaching is a sport that is growing in popularity. There has existed a cache at the GRHOF for years. We have been approached by a volunteer geocaching enthusiast that wants to install and will maintain three sites, one in Main Street Park, one at the Dog Park, and one at Wallace Park. Staff have met with her, and we are awaiting her official proposal

Customer Service Improvements within City Hall: This project is complete.

Phone System Upgrade: Staff will receive training on the new system on June 23rd with plans for the system to go live on June 24th.

Downtown Strategic Plan Grant from ARC: With the wise approval of the CC/M for increasing our grant match from 70-30 to 50-50. We have submitted the necessary information to ARC in hopes of getting this \$100 K grant approved and are awaiting their decision.

Project – Administrative Building for Public Works and Utilities Director: The sheetrock is complete, doors hung, painting completed, cabinets installed, flooring scheduled, and water/sewer installation to the building underway.

EV Charging Station: The station will be installed between June 23-27.

Roundabout at Old Courthouse: No word from GDOT yet as to funding availability.

Covid Protocol: No staff are out due to pandemic issues. The City Hall complex was fogged with disinfection this week. Numbers are showing some increases. City Hall was fogged this week.

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.

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

Commission Meetings: The Planning Commission had a brief meeting on June 13th approving three annexations and denying one variance. The Historic Preservation Commission is scheduled to meet June 27th.

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.

Water Meter Upgrade: We are awaiting the finalization of the contract followed by the pre-construction meeting.

Leak Adjustments: 2 Leak Adjustment this month.

Water Sewer Total \$134.63

Calendar YTD \$10,699.71



DAWSONVILLE CITY COUNCIL
EXECUTIVE SUMMARY FOR
AGENDA ITEM # 19

SUBJECT: STAFF REPORT: FINANCE ADMINISTRATOR

CITY COUNCIL MEETING DATE: 06/20/2022

BUDGET INFORMATION: GL ACCOUNT # NA

Funds Available from: Annual Budget Capital Budget Other

Budget Amendment Request from Reserve: Enterprise Fund General Fund

PURPOSE FOR REQUEST:

TO PRESENT FUND BALANCE AND ACTIVITY THROUGH MAY 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 - May 31, 2022

92%

	<u>Budget</u>	<u>Actual</u>	<u>Percentage</u>
REVENUES			
Taxes	\$ 1,744,550	\$ 1,876,019	107.54%
Licenses and permits	102,525	96,241	93.87%
Intergovernmental revenues	35,000	42,207	120.59%
Fees	249,000	291,021	116.88%
Other	<u>70,057</u>	<u>96,154</u>	<u>137.25%</u>
 Total revenues	 <u>2,201,132</u>	 <u>2,401,642</u>	 <u>109.11%</u>
 EXPENDITURES			
Department:			
Council	99,215	104,986	105.82%
Mayor	21,480	18,188	84.67%
Elections	8,000	12,587	157.34%
Administration	947,570	937,624	98.95%
City Hall building	131,135	103,642	79.03%
Animal control	1,523	113	7.42%
Roads	520,996	540,380	103.72%
Parks	53,913	153,089	283.96%
Planning and zoning	380,300	368,868	96.99%
Economic development	<u>37,000</u>	<u>11,000</u>	<u>29.73%</u>
 Total expenditures	 <u>2,201,132</u>	 <u>2,250,477</u>	 <u>102.24%</u>
 TOTAL REVENUES OVER EXPENDITURES		 151,165	
 Transfer in From Reserves		 <u>(151,165)</u>	
 NET CHANGE IN FUND BALANCE		 <u><u>-</u></u>	

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

	<u>Budget</u>	<u>Actual</u>	<u>Percentage</u>
REVENUES			
Water fees	\$ 710,000	\$ 809,893	114.07%
Sewer fees	810,000	954,782	117.87%
Garbage fees	203,500	244,044	119.92%
Miscellaneous	371,525	169,156	45.53%
	<u>2,095,025</u>	<u>2,177,875</u>	<u>103.95%</u>
EXPENDITURES			
Depreciation	574,000	525,433	91.54%
Garbage service	175,000	212,731	121.56%
Group insurance	124,000	133,752	107.86%
Insurance	-	26,441	#DIV/0!
Interest	87,450	74,475	85.16%
Payroll taxes	27,778	23,271	83.77%
Professional	115,891	199,276	171.95%
Miscellaneous	248,865	115,454	46.39%
Repairs/supplies	145,423	225,763	155.25%
Retirement	22,000	32,660	148.45%
Salaries	347,402	310,188	89.29%
Technical services	72,037	75,159	104.33%
Utilities	155,179	139,067	89.62%
	<u>2,095,025</u>	<u>2,093,670</u>	<u>99.94%</u>
INCOME (LOSS)		<u><u>84,205</u></u>	

CITY OF DAWSONVILLE, GEORGIA
 SPLOST VI
 July 1, 2021 - May 31, 2022

SPLOST VI

	<u>Budget</u>	<u>Actual</u>	<u>Percentage</u>
REVENUES			
Taxes	-	-	#DIV/0!
Interest	300	366	121.93%
Other	<u>555,700</u>	<u>-</u>	<u>0.00%</u>
Total revenues	<u>556,000</u>	<u>366</u>	<u>0.07%</u>
EXPENDITURES (Capital Outlays)			
City hall acquisition	-	-	#DIV/0!
Roads and sidewalks	494,000	664,107	134.43%
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	8,250	13.31%
Parks and recreation	<u>-</u>	<u>-</u>	<u>0.00%</u>
Total expenditures	<u>556,000</u>	<u>678,682</u>	<u>122.07%</u>
TOTAL REVENUES OVER EXPENDITURES		(678,316)	
Transfer in From Reserves		<u>678,316</u>	
NET CHANGE IN FUND BALANCE		<u><u>(0)</u></u>	

CITY OF DAWSONVILLE, GEORGIA
 SPLOST VII
 July 1, 2021 - May 31, 2022

SPLOST VII

	<u>Budget</u>	<u>Actual</u>	<u>Percentage</u>
REVENUES			
Taxes	-	719,854	#DIV/0!
Interest	-	10	#DIV/0!
Other	-	-	0.00%
	<hr/>	<hr/>	<hr/>
Total revenues	-	719,864	#DIV/0!
	<hr/>	<hr/>	<hr/>
EXPENDITURES (Capital Outlays)			
City hall acquisition	-	65	#DIV/0!
Roads and sidewalks	-	4,980	#DIV/0!
Public works equipment - roads	-	-	0.00%
Land Acq. / Downtown	-	100,000	0.00%
Public works equipment - sewer	-	-	0.00%
Water projects/Sewer Projects	-	-	0.00%
Public works equipment - water	-	-	0.00%
Farmers market	-	-	#DIV/0!
Parks and recreation	-	-	0.00%
	<hr/>	<hr/>	<hr/>
Total expenditures	-	105,045	#DIV/0!
	<hr/>	<hr/>	<hr/>
TOTAL REVENUES OVER EXPENDITURES		614,819	
Transfer in From Reserves		<u>(614,819)</u>	
NET CHANGE IN FUND BALANCE		<u><u>0</u></u>	